

2 December 2021

Ngāti Maru
Ngāti Maru Rūnanga Trust

By email: office@ngatimaru.iwi.nz

Tēnā koe,

RE: Beachlands South – Private Plan Change

This memorandum has been prepared on behalf of Beachlands South Limited Partnership (the “Partnership”) for the purposes of introducing and providing an overview of the Beachlands South private plan change (the “plan change”) proposed over a number of contiguous rural-residential properties as shown in Figure 1 below.



Figure 1: Locality plan of Beachlands South private plan change (outlined in red).

By way of summary, the plan change encompasses approximately 307 hectares of land of which 255 hectares are owned and controlled by the Partnership. Specifically, this includes 620 and 712 Whitford-Maraetai Road and 110 Jack Lachlan Drive. All of the properties included in the plan change are currently zoned Rural – Countryside Living under the Auckland Unitary Plan (AUP) as shown in Figure 2 below. This figure also illustrates that the plan change area will achieve a contiguous boundary with existing the live-zoned coastal town of Beachlands. In this respect, the plan change will enable the logical expansion of this coastal town in a manner that is provided for under the Auckland Regional Policy Statement (RPS) and as set out in Appendix 1 – Structure Plan Guidelines of the AUP.



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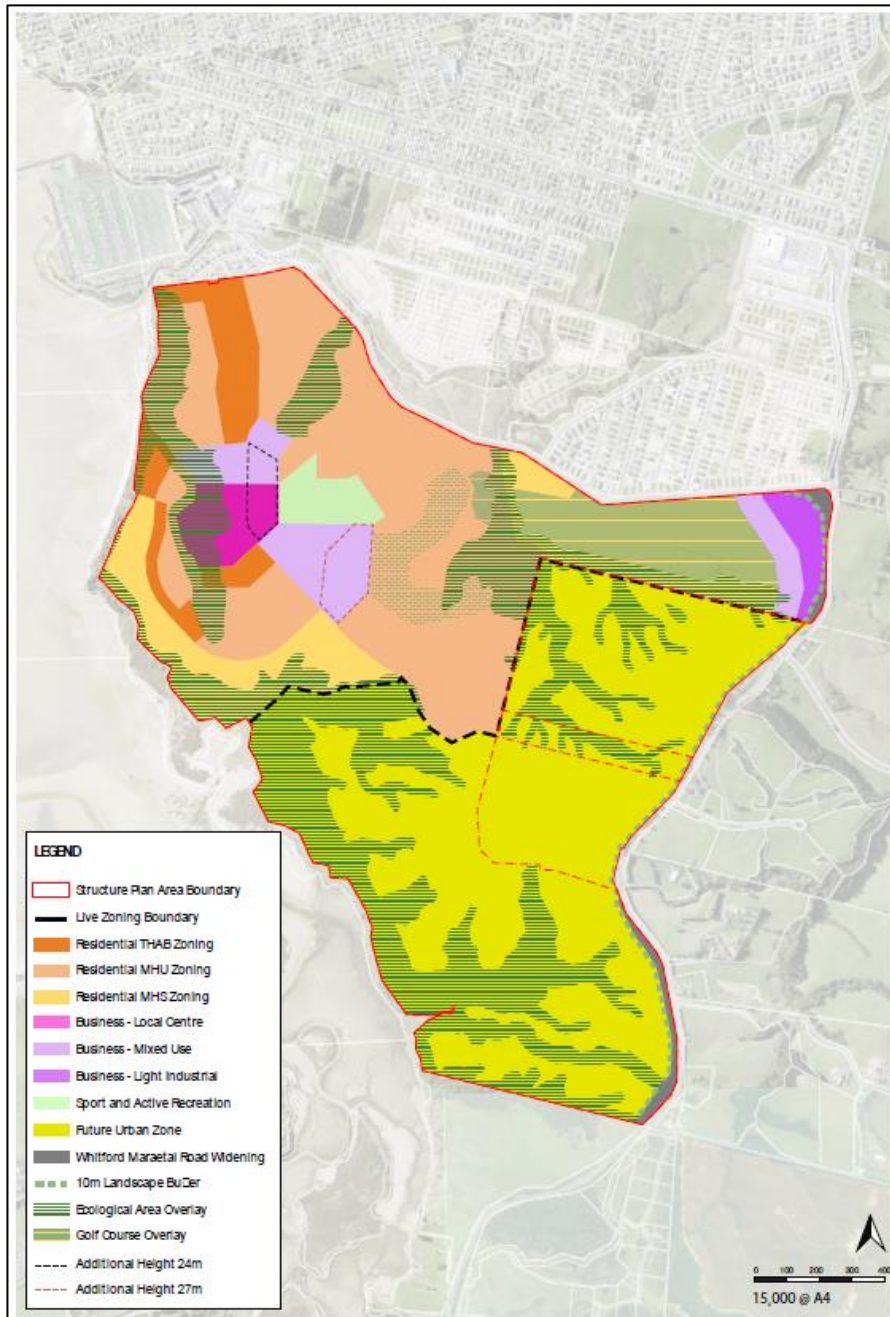


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Should you have any questions or wish to provide any feedback, please contact Mary Wong at mary.wong@unioenvironmental.co.nz. We would be grateful for your response by 22 December 2021.

Yours faithfully

Unio Environmental Ltd

Copied to:

John Dobrowolski

Program Director

Beachlands South LP

john.dobrowolski@russellgroup.co.nz

UNIO Environmental

PO Box 91562, Victoria Street, Auckland 1142, New Zealand

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Ngāti Pāoa
Ngāti Paoa Iwi Trust

