

BEACHLANDS SOUTH



FAST TRACK HEALTHY WATERS CONSULTATION

Meeting Date: 7TH May 2026

Meeting Time: 12:00 to 13:00

Attendance:

In person			
Brett Russell	BSLP	Adonica Giborees	AC
Graeme Harvey	RPG	Brooke Dales	AC
Rob Bassett	BSLP	Hillary Johnston	HW
Vijay Lala	UNIO	Mark Iszard	HW
Nick Roberts	UNIO		
Campbell McGregor	HG		
Chris Maday	HG		

Meeting Minutes

Executive Summary

The meeting confirmed the current stormwater management approach for the development, including the use of wetlands, rain gardens, stream corridor attenuation, and direct coastal discharge pathways. The strategy is being refined to align with catchment characteristics, topography, receiving environment requirements, GD 01 access standards, and the broader consenting pathway.

Key technical matters requiring close management include flood modelling for the northern catchments, confirmation of performance requirements across different receiving environments, treatment and attenuation design assumptions, operational access, retaining structure locations, and the interface between private and public stormwater assets. Particular focus remains on ensuring the proposal does not exacerbate offsite flooding effects in the sensitive northern catchment.

The immediate priorities are to confirm any outstanding modelling parameters, update the Stormwater Management Plan with the agreed technical justifications and design changes, and address consent requirements for areas discharging directly to the coast. These actions are required to support a clear, defensible consenting position and reduce assessment risk through the stormwater review process.

1. Stormwater Catchment and Treatment Strategy:

Campbell McGregor, Chris Maday and Mark Iszard discussed the stormwater catchment layout, treatment devices, and the rationale for using wetlands and rain gardens, with input from Hillary Johnston regarding performance requirements and ecological considerations.

- 1.1. Catchment Layout and Device Selection: Chris explained the site layout, highlighting the placement of wetlands and rain gardens based on topography and catchment size, with larger ponds in flatter areas and rain gardens in smaller catchments where wetlands were not warranted.

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- 1.2. Receiving Environments and Performance Requirements: Mark clarified the three main receiving environments—north draining through Beachlands, streams within the coastal catchment, and direct coastal discharge—and asked about stormwater performance requirements for each. Campbell confirmed 100-year attenuation for the north, two-year attenuation for streams, and 95th percentile treatment for the coast.
 - 1.3. Attenuation and Discharge Management: Campbell described the approach for managing controlled discharge rates, including use of stream corridors for attenuation, controlled culvert discharges, and modelling for interim events, aligning with plan change requirements and NDC standards.
 - 1.4. Treatment Philosophy: Campbell outlined that treatment occurs within wetlands for primary events, with bypass for larger events. The approach covers roofs and roads for the full catchment and does not account for on-site retention in device sizing.
 - 1.5. Ecological Considerations: Campbell reported discussions with Mark Delaney, noting that using stream corridors for attenuation is seen as ecologically beneficial, and that the placement of a large pond in the EPAN area was justified by topography and ecological analysis.
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2. Flood Modelling and Mitigation Measures:

Campbell McGregor and Mark reviewed flood modelling results, discussed the impact of updated road corridors and surface roughness, and outlined plans for mapping flood depths and mitigating flooding in sensitive northern catchments.

 - 2.1. Flood Model Updates: Chris and Campbell described the preliminary flood model, noting flooding issues due to updated road corridors and surface roughness coefficients, and the team's ongoing work to refine these parameters.
 - 2.2. Flood Depth Mapping: Campbell detailed the plan to provide existing and proposed flood depth maps for 2.1 and 3.8 scenarios, including the 100-year event, and to eventually map the 10-year event as well.
 - 2.3. Overland Flow Path Analysis: Campbell explained the process of updating overland flow paths from low points in the road corridor to ensure safe conveyance of water to streams or other mitigation areas, with the model to be rerun once the earthworks surface is finalised.
 - 2.4. Northern Catchment Sensitivity: Mark emphasised the importance of mitigating offsite effects in the sensitive northern catchment. Campbell confirmed that comparisons will be made between scenarios to avoid exacerbating flooding beyond their control, with sensitivity tests available for commissioners.
 - 2.5. Ecological Impact of Flood Attenuation: Mark asked about ecological impacts of using northern stream corridors for flood attenuation, and Campbell confirmed that Mark Delaney viewed this as a benefit rather than a negative.
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3. Access, Retaining Structures, and Asset Management:

Mark, Campbell McGregor, Chris, and Hillary Johnston discussed access gradients, retaining walls, and operational considerations for stormwater devices, including compliance with GD 01 and requirements for asset vesting and maintenance.

 - 3.1. Access and Compliance: Chris explained that access to stormwater devices is being designed to comply with GD 01, with compliant gradients and turning bays considered in the preliminary design.

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- 3.2. Retaining Wall Placement: Chris noted that some retaining walls are required due to topography, with efforts to place them in adjacent residential lots or against roads where necessary. Mark confirmed this is due to road elevation.
 - 3.3. Operational and Maintenance Considerations: Mark highlighted the need for sufficient land area, turning bays, and drying areas to facilitate operation and maintenance. Campbell agreed to provide locations and maximum sizes for retaining structures in line with resource consent expectations.
 - 3.4. Asset Vesting and Consenting Strategy: Hillary Johnston and Campbell discussed the split between private and public stormwater assets, with the approach to lodge on a private basis while continuing to work towards public vesting under the global NDC and alignment with the SWTDA team.
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4. Land Ownership and Public Access Arrangements:

Mark, Campbell McGregor, Chris and Brett Russell addressed the ownership and access strategy for stream corridors and stormwater management areas, considering private ownership, resident societies, and public access via easements and walkways.

 - 4.1. Ownership Intentions: Chris stated that stream corridors are intended to remain in private ownership unless Council opts for drainage reserves, with resident societies likely managing these areas.
 - 4.2. Public Access Provisions: Brett confirmed that coastal walkways and parkways will provide public access through the EPANS, coordinated with parks, though ownership may remain private with easements.
 - 4.3. Interface and Ramifications: Campbell noted the need to consider ramifications of public assets discharging to private areas, and the potential for complex interfaces between public and private ownership, to be resolved as the design progresses.
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5. Stormwater Management Plan (SMP) Updates and Consenting:

Hillary Johnston, Campbell McGregor discussed the importance of updating the SMP to reflect changes since the plan change, ensuring alignment with consenting requirements and facilitating smooth assessment by the SWTDA team.

 - 5.1. SMP Documentation: Hillary requested that all changes and justifications discussed be incorporated into the SMP to streamline the consenting process, and it was confirmed ongoing updates and amendments.
 - 5.2. Consenting Strategy for Direct Coastal Discharge: Hillary advised that areas discharging directly to the coast may require private diversion and discharge consent, a common approach. Campbell confirmed the intent to lodge on a private basis while working towards public alignment.
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6. Modelling Parameters and Coordination:

Mark and Campbell McGregor discussed the need to confirm modelling parameters for northern catchments, agreeing to coordinate with their respective teams to resolve any outstanding issues early.

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- 6.1. Parameter Agreement: Mark suggested a separate conversation with modellers to agree modelling parameters for northern catchments. Campbell indicated that most issues had been resolved but was open to further discussion if needed.
- 6.2. Team Coordination: Campbell emphasised ongoing collaboration with the Healthy Waters teams and willingness to address any concerns about modelling outcomes or parameters.

Follow-up actions:

1	Double-check with the team whether there are any outstanding issues regarding the modelling parameters for the northern catchments and confirm whether further discussion with Campbell McGregor's team is required.	Mark Iszard
2	Incorporate all discussed updates and amendments, including justifications for device choices and performance requirements, into the Stormwater Management Plan to reflect changes since the plan change.	Harrison Grierson
3	Include the need for private diversion and discharge consent for development areas, including areas near Pond 18, that discharge directly to the coast and not into the network.	Harrison Grierson