



CONSULTATION SUMMARY REPORT

110 Jack Lachlan Drive, Beachlands

25 June 2026

Prepared for:
Beachlands South Limited Partnership

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1.0 INTRODUCTION

This consultation summary has been prepared in support of the Substantive Application (Application) for the Beachlands South Precinct Mixed Use Development ('the Project'). It provides a consolidated summary of all relevant consultation and engagement undertaken to date in relation to the Project. This is in addition to the consultation undertaken prior to the listing of the Project on Schedule 2 of the Fast-track Approvals Act 2024 and the consultation undertaken during the private plan change rezoning process.

The document is intended to provide a clear and orderly record of consultation for lodgement and subsequent consideration by decision-makers. It demonstrates that engagement has been undertaken in a proportionate and iterative manner having regard to the scale of the proposal, the range of potential effects, and the need to inform both project design and the assessment of those effects.

In summary, Beachlands South Limited Partnership (BSLP) as the applicant has undertaken ongoing consultation with key stakeholders including Auckland Council, Auckland Transport, the Harbourmaster, Watercare, Healthy Waters, relevant iwi authorities, the Ministry of Education, Franklin Local Board, Department of Conservation, and Heritage New Zealand Pouhere Taonga.

BSLP has also consulted with the Iwi that have applied for recognition of customary interests under the Marine and Coastal Areas (Takutai Moana) Act 2011 (MACAA) and the Iwi identified by Auckland Council as having an interest in the Project locality.

Consultation and engagement have been carried out through a number of online and in-person meetings, emails and written correspondence. The details of consultation undertaken with the stakeholders including how feedback received during consultation was addressed, are set out below and in the appendices to this summary.

2.0 NGAI TAI KI TAMAKI

Ngāi Tai ki Tāmaki have a strong historical connection to the area and as such have been engaged with since the Project's inception. They are also a development partner of the Project. Ngāi Tai ki Tāmaki also have a coastal statutory acknowledgement area (OTS-403-128) over the adjacent coastal marine area (CMA) directly to the west of the project area. This is a statutory acknowledgement under the Ngāi Tai ki Tāmaki Claims Settlement Act 2018. BSLP have consulted Ngāi Tai ki Tāmaki throughout the Project's timeline.

Ngāi Tai ki Tāmaki has prepared a Cultural Values Assessment (CVA) which details conditions pertaining to the earthworks and construction phases of the Project. BSLP has acknowledged all the recommendations of the CVA and its response on how the recommendations will be incorporated and addressed as part of the Project is appended to this summary report.

Along with other iwi and hapu, Ngāi Tai ki Tāmaki were sent a MACAA letter on 18 May 2026.

Ngāi Tai ki Tāmaki have provided a letter of support for the proposed wastewater treatment coastal discharge pipe and outlet structure for the development.

Their continued involvement in the Project has been invaluable.

3.0 RELEVANT ADMINISTERING AGENCY

3.1 Department of Conservation (DOC)

DOC is a relevant administering agency.

A letter was emailed to DOC on 22 May 2026 requesting feedback in relation to the proposed Wildlife Act approval being sought for this application. DOC were issued with an Overall Ecological Summary of the application, a Lizard Survey and a project summary. DOC provided a response on 27 May 2026 confirming they had received the letter and seeking what type of approval was being sought. The applicant has provided further information to DOC confirming the approval related to lizards as well as its Ecological Assessment and Lizard and Bat Management plan. DOC provided a follow up response on 24 June 2026 confirming it is appropriate to lodge the Fast-track application and continue engagement with them post lodgement. DOC have confirmed that s29 of the Act has been met.

3.2 Heritage New Zealand Pouhere Taonga (HNZPT)

HNZPT is a relevant administering agency.

A letter was emailed to HNZPT on 20 May 2026 requesting feedback in relation to the proposed authorisation required for the Project. A response was received on 10 June 2026 confirming they had received BSLP's letter of engagement. The applicant has recently provided HNZPT with its Archaeological Assessment and Archaeological Management plan. HNZPT are currently reviewing these documents.

