

Appendix 29 – Consultation Summary Report

1.0 INTRODUCTION

This Consultation Summary Report is provided in support of the Beachlands South Private Plan Change Request ('the Plan Change') submitted by Beachlands South Limited Partnership (BSLP).

Since planning for the Plan Change first commenced in early 2020, BSLP has undertaken extensive ongoing consultation and engagement with local authorities, stakeholders and iwi authorities. This engagement and feedback received to date has informed development of the Plan Change. This report provides a summary and record of all relevant consultation to date.

2.0 AUCKLAND COUNCIL AND COUNCIL CONTROLLED ORGANISATIONS

2.1 AUCKLAND COUNCIL

The Plan Change was introduced and presented to Auckland Council on multiple occasions. The Plan Change was initially presented to Mr Bill Cashmore (Franklin Ward Councillor) on the 20th October 2020 and subsequently to Ms Megan Tyler (Chief of Strategy, Plans and Places) on 27th April 2021 on 23rd November 2021.

The presentations introduced the Beachlands South Structure Plan and the overall intent of the proposed Plan Change. These presentations to Auckland Council included key information such as the site, Auckland Unitary Plan (AUP) context, and opportunities/constraints of the site. The presentations also provided an overview of the key design principles including, but not limited to, the following:

- Retaining and protecting ecological areas;
- Establishing a village centre near the existing Pine Harbour Ferry Terminal;
- Establishing infrastructure to support the Beachlands Community;
- Potential number of dwellings;
- Areas of employment and open space; and
- High level overview of the specialists appointed to investigate specific topics and prepare technical reporting.

The Structure Plan was provided to Council for comment in December 2021.

BSLP most recently engaged with senior staff in Plans and Places in March 2022. This engagement included providing an overview of the Plan Change scope in terms of the extent of rezoning, proposed precinct provisions and approach to managing specific matters or key themes.

Copies of the various presentations to Auckland Council are enclosed as **Attachment 1**.

2.2 AUCKLAND TRANSPORT

In February 2021 an introductory meeting was held with the CEO of Auckland Transport (AT) and the Deputy Mayor to outline high level objectives for the project.

The Plan Change was presented to AT on 18 May 2021.

Similar to the Auckland Council presentations, the presentation to AT provided an overview of the overall vision for Beachlands South including the opportunities and constraints for the Plan Change area. The presentation covered in detail the regional and transportation context of the site, the key transport principles (such as Transit Adjacent Development ('TAD'), trip internalisation and sustainable internal travel) for the project and proposed external transport connections. A copy of this presentation to AT is enclosed as **Attachment 2**.

A meeting with AT and their representative was more recently held on 12 May 2022 with the following attendees:

- Sarah Wilson, Gareth Willis, Catherine Jones, Jason Drury, Varghese Thomas, Catherine Absil-Couzin – AT
- Steve Dudley, Sophia Chen and Flynn Rosser – Aurecon Group

Topics of discussion in this meeting was broad ranging which included the following:

- Designing roads to have sufficient capacity for bus services;
- The location and extent of transport upgrades required for the plan change and any private land acquisition required to facilitate these upgrades;
- Ferry upgrades and funding sources; and
- Engagement/discussions to date with the ferry service operator.

AT indicated that they would issue a further information request on the plan change request and will most likely be lodging a submission on the plan change once it is notified.

2.3 WATERCARE

BSLP and its technical experts recently met with representatives from Watercare on 9 June 2022. Attendees from Watercare at this meeting was Katja Huls and Chris Allen. The purpose of this meeting was to provide a high level overview of the proposed plan change and the proposed servicing solutions that have been developed for the three waters to provide the necessary servicing and infrastructure to the plan change area. A copy of the presentation to Watercare is **attached**.

Watercare's initial feedback during this meeting was generally neutral and expressed an interest to continue discussions with BSLP and to carry out a site visit. Watercare

also indicated that they were like to lodge a submission on the plan change once notified.

3.0 FRANKLIN LOCAL BOARD

Presentations were made to the full Franklin Local Board on in October 2020 and on 29 October 2021. In the period between these times there has been open dialogue and support for the project.

The purpose of these meetings was to provide an overview of the Plan Change to date, the workstreams underway and consultation process to date with key stakeholders and the local community. The project was well received by the Local Board. The Local Board expressed support for particular matters such as the coastal walkway, provision for schools and employment opportunities at the local level. Some concerns were expressed with respect to traffic effects that is likely to be generated by such a development and the need to upgrade ferry services and infrastructure to support the Plan Change.

Minutes of this Local Board meeting is included as **Attachment 3**.

4.0 MINISTRY OF EDUCATION

BSLP have been regular consultation with Ministry of Education (MoE) representatives regarding proposed education solutions for Beachlands and the opportunity to provide this within the plan change since 2020. To date, the following meetings and topics of discussion have occurred:

- 22 June 2020 - Meeting with Michelle Hewitt, Janet Schofield & James Puketapu. Matters discussed included the background of the Beachlands Partnership, the site and development opportunity, the masterplan brief and procurement process for the design team and independent experts. BSLP also requested information from the MoE in respect of site requirements for primary & secondary schools.
- 1 December 2020 – Attendees included Michelle Hewitt, Janet Schofield, James Puketapu. This purpose of this meeting was for BSLP to provide updates on developing masterplan concepts.
- 1 April 2021 - Angela Fulljames (Deputy Chair of Franklin Local Board) and Malcolm Bell (Local Board member) and Anahila Kanongata’a-Suisuiki (Labour List MP), Hon Jan Tinetti (Deputy Minister of Education) and a representative from the MoE all attended a meeting on site. Angie Mason, a local resident who is leading a petition for a secondary school in Beachlands, also attended as well as Zaelene Maxwell-Butler from Ngai Tai. At this meeting BSLP presented the updated masterplan for Beachlands South which included options for primary

and secondary schools. Anahila Kanongata’a-Suisuiki also indicated the intent to present a petition to government on behalf of the residents and Local Board. A copy of the presentation is **attached**.

- 11 April 2021 – Attendees included Michelle Hewitt and James Puketapu (Senior Delivery Manager). In advance of this meeting, high level concept plans with an indicative range of housing numbers to inform their work in developing a business case were pre-circulated. Topics of discussion included:
 - Developing masterplan concepts
 - School location
 - School access road
 - Education requirements – primary & secondary school
 - Shared facilities such as pool/playing fields
 - Building typologies
 - Staging project - developing school at the start of the project
 - Land areas - purchase or turnkey solution by the partnership

- 12 August 2021 – Attendees included Janet Schofield & James Puketapu during a site visit within the plan change area to walk over the areas planned for the primary and secondary schools.

Overall, the opportunity to provide primary and secondary education opportunities at Beachlands South was highly supported as the community saw this as an immediate requirement for the area. The feedback on the masterplan concepts for Beachlands South was overall positive. A copy of the concept plans provided to MoE is included in **Attachment 4**.

5.0 IWI

5.1 BROADER IWI GROUPS

BSLP have engaged with all mana whenua (10 groups) that have a registered interest over land included in the Plan Change area. This engagement specifically requested if any of the iwi groups wish to engage in this project or if they wish to defer to others, noting that Ngai Tai Ki Tamaki have been engaged as development partner for Beachlands South.

To date, and at the time of preparing this consultation report, no response from iwi groups have been received following this engagement. The individual iwi groups consulted and on the relative dates are summarised in the table below. Copies of the letters sent to iwi are enclosed as **Attachment 5**.

	IWI	ENGAGEMENT	RESPONSE
1	Ngāti Maru	Letter sent on 2 December 2021.	No response
2	Ngāti Pāoa Iwi Trust	Letter sent on 2 December 2021.	No response
3	Ngāti Pāoa	Letter sent on 2 December 2021.	No response
4	Ngāti Tamatera	Letter sent on 2 December 2021.	No response
5	Ngāti Te Ata	Letter sent on 2 December 2021.	No response
6	Ngāti Whanaunga	Letter sent on 2 December 2021.	No response
7	Te Ahiwaru Waiohua	Letter sent on 2 December 2021.	No response
8	Te Ākitai Waiohua	Letter sent on 2 December 2021.	No response
9	Waikato Tainui	Letter sent on 2 December 2021.	No response
10	Ngāi Tai ki Tāmaki	Engagement for the Plan Change first commenced in early 2020	Engagement is on-going – see below.

5.2 NGĀI TAI KI TĀMAKI

- Ngāi Tai ki Tāmaki have a strong historical connection to the area and as such have been engaged with since the project’s inception. A number of hui with Ngāi Tai ki Tāmaki have been held to date and are summarised as follows:
- 15 April 2021 – Presentation by BSLP to introduce the site and project, structure plan, project objectives and the proposed open space network.
- 20 May 2021 – Presentation by Ngāi Tai ki Tāmaki outlining their area of interest and the Waikōpua Restoration Planting Plan. The indicative expectations of Ngāi Tai ki Tāmaki in relation to the Plan Change were discussed, including those Ngāi Tai values are recognised and implemented. Involvement extends to collaboration and empowerment and that the project reflects their social, cultural and economic aspirations (among others).

- 17 June 2021 – Discussions around the Waikōpua inlet, coastal area and coastal walkway. The discussions centred on the health of the estuary and what work needs to be done to restore the Waikōpua inlet. The team walked and drove around the Formosa coastal edge and the path of the Formosa Golf Resort to trace the proposed coastal walkway alignment.
- 29 July 2021 – Presentation by BSLP to provide an update on ecology and development of the structure plan, precinct plan, open space and other plans. The ecological field investigations confirmed vegetation across the site was impacted by possum, rabbit, stock and potentially drought. Wetland mapping was undertaken with both man-made constructed wetlands/pond and natural inland wetlands found to be present on the site. Stream Ecological Valuation (SEV) surveys were undertaken, with native fish such as eels, inanga, banded kokopu and bullies found to be present. Most streams were confirmed to be protected through the masterplan development. Several at-risk and threatened coastal and wading bird species were present.
- 12 August 2021 – This involved a visit to the pa site and update on the project. An updated Structure Plan was presented, and discussions were held on internal roading plans and cross sections, the updated stormwater strategy and proposed solutions. The attendees walked the pa site, identified midden locations on the north-western cliff edges and banks. Mapping of the pa site was to be undertaken by the project archaeologist.
- Following the above, Ngāi Tai ki Tāmaki prepared a Cultural Values Assessment (CVA) in March 2022. Ngāi Tai ki Tāmaki’s CVA is included as Appendix 28 to the application material and a cultural overlay plan was then adapted into the Cultural Landscape Plan included as Precinct Plan 4.

Minutes from the various hui with Ngāi Tai ki Tāmaki described above are enclosed as **Attachment 6**.

6.0 PUBLIC CONSULTATION

BSLP has also undertaken public consultation in the form of public open days held at the Formosa Golf Resort on the weekend of 3 and 4 December 2021. The purpose of the open days was to seek feedback on the Plan Change and key focus areas including:

- Working and partnering with mana whenua;
- Sustainability initiatives for Beachlands South;
- Biodiversity and ecological restoration;
- Low-carbon and water sensitive design approaches;
- Transport;

- Housing choice; and
- Land use scenarios including local employment opportunities community/education facilities and recreational opportunities.

To comply with COVID-19 restrictions at the time, pre-registration for the open days were required to manage attendee numbers. A total of 93 people attended the open days, with written responses and comments received from 37 people. This included the adjoining neighbours who had previously provided positive feedback to BSLP's initial concepts.

The majority of the responses and comments received were positive. Overall, the community agreed with the proposed approach to the Beachlands South Plan Change in terms of the key themes presented. The most common feedback received included the following:

- Support for providing employment opportunities to encourage working and living in Beachlands;
- Support for housing areas and locations, including higher density housing towards the marina was supported;
- It will be important to provide a range of housing choice and vehicle access;
- Concerns were raised about the inclusion of social housing;
- Location of the village centre and proposed schools was highly supported;
- A greater need for light industrial uses and storage area was highlighted;
- Strong support for a secondary school; and
- The provision of parks and a coastal walkway was strongly supported.

A copy of the display boards from the public open days and written comments received on the days are included as **Attachment 7**.

6.1 NEIGHBOURING LANDOWNERS

The neighbouring owners of properties included in the plan change request but not owned by BSLP also attended the public open days in December 2021.

The feedback provided was generally positive and the neighbouring landowners expressed a genuine interest in the plan change request. The neighbouring landowners questioned whether it was possible to rezone all the land within the plan change request to urban zonings at the same time now to which BSLP responded it is not possible at this time due to the unknown extent of effects. Other questions included the potential number of houses that could be developed within the plan change area and whether the public would still be access the coastal walkways and golf course as a result of the plan change. In response, BSLP provided an indication of

dwellings that could be developed within the plan change area and confirmed the public would still have access to these public amenities.

7.0 OTHER ENGAGEMENT

Following the public consultation days described above, an article was published in the Pohutukawa Coast Times (dated 10 December 2021, issue 1413) which outlined the proposed plans for the Formosa Land.

A copy of this article is included as **Attachment 8**.

Beachlands



Where it all started...

- Campaign started eight years ago
- Wairoa community meetings
- Support from primary school principals
- Petition: over 3,700 signatures
- Submission to NZ Parliament



Caption

Franklin Local Board

- Advocacy from Local Board
- Current school roll: Year 1-8
- High school population
- Student mental health and well-being
- Outdated population projections
- Equitable access to education '*be the best they can be*'



Caption

We are asking the Minister of Education to...