By email: taiao@ngatipaoaiwi.co.nz

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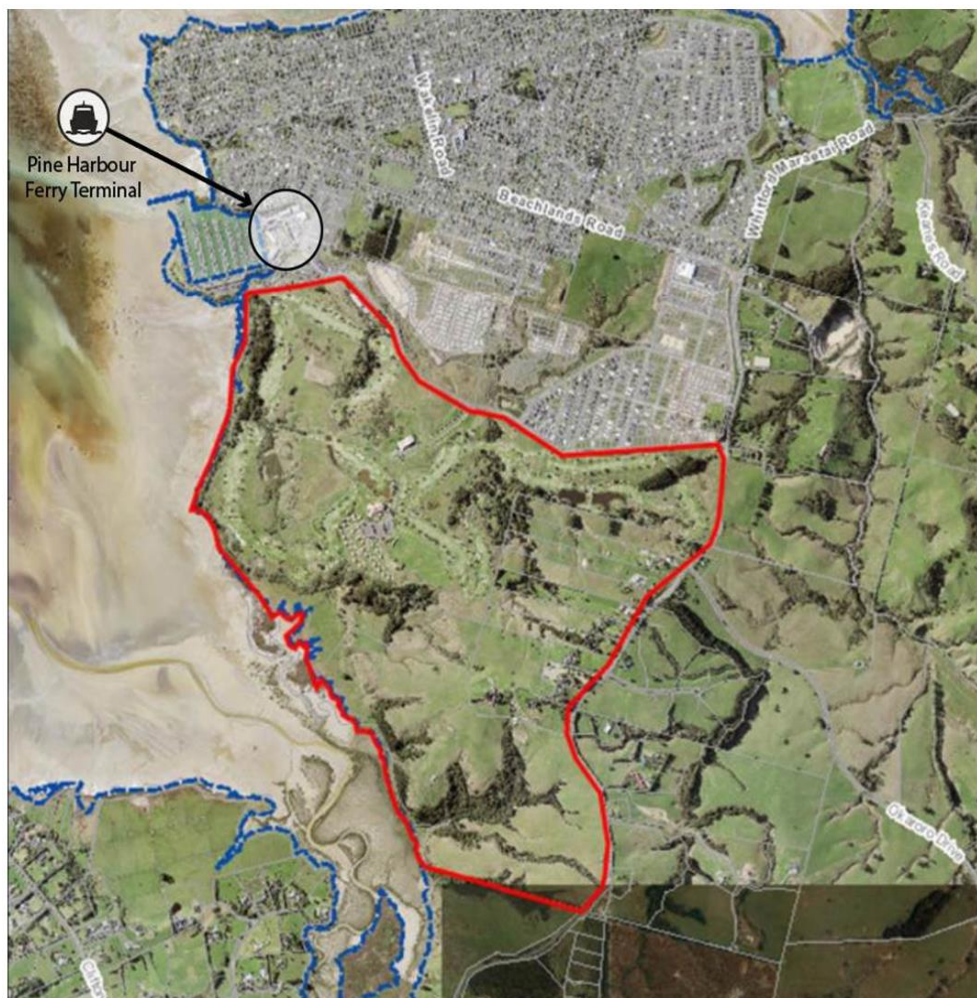


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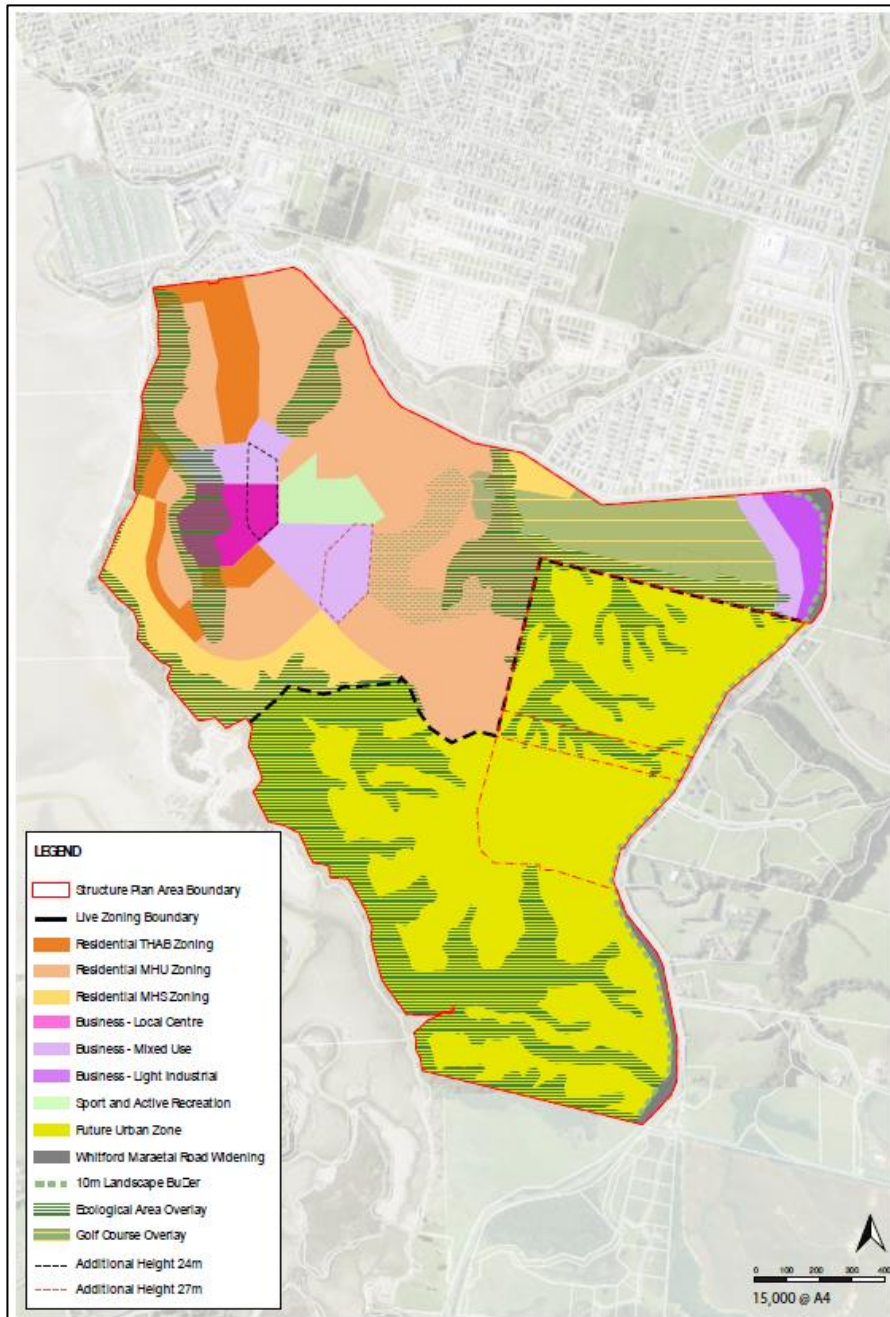


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PO Box 91562, Victoria Street, Auckland 1142, New Zealand

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Ngāti Pāoa
Ngāti Paoa Trust Board

