

BEACHLANDS SOUTH



FAST TRACK DESIGN PRESENTATION TO AUCKLAND COUNCIL AND THEIR SPECIALISTS

Meeting Date: 1st April 2026

Meeting Time: 11:00 to 13:00

Attendance:

In person			
Brett Russell	BSLP	Chris Freke (AT)	AT
Graeme Harvey	RPG	Richard Black	AT
Vijay Lala	UNIO	Phil Harrison	AT
Nick Roberts	UNIO	Hillary Johnston	HW
Alistair Ray	Jasmax	Peter Kensington	L/V
Nick Barratt-Boyes	SPA	Mark Iszard	HW
Campbell McGregor	HG	Chris Garton	WW
Daryl Hughes	HT	Antoinette Bootsma	E
Adonica Giborees	AC	Hedre Dednam (AT)	AT
Brooke Dales	AC	Nick Denton	UD
		Sheerin Samsudeen	UD
Online			
Rob Bassett	BSLP	Maria Baring	DE
Bevan Hames	BSLP	Roja Tafaraji	Parks
Luke Stanley	Ec	Kala Sivaguru	E
Rahman Bashir	Parks		
Apologies			
Micah Butt	E		

- Project Overview and Fast Track Process:** The BS Team provided an overview of the Beachlands development project, outlining the transition from plan change to resource consent, the rationale for using the fast track process, and the collaborative approach with Auckland Council and stakeholders.
 - Project Background and Stakeholders:** The project team introduced key participants, including representatives from Russell Property Group, Hapai Property, Auckland Council, and various technical consultants, highlighting the involvement of Iwi investors and the importance of the Beachlands partnership.
 - Purpose of Meeting:** The meeting was positioned as an information-sharing session to brief council and stakeholders on the current status of the project, clarify the fast track process, and set expectations for upcoming technical workshops rather than engaging in detailed debate.
 - Fast Track Rationale:** Brett Russell explained that the project is considered suitable for fast track due to its location within a live zoned area, the comprehensive

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- planning already undertaken, and the expectation of a relatively straightforward consenting process.
- **Next Steps and Engagement:** The team outlined plans for ongoing technical workshops covering architecture, transport, infrastructure, and ecology, with a goal to lodge the application in early May and continue engagement with council and community bodies throughout the process.
2. **Master Plan and Urban Design Framework:** The Urban Designers detailed the master plan, zoning framework, housing typologies, and the evolution of the design, emphasizing the integration of community facilities, open space, and transport connections, with input from council specialists such as Chris Garton and Roja Tafaraji.
- **Zoning and Structure Plan:** The zoning framework includes a central town centre with mixed-use zones, employment areas, schools, and radiating high-density and mixed housing, with a large lot zone adjacent to the shoreline and an 88-hectare Environmental Protection Area (EPAN) for native restoration.
 - **Housing Typologies and Density:** The design reduces the anticipated number of dwellings from 2,900 to approximately 2,100–2,200, with a mix of standalone houses, terraces, apartments, and live-work units, and a focus on aligning higher densities with transport corridors and green networks.
 - **Village Centre and Community Facilities:** The village centre is designed to complement existing Beachlands centres, featuring retail, a small supermarket, hospitality, event spaces, and high-quality public realm, with provision for a library, medical facilities, and innovation workspaces.
 - **Transport and Walkability:** The master plan includes a main spine road, multiple connections to Jack Lachlan Drive, extensive walking and cycling trails, and strong links to Pine Harbour ferry terminal, with traffic calming and integrated cycleways to support active transport.
 - **Staging and Golf Course Integration:** Stage 1 earthworks are underway, with the existing 18-hole golf course remaining operational during initial development, eventually reverting to a 9- or 12-hole configuration as later stages progress.
3. **School Provision and Community Parks:** SPA and council representatives discussed the allocation of land for primary and secondary schools, the evolving relationship with the Ministry of Education, and the integration of community parks and sports fields, with input from Rahman Bashir and Roja Tafaraji on council requirements.
- **School Site Allocation:** A 9-hectare site is earmarked for primary and secondary schools, centrally located for accessibility, with flexibility for the Ministry of Education to finalize configuration and procurement based on standardized models and projected roll growth.
 - **Community Park and Sports Fields:** The plan includes community parks and sports fields adjacent to the school precinct, with ongoing discussions about ownership and use, and the potential for shared facilities between the school and the wider community.

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- **Council Open Space Policy Alignment:** Council representatives emphasized the need to align open space provision with Auckland Council's latest strategy and local board requirements, including the potential for a larger suburban park and clarity on acquisition and long-term management.
 - **Development Contributions and Financing:** Rahman Bashir noted that once the scale of open space acquisition is determined, discussions on development contributions and financing will be initiated to ensure council's interests are addressed.
4. **Infrastructure: Stormwater, Wastewater, and Water Supply:** HG, UNIO and Rob Bassett provided updates on infrastructure strategies, including changes to stormwater management, wastewater treatment options, and water supply, with technical input and questions from Chris Garton, Maria Baring, and other council specialists.
- **Stormwater Management:** The approach has shifted from distributed treatment trains to larger communal wetlands, sized for recent storm events and climate change, with ongoing discussions about ownership, vesting, and alignment with council's global discharge consent.
 - **Wastewater Treatment Options:** A traditional gravity wastewater network with multiple pumping stations is proposed, with flexibility for either a standalone treatment plant or future connection to Watercare's network, and ongoing work to address discharge quality, staging, and compliance with Council and Iwi expectations.
 - **Water Supply:** Water supply will be sourced from existing boreholes, with calculations indicating sufficient capacity, and the internal distribution network and reservoir locations are being finalized to ensure compliance with plan change requirements.
 - **Ownership and Vesting:** The team is designing infrastructure to Council and Watercare standards to allow for future vesting, but is also preparing for the possibility of private ownership and management, with ongoing dialogue to clarify Council's preferences.
 - **Technical Concerns and Next Steps:** Council specialists raised concerns about nitrate management, land application constraints, and the need for robust conditions and staging in consents, with agreement to hold further technical meetings to resolve outstanding issues before application lodgement.
5. **Transport Network and Connectivity:** HT presented the proposed transport network, including road hierarchy, cycleways, bus routes, and connections to Pine Harbour, with feedback from council transport specialists on integration with public transport and future planning.
- **Road and Cycleway Design:** The network features a main spine road, collector roads, and local roads with traffic calming, as well as two-way cycleways on key routes, ensuring strong connections to the ferry terminal and integration with the wider transport system.