- Include Clevedon, Whitford and surrounding villages in the same school catchment as Beachlands and Maraetai
- Re-assess the 2031 population projection for the Wairoa area based on school roll forecasts and consented development, not just census data
- Consider the mental health and well-being of Wairoa school children, their sense of community and their safety on the road
- Identify potential sites suitable for a high school with a view to securing land and a delivery model



Beachlands South

Private Plan Change – Watercare



09 June 2022



NGĀI TAI KI TĀMAKI
Tapuwae o Nuku · Tapuwae Ariki · Tapuwae o Tai



RUSSELL
PROPERTY
GROUP
PROPERTY REDEFINED

NZSUPERFUND
*Te Kaitiaki Tahua Penihana
Kaumātua o Aotearoa*

Agenda

- Overview
- Unique Features
- Structure Plan
- Iwi Partnership
- Plan Change Overview
- Infrastructure Solutions
- Consultation
- Next Steps
- Questions/Discussion



Overview

- Partnerships land holding approximately 255ha



- Plan change area approximately 307ha



Unique Features

- The Partnerships – Russell Property Group, NZ SuperFund and Ngāi Tai ki Tamāki & Hāpai
- Logical extension of the existing coastal town of Beachlands under Policy B2.6.2 of the RPS
- Sustainable and low-carbon development
- Pine Harbour Ferry Terminal – opportunity for transit adjacent development
- Funded solutions for infrastructure
- Significant ecological protection, restoration and enhancement – 80ha Ecological Protected Area Network
- Significant housing and employment provision, and education opportunities



Structure Plan



Beachlands South Structure Plan

Beachlands South Limited Partnership
December 2021



- Seven key outcomes
- Completed December 2021



1. Connect with nature



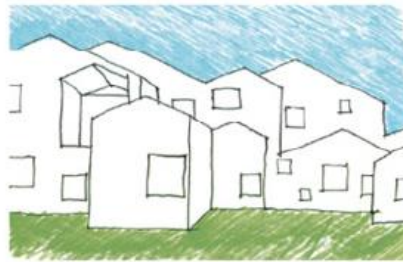
2. Facilitate connections



3. Establish a community heart



4. Create liveable communities



5. Utilise housing innovation



6. Improve wellbeing



7. Ensure sustainability and resiliency

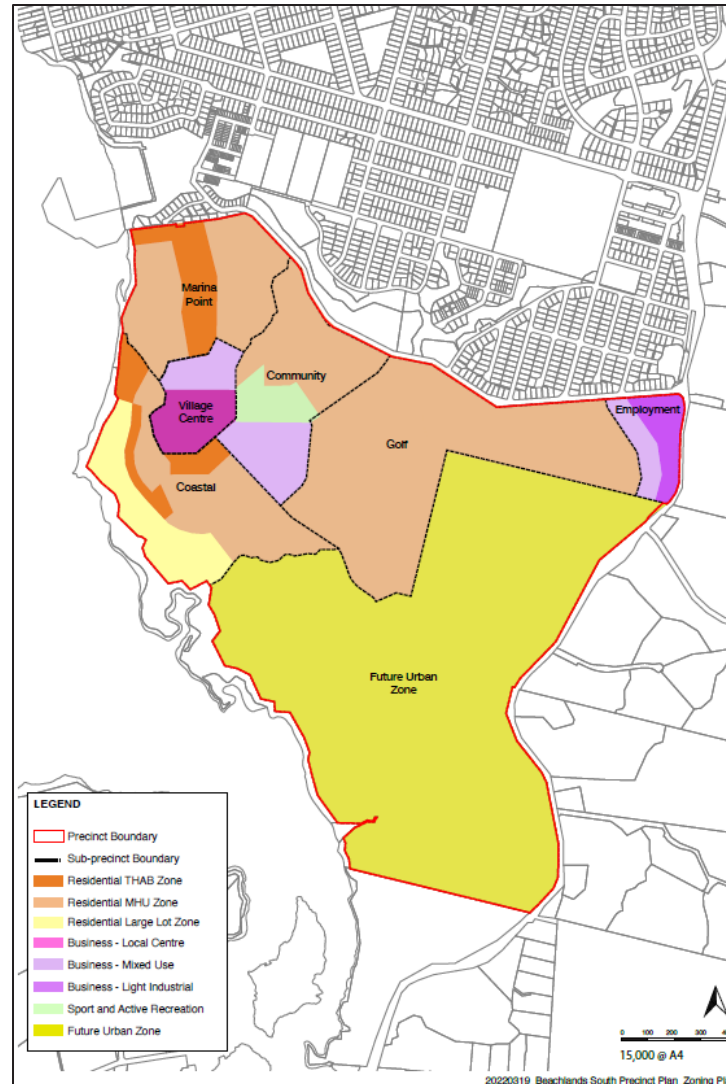
Iwi Partnership



- Beachlands is notable for its continued relationship with Ngāi Tai ki Tamāki and wider partners
- Ngāi Tai exercise mana whenua and mana moana responsibilities at the Kahawairahi – Kauriwakiwhaki (Beachlands area)
- Ngāi Tai have been engaged as a development partner for Beachlands South in special recognition of this continued occupation and mana over Beachlands
- Ngāi Tai engaged and involved in development of plan change
- Plan Change includes Cultural Landscape precinct plan



Plan Change – Rezoning Approach



- Rezoning approach - live zoned area (approx. 170 ha) and Future Urban (approx. 137 ha)
- FUZ land to be rezoned in the future in coordination with identified infrastructure upgrades and funding
- Application of 'Beachlands South Precinct' over plan change area
- Provide for significant expansion of existing coastal town of Beachlands under Policy B2.6.2 of ARPS

Beachlands South Precinct

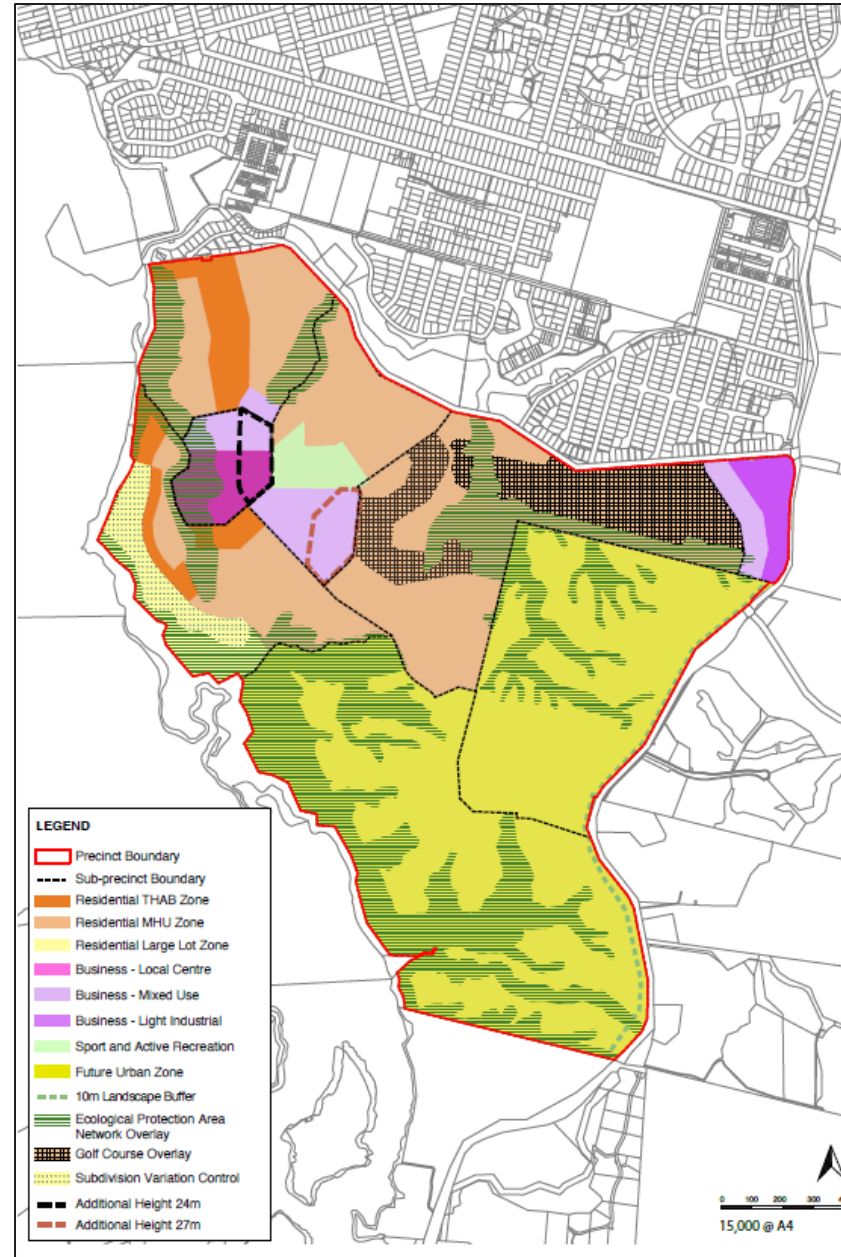
- New 'Beachlands South Precinct' proposed over plan change area (remove from current Whitford Precinct)
- Precinct provisions focus on key themes/issues of mana whenua cultural landscape; sustainability; natural environment; and transport infrastructure and staging
- Seven sub-precincts in live-zoned area each with specific objectives, policies, standards and assessment criteria where appropriate
- Development in the precinct will be guided by six precinct plans
- Precinct implements relevant requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill including the MDRS standards



Precinct Plans

Precinct Plan 1: Additional Controls and Overlays

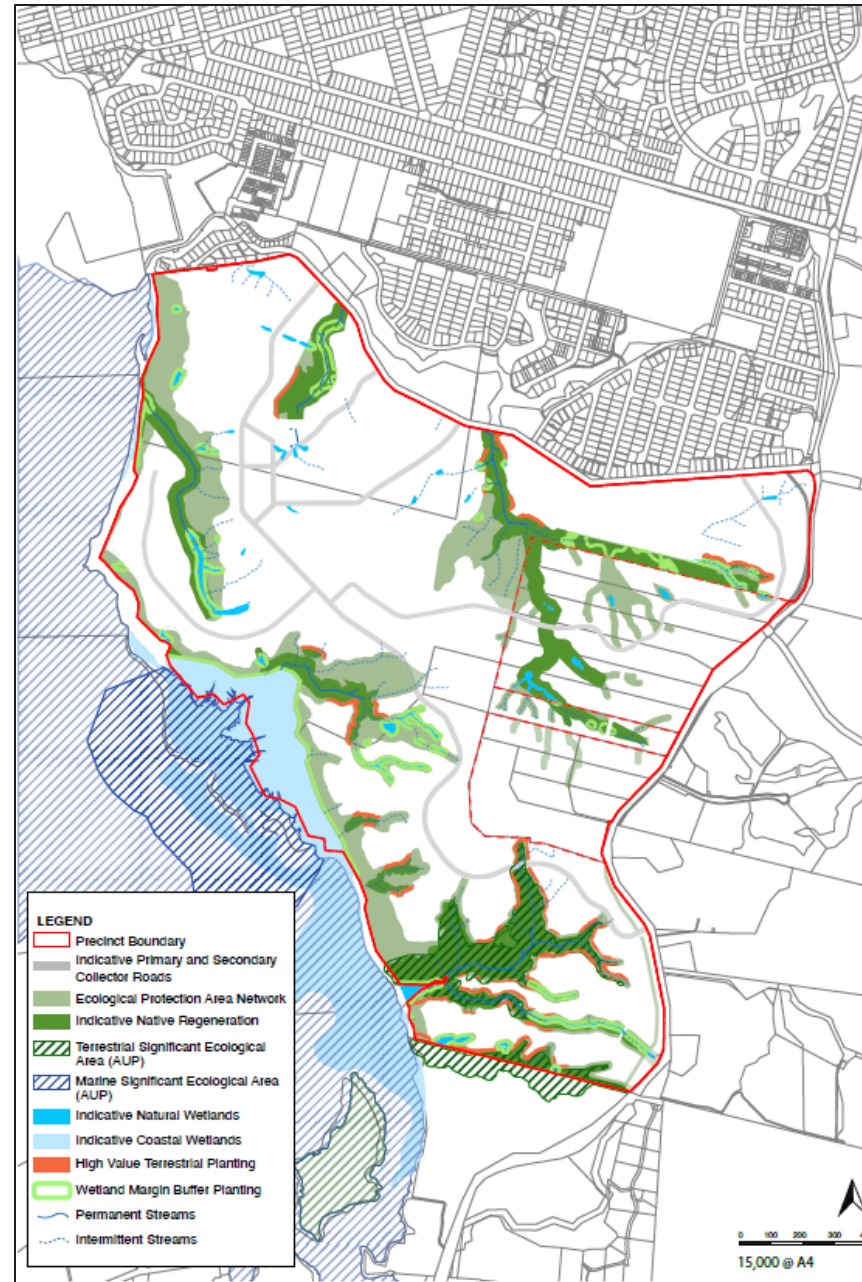
- Height variation controls – 24m and 27m
- Subdivision variation control
- Golf course overlay
- Landscape buffer along Whitford-Maraetai Road
- Fairway Reserve area



Precinct Plans

Precinct Plan 2: Natural Features

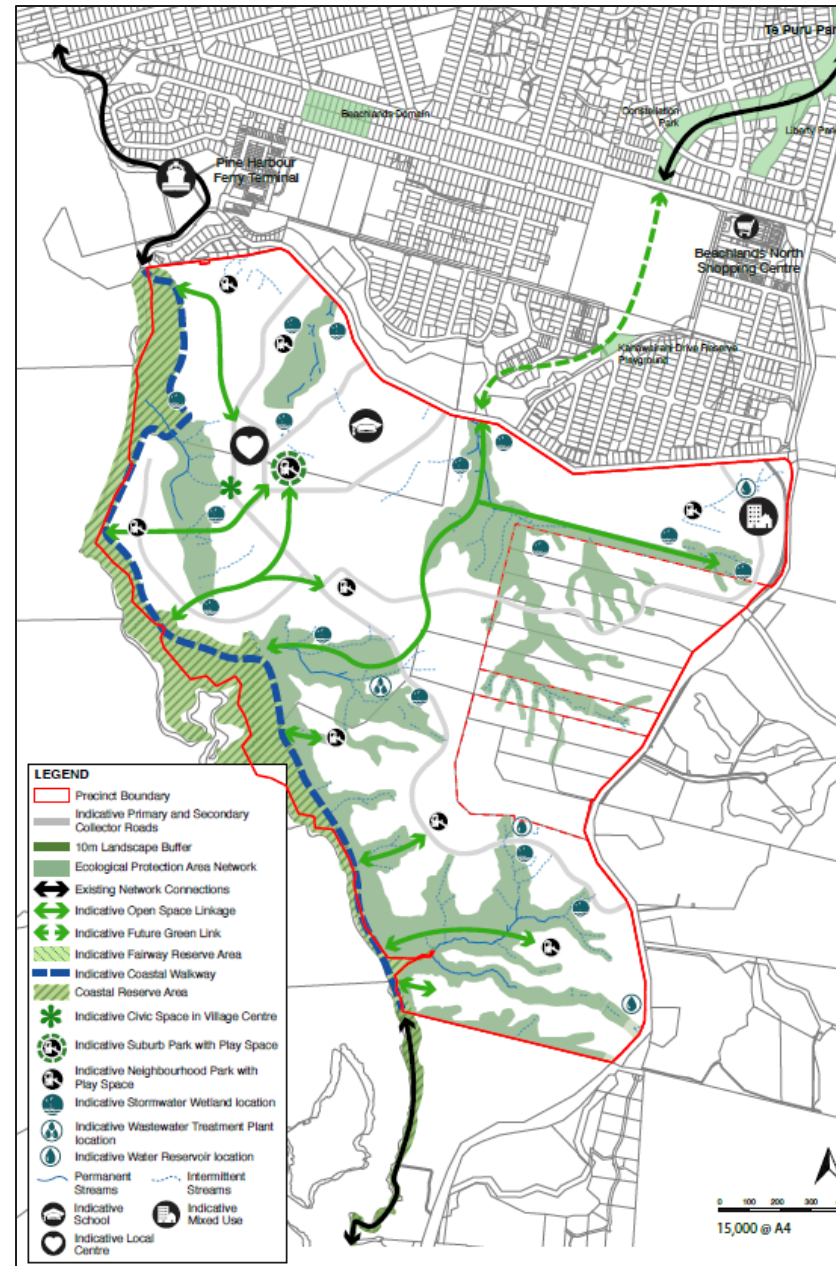
- Ecological Protected Area Network
- Indicative permanent and intermittent streams
- Indicative natural and constructed wetlands
- High value terrestrial planting areas
- Indicative native revegetation areas



