

## **Executive Summary of Muriwai Downs Golf Project Proposal taken from the AEE**

Bears Home Project Management Limited (the “**Applicant**”) is applying for all of the resource consents necessary to authorise the construction, operation and maintenance of a golf course, sports academy and luxury accommodation complex (the “**Project**”) on the Muriwai Downs Property located roughly 17 km southwest of Kumeu and approximately 3km northeast of Muriwai Beach Township (Figure 1).

The Project comprises the following main physical components:

- An international, marquee standard 19-hole golf course with warm-up fairway and short game practice area;
- A clubhouse;
- A sports academy including; an academy building, office space, academy driving range, practice green, 9-hole short course, and indoor and outdoor tennis facilities;
- A golf and property maintenance complex;
- A luxury lodge which includes accommodation, a wellness centre and retreat;
- Dining facilities including clubhouse and lodge restaurants and a café at the sports academy;
- Groundwater and surface water abstraction facilities;
- An off-stream water storage reservoir;
- Significant ecological restoration and enhancement works; and
- Various supporting infrastructure associated with the above.

The Applicant’s overall vision is to deliver a “Marquee Golf Course” and luxury lodge accommodation, in a high-quality environmental setting, that the local community, mana whenua and other New Zealanders will be proud of. This vision is focussed on catering for a growing level of international and domestic demand for golf-related tourism in Auckland and New Zealand once pandemic related travel restrictions are relaxed.

To achieve this vision, all elements of the Project will be designed, constructed and operated, to meet exceptionally high-quality standards, and offer superior golf, tourism, accommodation and training experiences in the Auckland area that will sit alongside the existing inventory of premium golf courses of international standing across the country.

Currently, the Muriwai Downs Property is dominated by farmed pasture, however, it also includes SEA areas, other areas of indigenous vegetation, wetlands and ONF’s. These natural resources and features are of variable quality. Their restoration and enhancement are a fundamental part of the Applicant’s vision for the Property, and is integral to delivering a golf course with Marquee status.

The proposed restoration and enhancement will also result in significant net environmental gains for both the Property and the wider area, provide opportunities for mana whenua to be directly involved in restoring the whenua, enable opportunities to educate patrons about the Site’s natural, historical and cultural features, and enhance the golf and accommodation experiences to be offered.

The Project vision also seeks to provide the New Zealand golf fraternity, and the wider community, with a sports academy that incorporates state-of-the-art training and playing facilities to support and promote the game of golf and tennis at all levels.

Finally, the Project will also provide additional local accommodation, restaurant and café options for tourists and locals alike. In doing so, this not only provides additional facilities for those visiting the area to eat and stay in Muriwai, but will also increase and enhance social connection opportunities for locals.

The applicant has requested that the application be publicly notified.




**Figure 1: Location of the Muriwai Downs Property**



**Figure 2: Site plan**



Sept. 30, 2021	Revision Date:
1.	2.
3.	4.
5.	


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# SITE PLAN

**MURIWAI DOWNS**  
 Muriwai, New Zealand