By email: NPTB@ngatipaoatrustedboard.co.nz

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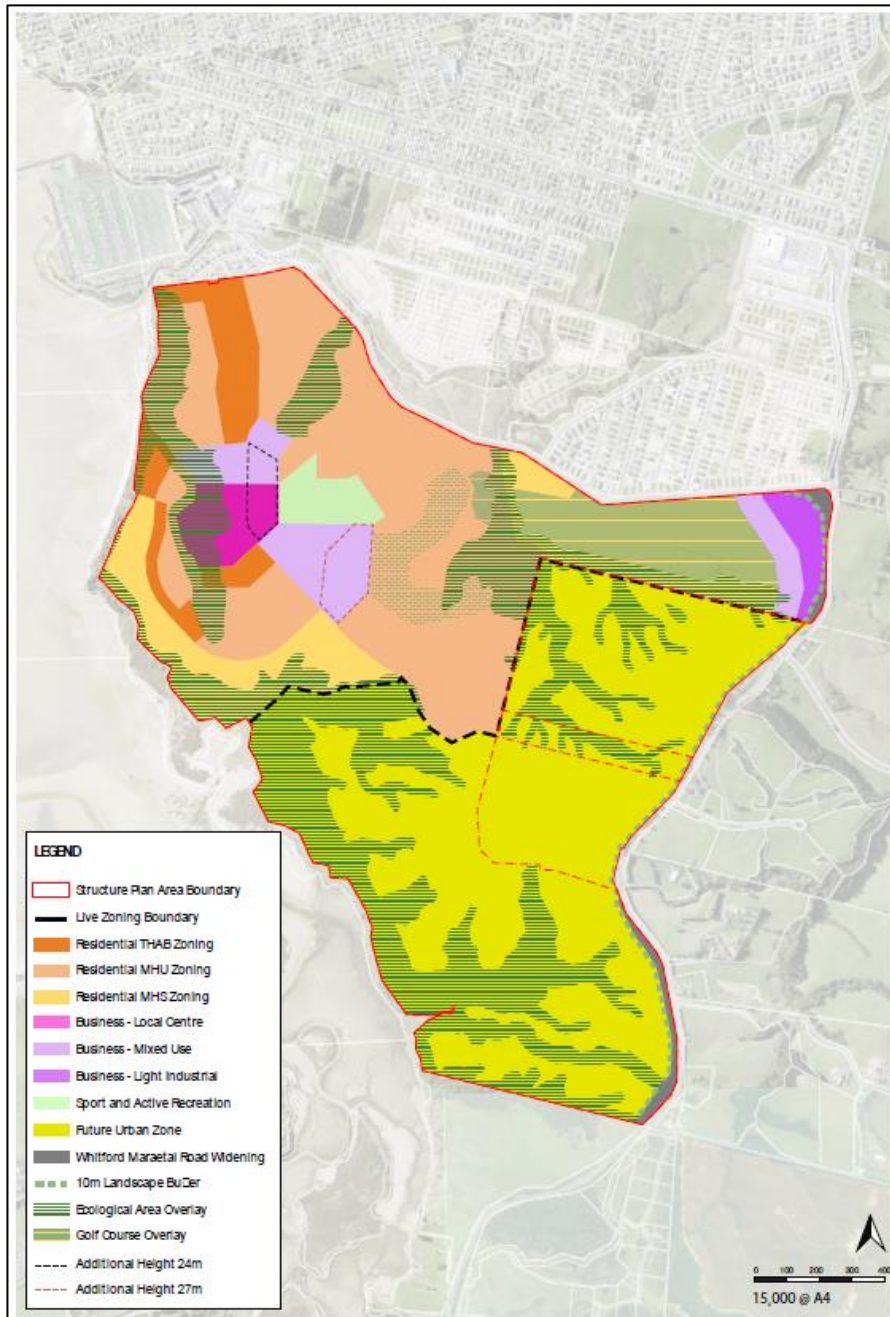


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Program Director

Beachlands South LP

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UNIO Environmental

PO Box 91562, Victoria Street, Auckland 1142, New Zealand

2 December 2021

Ngāti Tamatera
Ngāti Tamatera Settlement Trust

By email: rma@tamatera.iwi.nz / chair@tamatera.iwi.nz

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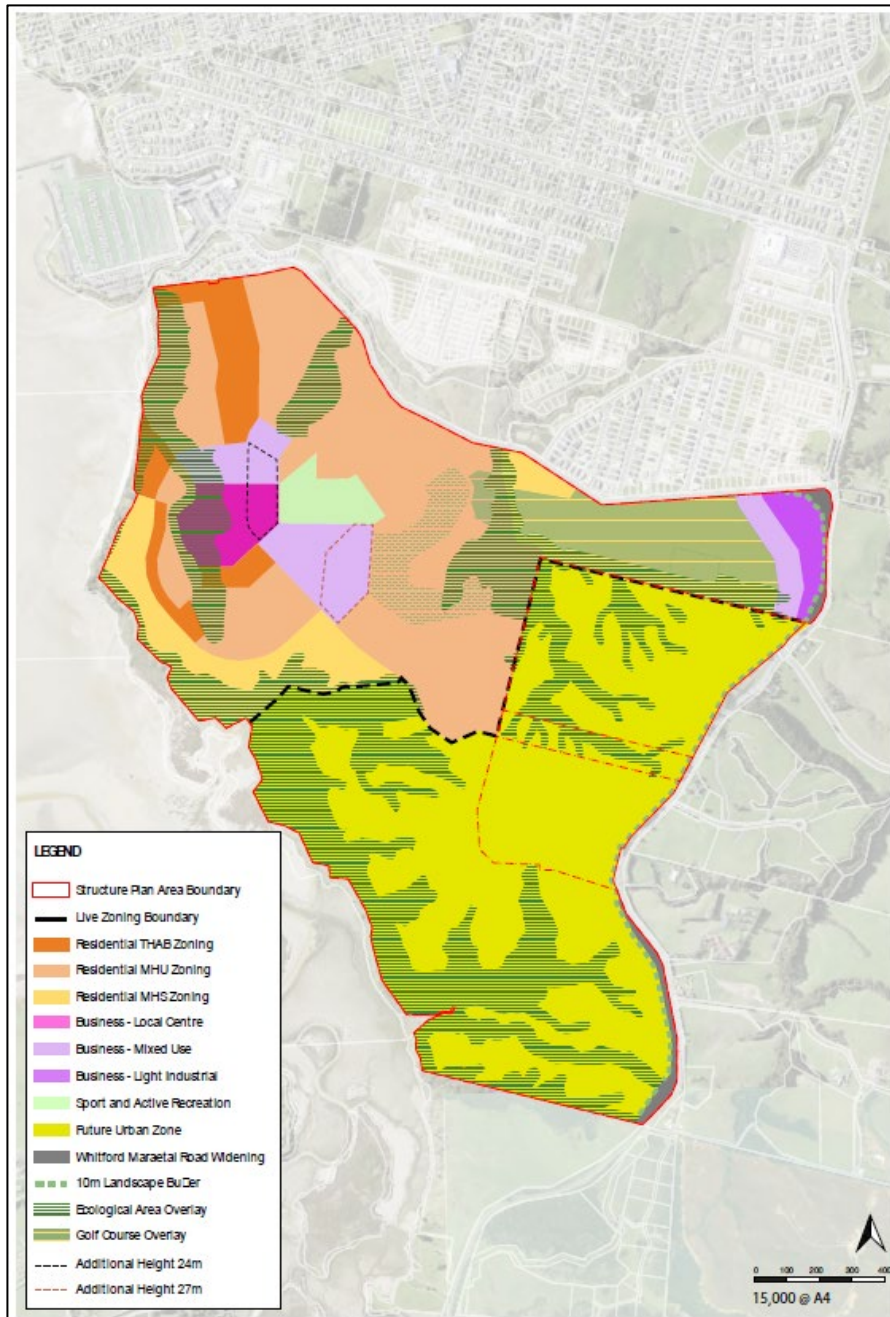