Precinct Plans

Precinct Plan 3: Structuring Elements

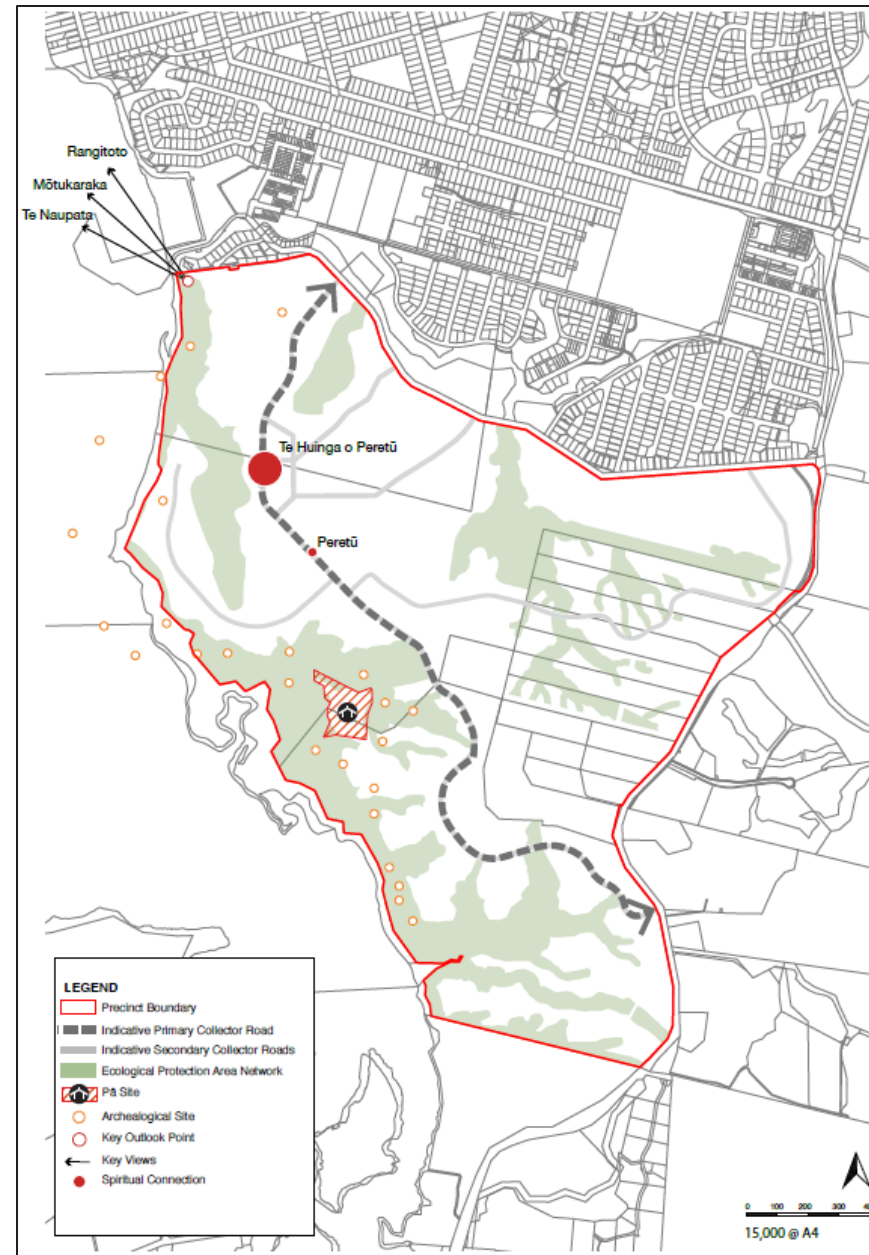
- Indicative coastal walkway
- Indicative open space linkages and neighbourhood parks
- Employment and commercial opportunities in Village Centre and Employment sub-precincts
- Indicative schools in Community sub-precinct
- Opportunities for wider connections



Precinct Plans

Precinct Plan 4: Cultural Landscape

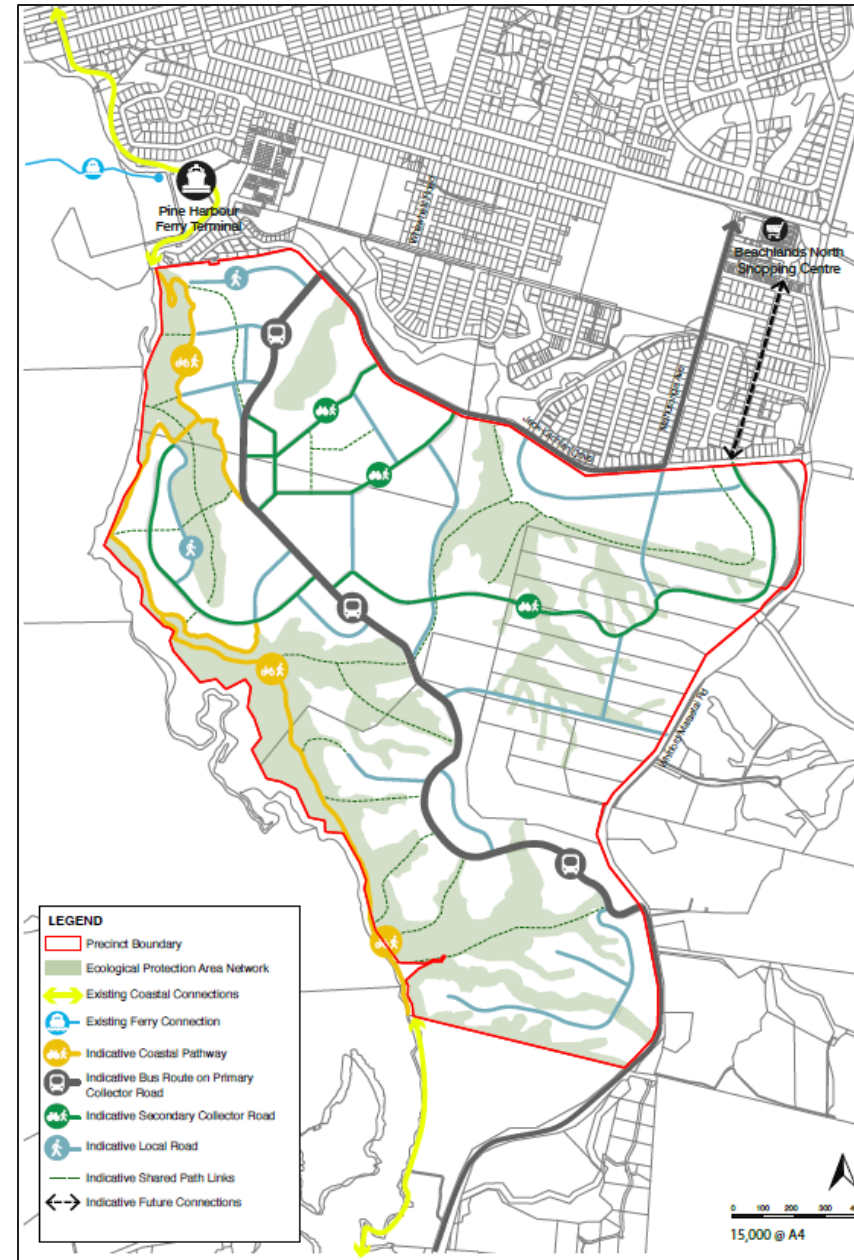
- Developed in collaboration with Ngāi Tai ki Tāmaki
- Pa site identified for protection
- Key views and spiritual connections



Precinct Plans

Precinct Plan 5: Movement Network

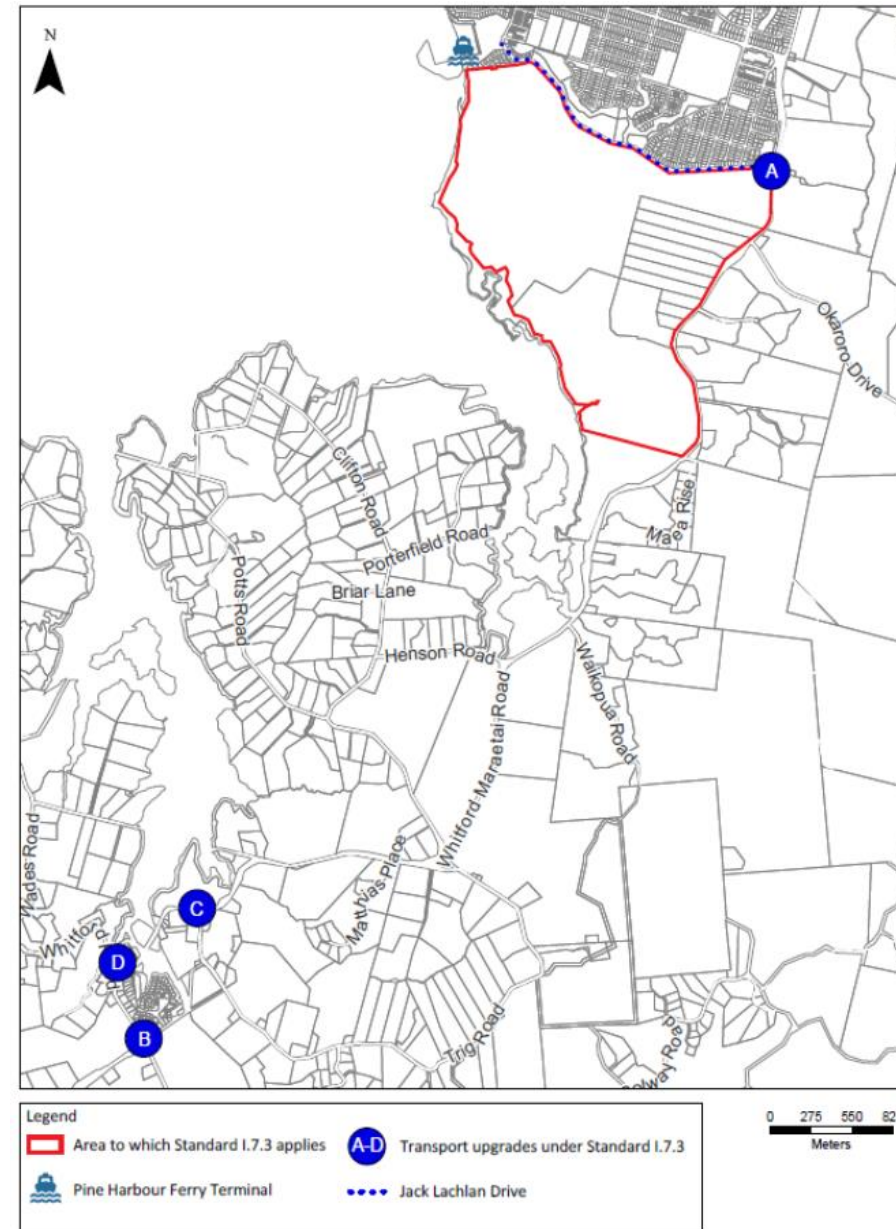
- Indicative coastal path for walking and cycling providing connection to Pine Harbour Ferry Terminal
- Strong emphasis on public and active transport modes – bus services, connections to ferry, walking and cycling
- Indicative collector and local roads
- Appendix 1 attached to precinct provisions which include relative road design and cross section details



Precinct Plans

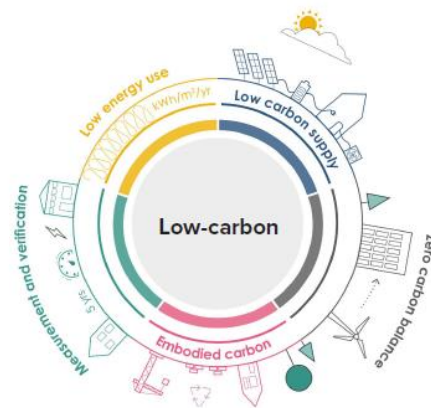
Precinct Plan 6: Transport Staging Boundary

- Subdivision and development within transport staging boundary is required to be coordinated with the provision of transport infrastructure to enable particular proposed activities
- To be reviewed alongside the transport triggers developed for Beachlands South - included as a standard in precinct provisions
- Transport infrastructure upgrades include roading infrastructure outside the precinct and ferry passenger



Sustainability

- Key attribute of the precinct is sustainability and contributing to the effects of climate change and biodiversity loss
- Integral component of vision for Beachlands South – an innovative, regenerative and low impact development that is sustainable and resilient that will thrive for many generations to come
- New buildings and dwellings requiring resource consent will be assessed against the Beachlands South Sustainability Strategy, included as assessment criteria in precinct provisions
- Precinct provisions include standards for non-potable water supply efficiency



A sustainable development



1. Water Management and Water Sensitive Design

A sustainable three waters management strategy to ensure long-term benefit to the development, the wider community and surrounding natural environment.



