

Pre-Application Memo – Healthy Waters discussion

Pre-Application No. PRR00043648		
Applicant	Graeme Harvey, Russell Group / Beachlands South Limited Partnership	
Agents	Vijay Lala, Tattico Nick Roberts, Barker & Associates	
Contact details (applicant)	Phone	[REDACTED]
	Email	[REDACTED]
Site address	110 Jack Lachlan Drive, Beachlands	
Proposal	Fast Track (listed) Project: Application for up to 3,000 dwellings, commercial buildings, light industry buildings, schools, open spaces, ecological areas, subdivision, cycle ways, pedestrian pathways, earthworks, stormwater, wastewater and water supply.	
Plans and information	<i>None pre-circulated</i>	

Phone / Meeting Record	
Date and Time	4/02/2026 , 10.00am – 11.00am (In person and online)
Council participant(s)	Mark Iszard – Manager, Growth and Development, Healthy Waters Strategy Hillary Johnston – Specialist, Healthy Waters Strategy Zheng Qian – Senior Specialist, Healthy Waters Brooke Dales – Consultant Planner, DCS Adonica Giborees – Principal Project Lead, Premium Resource Consents
Applicant	Graeme Harvey, Russell Property Group Khai Azizi, Russell Property Group Chris Maday, Harrison Grierson Campbell McGregor, Harrison Grierson Saeed Ghavidelfar, Harrison Grierson Vijay Lala, Tattico
Overview (applicant)	The applicant outlined that this meeting was intended to be an early-stage discussion between Council representatives and the applicant team regarding proposed stormwater pond design, earthworks, and integration with subdivision layout. The objective is to provide Council with a watching brief and gain an early steer from Council to align design direction with expectations.

Discussion on Key Issues

The proposed extended detention pond currently around ~2 m depth, raising safety concerns (height, volume, embankment stability). Need further assessment at final design stage.

There was a discussion on whether the treatment pond and extended detention pond could be set at differing levels – could potentially reduce cut/fill volumes and steep batters. We understand the Applicant is open to exploring this but notes there is often limited benefit without structural interventions.

There is a possibility of extending the detention area horizontally to reduce height, and using retaining walls to match existing contours, however Council does not support this approach as the liability will transfer to private property owners where multiple landowners across the length of retaining would increase the risk of failure in the future. Council's preference is to have a series of smaller/lower walls.

Pond sizing is based on the catchment requirements, and subdivision layout will need to adjust accordingly. The design is still at conceptual stage, with recognition that substantial layout changes may follow once levels and pond location are finalised. The approach will remain iterative.

Approximate Esplanade Reserve line is shown due to stream width (>3 m). Proposal to extend vegetated batters slightly, with planting planned. Council notes that geotechnical issues may arise if trees are planted on steep embankments (root systems affecting stability). Also that there is need for careful treatment of plant species and batters.

There is potential for walkways within or near the reserve; this is flagged as a separate conversation involving Parks and other internal departments. It is recognised that reserve design/treatment could itself become a significant discussion.

Typically treatment occurs upstream, before cascading to larger detention volume. The Applicant could consider a small upstream device if space is constrained lower down. Council also raised the option of integrated stream restoration.

Because the developer owns all land, there may be an opportunity to restore and strengthen the stream channel to resist erosive forces from storm events, and potentially reduce need for large detention volumes. This would still require some level of detention for hydrology mitigation, but could reduce the overall footprint.

A Stormwater Management Plan was not adopted as part of the plan change process. We understand the applicant's intention is to rely on a standalone private stormwater diversion and discharge consent.

As the land has been live zoned as part of the plan change, for a development like this, it is Council's preference for the resolution and adoption of an SMP under the RWNDC. If the applicant chooses to proceed with a private diversion and discharge consent instead, this would not be compliant with the precinct plan.

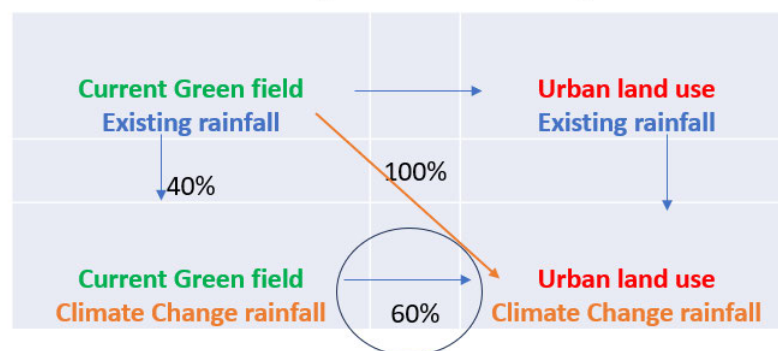
Since the applicant intends to vest the stormwater infrastructure as a public asset, the private discharge consent will need to be transferred to Healthy

Waters, and there is a risk that the transfer process may not be smooth if there are issues not complying with the NDC requirements.

There are properties at risk of flooding downstream of the development in current land use and existing rainfall event, and as such given the precinct plan provisions the applicant is requested to provide further mitigation on top of the runoff volume caused by land use change. Healthy Waters are able to work with the applicant to find solutions to minimise the impact to the applicant such as stream online storage using culvert restrictions as we discussed in the pre-app meeting.

See below on detention volume that was presented at the plan change hearing, which appears to have been agreed to by the commissioners, noting the provision is in the precinct plan.

Percentage of Detention volume to mitigate increased runoff caused by land use change and climate change



Important Information and Disclaimer

This is a ‘specialist-only’ pre-application with Healthy Waters, and comments are limited to specialist advice on stormwater-related matters only. All other matters (including planning) are outside the scope of this pre-application. The applicant is advised that there may be planning matters and other specialist disciplines that are relevant to the site and/or proposal, but these have not been discussed.

The purpose of a pre-application is to facilitate communication between applicants and the council so that the applicant can make informed decisions about applying for consents, permits or licences.

The views expressed by council staff in or following a pre-application are those officers’ preliminary views, made in good faith, on the applicant’s proposal. The council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by council staff. Further, it remains the applicant's responsibility to get their own professional advice when making an application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licences.

The council acknowledges that the confidential nature of pre-application meetings is important to encourage future applicants to engage with the council and attend pre-application meetings. By attending a pre-application meeting, both parties expect that the meetings are held in confidence and the intention is that the associated information that is provided to the council at these meetings, and the meeting minutes, will remain confidential. However, under the Local Government Official Information and Meetings Act 1987 any person may request any information that is provided to, and held by, the council. The council can only withhold requested information where there is a good reason and it is in the public interest. This is assessed on a case-by-case basis.

All consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

Prepared by:

Name: Adonica Giborees

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 02 March 2026