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Program Director

Beachlands South LP

john.dobrowolski@russellgroup.co.nz

UNIO Environmental

PO Box 91562, Victoria Street, Auckland 1142, New Zealand

2 December 2021

Ngāti Te Ata
Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū

By email: taiao@ngatiteata.iwi.nz

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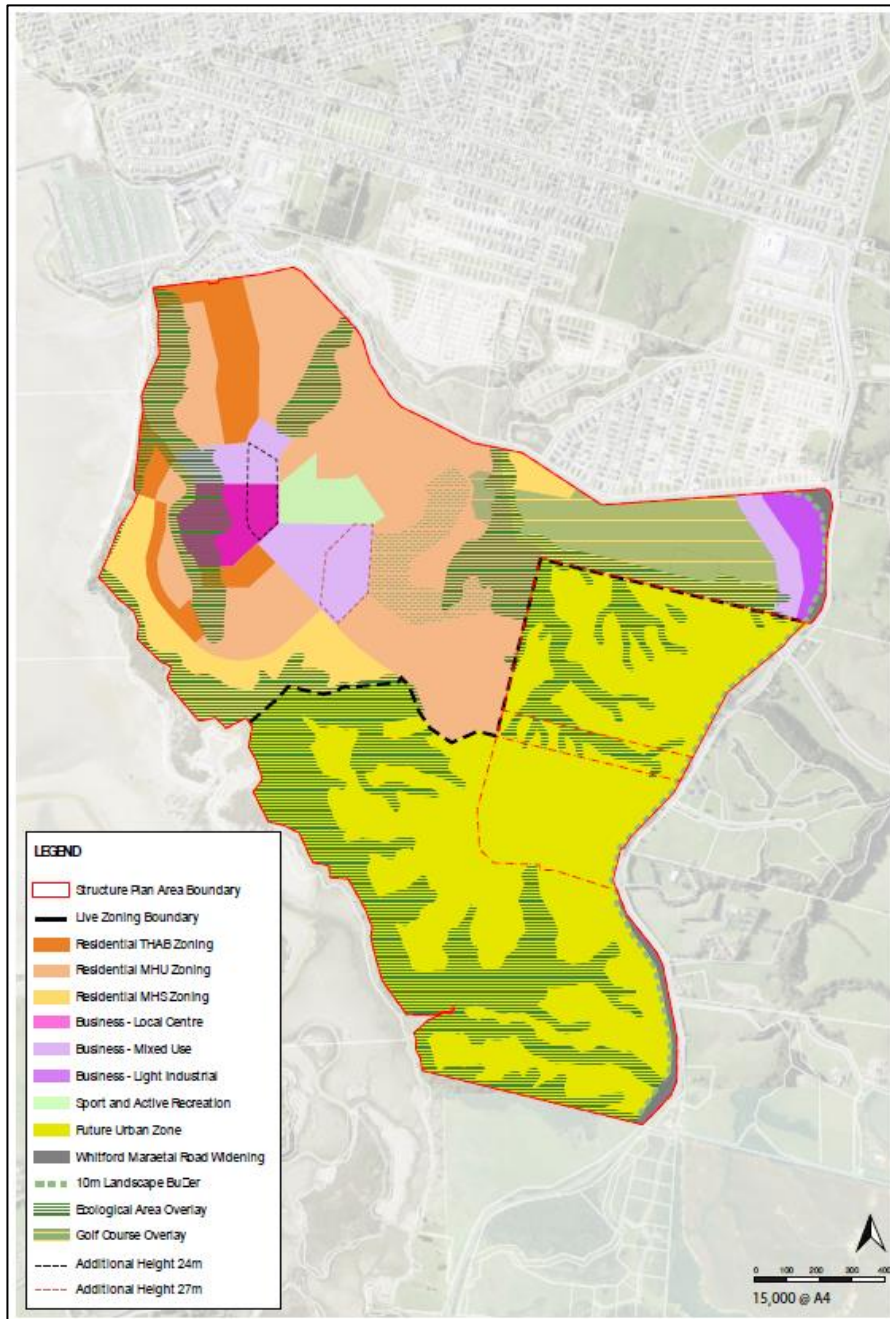


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Beachlands South LP

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PO Box 91562, Victoria Street, Auckland 1142, New Zealand

