Meeting Minutes

To: Auckland Council – Adonica Giborees and Brooke Dales

From: Unio – Vijay Lala, Nick Roberts and Pamela Santos

Date: 14 October 2026

Re: Beachlands South FTAA -2606-1256 – Minutes from Economics Meeting

Attendees

Vijay Lala

Nick Roberts

Tim Heath

Brooke Dales

Graeme Harvey

S Martin

Pamela Santos

Ian Passau

The discussion progressed through the Council response on the economic assessment submitted with the application. The following points are noted:

- The discussion with Council's economics reviewer was generally positive.
- There was discussion regarding an economic assessment under the RMA versus an assessment of economic benefits as required under the FTAA.
- The BSLP team noted that the overall development was a comprehensive and integrated project that would not occur elsewhere or in isolated parts. The scale was also derived from the proximity to the ferry, therefore it is specific to this location.
- The BSLP team emphasised that the development requires resource consents and must proceed as an integrated development, so all components contribute to the project benefits.
- The BSLP team discussed the issue that some fast tack applications discounted the benefits from development that was within the permitted building height standard and that they did not want to see that happen with this application. It was understood that this was not a position that Council would be taking in this application, given the comprehensive and integrated nature of the development as outlined above.
- The Council required Present Value figures as opposed to Net Present Value – this was provided post meeting.

"As requested in our online meeting the other day, below is a breakdown of the GDP contribution by direct and indirect / induced for the Beachlands South project.

Contribution	PV over 15 Years
Direct	$644
Indirect/Induced	$1,283
Total	**$1,927**