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- **Public Transport Integration:** Bus routes are planned to connect the development with Pine Harbour and other destinations, with ongoing discussions about service levels, route alignment, and the need for future upgrades such as a bypass.
 - **Staging and Triggers:** Key intersection upgrades and transport infrastructure will be triggered by development stages, with ongoing modelling to reflect updated census data and changes in development typologies.
 - **Active Modes and Accessibility:** The plan emphasizes walkability and cycling, with interconnected paths, coastal walkways, and direct access to community facilities, supporting the goal of a sustainable, well-connected community.
6. **Ecology, Coastal Hazards, and Environmental Protection:** UNIO and Kala Sivaguru discussed ongoing ecological assessments, coastal hazard considerations, and the integration of environmental protection areas, with agreement to address new policy requirements and provide detailed reporting for council review.
- **Ecological Assessment:** Fieldwork is underway to survey habitats, wetlands, and watercourses, with a focus on identifying high-value areas, planning mitigation for habitat loss, and aligning with Auckland Unitary Plan requirements.
 - **Coastal Hazards and Policy Compliance:** The team is preparing assessments for coastal inundation, erosion, and water quality, ensuring compliance with Plan Change 120 and addressing both historical and new policy requirements.
 - **Environmental Protection Area Restoration:** An 88-hectare EPAN is designated for native replanting and restoration, with plans for public access, walking trails, and integration with the overall open space network.
 - **Reporting and Specialist Engagement:** Specialist reports will be separated by ecological domain (terrestrial, freshwater, marine) for clarity, and further meetings will be scheduled with council's ecology and coastal teams to review findings and recommendations.
7. **Ownership, Management, and Long-Term Governance:** Brett Russell, Rob Bassett, and council representatives discussed models for long-term ownership and management of infrastructure, open space, and community assets, referencing lessons from other developments and the need for clear governance structures.
- **Precinct Societies and Private Management:** The team is considering a dual model with a precinct society responsible for community maintenance and a separate entity for utilities, drawing on examples from Sanctuary Cove (Queensland) and other large-scale developments.
 - **Council Preferences and Vesting:** Council expressed a preference for public ownership of open space and infrastructure where possible, with ongoing discussions to clarify which assets may be vested and which may remain privately managed.
 - **Development Contributions and Funding:** The approach to development contributions and funding for long-term maintenance will be determined once the ownership model and scale of council acquisition are finalized.

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8. **Technical Workshops and Next Steps:** The attendees outlined the plan for a series of technical workshops covering architecture, transport, infrastructure, and ecology, with the aim of resolving outstanding issues and preparing for application lodgement in May.
- **Workshop Scheduling:** Workshops will be scheduled throughout April, with information circulated in advance to allow council specialists to prepare and provide feedback.
 - **Information Sharing and Collaboration:** The team committed to sharing draft reports and technical details with council as they become available, to facilitate efficient review and alignment on key issues.
 - **Application Lodgement Timeline:** The goal is to lodge the fast track application in early May, with ongoing engagement anticipated throughout the fast track process.

Follow-up tasks:

Open Space Provision Alignment	Send high-level suggestions and feedback from the Parks and Community Facilities team regarding open space requirements and potential adjustments to the proposal to the development team prior to the next detailed meeting.	Roja Tafaroji, Rahman Bashir, David
Sports Field Ownership and Management	Confirm with Council whether there is an appetite to purchase or manage the proposed sports fields and communicate this position to the development team as soon as possible.	Rahman Bashir, Roja Tafaroji
Development Contributions for Open Space	Initiate discussions with Council's finance team regarding development contributions (DCs) once the scale of open space to be acquired is clarified.	Rahman Bashir
Wastewater Solution Review	Arrange a meeting in the next three to four weeks to present and discuss the latest findings and proposed solutions for wastewater treatment and discharge with Chris Garton and relevant Council staff prior to application submission.	
Standard Conditions Template Sharing	Provide the development team with a draft set of standard Council conditions (including for fast track projects) to assist in preparing application documentation.	Brooke Dales
Specialist Workstream Meetings Scheduling	Schedule and coordinate specialist breakout meetings for: • architecture/design, landscape/visual, • transport • infrastructure, ecology during April, ensuring information is shared in advance where possible.	Unio
Stormwater and Asset Vesting Discussion	Continue discussions between the development team and Healthy Waters/Council to resolve outstanding issues regarding stormwater management strategy and potential vesting of assets, referencing	UNIO, HG and HW

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	unresolved matters from the plan change hearing memo.	
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