2 December 2021

Ngāti Whanaunga
Ngāti Whanaunga Incorporated

By email: hrenata@ngaatiwhanaunga.maori.nz / mbaker@ngaatiwhanaunga.maori.nz

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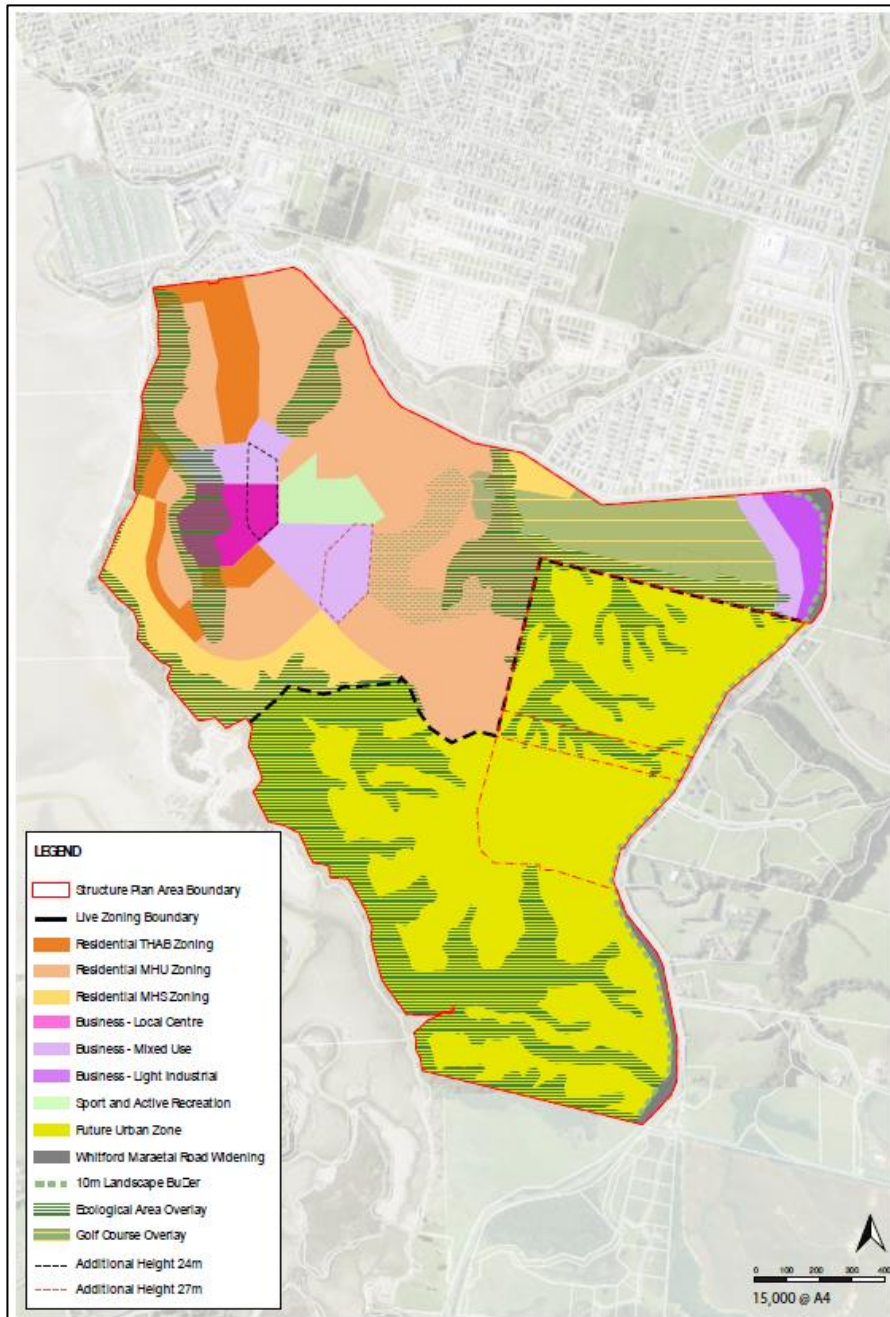


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PO Box 91562, Victoria Street, Auckland 1142, New Zealand

2 December 2021

Te Ahiwaru - Waiohua
Makaurau Marae Māori Trust

By email: kowhaiolsen@makauramaoritrust.co.nz

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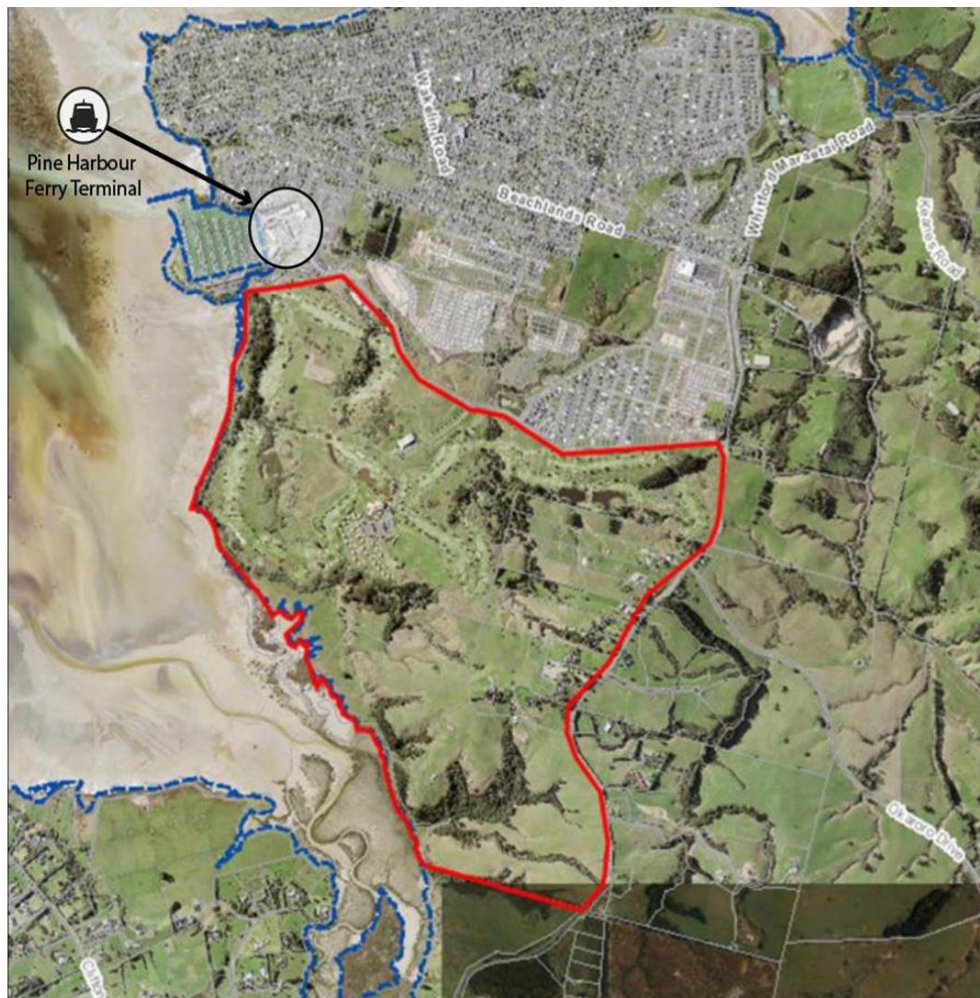