2. Biodiversity and Ecological Regeneration

This includes extensive restorative and regenerative planting, especially around waterways, creating new habitat areas for fauna and flora and a healthy environment for residents and visitors to enjoy.



3. Health, Wellbeing and Culture

A built environment that embodies principles that foster the physical, mental, social, cultural and economic wellbeing of residents and visitors of Beachlands South. This includes design principles that align with Te Ao Māori values.



4. Low-carbon Development

A low carbon development, with significantly reduced embodied and operational energy, as well as significant on-site native planting for carbon sequestration.



5. Renewable Energy and Energy Efficiency

All-electric, renewable energy-sourced residential development with on-site energy generation, energy efficient infrastructure and buildings, reduced water and operational energy demand.



6. Transport – Modal Shift and Healthy Streets

A movement network that prioritises active modes of transport such as walking and cycling, shifting away from car-dependent transportation, making streets safer, quieter and healthier.

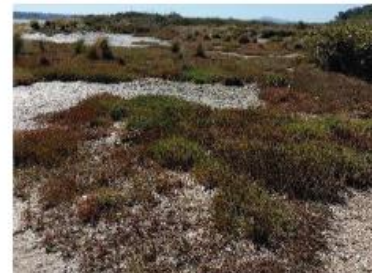


Ecology

Houses overlooking the extensive network of walkways that trace the gullies of Beachlands South.

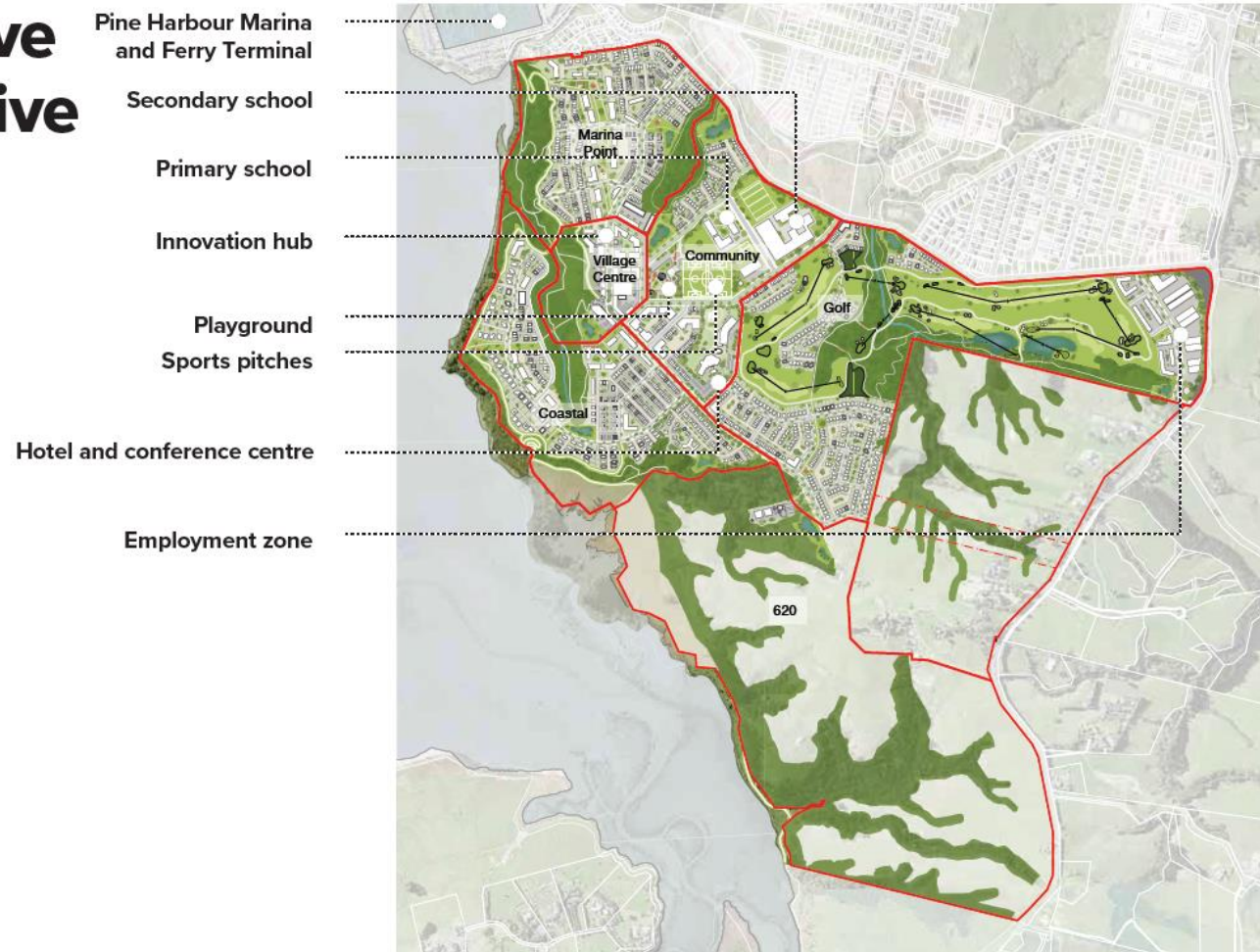


- High-value terrestrial vegetation/habitats, gully systems, NPS qualifying natural wetlands and high-value streams will be protected within 'Ecological Protected Area Network' (EPAN) with corresponding standard
- EPAN is approx. 80ha for protection and restoration – significant ecology, sustainability and forest sequestration benefits
- Objectives/policies to protect, maintain, restore and enhance the EPAN and coastal marine area



Community and Amenities

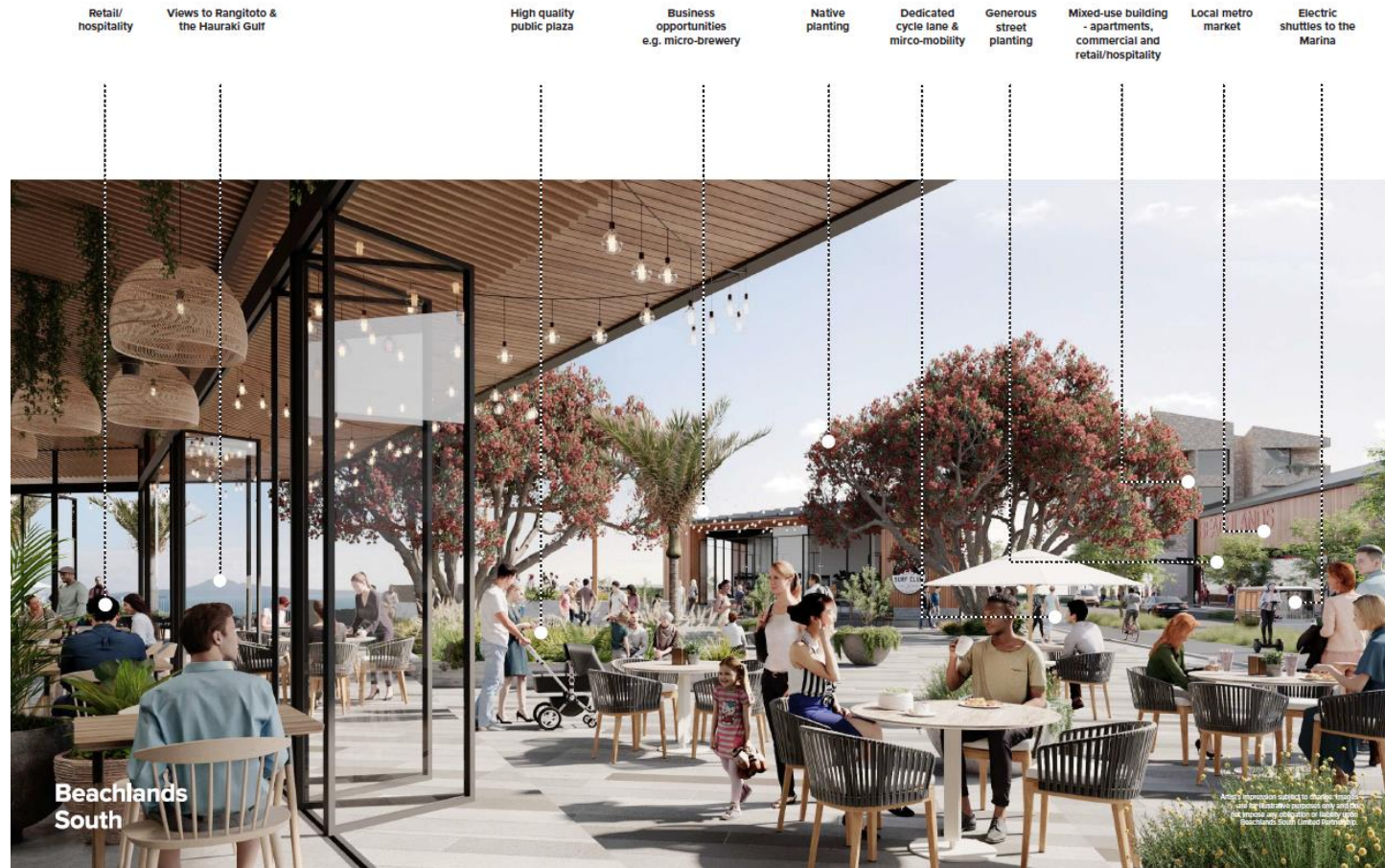
Indicative illustrative plan



- Provision for education facilities and visitor accommodation in Community sub-precinct, adjacent to Village Centre
- Provision for Open Space – Active Sport and Recreation in Community sub-precinct
- Provision for remaining golf course as organised sport and recreation in the Golf sub-precinct, with underlying MHU zoning

Employment

Village centre



- Business – Local Centre, Business – Mixed Use and Business – Light Industry zonings apply the Village Centre, Community and Employment sub-precincts
- Underlying zoning provisions applying providing for the development of a range of commercial and employment generating activities
- Innovation hub – local employment opportunities and community facilities

Housing

- Proposed residential zones - THAB, MHU and Large Lot along the coastal edge
- Provision for a variety of housing types including apartments, three-storey walkups, terraces, townhouses and detached dwellings
- Changes from Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill incorporated into precinct provisions
- Medium Density Residential Standards (MDRS) included as standards in the precinct provisions for development of residential units
- Equivalent standards in underlying THAB and MHU zones excluded and MDRS apply
- Subdivision variation control applies over Large Lot Zone



Infrastructure Solutions

■ Transport

- Modal shift – walking, cycling connections to ferry, improved bus services
- Transit adjacent development to Pine Harbour
- Improved ferry services
- Local roading and network improvements