4.0 LOCAL AUTHORITIES AND GOVERNMENT DEPARTMENTS

4.1 Auckland Council

The relevant local authority for this project is Auckland Council.

The applicant has consulted with the Planning and Resource Consents team and extensively with Auckland Council. Further details on this consultation are provided below.

4.1.1 Planning and Resource Consents Team

Weekly meetings have been held with Auckland Council's planning and resource consents team since 23 February 2026 to continuously update Council and receive recommendations as necessary. This has resulted in detailed discussions and solutions reached on approaches taken in the application in relation to stormwater, design, architecture, open spaces and landscaping, transport, engineering, parks and infrastructure. This has resulted in design and layout amendments to the Project design. Subsequent consultation with Council officers addressed, among other matters, the consenting pathway, alignment with the Auckland Unitary Plan and relevant plan change outcomes, infrastructure ownership and delivery models, staging and timing, and applicable environmental performance standards.

4.1.2 Healthy Waters

Several discussions with Healthy Waters were undertaken regarding the proposed approach to stormwater management for the Project. Discussions were undertaken to determine whether the most appropriate approach was to manage stormwater under the Auckland Council Regionwide Network Discharge Consent or seek a separate discharge consent. Discussions were also undertaken regarding stormwater wetland locations and vesting. The application has been lodged on the basis of these discussions.

4.1.3 Auckland Council Parks Team

A preapplication meeting was held in person and online with the Resource Consents, Parks and Auckland Transport Teams on 17 April 2026 which focussed on urban design, architecture, transport and open spaces matters in relation to the Project. The purpose of this meeting was to provide Auckland Council with an update on progress of the Project including milestone dates for lodgement of the substantive application, the applicant's design team to present developments and refinements to the proposed design. The benefit of this has been to understand Council's new Open Space Policy and discuss with Council how to implement it within the development. A copy of the meeting minutes from this pre-application meeting are included as **Appendix 9**.

4.1.3.1 Auckland Transport – Roading

Detailed discussions were undertaken to brief Auckland Transport on the design of internal roads to vest, accessways, public transport routes and connections as well as the design for external road upgrades and the updated transport modelling being undertaken. Agreement was reached on the design of internal roads and Jack Lachlan Drive. Further discussions will take place in regard to staging and timing for infrastructure upgrades.

4.1.3.2 Auckland Transport – Pine Harbour Marina

A meeting was held in person and online with Auckland Transport on 13 May 2026 which focussed on Auckland Transport's plan to upgrade the Pine Harbour Ferry Terminal including enlarging it and purchasing two new 160 seat passenger vessels. These upgrades include additional passenger shelter and bike parking, better information displays, and new HOP machines that will allow for the increase in ridership. Currently, the morning ferry service is operated by boats capable of transporting 49 and 99 passengers per trip. The new vessels are capable of transporting up to 168 passengers per trip. This will increase the total morning patronage from 543 to 969 people. The proposed upgrades will address the majority of the ferry upgrade triggers in the precinct provisions.

4.1.4 Franklin Local Board

BSLP engaged with the Franklin Local Board on 14 May 2026 to update them on the proposal. The meeting's positive discussion centred on the open space strategy and provision within the locality. The Local Board is keen to establish a suburban park on the land on the opposite side of Whitford Maraetai Road. The applicant has expressed support to working with the Local Board to achieve this.

4.1.5 Watercare Services Limited

BSLP has been engaging with Watercare since 12 November 2025 to continue discussions on the Beachlands South wastewater servicing strategy including interim arrangements, long-term options, and alignment with Watercare infrastructure planning and interim solutions. A copy of the meeting's minutes is included at **Appendix 4.1-4.7**.

BSLP discussed its wastewater network design that comprises a gravity-driven system with nine pump stations. The interim wastewater strategy that will service the majority of the Stage 1 development was also discussed along with the private wastewater treatment plant and long-term wastewater servicing options.