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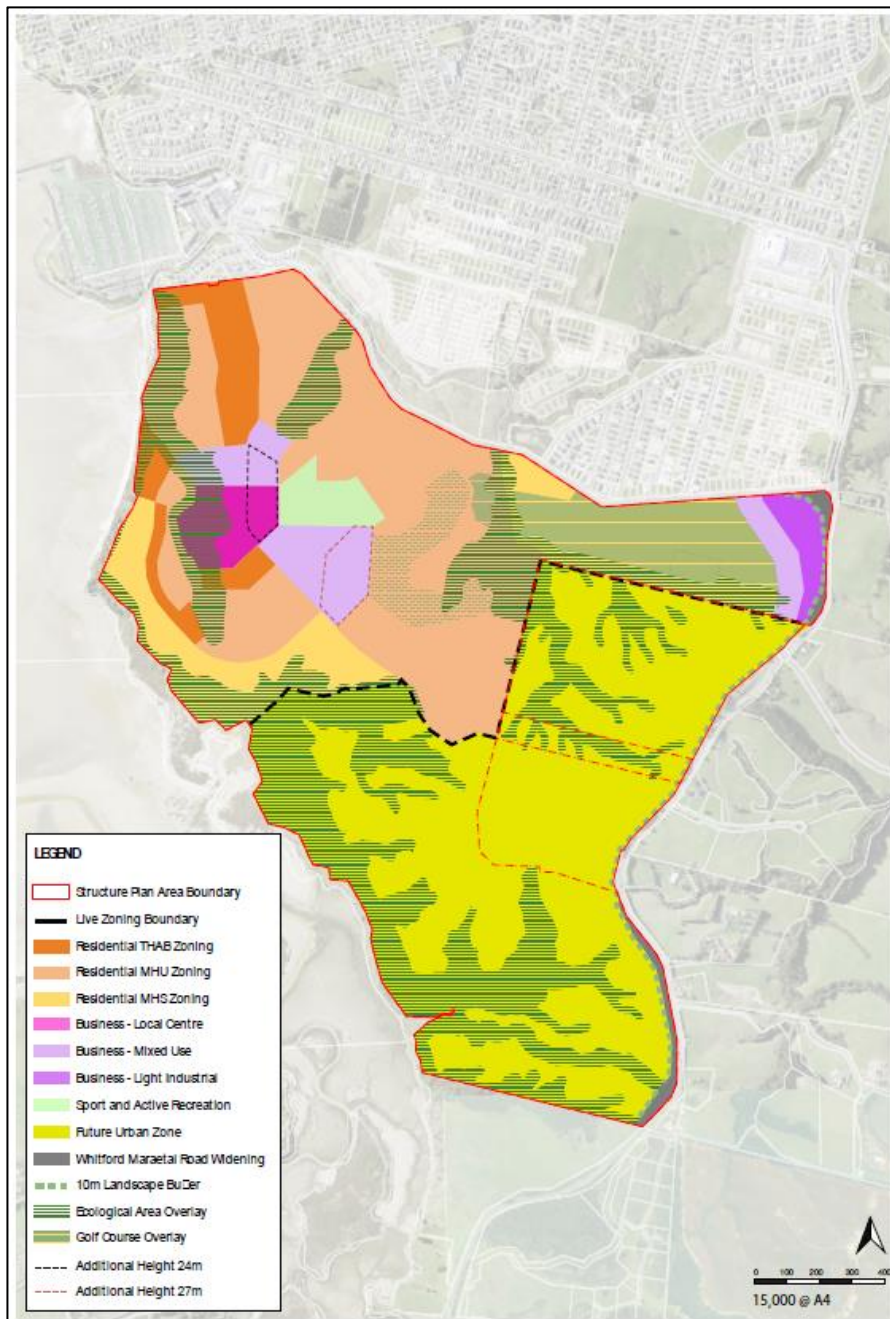


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Te Ākitai Waiohū
Te Ākitai Waiohū Iwi Authority

By email: kaitiaki@teaakitai.com

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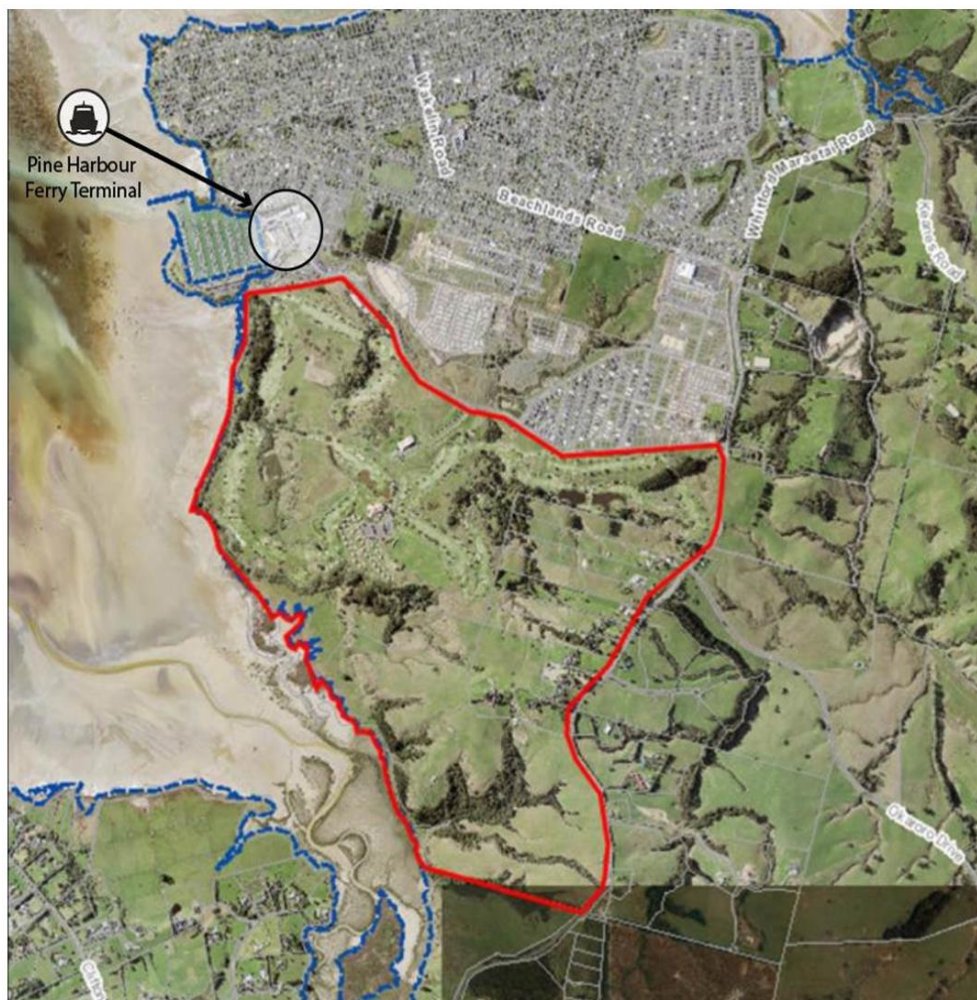