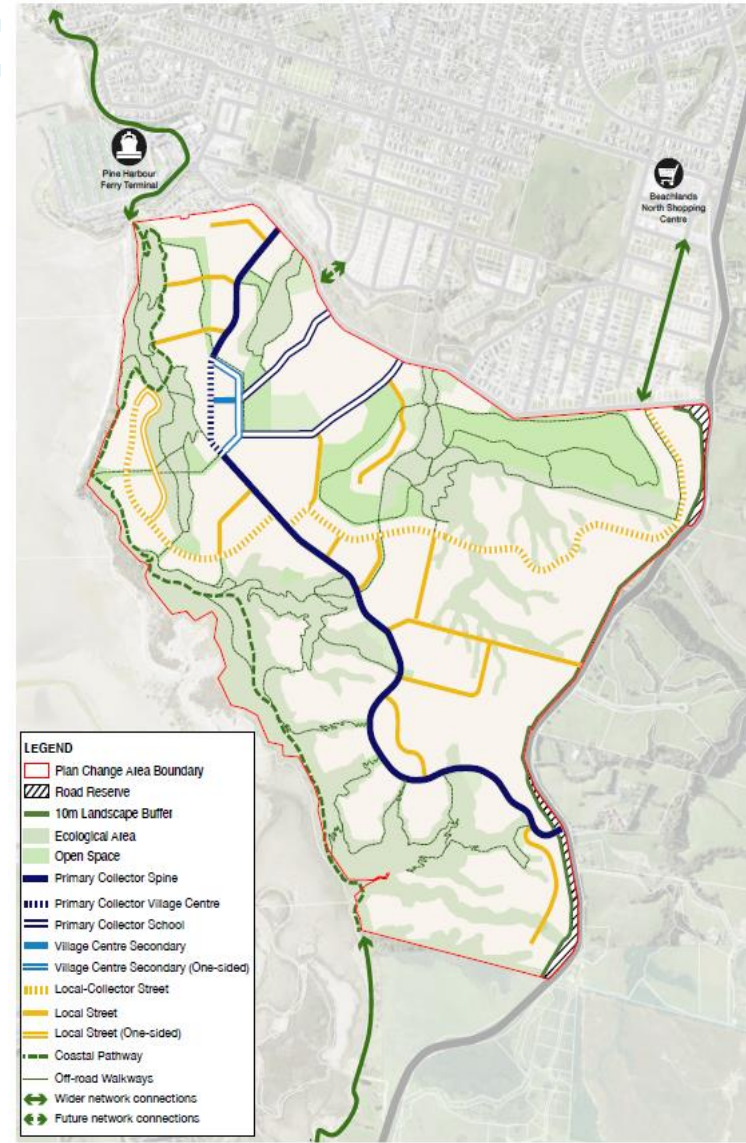
■ Three Waters

- Water sensitive design
- Self sufficiency and resilience

- Infrastructure funding & finance model (IFF) proposed

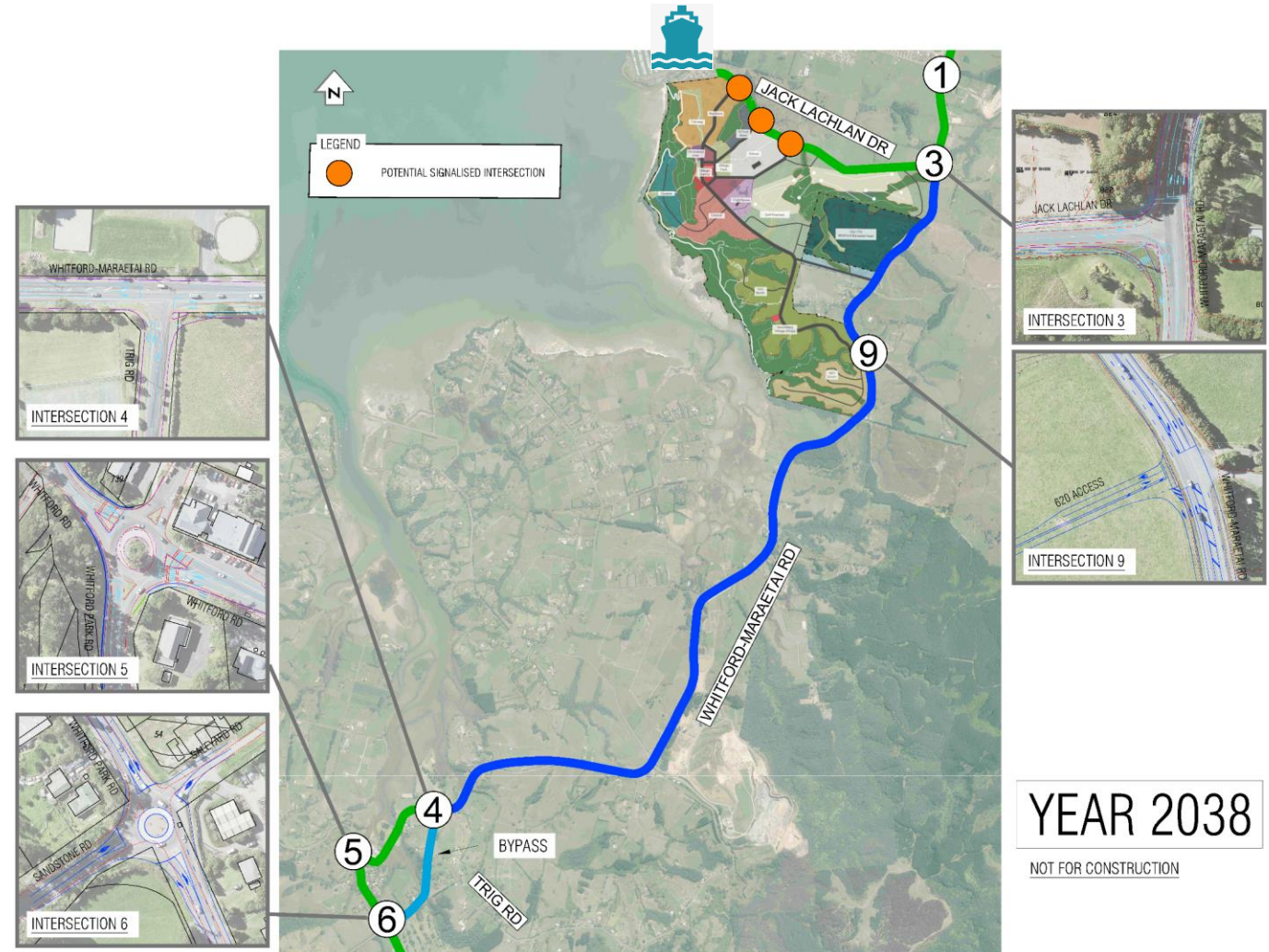
Transport & Movement

- Subdivision and development in precinct is required to be coordinated with infrastructure upgrades
- Transport triggers for number of dwellings and quantum of retail, commercial and industrial GFA – upgrades to external road infrastructure and ferry passenger capacity
- Concept of transit-adjacent development based on close proximity to Pine Harbour Ferry Terminal
- Strong emphasis on shift to active modes including walking and cycling, providing connections to the Pine Harbour Ferry Terminal, and improved bus services
- Objectives, policies, standards and assessment criteria for developed for transport and movement network



Transport Upgrades

- Indicative location and conceptual design of transport infrastructure upgrades as part of bespoke transport triggers for Beachlands South
- Existing Pine Harbour Ferry Terminal – upgrades to ferry services during peak periods only
- Improvements to bus services
- Provision of low-carbon transport choice – compact urban development with good access to public transport; and attractive walking and cycling facilities



Beachlands South Limited Partnership

Water Concept Design

June 2022



Water Supply – Philosophy

- Self sufficiency and independence
- Water sourced from existing aquifers and supplemented by rainwater harvesting for non-potable demand
- Supply source
 - Supply agreement with Pine Harbour Living Limited
 - Existing bores on Formosa and 620 site
 - Future bores on the 620 site (to be consented)
- Non potable water supply efficiency
 - New dwellings will adopt energy efficiency measures to provide cost, comfort and house benefits to the occupants with sustainability benefits to the wider community
 - Dwellings will have tanks and bladders for non potable use
 - All dwellings, businesses and institutional buildings will have conserving plumbing fixtures and appliances to a minimum 3 star standard
 - Standard included in precinct provisions to require these water supply efficiency measures



Potable Water Summary

	LIVE ZONE	FUTURE URBAN ZONE	TOTAL LZ + FUZ
Water Requirements			
150 litres/person/day	1,245 m ³ /day	482 m ³ /day	1,727 m ³ /day
175 litres/person/day	1,424 m ³ /day	563 m ³ /day	1,987 m ³ /day
Sources			
PHLL	765 m ³ /day		765 m ³ /day
Formosa Bore*	300 m ³ /day		300 m ³ /day
"620 bore"	250 m ³ /day		250 m ³ /day
Southern bores	250 m ³ /day	500 m ³ /day	750 m ³ /day
TOTAL	1,565 m³/day	500 m³/day	2,065 m³/day
Treatment	PHLL & Formosa upgraded to treat additional capacity		At the new WTP near the Southern bore field or alternatively near or at PHLL
Service Reservoir	4,500 m ³ 72 hours storage Split between 2 reservoirs for adequate turnover	2,000 m ³ 72 hours storage Split between 2 reservoirs for adequate turnover	6,500 m ³ 72 hours storage Split between 4 reservoirs for adequate turnover

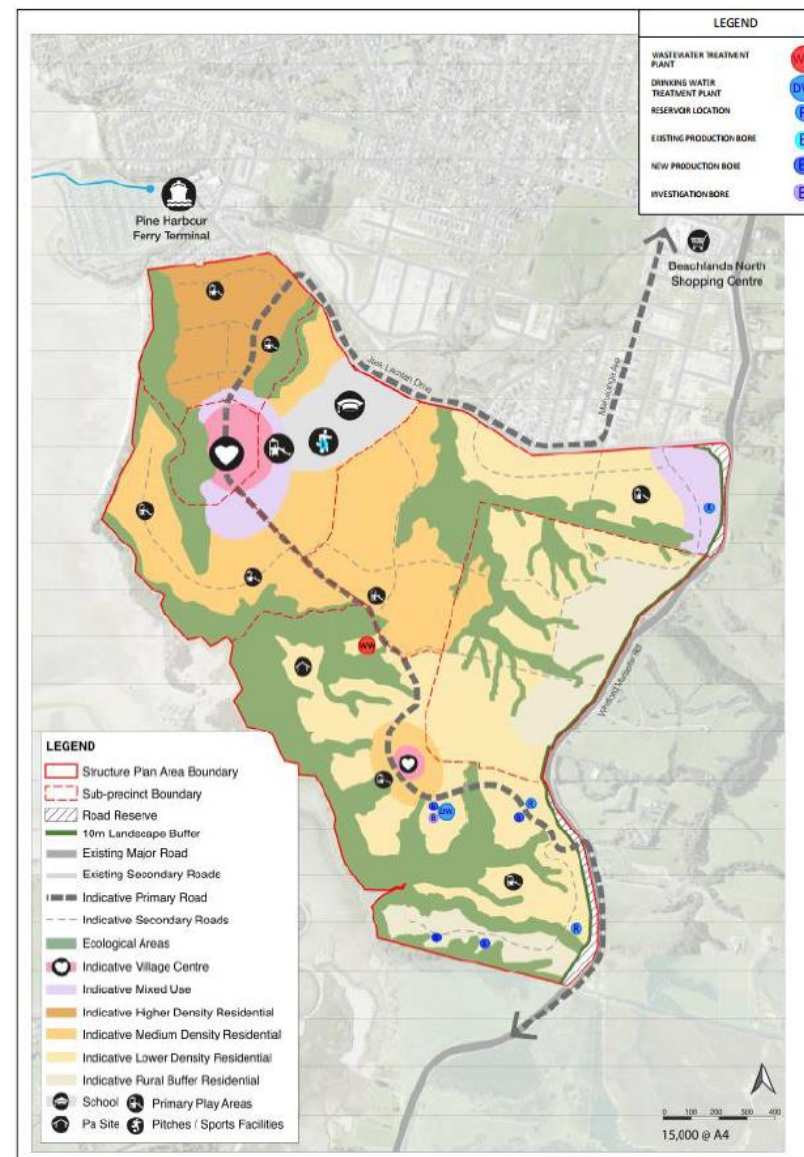
*the Formosa bore will go from 0 to 300 m³/day over the course of the LZ as the golf course gets decommissioned.



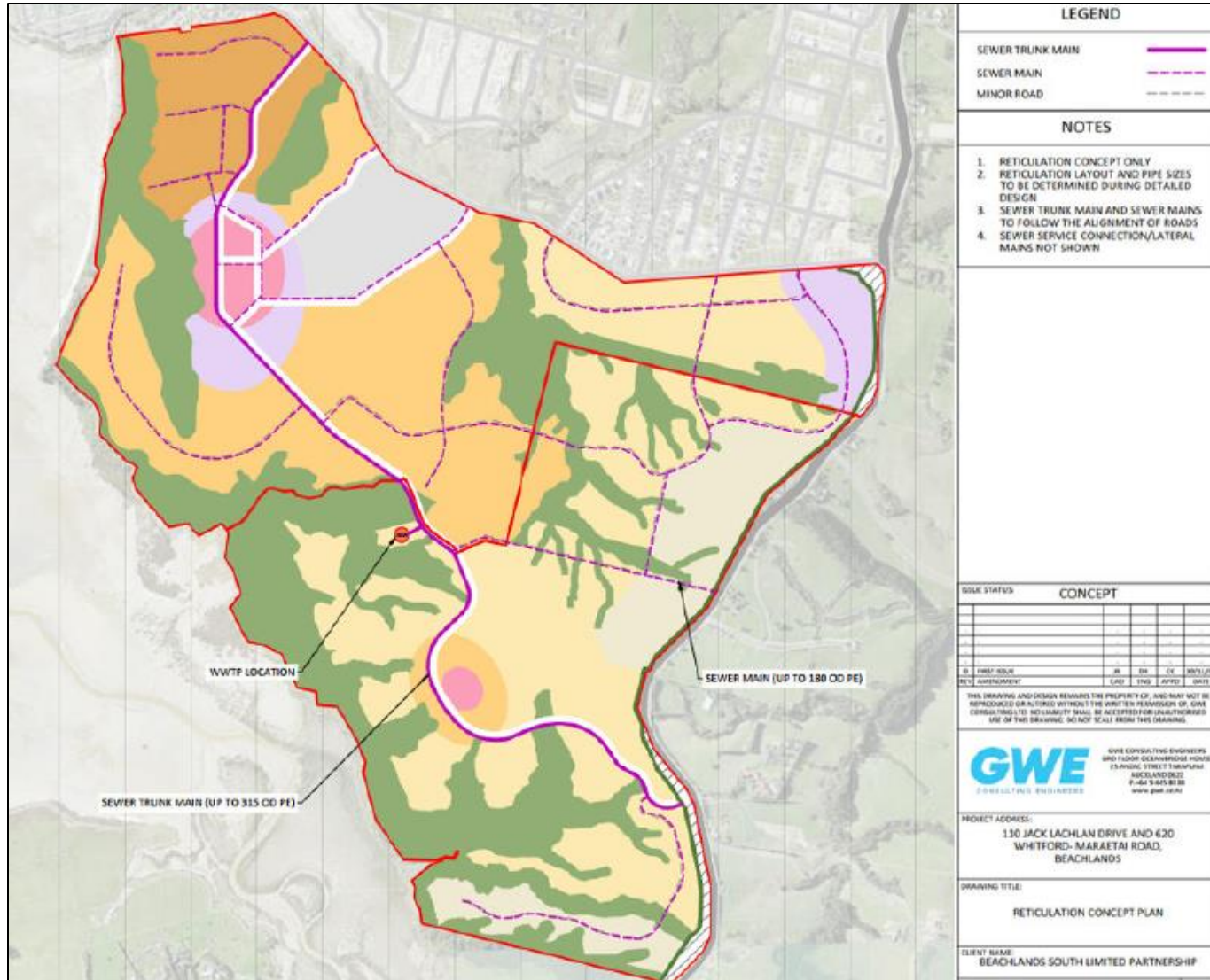
Water Treatment and Storage

Water sourced from these bores will require treatment, and is likely to be:

- Ion Exchange (IEX) followed by cartridge filtration, UV and Chlorine dosing
- IEX has the potential to reduce iron, manganese and hardness in a much lower safety risk compared with other iron removal systems
- Chlorine dosing provides the additional disinfection step to make sure there is no bacteria growth in the storage tanks/reticulation and enable to meet the requirements of the Drinking Water Standards for New Zealand 2021 (DWSNZ)



Water Treatment and Storage



- Live Zone - reservoir storage of 4,500 m³ split across two tanks should be installed at the north-east corner of the site. This will allow for gravity flow as well as provide emergency and firefighting supply
- Future Urban Zone – additional 2,000m³ of storage

The proposed infrastructure options and solutions will be able to service the projected number of dwellings and area within the PPC area for both the Live Zone and Future Urban Zone

Beachlands South Limited Partnership

Wastewater Concept Design

June 2022



Beachlands today

Your wastewater network...

We operate the public wastewater network. It is made up of local wastewater pipes, pump stations, rising mains (pressurised pipes) and a wastewater treatment plant.

Te Puru Pump Station and Storage Tank

The majority of the wastewater in the local area is pumped through this pump station. It was upgraded in 2014, when we added a storage tank to increase its wet weather capacity. Our wastewater network is resilient and has capacity to handle most storm events, however the Tasman Tempest weather bomb in March was so extreme it caused extensive flooding and resulted in the pump station overflowing. While such weather events are thankfully rare, stormwater entering the wastewater system can overwhelm the capacity of the network. To find out what we are doing and how you can help, see the back page.



