Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure N:

Stormwater

Martin Meyer

16 October 2026

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name:	Beachlands South
Fast-Track application number:	EPA reference: FTAA-2606-1256 Council reference: BUN60467962

2.0 Technical Specialist Memo - Stormwater Specialist (Regional Planning - Private)

To:	Brooke Dales – Lead Planner Adonica Giborees – Principal Project Lead
From:	Martin Meyer (Senior Stormwater Specialist, SWWWITA, Auckland Council)
Qualifications & Relevant Experience:	I hold the qualifications of: Bachelor of Science in Environmental Science and Physical Geography, Post Graduate Diploma in Science & Technology and have 9 years of experience within three waters. I have prepared expert evidence and technical assessments for resource consent applications and fast-track applications.
Preparation in Accordance with the Code of Conduct:	I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses (**Code**), and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing, directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.
Signature:	
Date:	16/10/2026

3.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- *Assessment of Environmental Effects and Statutory Analysis dated 26/06/2026 prepared by Unio Environmental*
- *Rules Assessment dated 26/06/26 prepared by Unio Environmental*
- *Stormwater Management Plan, Beachlands South - Version 2 dated 24/06/2026 prepared by Harrison & Grierson*
- *Infrastructure Report dated 24/06/2026 prepared by Harrison & Grierson*
- *Ecological Impact Assessment dated 09/2026 prepared by Viridis Environmental Consultants*

4.0 Additional Reasons for Consent Not included in AEE / Incorrect Reasons for Consent

I consider E8.4.1(A11) not required as a reason for consent, the site is considered appropriately to require a private diversion and discharge consent under E8.4.1(A10) which includes establishing a private stormwater network and discharge to the environment. All impervious areas discharging direct to the environment (and not to the public network) must be authorised under a private consent (where impervious areas exceed 1,000m2 for urban and 5,000m2 for outside urban areas).

The applicant has identified their intention to discharge stormwater under the authorisation of the Regionwide Network Discharge Consent (RWNDC), managed by Healthy Waters. Refer to Healthy Waters memo for this status.

A small portion of the site is currently zoned rurally as 'Future Urban Zone', and direct discharge to the environment from this area is considered private. At this stage Healthy Waters has not confirmed the application can come under the RWNDC due to outstanding issues in particular flooding.

5.0 Specialist Assessment

5.1 *E8 Stormwater - Diversion and Discharge*

The existing site is primarily a resort golf club on a sloping site near the coast. The substantial development of dwellings proposed will involve an extensive stormwater network, and the applicant is seeking this to be authorised via the Regionwide Network Discharge Consent (RWNDC), refer to Healthy Waters memo for more information.

From a regional stormwater perspective, if Healthy Waters are not able to accept the discharge within the RWNDC a regional discharge consent for the entire site may be considered acceptable (where the

reason for non-acceptance is not due to substantial effects issues). At this stage Healthy Waters are seeking further clarification on flooding matters.

A small portion of the site is zoned 'future urban zone', which is considered rural and cannot be authorised by the RWNDC (see Figure 1).