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By way of summary, the plan change encompasses approximately 307 hectares of land of which 255 hectares are owned and controlled by the Partnership. Specifically, this includes 620 and 712 Whitford-Maraetai Road and 110 Jack Lachlan Drive. All of the properties included in the plan change are currently zoned Rural – Countryside Living under the Auckland Unitary Plan (AUP) as shown in Figure 2 below. This figure also illustrates that the plan change area will achieve a contiguous boundary with existing the live-zoned coastal town of Beachlands. In this respect, the plan change will enable the logical expansion of this coastal town in a manner that is provided for under the Auckland Regional Policy Statement (RPS) and as set out in Appendix 1 – Structure Plan Guidelines of the AUP.



Figure 2: AUP zoning plan of Beachlands South (outlined in red).

The plan change proposes to rezone the land from Countryside Living to a combination of residential, business, open space and future urban zones currently provided for under the AUP as generally shown in Figure 3 below. A precinct and series of sub-precincts is also proposed to be applied over the plan change area as a place-based planning to further reflect and reinforce specific character or future development outcomes within the plan change area.

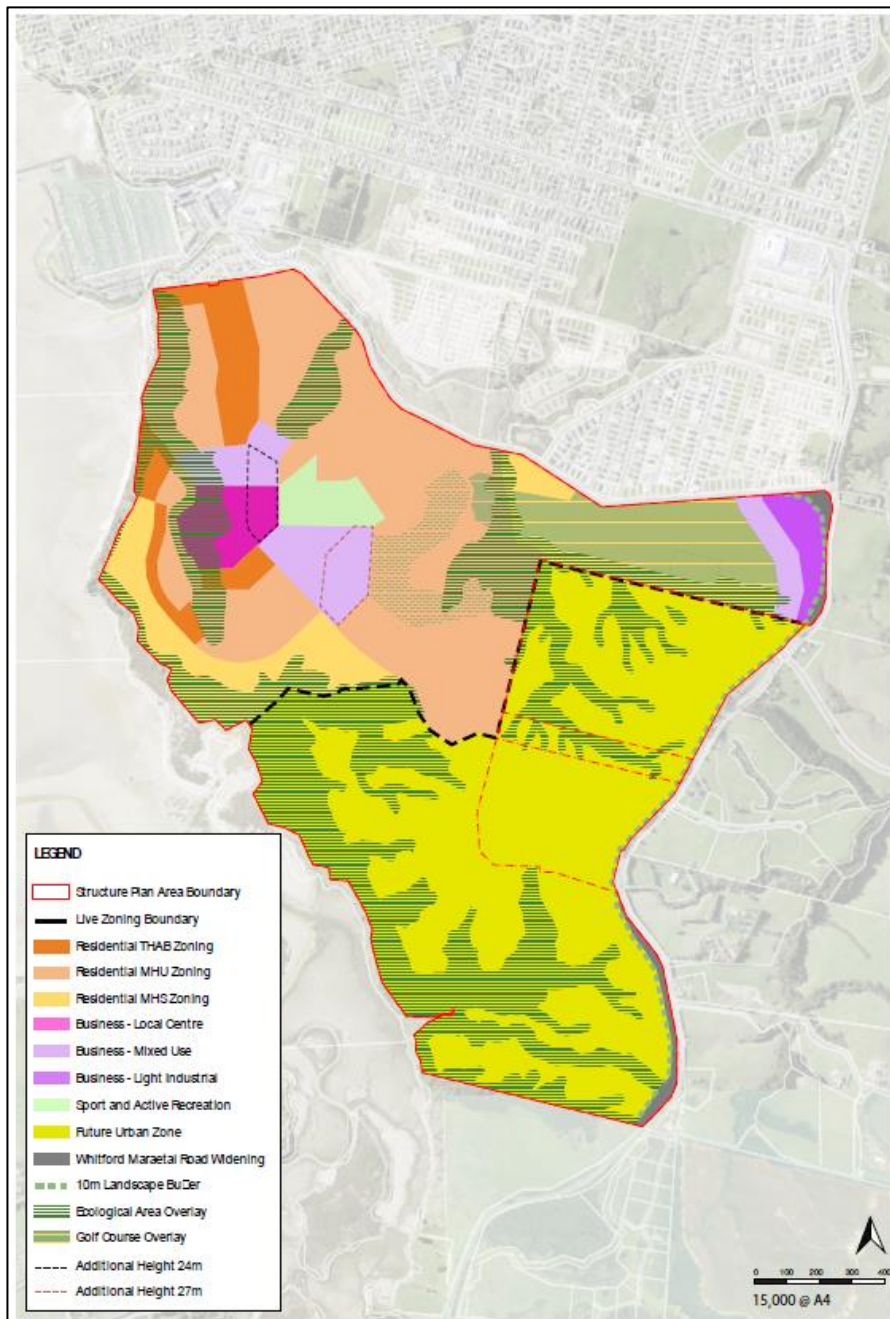


Figure 3: Beachlands South proposed zoning plan.

For the avoidance of doubt, the plan change will facilitate the proposed rezoning only. No development activities will be approved as part of this planning process. All future development

and land use activities within the plan change area will require future resource consent(s) and will be subject to assessment against the current AUP provisions and any created as part of this plan change process.

The plan change will be developed with careful consideration to the existing environmental conditions and features and will be well-integrated with the wider Beachlands-Maraetai area and existing Pine Harbour ferry terminal to enable the future development of a well-functioning urban environment. Informing this plan change and urban development opportunity are a series of key outcomes which include:

- Values important to mana whenua are recognised and adopted, including protecting and enhancing the coastal, estuarine, foreshore and ecological areas;
- Mauri Tu & Te Taiao – the natural environment of gullies, native bush and coastal edge are protected, restored and regenerated. Significant ecological areas are enhanced, positively impacting upon the wider ecological network and existing Beachlands community;
- Kaitiakitanga – the natural environment is looked after by a variety of stakeholders including mana whenua and members of the future community; and
- Whakawhanaungatanga – partnerships are created and fostered with community and stakeholders to deliver positive community outcomes.

