Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment

12 October 2026

The Expert Panel
Environmental Protection Authority
Waterloo Quay
Wellington

REQ-0040231

To the Expert Panel

Thank you for the opportunity to comment on the substantive application for Beachlands South (FTAA-2606-1256) under section 53(2)(j) of the Fast-track Approvals Act. My comments focus on whether the application is likely to deliver economic benefits, based on the information provided by the applicant.

Beachlands South FTAA-2606-1256

The application is for a large-scale mixed-use development at Beachlands, Auckland, comprising approximately 2,000 dwellings, commercial and light-industrial activity, tourism and community facilities, and supporting infrastructure. The project is intended to create a new urban community, expand housing, and increase business capacity in the wider Auckland region.

According to the applicant's economic assessment, the project would involve approximately $2.38 billion in direct expenditure over a 15-year development period and contribute approximately $1.93 billion in GDP to the Auckland economy in net present value terms. The development is estimated to support approximately 7,902 direct FTE-years and 16,718 total FTE-years over the construction period, with employment peaking at approximately 1,431 FTEs in a single year. The assessment also estimates that the completed development could support approximately 1,025 ongoing jobs. Beyond these direct economic impacts, the project would make a substantial contribution to Auckland's housing supply and provide additional commercial and industrial capacity.

On balance, the proposal appears likely to deliver significant economic benefits under section 22(2)(a)(iv), principally through the scale of development expenditure, GDP contribution and construction employment over an extended delivery period. It may also deliver significant benefits under section 22(2)(a)(iii) through the provision of additional housing supply in Auckland.

Yours sincerely

Hon Nicola Willis
Minister for Economic Growth

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand | +64 4 817 6801 | n.willis@ministers.govt.nz