
MINUTE 1 OF THE EXPERT PANEL
Project Overview Briefing
Beachlands South [FTAA-2606-1256]
24 September 2026

[1] The purpose of this Minute is to provide a summary of the in person briefing from the applicant and request supporting information from the applicant.

[2] The briefing was held on 21 September, at 3 pm and at the Formosa Golf Resort at Beachlands in Auckland following on from the Panel's site visit.

[3] The briefing was attended by the Beachlands South Panel (Ian Gordon (Chair), Vaughan Smith, Philip Brown); the Applicant (Beachlands South Limited Partnership) representatives and technical experts; a Ngāi Tai Ki Tamaki representative and Auckland Council representatives.

[4] The purpose of the conference was to familiarise the Expert Panel with:

- (a) the content of the application for approvals;
- (b) the content and structure of proposed conditions;
- (c) the key points of evidence (technical reports, assessments and other information) provided in support of the application;
- (d) relevant legal tests and legal issues in contention;
- (e) other relevant matters.

[5] During the briefing:

- (a) the Applicant presented a high-level overview of the application; and
- (b) the Expert Panel had the opportunity to ask questions about the

application.

[6] The Expert Panel notes the key themes discussed at the briefing include

- (a) the proposal to develop the live-zoned land within the Beachlands South development area, including associated ecological restoration;
- (b) key departures from Plan Change 88, including, transport staging, ferry capacity provisions and building heights;
- (c) the proposed urban design, including the village centre, marina, coastal, mixed-use and community precincts;
- (d) transport infrastructure, traffic modelling, active transport connections and ferry service proposals;
- (e) water supply, wastewater and stormwater servicing strategies and associated infrastructure requirements;
- (f) ecological, freshwater and marine ecology outcomes, including restoration, offsetting and enhancement measures;
- (g) matters raised through consultation with Auckland Council, mana whenua and the local community; and
- (h) outstanding matters, including building height exceedances, wastewater solutions, transport staging, ferry capacity, stormwater effects, parks and open space arrangements, and the finalisation of conditions.

[7] In the interests of transparency, and to provide potential commenters with the same information as that provided to the panel, a copy of the applicant's presentation will be made available on the Fasttrack website and this minute records the key matters discussed at the briefing.

[8] The Expert Panel directs that:

- (a) The applicant is to file a written response to address the following matters discussed, and to provide information requested by the panel:
 - (i) A comprehensive summary of departures from PC 88, including

the transport and building height departures.

- (ii) Details of the proposed ferry terminal upgrade including design, funding, approvals pathway and status, as well as agreements with AT including funding arrangements and timing for the proposed ferry service improvements.

- (b) The written response is to be filed by Monday, 5 October 2026.

A handwritten signature in dark ink, appearing to read 'I. Gordon', is centered on a light blue background.

Ian Gordon

Beachlands South Expert Panel Chair