On 5 June 2026 Watercare sent BSLP a technical letter of intent (**Appendix 4.8**) for the future of the Beachlands area. Watercare plans to provide centralised wastewater servicing for the wider Beachlands area. Watercare is committed to working collaboratively with BSLP to support the delivery and servicing of long-term sustainable wastewater solutions to the Beachlands South Project.

4.1.6 Ministry of Education (MoE)

BSLP has undertaken ongoing consultation with officers of the MoE on the acquisition of land for primary and secondary schools as well as the staging for delivery of the schools. At this stage MoE has indicated it is proposing to develop the primary school in 2029-2030 and the secondary school in 2030-2035.

5.0 RELEVANT IWI AUTHORITIES, HAPU AND TREATY SETTLEMENT ENTITIES

5.1 Relevant Iwi Authorities

The applicant has consulted with all 15 relevant iwi authorities that have registered interest in the site according to Auckland Council records¹ as part of the listing of the application. The information provided to all the relevant iwi authorities by email included an overview of the Project and concept drawings. To date, only one iwi authority (Ngāi Tai ki Tāmaki) has engaged with the applicant on the project. No other responses have been received from the eight other relevant iwi authorities in respect of the project.

A summary of engagement undertaken with the relevant iwi authorities is provided in **Table 1** below.

Table 1 Summary of Iwi Engagement Undertaken for the 110 Jack Lachlan Drive Project

Iwi Authority	Summary of Engagement
Ngāti Tamaoho	Written update emailed on 18 May 2026 and no response received.
Ngāti Te Ata	Written update emailed on 18 May 2026 and no response received.
Ngāi Tai ki Tāmaki	Written update emailed on 18 May 2026. Ngāi Tai ki Tāmaki are partners for the project and are involved in frequent consultation meetings.
Te Kaunihera o Te Tai Tokerau	Written update emailed on 18 May 2026 and no response received.
Ngā Puhi Nui Tonu (Te Kotahita Ngā Marae)	Written update emailed on 18 May 2026 and no response received.
Ngāti Kawau and Te Waiariki Korora	Written update emailed on 18 May 2026 and no response received.
Ngāti Tamaterā	Written update emailed on 18 May 2026 and no response received.
Hauraki Māori Trust Board	Written update emailed on 18 May 2026 and no response received.
Ngāti Taimanawaiti	Written update emailed on 18 May 2026 and no response received.
Reti Whānau	Written update emailed on 18 May 2026 and no response received.
Ngaati Whānaunga	Written update emailed on 18 May 2026 and no response received.
Ngāti Maru	Written update emailed on 18 May 2026 and no response received.
Ngāpuhi Nui Tonu (Waitangi Marae)	Written update emailed on 18 May 2026 and no response received.
Ngāti Pāoa	Written update emailed on 18 May 2026 and no response received.

¹ <https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/prepare-resource-consent-application/Pages/find-hapu-iwi-contacts-for-your-area.aspx>

Te Akitai o Waihoua	Written update emailed on 18 May 2026 and no response received.
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5.2 Relevant Treaty Settlement Entities

The Section 18 report identifies that the Treaty settlements and other arrangements relevant to the project area are: Te Akitai Waiohua Deed of Settlement 2020; Ngāi Tai ki Tāmaki Claims Settlement Act 2018; Ngāti Whanaunga Deed of Settlement 2017; Ngāti Maru Deed of Settlement 2017; Ngāti Tamaterā Deed of Settlement 2017; Ngāti Paoa Deed of Settlement 2021; Ngāti Tamaoho Deed of Settlement 2017; Te Patukirikiri - Deed of Settlement 2018; and the Pare Hauraki Collective Redress Bill.

