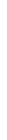


Pohutukawa Business Park

Fast Track Referral
Attachment A

Date : 09/06/25

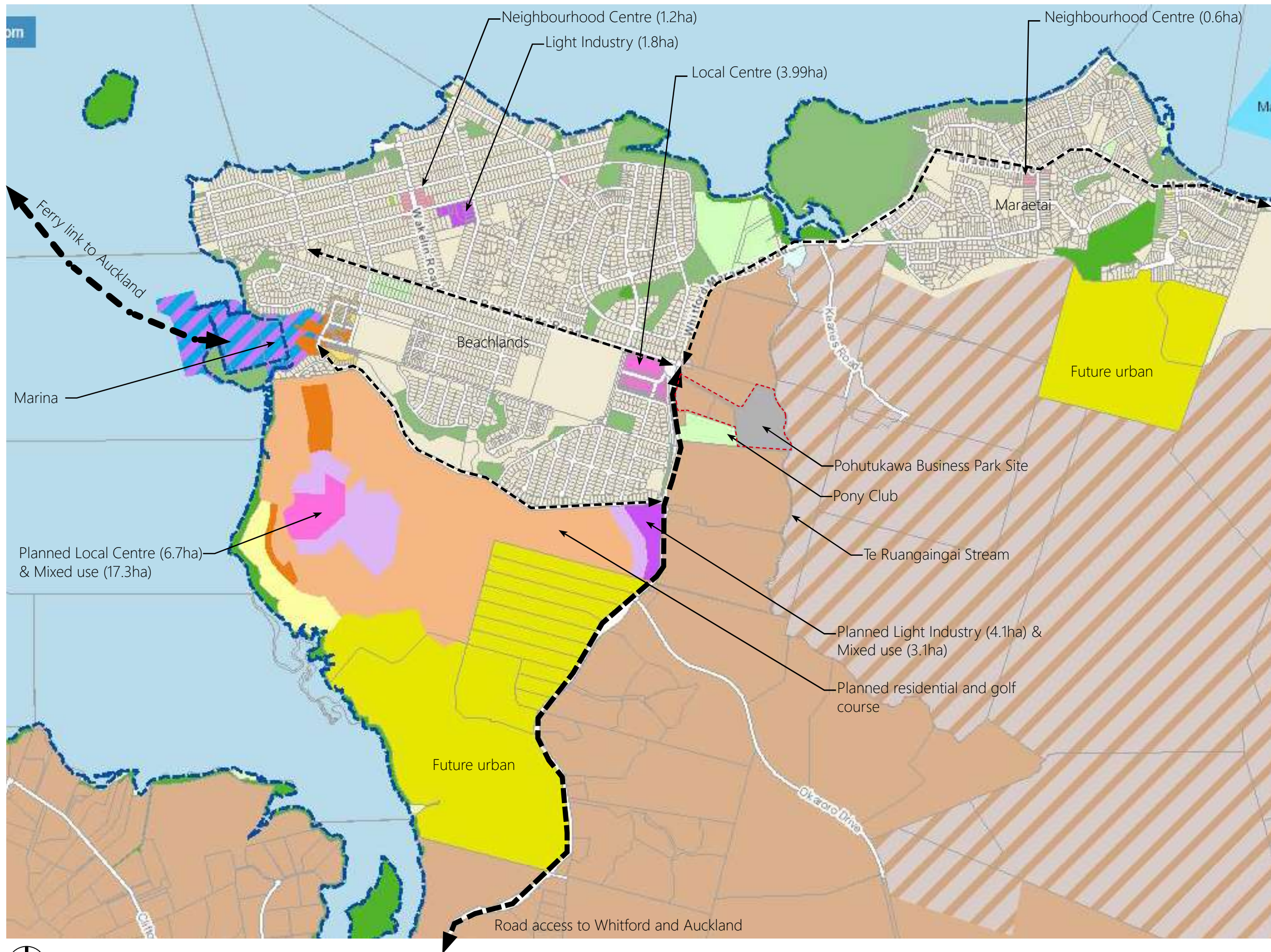
transurban
Design



- High residential percentage
- New growth area provides for more mixed use and higher density residential
- Planned additional growth with two future urban zones (yellow)
- Limited existing employment opportunities
- Separated from Auckland urban area by rural character through Countryside living zone and Mixed Rural
- One main road to Whitford then two main options to connect to Auckland
- Ferry service to Auckland CBD
- Not constrained by the Rural Urban Boundary (RUB)

Beachlands Local Context

- Whitford Maraetai Road being on a ridge historically is edge to the settlement at Beachlands, but not at Maraetai
- Beachlands Local centre includes a supermarket, home improvement store, bar and restaurant, liquor store, cafe, sushi, bakery, jewellers, pharmacy, medical centre, imaging and dental, noodle, dry cleaner, vet, professional offices (solicitor, HR consultant, gym, op shop, hair dresser, police early learning centre and travel agent. The centre also includes 31 terrace units and the last site is a planned apartment building.
- Existing commercial activities occur opposite the Local Centre in rural land, such as water supply, telecommunications and quarry
- Existing activities within the Light Industry zone include one dwelling, trade supply centre, four small workshops, church, mechanics, early learning centre and a self-storage facility.
- Existing activities in the Beachlands Neighbourhood centre include, restaurant/club, bakery, takeaway, vets, cafe, chemist, laundry, discount shop, financial advisory, butcher, liquor shop, dairy, Post shop, real estate agent, superette, community garden and early learning centre.
- The marina includes boat storage, servicing facilities and sales offices, restaurant, gym and apartments. The ferry to Auckland CBD docks within the marina.
- Maraetai neighbourhood centre includes, takeaway food, petrol station, vehicle servicing, bakery / cafe, dairy, and liquor store.



The map displays the Whangaparitōwa Peninsula with various land use zones and geographical features. Key areas include:

- Local Centre:** A central area outlined in pink, containing the **Te Ruangaingai stream** and **The Site** (indicated by a red dashed line).
- Beachlands:** A residential area to the west of the Local Centre.
- Future urban:** A large yellow area to the south of the Local Centre.
- Maraetai:** A residential area to the east of the Local Centre.
- Okoro Drive:** A road running along the southern coast of the peninsula.
- Road access to Whitford and Auckland:** Indicated by a dashed line and arrow pointing south from the Future urban area.

The map also shows various other zones, including a blue and white striped area to the west, a green area to the north, and a brown area to the east. The coastline is marked with a blue line, and the surrounding water is light blue.

The Te Ruangaingai stream and its tributaries provide a strong landscape element as a potential future edge to the community.



Employment opportunity



Connections

The proposal includes additional paths to Whitford-Maraetai Road, connecting with the existing network at the round about.

There is an opportunity for a pedestrian connection through the bund at the proposed new roundabout to add to the connectivity of the community.

The insert provides the route for the existing 739 bus from Maraetai to Botany Town Centre.