The Partnership have engaged with Ngai Tai ki Tamaki as a long-term partner for Beachlands South and will continue to evolve this partnership in subsequent planning, consenting and development phases ahead for Beachlands South.

We are consulting and engaging with you as Iwi/Hapū who may have some relationships in the area as we understand that you have registered interest(s) over the land area of the plan change. In light of the partnership arrangements with Ngāi Tai ki Tāmaki for Beachlands South, we would be grateful if you can please confirm if you wish to further engage in this process or if you would be satisfied with deferring to other Iwi interests for comment or further engagement.

Should you have any questions or wish to provide any feedback, please contact Mary Wong at mary.wong@unioenvironmental.co.nz. We would be grateful for your response by 22 December 2021.

Yours faithfully

Unio Environmental Ltd

Copied to:

John Dobrowolski

Program Director

Beachlands South LP

john.dobrowolski@russellgroup.co.nz

UNIO Environmental

PO Box 91562, Victoria Street, Auckland 1142, New Zealand

2 December 2021

Waikato - Tainui
Te Whakakitenga o Waikato Incorporated

By email: kahurimu.flavell@tainui.co.nz

Tēnā koe,

RE: Beachlands South – Private Plan Change

This memorandum has been prepared on behalf of Beachlands South Limited Partnership (the “Partnership”) for the purposes of introducing and providing an overview of the Beachlands South private plan change (the “plan change”) proposed over a number of contiguous rural-residential properties as shown in Figure 1 below.



Figure 1: Locality plan of Beachlands South private plan change (outlined in red).

By way of summary, the plan change encompasses approximately 307 hectares of land of which 255 hectares are owned and controlled by the Partnership. Specifically, this includes 620 and 712 Whitford-Maraetai Road and 110 Jack Lachlan Drive. All of the properties included in the plan change are currently zoned Rural – Countryside Living under the Auckland Unitary Plan (AUP) as shown in Figure 2 below. This figure also illustrates that the plan change area will achieve a contiguous boundary with existing the live-zoned coastal town of Beachlands. In this respect, the plan change will enable the logical expansion of this coastal town in a manner that is provided for under the Auckland Regional Policy Statement (RPS) and as set out in Appendix 1 – Structure Plan Guidelines of the AUP.



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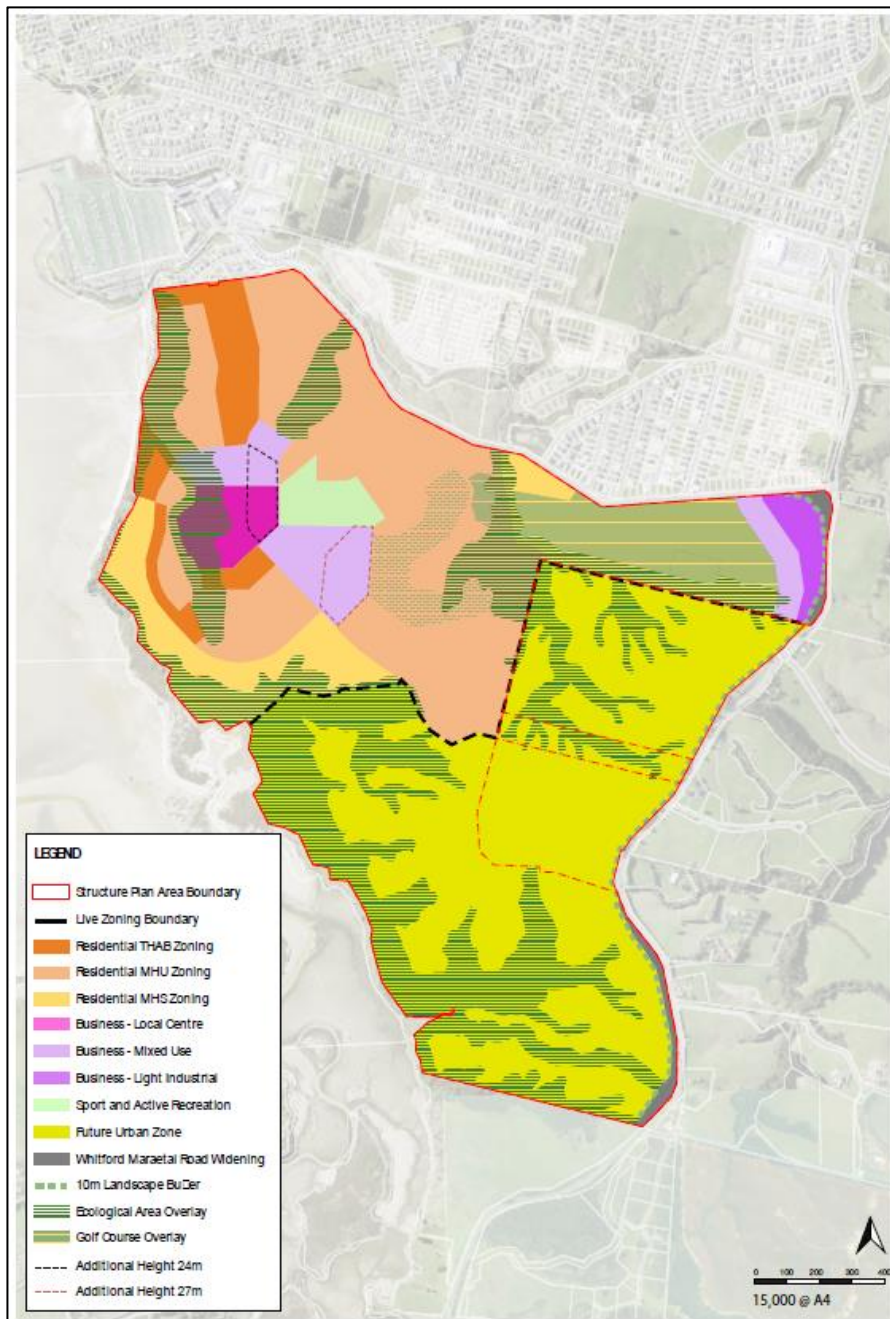


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Yours faithfully

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