



## BRIEFING

### Revised notice of decisions for the 188 Beaumont Street Project

<b>Date:</b>	18 December 2025	<b>Priority:</b>	High
<b>Security classification:</b>	IN-CONFIDENCE	<b>Tracking number:</b>	25-BRF-00236

	Action sought	Response by
Hon Chris Bishop <b>Minister for Infrastructure</b>	<b>Agree</b> to the recommendations in this briefing	19 December 2025

<b>Action for Minister's Office staff</b>
<b>Return</b> the signed briefing to the Ministry for the Environment ( <a href="mailto:ftareferrals@mfe.govt.nz">ftareferrals@mfe.govt.nz</a> ).

<b>Appendices and attachments</b>
1. Revised notice of decisions

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Ilana Miller	General Manager	s 9(2)(a)	
Stephanie Frame	Manager	s 9(2)(a)	✓
Max Gander-Cooper	Author		

Minister's office to complete:

☐ Noted

☐ Overtaken by Events

☐ Approved

☐ Needs change

☐ See Minister's Notes

☐ Declined

☐ Seen

☐ Withdrawn

**Minister's Comments**

# BRIEFING

## Revised notice of decisions for the 188 Beaumont Street Project

<b>Date:</b>	18 December 2025	<b>Priority:</b>	High
<b>Security classification:</b>	IN-CONFIDENCE	<b>Tracking number:</b>	25-BRF-00236

### Purpose

---

1. This briefing provides you with a revised notice of decisions for the 188 Beaumont Street Project (the project), following your decision to refer the project under section 21 of the Fast-track Approvals Act 2024 (the Act).

### Key points

---

2. On 16 December 2025 you received BRF-00187 recommending you decline to refer the 188 Beaumont Street referral application under the Act as the project would not have significant regional or national benefits and referring the project would therefore affect the efficient operation of the fast-track process. That briefing noted that if you disagreed with that assessment, we would provide you with a revised notice of decisions.
3. You disagreed with the recommendations in that briefing and noted (having considered all relevant matters) that you are satisfied the project meets the significance test in section 22(1)(a) of the Act. Consequently, you consider that referring the project is unlikely to affect the efficient operation of the fast-track approvals process, as you consider the project meets the referral criteria under section 22 of the Act (section 22(1)(b)(ii)).
4. We note the signed briefing did not indicate on what basis you might consider the project meets the test in section 22(1)(a), but you disagreed that 215 residential units in Auckland would not have significant regional or national benefits.
5. Based on that disagreement, and since section 28(1)(a) requires your notice of decisions to include the reasons for referral, we therefore attach a revised notice of decisions on the basis the project would increase the supply of housing, address housing needs, and contribute to a well-functioning urban environment within the meaning of policy 1 of the National Policy Statement on Urban Development 2020 (section 22(2)(a)(iii)).
6. If you consider there are other reasons the project would have significant regional or national benefits, please advise, and we can provide you an updated notice of decisions.
7. We have considered whether you should make any direction to the applicant or expert panel under section 27, and consider you should direct an expert panel to seek comments from relevant groups identified in the section 18 report who they would not otherwise be required to invite comments from. These groups are identified in the section 18 report (Appendix 4 of BRF-00187).

s 9(2)(h)

8. s 9(2)(h)

9. s 9(2)(h)

## Recommended action

---

The Ministry for the Environment recommends that you:

1. **agree** that you have decided to refer the 188 Beaumont Street project on the basis that:
  - a. the project is a development project that would have significant regional benefits by increasing the supply of housing in the Auckland region by approximately 215 residential apartment units, addressing housing needs by offering a mix of one-, two-, and three-bedroom units, and contributing to a well-functioning urban environment in the Auckland city centre [section 22(2)(a)(iii)]; and
  - b. referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, because time frames under the Act are typically shorter [section 22(1)(b)(i)]; and
  - c. consider that referring the project is unlikely to affect the efficient operation of the fast-track approvals process, as you consider the project meets the referral criteria under section 22 of the Act [section 22(1)(b)(ii)]

*Agree / Disagree*

2. **approve** the draft notice of decisions letter (Appendix 1)

*Agree / Disagree*

3. **agree** that the Ministry for the Environment will provide your notice of decisions to all parties required by section 28

*Agree / Disagree*



Ilana Miller

**General Manager**

Investment Strategy and Operations, Ministry for  
the Environment

Hon Chris Bishop

**Minister for Infrastructure**

\_\_\_ / \_\_\_ / 2025

18 / 12 / 2025

## **Appendix 1: Revised notice of decisions**

---