

BEACHLANDS SOUTH



FAST TRACK FRANKLIN LOCAL BOARD CONSULTATION

Meeting Date: 13th May 2026

Meeting Time: 10:00 to 11:00

Attendance:

In person			
Brett Russell	BSLP	Alix Bonnington	FLB
Graeme Harvey	RPG	Amanda Hopkins	FLB
Vijay Lala	UNIO		
Nick Roberts	UNIO		
Online			
Apologies			

Meeting Minutes

Executive Summary

The meeting reviewed progress on the Beachlands South development and Fast Track application, including planning, infrastructure, community facilities, transport, housing, environmental outcomes, and ongoing stakeholder engagement. The discussion confirmed the importance of maintaining an integrated consenting strategy, clearly documenting consultation outcomes, and progressing key infrastructure and community facility workstreams in parallel with the application process.

Key Decisions

1. Continue progressing the Fast Track application as an integrated package covering subdivision, roads, infrastructure, open space, and residential development.
2. Document consultation outcomes clearly for Auckland Council review and internal specialist circulation.
3. Continue engagement with Auckland Council, Auckland Transport, Ministry of Education, community representatives, and relevant stakeholders on infrastructure, schools, transport, parks, and community facilities.
4. Progress further investigation of a central community hub and shared community facilities to support existing and future Beachlands communities.

Discussion Items

1. Project Update and Fast Track Application:
The team provided a comprehensive update on the Beachlands South development, including progress on the Fast Track application, plan changes, zoning, infrastructure, community amenities, and the overall integrated approach to consenting.
 - 1.1. The Fast Track application is intended to implement the zoning pattern established following extensive engagement with Council.

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- 1.2. The plan change process has addressed ecological, density, open space, school, town centre, and green network matters.
 - 1.3. The application is expected to cover subdivision, roads, and dwellings, with individual houses subsequently requiring building consents.
 - 1.4. Consultation outcomes will need to be summarised for Council review as part of the pre-application process.
2. School and Community Facilities Planning:

The meeting discussed the planned primary and secondary schools, community parks, shared facilities, and the need to align timing, land acquisition, advocacy, and community expectations.

 - 2.1. The school site has been confirmed as suitable following technical studies.
 - 2.2. The primary school is currently targeted for land acquisition and delivery around 2027-2028, with secondary school timing currently expected around 2030, subject to growth and funding.
 - 2.3. Public and political advocacy may assist in accelerating school delivery.
 - 2.4. A central community hub, potentially on the old Pony Club land, should be explored further to support shared community use.
3. Transport, Roads, and Ferry Terminal Upgrades:

The meeting reviewed planned transport upgrades, including road improvements, roundabouts, cycleways, pedestrian links, ferry terminal upgrades, parking, public transport integration, and long-term bypass planning.

 - 3.1. Road upgrades will be staged and include new roundabouts, lane improvements, and improved access to the marina, golf course, and development areas.
 - 3.2. The bypass remains a long-term planning and funding issue requiring continued advocacy.
 - 3.3. Ferry terminal upgrades are progressing, including larger ferry capacity, parking improvements, and bus integration.
 - 3.4. Cycleways, underpasses, and walkways are central to safe access for school children, pedestrians, and cyclists.
4. Housing, Density, and Urban Design:

The meeting discussed the housing yield, density distribution, design controls, street layout, parking, apartment precincts, mixed-use areas, and the role of a design review process in maintaining development quality.

 - 4.1. The development is currently expected to include approximately 2,000-2,100 households.
 - 4.2. Housing typologies will include apartments, terraced homes, standalone houses, and mixed-use forms around key centres.
 - 4.3. Design criteria and review processes will be used to maintain consistency and quality across builders and precincts.
 - 4.4. Parking and street design will be managed to avoid congestion and support practical day-to-day use.

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5. Green Spaces, Parks, and Environmental Features:

The meeting reviewed the proposed ecological network, parks, stormwater management areas, walkways, cycleways, public access, and recreational amenities.

- 5.1. The Environmental Protection Area includes substantial native replanting, wetland and stream retention, and ecological corridor connections.
- 5.2. Multiple parks are proposed, including village parks, community parks, playgrounds, and sports fields.
- 5.3. Walkways and cycleways will connect the development with coastal paths, existing trails, schools, and community destinations.
- 5.4. Stormwater ponds have been expanded to respond to rainfall and flood risk and are intended to be vested to Healthy Waters.

6. Community Integration and Stakeholder Collaboration:

The meeting considered how the new development will integrate with the existing Beachlands community, including facility sharing, stakeholder collaboration, consultation records, and ongoing engagement with Auckland Council and community groups.

- 6.1. A community hub and shared facilities should be investigated to avoid duplication and maximise community benefit.
- 6.2. The town centre, schools, parks, and movement network should support connections between existing and future communities.
- 6.3. Consultation records should be maintained and summarised to support Council review and Fast Track documentation.

7. Hotel, Conference, and Employment Precincts:

The meeting discussed the proposed hotel, conference facilities, light industrial areas, work-live units, and employment precincts as part of the broader mixed-use development strategy.

- 7.1. A 150-room hotel and conference facility is proposed to support events, visitors, and local economic activity.
- 7.2. Employment and light industrial areas are intended to support local jobs and provide a transition between residential and commercial activities.

Follow-up actions:

1	Send a filtered version of the presentation to meeting participants, ensuring confidential information is omitted.	BSLP
2	Coordinate with Auckland Council and community representatives to explore the development of a community hub, including library and multi-use court options, on the old Pony Club land.	FLB
3	Contact Erica Stanford and other relevant public figures to support advocacy for advancing the secondary school delivery timeline.	Brett
4	Meet with Simon Herbert to confirm alignment between Auckland Transport statements and ferry terminal / contract arrangements.	Brett
5	Prepare and provide a summary of all consultation meetings and outcomes to Council's React team for internal specialist sharing.	Graeme