Te Puru Stream

Once the treated wastewater has undergone the final stage of the process, UV disinfection, it is discharged onto a land disposal area, which then soaks into Te Puru Stream. We monitor the water quality of the stream as a condition of our Resource Consent.



Kahawairahi Drive Pump Station

This pump station was built in 2014 to cater for the wastewater expected from new developments. We also built an additional wastewater pipeline under Jack Lachlan Drive to cater for planned growth in residential housing.

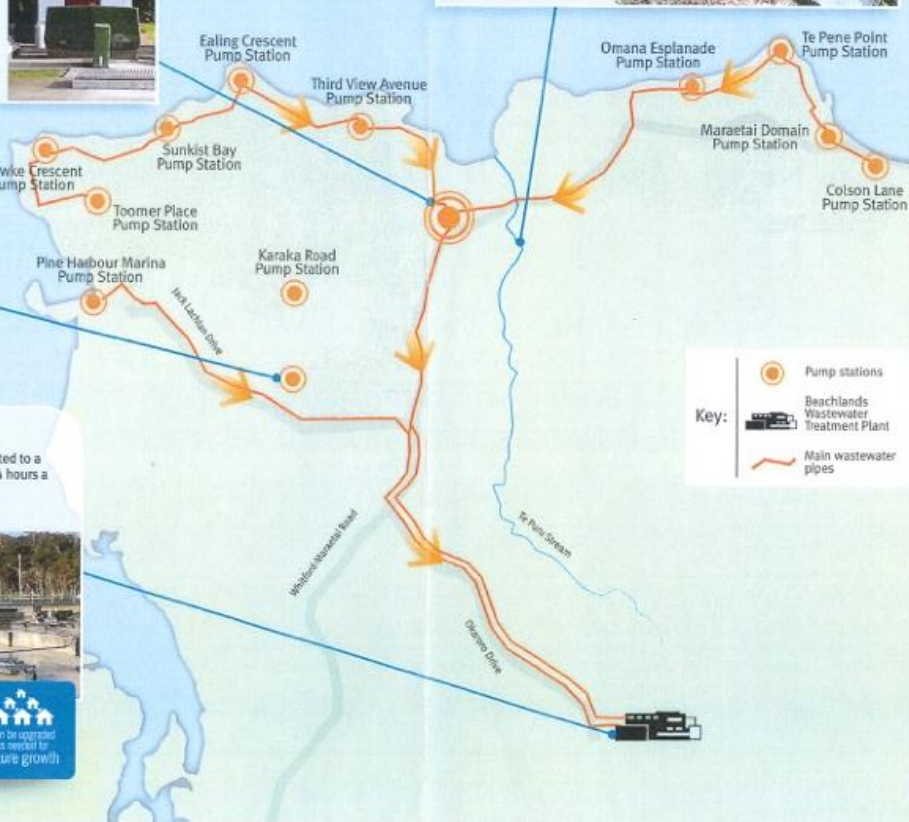


Beachlands Wastewater Treatment Plant

Here, wastewater from Beachlands, Maraetai and Pine Harbour is treated to a high standard. We monitor the plant's performance and production 24 hours a day, seven days a week. The surrounding land is owned by us and leased out to local farmers.



- 12 years old
- Services 7,500 people
- 1.12m litres daily output
- Can be upgraded as needed for future growth



FAST FACTS

13
WASTEWATER
PUMP STATIONS
SERVICE
BEACHLANDS, MARAETA
AND PINE HARBOUR.

What does a pump station do?

Auckland's wastewater network is designed to make the most of gravity. When pipes run downhill, gravity ensures the wastewater flows easily. However, because we can't keep digging pipes deeper and deeper, there are parts of the network where gravity alone is not enough to move the wastewater. Pump stations increase the pressure in the pipes. We use them at low points in the network so that wastewater can be lifted to a higher point and continue its journey under gravity until it reaches another pump station or a treatment plant. Wastewater is gravity-fed from most properties in Beachlands, Maraetai and Pine Harbour into the main wastewater pipelines. The 13 pump stations then push wastewater up to the Beachlands Wastewater Treatment Plant.

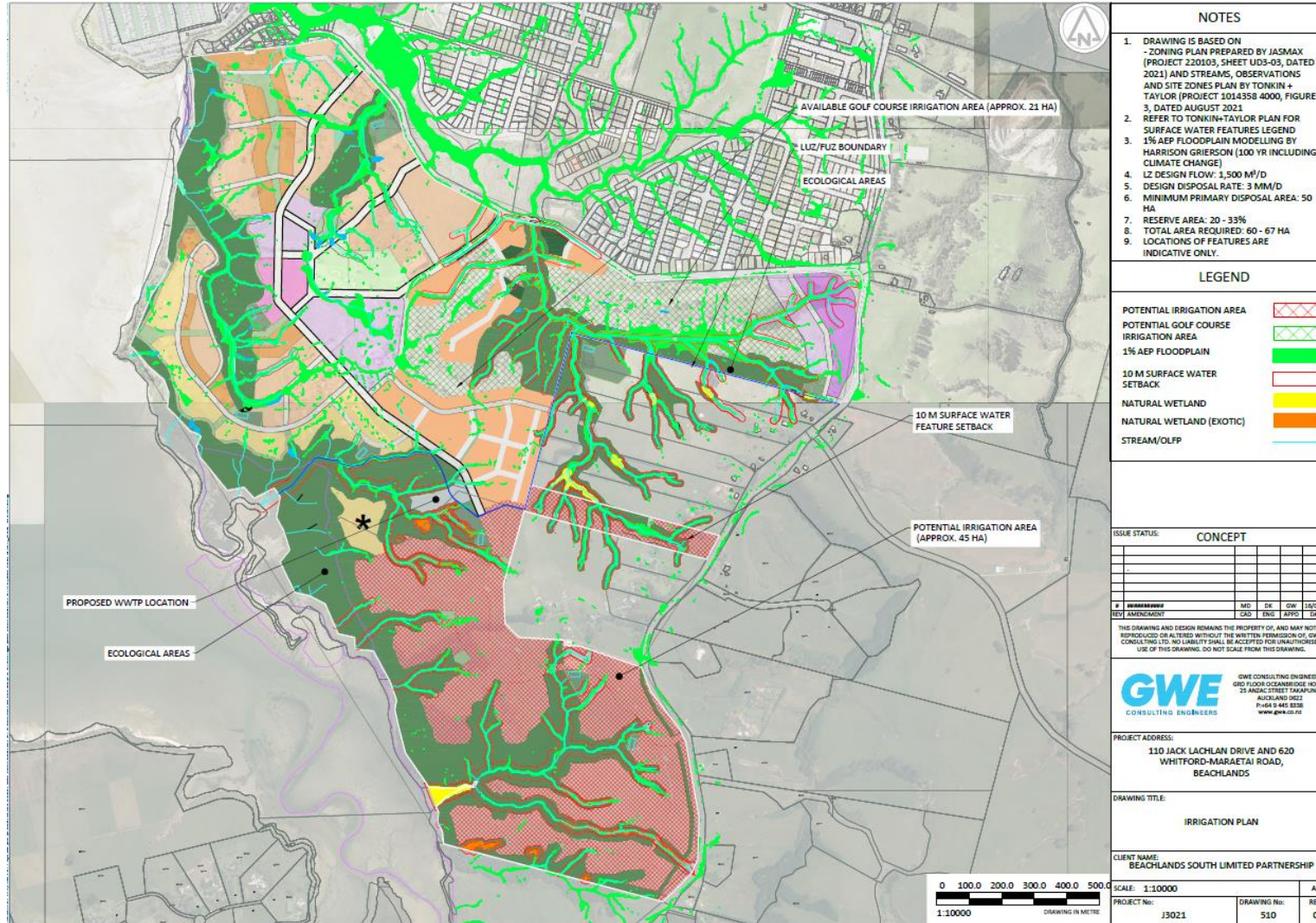


Wastewater Management

- Beachlands is currently serviced by the Watercare owned Beachlands-Maraetai WWTP
- Plant caters for population of up to 10,000 and 2,800m³/day
- Plant is BNR with filtration and UV
- Discharge of treated effluent to the Te Puru Stream
- Discharge consent expires in 2025 and the treatment plant is at or nearing capacity

A stand-alone collection, treatment and disposal option has been investigated.

Wastewater - Design Basis



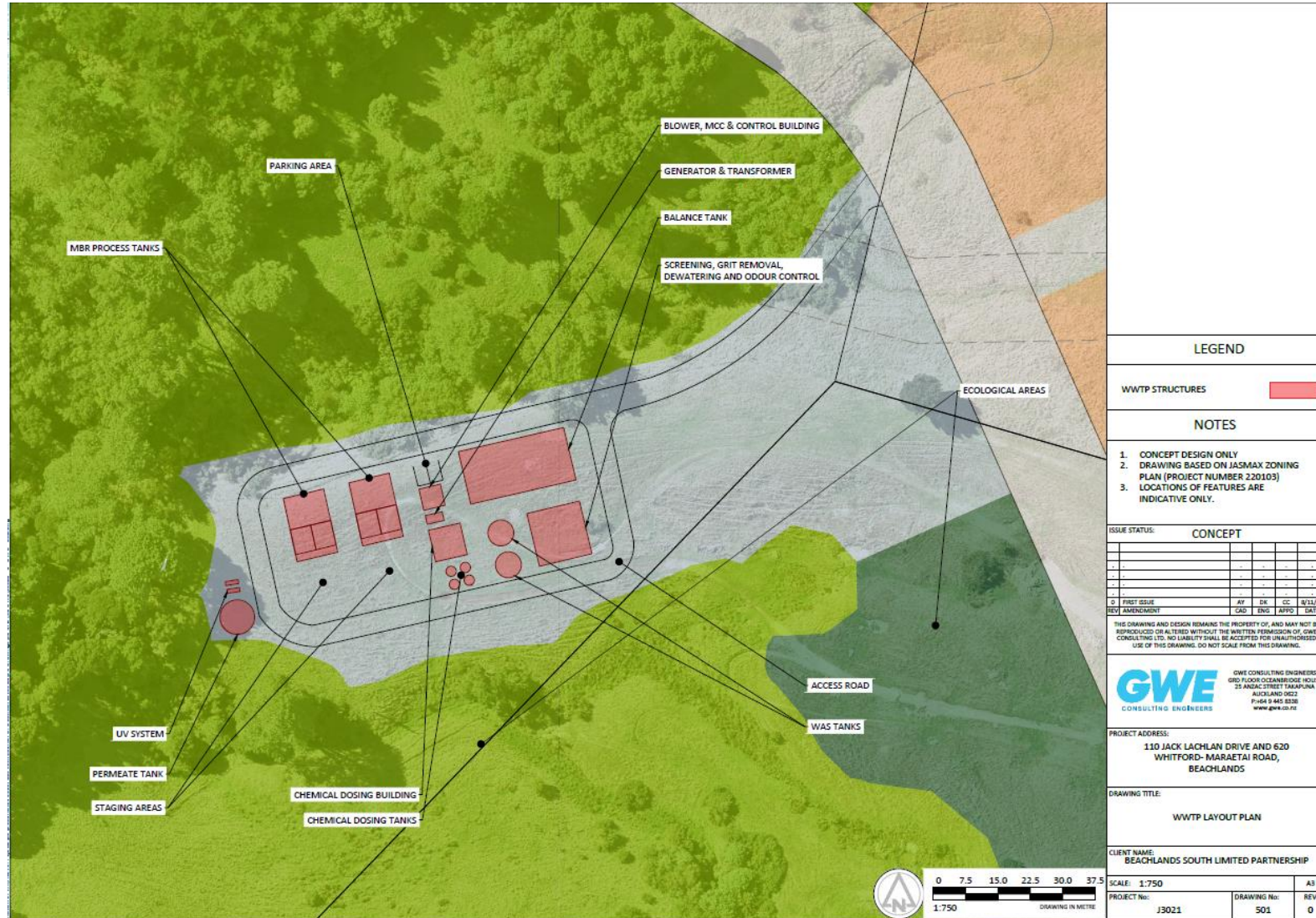
NOTES											
1.	DRAWING IS BASED ON - ZONING PLAN PREPARED BY JASMAX (PROJECT 220103, SHEET UDS-03, DATED 2021) AND STREAMS, OBSERVATIONS AND SITE ZONES PLAN BY TONKIN + TAYLOR (PROJECT 1014358 4000, FIGURE 3, DATED AUGUST 2021 REFER TO TONKIN+TAYLOR PLAN FOR SURFACE WATER FEATURES LEGEND										
2.	1% AEP FLOODPLAIN MODELLING BY HARRISON GRIERSON (100 YR INCLUDING CLIMATE CHANGE)										
3.	LZ DESIGN FLOW: 1,500 M ³ /D										
4.	DESIGN DISPOSAL RATE: 3 MM/D										
5.	MINIMUM PRIMARY DISPOSAL AREA: 50 HA										
6.	RESERVE AREA: 20 - 33%										
7.	TOTAL AREA REQUIRED: 60 - 67 HA										
8.	LOCATIONS OF FEATURES ARE INDICATIVE ONLY.										
LEGEND											
POTENTIAL IRRIGATION AREA											
POTENTIAL GOLF COURSE IRRIGATION AREA											
1% AEP FLOODPLAIN											
10 M SURFACE WATER SETBACK											
NATURAL WETLAND											
NATURAL WETLAND (EXOTIC)											
STREAM/OLFP											
ISSUE STATUS: CONCEPT											
<table border="1"> <thead> <tr> <th>REV</th> <th>AMENDMENT</th> <th>APP'D</th> <th>ENR</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV	AMENDMENT	APP'D	ENR	DATE					
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<small>GWE CONSULTING ENGINEERS 610 FLOOR OCEANBROOK HOUSE 25 ANGLIC STREET TAKAPUNA AUCKLAND 1022 P+64 9 445 8338 www.gwe.co.nz</small>											
PROJECT ADDRESS: 110 JACK LACHLAN DRIVE AND 620 WHITFORD-MARAETAI ROAD, BEACHLANDS											
DRAWING TITLE: IRRIGATION PLAN											
CLIENT NAME: BEACHLANDS SOUTH LIMITED PARTNERSHIP											
SCALE: 1:10000	A3										
PROJECT No: J3021	DRAWING No: 510										
	REV 0										

- Mixed residential and commercial wastewater
- Stage 1 flows – 1,500m³/day
- Stage 2 flows – 2,100m³/day
- High level of treatment required
- Treatment processes readily available within NZ
- Modular processes to allow staged development