As identified above, the applicant has engaged with Ngāati Tamaoho, Ngāti Te Ata, Ngāi Tai ki Tāmaki, Te Kaunihera o Te Tai Tokerau, Ngā Puhi Nui Tonu (Te Kotahitanga Marae), Ngāti Kawau and Te Waiariki Korora, Ngāti Tamatera, Hauraki Maori Trust Board, Ngāti Taimanawaiti, Reti Whānau, Ngāti Whānaunga, Ngāti Maru, Ngāpuhi Nui Tonu (Waitangi Marae), and Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Nagatiruamahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhi in respect of the Project and no feedback has been received from these settlement parties except for from Ngāi Tai ki Tāmaki.

5.3 Mana Whakahono ā Rohe

This is not applicable to the Project because there are no completed² Mana Whakahono ā Rohe arrangements between iwi authorities and Auckland Council.

5.4 Taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996

This is not applicable to the Project because it does not involve a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996.

6.0 GROUPS WITH APPLICATIONS UNDER THE MARINE AND COASTAL AREA (TAKUTAI MOANA) ACT 2011 (MACAA)

The Project includes potential works within the coastal marine area by way of potential requirement for a 2km coastal outfall pipe to discharge treated wastewater. Section 11(1)(c) applies as there are applicants for protected customary marine rights and/or customary marine title.

In accordance with the requirements of MACA, BSLP has written to the parties listed below by way of a letter emailed on 18 May 2026 to provide an overview of the Project and advise that BSLP is in process of preparing the substantive application for lodgement. This letter to the MACAA

² We understand that a Mana Whakahono ā Rohe arrangement has been initiated between Ngāi Tai Ki Tāmaki and Auckland on 12 March 2018 but this is still under negotiation and therefore has not been signed or completed.

protected customary rights applicant groups is included as **Appendix 13** and summary of responses is provided in **Table 2** below.

Applicant Group	Summary of Engagement
MAC-01-03-010: Ngāti Tamaoho	Written update emailed on 18 May 2026 and no response received.
CIV-2017-404-569/MAC-01-02-005: Ngāti Te Ata	Written update emailed on 18 May 2026 and no response received.
MAC-01-02-003/CIV-2017-404-564: Ngāi Tai ki Tāmaki	Written update emailed on 18 May 2026. Ngāi Tai ki Tāmaki are partners on the Project and have been assisting with it since early 2020. Ongoing engagement has happened throughout the Projects timeline.
MAC-01-01-133/CIV-2017-404-558: Te Kaunihera o Te Tai Tokerau/Ngāitawake	Written update emailed on 18 May 2026 and no response received.
MAC-01-01-056/CIV-2017-404-000537: Ngā Puhī Nui Tonu (Te Kotahitanga Marae)	Written update emailed on 18 May 2026 and no response received.
MAC-01-01-073/CIV-2017-485-398: Ngāti Kawau and Te Waiariki Korora	Written update emailed on 18 May 2026 and no response received.
MAC-01-03-011: Ngāti Tamaterā	Written update emailed on 18 May 2026 and no response received.
MAC-01-03-001: Hauraki Māori Trust Board	Written update emailed on 18 May 2026 and no response received.
MAC-01-02-004/CIV-2017-404-518: Ngāti Taimanawaiti	Written update emailed on 18 May 2026 and no response received.
MAC-01-01-105/CIV-2017-485-515: Reti Whānau	Written update emailed on 18 May 2026 and no response received.
MAC-01-01-091: Ngaati Whānaunga	Written update emailed on 18 May 2026 and no response received.
MAC-01-03-006: Ngāti Maru	Written update emailed on 18 May 2026 and no response received.
MAC-01-01-058/MAC-01-01-050/CIV-2017-404-537: Ngā Puhī nui tonu, Ngāti Rāhiri, Ngāti Awa, Ngāi Tāhuhu and	Written update emailed on 18 May 2026 and no response received.