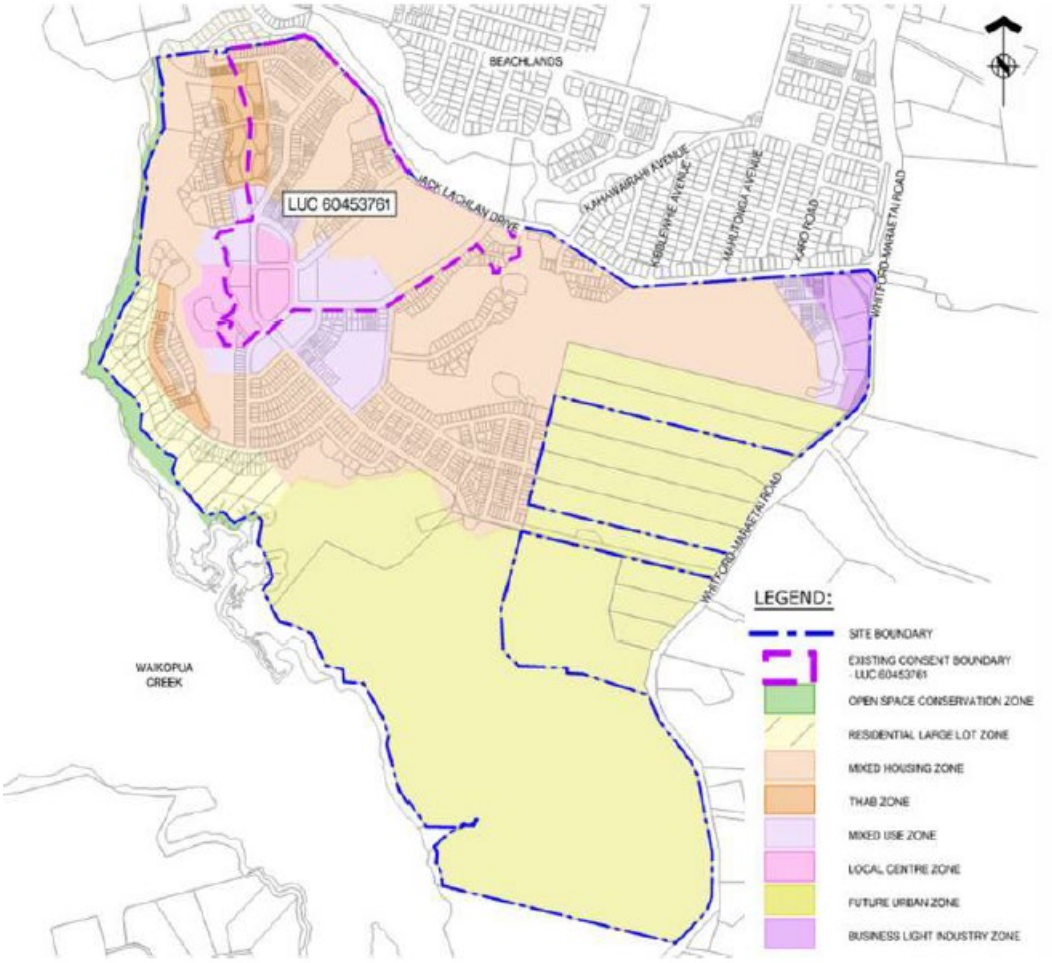


Figure 1 - Dark yellow areas indicate future urban zone within the fast-track area. This area cannot be authorised by the RWNDC and will require a private stormwater discharge permit for impervious areas exceeding 5,000m².

Approximately 108.6 hectares of the fast-track site is within future urban zoned (FUZ) land. However development within this area is limited to access roads, waste management use and some general earth works bordering the live-zoned area.

Road 20 is within the FUZ, and is an eastern entrance road into the site from Whitford-Maraetai Road, and will be treated by Raingarden 04. Road 20 also contains culverts to convey up to 1% AEP flows. Raingarden 04 is sized for 8496m² of impervious area, and will discharge to the environment via rip-rap.

5.2 *E9 Stormwater Quality - High contaminant generating carparks and high use roads*

The planning assessment has identified reasons for consent for the construction of a high contaminant generating carpark 45,325m^2 and 232,426m^2 of high-use roads. Under E9.4.1(A6) and E9.4.1(A7), both controlled activities, these areas require treatment for stormwater quality by a GD01 or GD01 equivalent device.

The SMP identifies pre-treatment and use of proprietary treatment devices may be used prior to additional water quality treatment. GD01 or equivalent treatment is confirmed within the SMP, and the application uses Raingardens and Wetlands throughout the site for water quality treatment.

These high contaminant generating areas are proposed for treatment via GD01 devices, detailed through the lodged application. These are considered to be adequately treated per the controlled activity standards.

5.3 *E10 - Stormwater Management Areas*

The live-zoned area of the site is within a SMAF-1 controlled area. As this area is proposed to come under the RWNDC, the SMP, the Development Engineer working with Healthy Waters will assess the SMAF consenting for this proposal.

5.4 *NES-F 45(4) & 45(5) - diversion or discharge of water within a 100m setback of a natural inland wetland*

27 natural inland wetlands were identified within the Ecological Impact Assessment lodged. This assessment found the majority are highly modified, and relatively small localized wetlands (excluding a coastal fringe wetland).

This proposal involves the reclamation of natural inland wetlands, and changes to catchments of some wetlands. The assessment assumed 100% impervious areas of residential lots, and ignored groundwater contributions. An approach where losses to surface water catchments was assumed to take a similar amount of wetland area, as such some wetlands are expected to have substantial changes in catchment, as per Table 1 below.

Table 1 - Assumed over 50% loss in wetland extents of the following 6 natural inland wetlands.

Wetland ID	Retained wetland extent	Pre-development surface catchment	Post-development surface catchment	Change in catchment	Assumed proportional wetland loss
W28	229.0 m²	38,195 m²	1,720 m²	-95.50%	218.69 m²
W8	149.7 m²	18,466 m²	2,041 m²	-88.95%	133.15 m²
W5	115.8 m²	12,711 m²	4,094 m²	-67.79%	78.50 m²
W22	199.0 m²	59,708 m²	34,864 m²	-41.61%	82.80 m²
W13	90.0 m²	3,491 m²	2,544 m²	-27.13%	24.41 m²
W11	290.0 m²	12,578 m²	11,217 m²	-10.82%	31.38 m²
Total	**1,073.5 m²**				**568.94 m²**

14 natural inland wetlands are proposed for reclamation, of 2,337.9m^2.

Together these losses amount to an estimated 2906.84m^2.

A site was identified as a compensation wetland, 2.943ha currently dominated by invasive exotic wetland vegetation. The applicant proposes to form a larger contiguous wetland system and has opportunities for greater ecological benefit than the some of the losses described above.

Based on the above and in reference to the comments provided by the council freshwater ecologist on the effects on wetland extent and value I agree that the compensation adequately provides for the losses induced by the proposal.

6.0 Section 67 Information Gap

Section 67 information gaps were identified by Healthy Waters on a number of stormwater related matters, including flooding. These matters are directly relevant to the standards of E8, and as such are considered in this assessment. Please refer to the Healthy Waters memo for the detailed s67 matters.

7.0 Recommendation

When considering the future urban zoned area for private diversion discharge, this portion of the site is considered acceptable for a stormwater diversion and discharge consent. E9 matters are also adequately met, and so are the hydrological NES-F matters.

However for the wider site if looking for a private diversion and discharge consent to cover the live-zone (if RWNDC approval does not occur), and due to the extensive nature of the development the standards on downstream flooding and its mitigation must be appropriately managed. At this stage per Healthy Waters commentary, further information is required until the potential flooding effects can be fully

assessed. At this stage the wider site is not considered to be able to come under a private diversion and discharge consent until these issues are addressed. Noting that if addressed Healthy Waters may consider the site appropriate for authorisation under the RWNDC, and therefore may not require a private diversion and discharge consent for this portion of the site.

8.0 Proposed Conditions

I consider the conditions proposed under the stormwater discharge within *Beachlands South Fast Track Application - Draft Resource Consent Conditions, dated 26 June, 2026* to be adequate, (conditions 148-156).