Collection – low pressure sewer system (LPSS)

- Suits the topography of the site and minimizes number of terminal pump stations
- Minimises inflow and infiltration (I&I)
- Infrastructure can be staged as the development grows
- Simple installation and collection system can be installed without requiring detailed designs
- Small bore – pipes are often only 63 to 100mm diameter
- LPSS systems have a long track record for use in the Auckland region

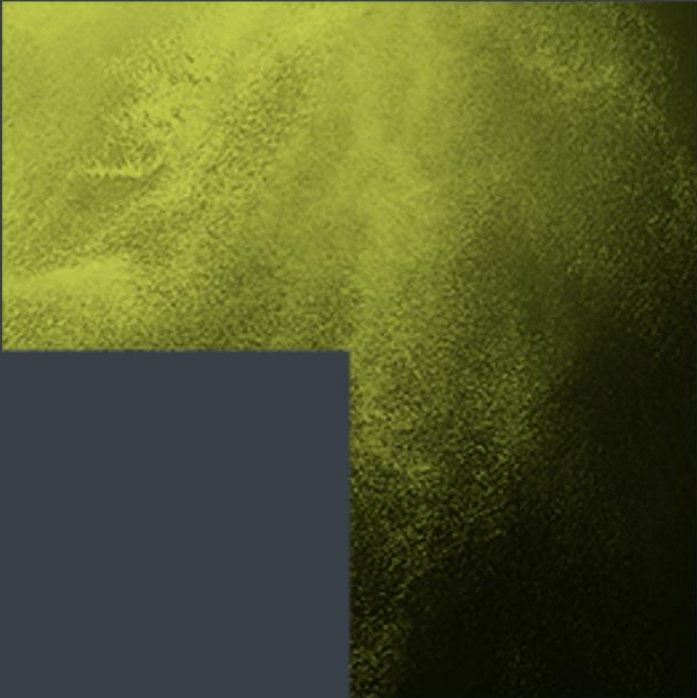
Wastewater Treatment - MBR



- Modular treatment plant that can be expanded as the development grows
- High level of treatment – very low nutrient levels
- Tertiary UV disinfection
- MBR treatment seen as best practice in NZ
- Very reliable, long track record and low footprint
- Watercare are/has installed similar plants at Clarks Beach, Warkworth and Te Kauwhata

Treated Wastewater Disposal Options

- Option 1 – tertiary polishing wetland near the 9-hole golf course and sub surface irrigation over golf course and FUZ land
- Option 2 – tertiary polishing wetland at the head of the western gulley followed by discharge into the permanent stream in the western gulley