Ngāitawake/Ngāpuhi Nui Tonu (Waitangi Marae)	
MAC-01-01-023: Ihaia Paora Weka Tuwhera Gavala Murray Mahinepua Reserve Trust Ngāti Rua Iti Ngāti Muri Nagatirumahue Ngāti Kawau Ngāti Haiti Ngāitupango Ngā Puhi Ngāti Kahu Te Auopouri	Written update emailed on 18 May 2026 and no response received.

7.0 NGĀ HAPŪ O NGĀTI POROU

Section 11(1)(d) is not applicable to the Project because the project area is not within or adjacent to ngā rohe moana o ngā hapū o Ngāti Porou. For this reason, the applicant has not consulted with ngā hapū o Ngāti Porou in relation to this Project.

8.0 LAND EXCHANGE

Section 11(1)(f) is not applicable to the Project because the proposed approvals for the Project do not include an approval described in section 42(4)(f) for land exchange.

9.0 CONSULTATION SCHEDULE

For ease of reference, the principal consultation undertaken to date is summarised in the following grouped schedule. The schedule is intended to provide a concise summary of the consultation record at the time of lodgement. It should be read together with the narrative sections of this document. Some consultation streams have reached an advanced stage and have materially informed the proposal, while others remain ongoing in relation to final technical positions, stakeholder feedback, and the resolution of matters that will continue to be addressed through the lodgement and post-lodgement process.

Local authority and regulatory consultation

Party consulted	Date	Method of engagement	Key matters raised	Response / outcome
Auckland Council Healthy Waters	4 February 2026	Meeting	Initial stormwater strategy, stormwater management plan alignment, early technical constraints, and information requirements.	Established the initial stormwater issues and technical expectations that informed subsequent refinement of the stormwater strategy. The consultation stream progressed to an advanced stage, with later work confirming a communal treatment direction and identifying remaining matters including device sizing methodology, ownership and vesting, and downstream modelling acceptance.
Auckland Council	1 April 2026	Formal pre-application design presentation	Overall masterplan, development concept, infrastructure and staging framework, and principal environmental issues.	Introduced the proposal to Council for structured pre-application review and established the framework for subsequent cross-disciplinary engagement on design,

				infrastructure, environmental, and statutory matters.
Auckland Council specialists (Urban Design, Parks, Transport)	17 April 2026	Multi-disciplinary workshop	Open space strategy, urban design alignment, landscape treatment, and integration with the transport network.	Generated specialist feedback that assisted refinement of the open space and urban design framework. The consultation indicated broad acceptance of the framework direction, while also identifying matters requiring further resolution, including park hierarchy, suburban park location, vesting or acquisition arrangements, and school interface integration.
Auckland Council transport officers	21 April 2026	Transport workshop	Transport strategy, network integration, and modelling inputs, including links to the wider transport system.	Supported development of the transport strategy and associated technical assessments. The broader transport narrative continued to be refined alongside ferry and marine interface consultation and traffic modelling outputs.
Auckland Council infrastructure and ecology officers	22 April 2026	Technical workshop	Infrastructure servicing considerations and ecological interfaces relevant to the proposal.	Informed the scope and content of technical reporting and environmental assessment material and assisted identification of issues requiring ongoing specialist input prior to lodgement.
Auckland Council Healthy Waters	7 May 2026	Advanced technical consultation meeting	Stormwater servicing approach, treatment methodology, wetlands and rain gardens, whole-of-catchment treatment, and alignment with plan change performance standards.	Resulted in a substantive refinement of the stormwater approach, including agreement to shift toward communal stormwater devices and confirmation of wetlands, rain gardens, and a whole-of-catchment treatment direction. Remaining matters included final device sizing methodology, asset ownership and maintenance, and confirmation of downstream flooding impacts and modelling acceptance.