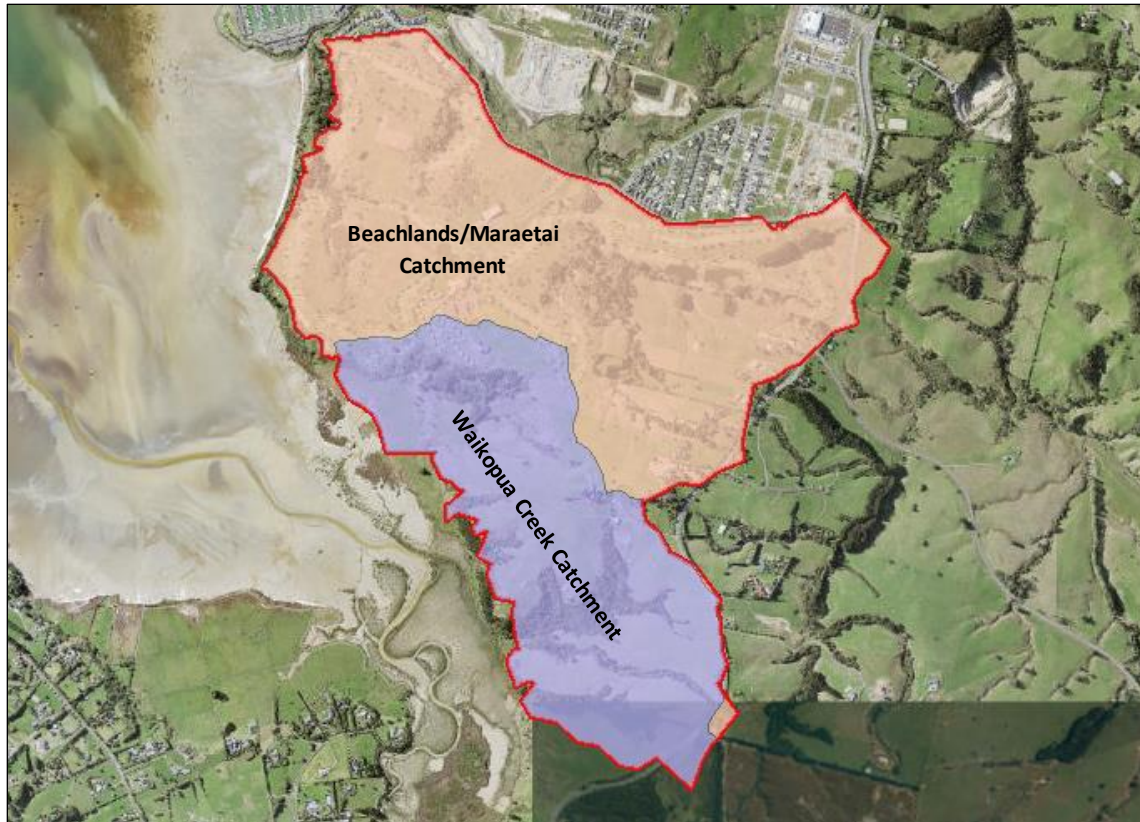


BEACHLANDS SOUTH

STORMWATER MANAGEMENT

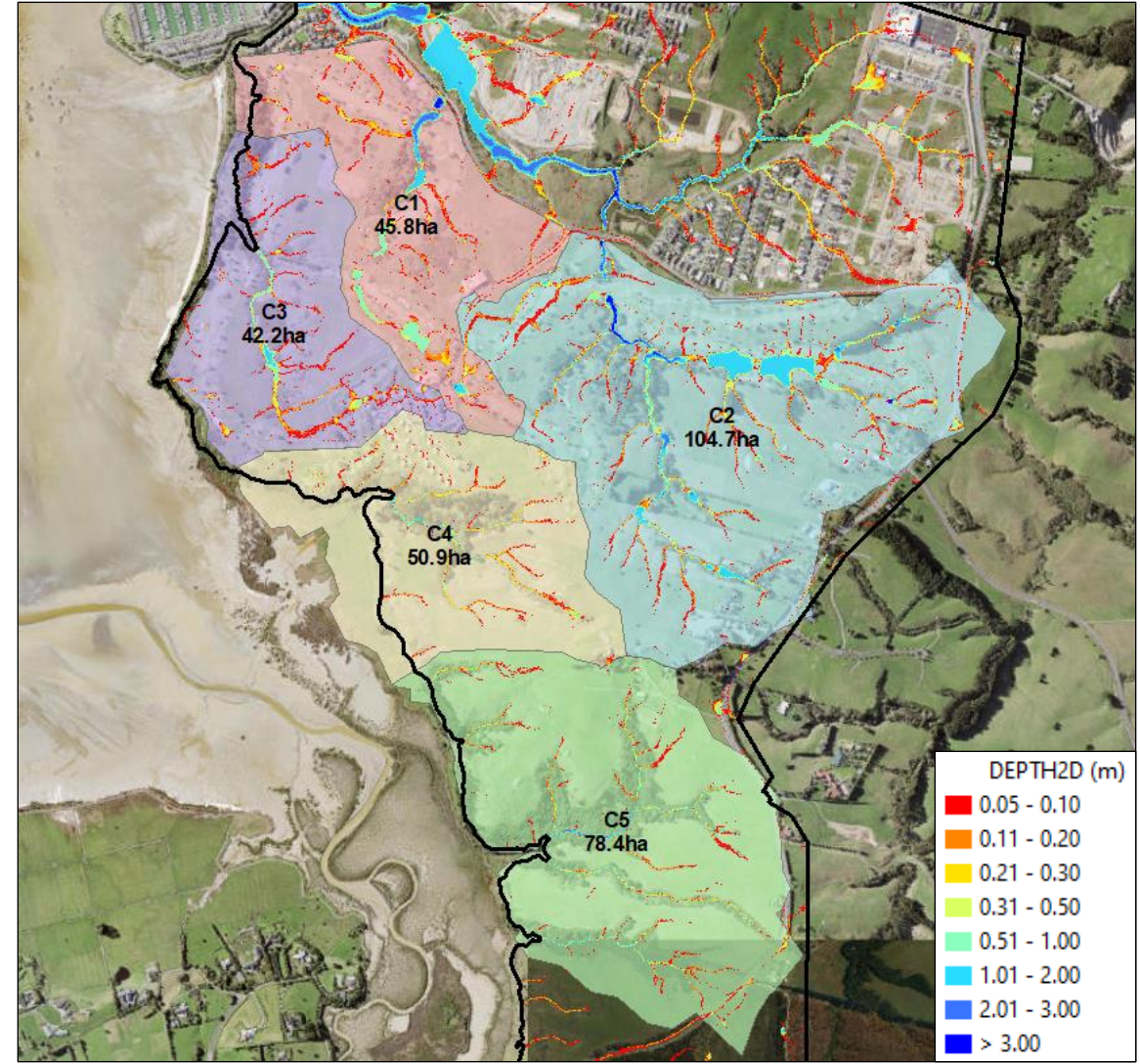
Watercare Presentation

Stormwater Catchments

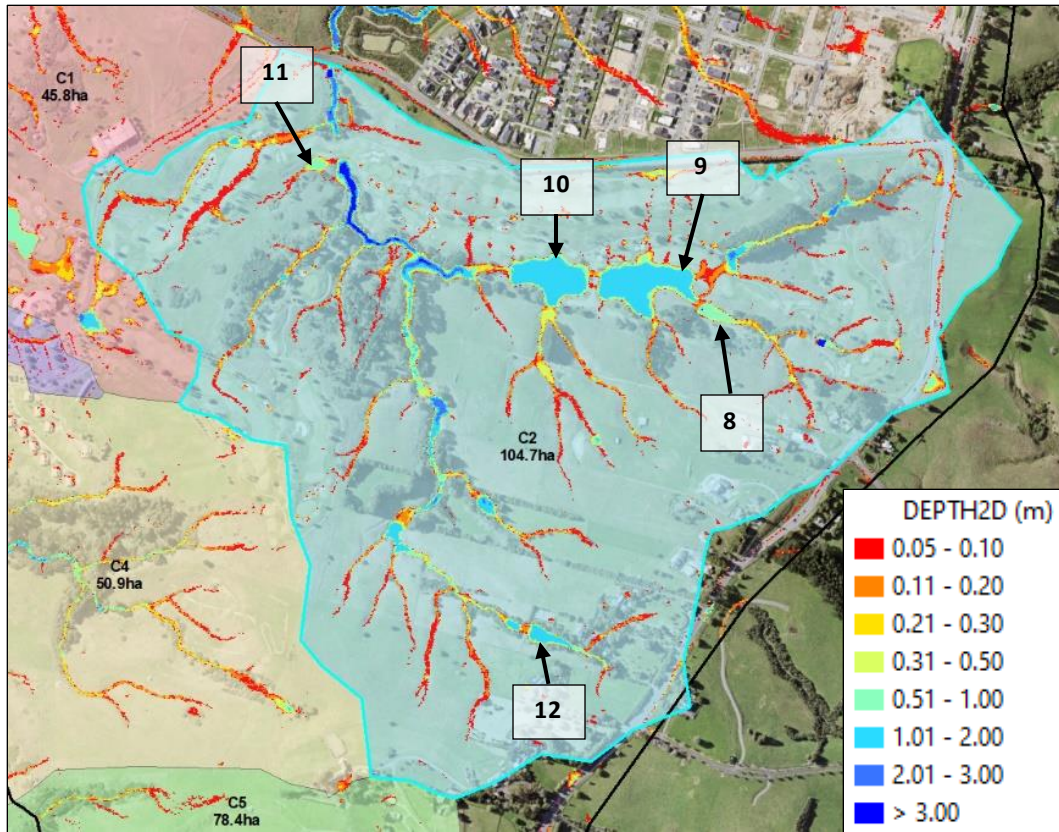


Existing Catchments ↑

Existing sub catchments and flood depths →

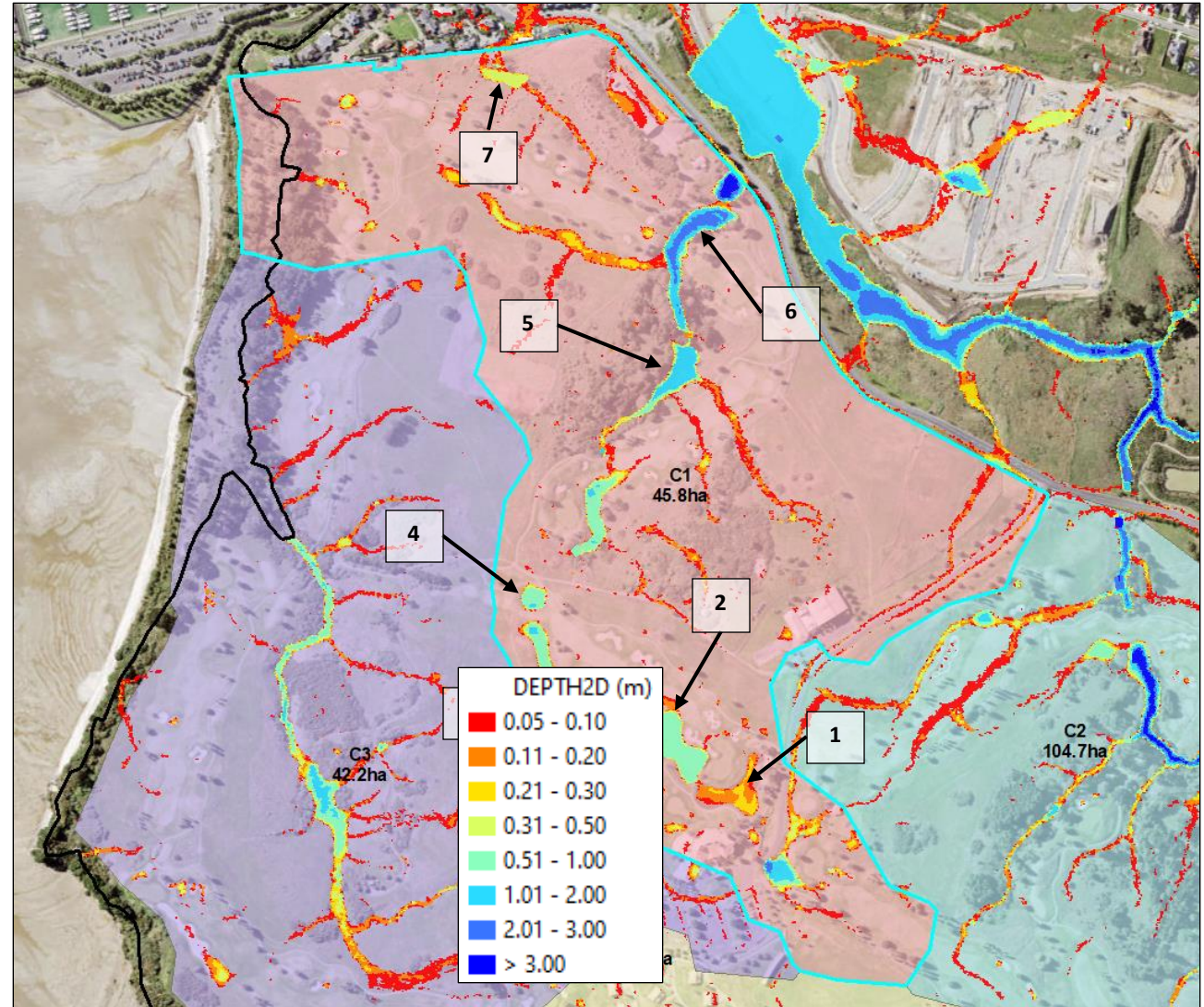


Stormwater existing flood plains



Existing subcatchments and flood depths

Existing subcatchments and flood depths

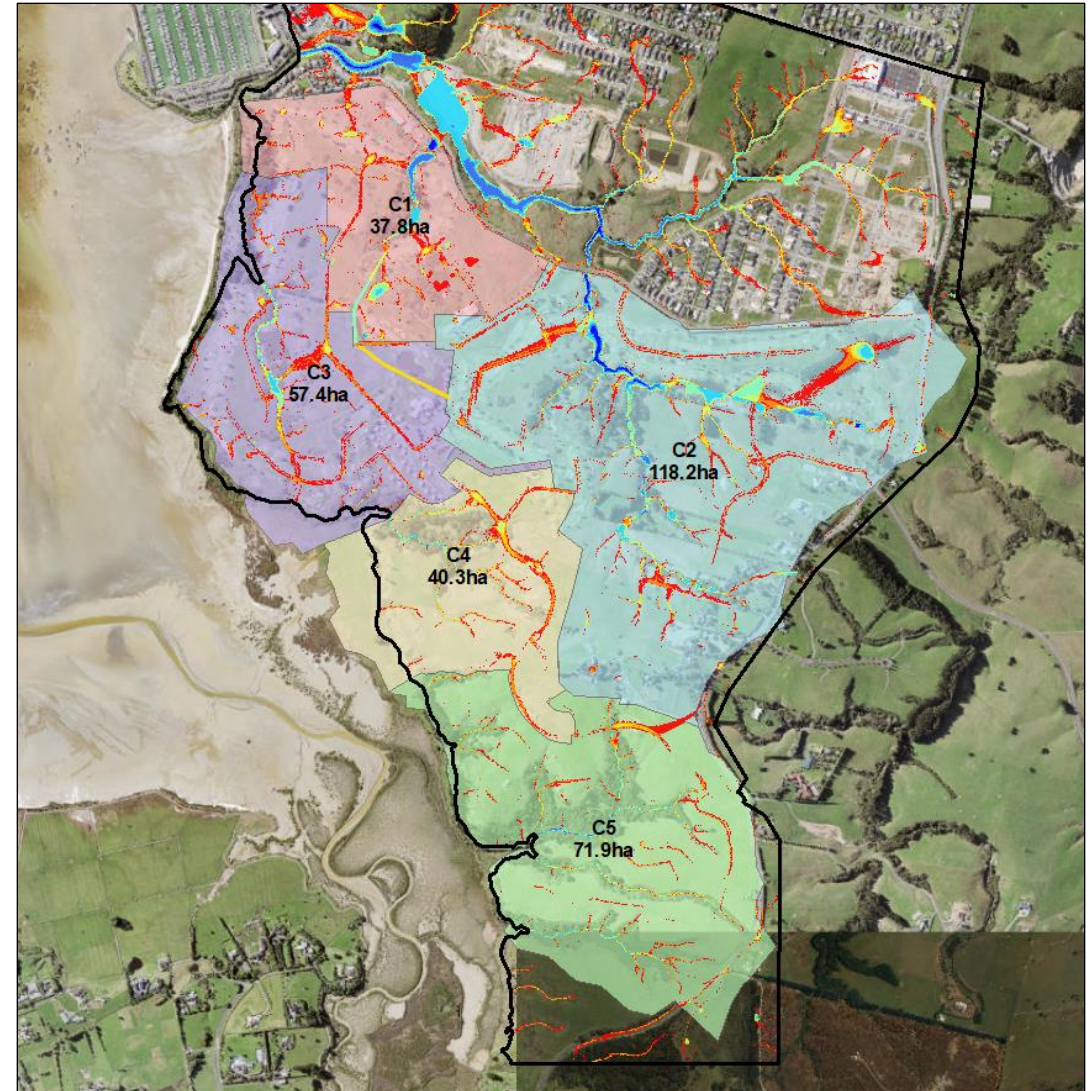
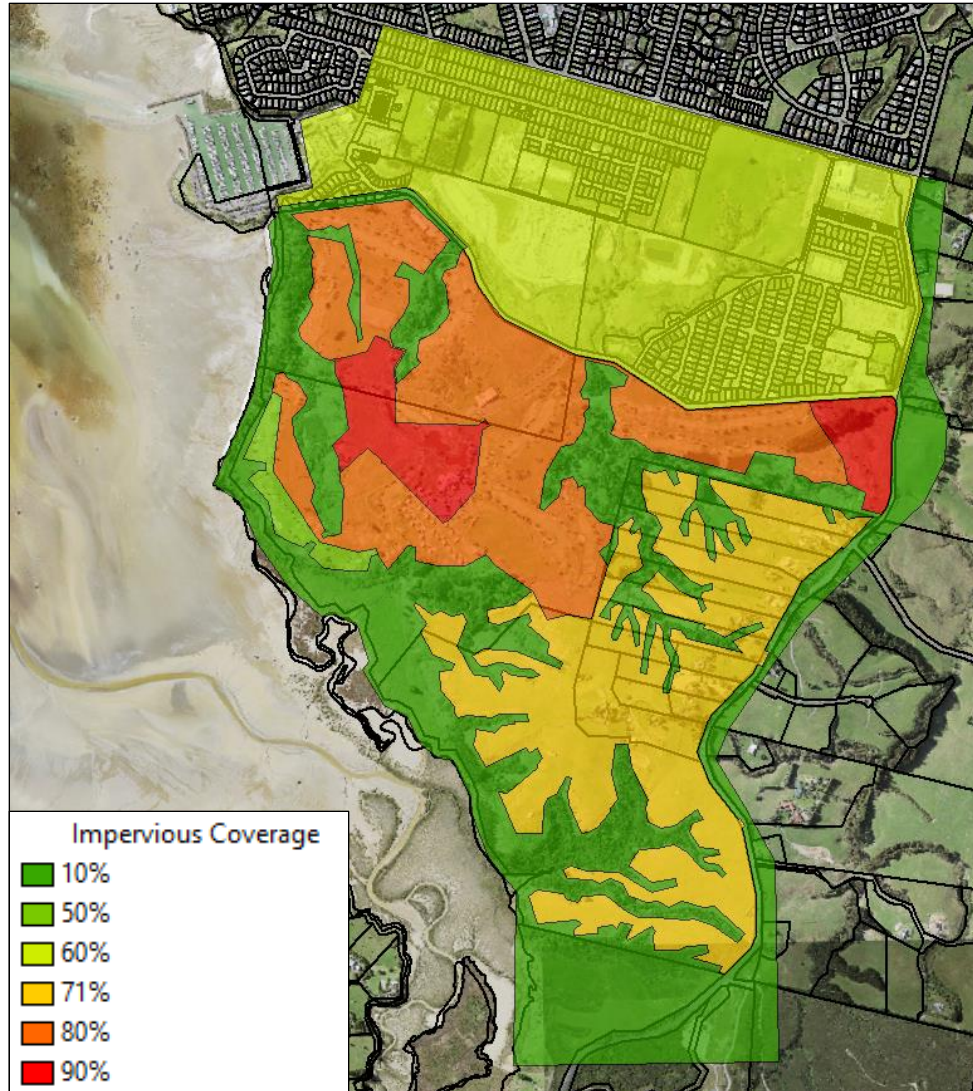


Stormwater Management Requirements

Stormwater Management Requirements	Design Approach
Water Quality Treatment	<ul style="list-style-type: none"> Water Quality Treatment to GD01 standard or equivalent for all new impervious areas, and areas with High Contaminant Generating Activities. Gross Pollutant Traps for waste storage areas.
Stream Hydrology (discharge to streams via the public stormwater network outside of AUP SMAF 1)	<ul style="list-style-type: none"> Hydrological mitigation to SMAF 1 standard for all new impervious areas to GD01 standard or equivalent. This will be managed using a SMAF 1 overlay applying to the total extent of the Plan Change area.
Flooding 50% AEP – Coastal Catchments	<ul style="list-style-type: none"> Attenuate stormwater runoff generated within coastal catchments 3, 4, and 5 to 100% of the peak flow rate generated in the existing scenario, 50% AEP rainfall event.
Flooding 10% AEP - Pipe Network Capacity	<ul style="list-style-type: none"> Attenuate stormwater runoff generated within northern stream catchments 1 & 2 in the 10% AEP rainfall event as required to avoid adverse effects and comply with AC SW CoP requirements and AT SW CoP requirements for all existing public stormwater infrastructure draining runoff from the site.

Stormwater Management Requirements	Design Approach
Flooding 10% AEP - Pipe Network Capacity	<ul style="list-style-type: none"> Alternatively, upgrade the existing public stormwater infrastructure draining runoff generated within the site to achieve the same level of performance.
Flooding 1% AEP – Buildings	<ul style="list-style-type: none"> Attenuate stormwater runoff generated within northern stream catchments 1 & 2 in the 1% AEP rainfall event as required to avoid adverse effects and comply with AC SW CoP requirements and AT SW CoP requirements for all existing public stormwater infrastructure draining runoff from the site. Manage OLFPs safely within engineered OLFP channels and drainage reserves and establish minimum finished floor levels for new buildings as per AC SWCoP and NZBC.
Assets	<ul style="list-style-type: none"> All new public stormwater infrastructure will be designed and constructed in accordance with AC SW CoP and AT SW CoP requirements.

Stormwater impervious coverage & proposed flood plains



Consultation Overview

- Cr. Bill Cashmore – October 2020
- Watercare – December 2020
- Auckland Transport – February and May 2021
- Auckland Council – April and November 2021
- Regular meetings with Local Board
- Public consultation open days – 3 & 4 December 2021
- On-going engagement and hui with Ngāi Tai and other iwi

Developers unveil plans for Formosa land



Russell Group managing director Brett Russell (centre) show locals the proposed concept plans for a large residential development on the Jack Lachlan Drive site owned by Beachlands South Ltd.

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POHUTUKAWA COAST TIMES (10 DECEMBER 2021) 3

Developers unveil Formosa plans

CONTINUED FROM PAGE 1

- retention of a 9 hole golf course
 - allocation of space for primary (or intermediate/middle) and secondary schools* and sports fields
 - a village centre with a "real point of difference" so as not to compete with existing local businesses
 - improvements to traffic flow within the wider area, including an upgrade of the 'Whitford circle'
 - an employment zone for light industry

Water for the development would come from a combination of bore and rainwater collection, with new homes built with fixtures that reduce water demand. Stormwater infrastructure would include devices such as swales, rain gardens and stormwater wetlands. Wastewater would be treated by a "high quality" plant onsite, which would discharge treated waste to retention ponds.

Mana whenua Ngāi Tai ki Tāmaki have a strong historical connection to the area,

"Planning is an evolving process," says Tama. "We are happy to be in partnership and association with the team especially given this project has a 20 year vision which we will all continue to review."

Feedback from various community representatives who attended last weekend's event was largely positive. The Pohutukawa Coast Community Association (PCCA) said the plans show an impressive and ambitious development promising not only homes, but also local employment opportunities. A PCCA spokesperson says: "It was refreshing to see infrastructure being addressed from the very start. The PCCA would like to see more clarity on viable accessible connectivity to the rest of Beachlands as this is not clear on the plans. We've also requested that the coastal walkway is given priority so the community do not have to wait indefinitely to access this. Given the timing it would be fantastic if the Russell Group could run the presentations again to give more of the community the chance to see the proposals for themselves."



Artistic impression of the Village Centre planned by Beachlands South LP.

population in Beachlands. It could make way for more local jobs, opportunities for start-up businesses, housing for different ages and stages and most of all a purpose-built secondary college for our 12 to 18 year olds. That would mean no more bus trips to Howick, less commuting traffic and a stronger connection to the community for our young people."

Angela Mason has spearheaded the recent effort to secure a high school for the Coast, and says that from the perspective of a parent who is lobbying for a new high

school, while intersection improvements are needed between Beachlands and Whitford with the increased number of residents, removing the need for school buses will improve congestion along the main road during the morning peak commute, especially at the Whitford roundabout."

Brett Russell says that the next step will be applying for a private plan change to enable the development to apply for resource consent. "Subject to having all the consents in place we could start [construction] in Q4 2023 – 2024 or

Next Steps

- Lodged - end of March
- Council team appointed
- Clause 23 request issued
- Post-lodgement meetings with Auckland Transport, Healthy Waters and Watercare
- Update precinct provisions in August 2022, as required
- Notification



Discussion & Questions





Thank you