Auckland Council Parks / Open Space	12 May 2026	Targeted consultation meeting	Open space layout, park typologies, integration with density, schools and stormwater, and vesting or acquisition considerations.	Confirmed broad support for the open space framework and its integration with other components of the proposal. The consultation also identified remaining matters requiring further refinement, including final park locations, hierarchy, and the allocation of acquisition or vesting responsibilities between Council and the developer.
Auckland Council	April-June 2026	Weekly coordination meetings	Issue resolution, information requirements, and identification of matters requiring further consultation across technical disciplines.	Provided an ongoing mechanism to resolve issues efficiently, refine lodgement material, and maintain alignment with Council officers as specific matters progressed from workshop stage to pre-lodgement resolution.

Infrastructure and servicing consultation

Party consulted	Date	Method of engagement	Key matters raised	Response / outcome
Auckland Council / Watercare interface	4 May 2026	Wastewater pre-application meeting	Wastewater servicing strategy, staged and modular servicing options, and technical information requirements.	The parties have discussed potential solutions for wastewater servicing for the Project. This includes an interim land disposal option and a long-term coastal outfall discharge option. Alternatively, should Watercare have sufficient capacity in their network, wastewater discharge to their reticulated system is also an option. Watercare's letter of intent supports the continuation of engagement between the parties in order to work towards an agreed solution.
Auckland Transport / ferry stakeholders	13 May 2026	Targeted consultation meeting	Marine transport interface, ferry integration, capacity, timing, and relationship with the wider transport network.	Completed the initial round of consultation with Auckland Transport and ferry stakeholders and informed the assessment of transport integration and marine interface issues. The parties are still discussing capacity, timing, or integration, and those matters continue to be refined

				through the transport narrative and modelling work.
Harbourmaster	18 June 2026	Targeted marine / coastal consultation meeting	Marine navigation, coastal interface, discharge considerations, and associated marine safety issues.	Initiated targeted Harbourmaster engagement on marine and navigation matters relevant to the proposal. Ongoing engagement will occur as part of further discussions with Auckland Council.
Council officers and technical specialists	Late June 2026	Ongoing pre-lodgement coordination	Finalisation of technical reports, resolution of outstanding issues, and alignment of submission content.	Supported final refinement of the application package before lodgement, including consolidation of the consultation outcomes into the final design, infrastructure, and assessment material and identification of those matters remaining subject to ongoing engagement.

Iwi, mana whenua and statutory cultural consultation

Party consulted	Date	Method of engagement	Key matters raised	Response / outcome
Iwi authorities and MACAA stakeholders	18 May 2026	Formal consultation letters issued	Proposal description, Fast-track pathway, discharge issues, coastal receiving environment, ecological effects, and process for ongoing feedback.	Commenced formal statutory consultation with relevant iwi and MACAA parties and implemented a consolidated consultation approach. The process established documentation trail for lodgement, while recognising that feedback outcomes and cultural mitigation inputs were still being received and documented as part of ongoing engagement.

Institutional and social infrastructure consultation

Party consulted	Date	Method of engagement	Key matters raised	Response / outcome
Ministry of Education	12 May 2026	Targeted consultation meeting	School provision, land requirements, timing of delivery, and integration of educational infrastructure with the broader development pattern.	Confirmed that engagement was underway on school planning and informed the broader social infrastructure context for the proposal. Matters remaining for resolution included timing of school delivery, land and shared-use arrangements, and

				alignment with population modelling and parks integration.
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10.0 CONCLUSION

The consultation undertaken in relation to the Beachlands South proposal has been extensive, progressive, and appropriately directed to the issues raised by the scale, nature, and location of the Project. It has included structured pre-application engagement, targeted technical consultation, formal stakeholder correspondence, and ongoing liaison with relevant agencies and parties.

While aspects of engagement remain ongoing, including in relation to iwi and mana whenua input, Auckland Council and its associated entities as well as final infrastructure coordination, the consultation undertaken to date has been sufficient to identify the principal issues requiring assessment, inform the design and technical response, and support the lodgement of a comprehensive application.

In my view, the application material demonstrates that consultation has been undertaken in a genuine and substantive manner and that the proposal has been materially informed by the feedback received. This record is intended to accompany and support the Beachlands South Fast-track approvals application at the time of lodgement.