Beachlands South Fast-track

Auckland Council Specialist Memo

Annexure BB:

Harbourmaster

Jason Son, Maritime Officer

11 August 2026

Harbourmaster memo for resource consent

To: Adonica Giborees

From: Auckland Harbourmasters Office

Date: 11 August 2026

Subject: **BUN60467962 (EPA: FTAA-2606-1256): Beachlands South FAST TRACK**

Date referral received by the Harbourmasters Office: 06/08/2026

The Harbourmaster's Office acknowledges receipt of the above resource consent referral for review from a navigation safety perspective.

Based on the information provided, the Harbourmaster's Office does not identify any significant navigation safety matters at the moment.

Comments on navigation safety matters were addressed at previous consultation with the council team (refer to Attach-22-12.-Harbourmaster-consultation-18.06.26)

Key points from the Harbourmaster's Office are:

- Navigation safety while installation of pipelines
- Diffuser protection & navigation safety (to be confirmed by the applicant consulting with the Harbourmaster's Office)

If the proposal is amended, or if further information becomes available that may affect navigation safety, the application should be referred to the Harbourmaster's Office for further review.

Note, this response is provided as technical advice on navigation safety only. It is not an approval, endorsement, certification, or decision on the resource consent application.

Regards,

Prepared by Jason Son, Maritime Officer

Reviewed by Christiaan Moss, Deputy Harbourmaster

BEACHLANDS SOUTH

FAST TRACK HARBOUR MASTER CONSULTATION

Meeting Date: 18th June 2026

Meeting Time: 11:30 to 12:00

Attendance:

In person			
Graeme Harvey	RPG		
Vijay Lala	UNIO	Khai Azizi	RPG
Online			
Adonica Giborees	AC	Christiaan Moss	AT
Brooke Dales	AC	Jason Son	AT
Apologies			

Executive Summary

The meeting reviewed the technical, navigational, regulatory, and consultation matters associated with the proposed Beachlands South wastewater outfall. The project team outlined the proposed under-seabed installation method, diffuser options, construction methodology, and programme for document sharing and stakeholder review. Key discussion points included the need to confirm the status of disused cables, assess navigation and vessel safety implications, determine appropriate infrastructure protection measures, and confirm resource consent and occupation consent requirements. The team agreed that ongoing engagement with Council, navigation/safety stakeholders, and technical experts will be required immediately following application lodgement to resolve issues and minimise outstanding consent conditions.

Key Decisions

1. The outfall pipeline is to be progressed on the basis of an under-seabed installation, with the only protruding element expected to be the diffuser structure.
2. The final diffuser configuration, including whether a multiport diffuser or single outlet is adopted, will be confirmed during detailed design.
3. The project team will consider both coffer dam and marine welding installation options prior to construction.
4. Both exclusive and non-exclusive occupation consent requirements will be included in the application scope, subject to confirmation through Council engagement.
5. The project team will share project documents with relevant stakeholders following application launch and will continue direct engagement to resolve technical and regulatory matters.

Meeting Discussion

1. Wastewater Outfall Project Overview and Technical Approach

Vijay Lala, Graeme Harvey, and Khai Azizi discussed the technical details of the Beachlands South wastewater outfall project, including the proposed method of installing a treated wastewater pipe under the seabed, diffuser options, and construction methods, with input from marine and planning consultants.

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1.1. Project Scope and Objectives

Vijay Lala outlined the Beachlands South project, which includes approximately 2,000 dwellings, 50,000 square metres of commercial activity, and associated infrastructure such as roads, ecological areas, schools, and open spaces. The focus of the meeting was on the wastewater outfall component, specifically the installation of a treated wastewater pipe under the seabed.

1.2. Outfall Pipe Design and Installation

The team described the plan to thrust or bore a treated wastewater pipe for about two kilometres under the seabed, with the pipe emerging in the harbour. Two construction options were discussed: using a coffer dam to install the diffuser and then removing it or performing marine welding underwater to install the diffuser directly.

1.3. Diffuser System Options

Graeme and Khai explained that the outfall could use either a multiport diffuser system or a single outlet, with the final configuration to be determined during detailed design. The diffuser will be located four to six metres below the water surface, based on marine survey data.

1.4. Technical Clarifications and Visuals

Khai clarified that the pipeline would be embedded under the seabed and not laid on the sea floor, and shared visual plans to illustrate the layout and depth. The team confirmed that the only part of the structure expected to protrude above the seabed is the diffuser.

2. Navigation, Safety, and Infrastructure Protection Considerations

Jason raised questions about navigation, vessel safety, and protection of the outfall infrastructure. Recommendations included checking for disused cables, consulting relevant authorities, and considering mitigation measures to prevent damage to the pipeline and diffuser.

2.1 Navigation and Vessel Safety

The team discussed the potential implications of the outfall structure on navigation and vessel traffic, drawing comparisons to similar projects such as the Army Bay discharge pipe. Input was sought on the mitigation measures required to manage vessel safety during and after construction.

2.2 Disused Cables and Infrastructure Checks

Jason advised the project team to check for disused cables in the area using the LINZ website and to contact relevant organisations such as Spark and Vector to confirm the status of any cables. Charted data identifies a disused cable but does not confirm its current status.

2.3 Protection Measures for Pipeline

The team discussed potential protection measures for the pipeline and diffuser, including installing a pole or marker at the end of the pipeline, similar to previous projects, to reduce the risk of accidental damage from vessels or anchors.

2.4 Charted Data and Depth Considerations

The importance of maintaining accurate charted data was noted, particularly given tidal variations and the need to ensure the pipeline remains at the correct depth to avoid navigation hazards.

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3 Resource Consent, Regulatory, and Consultation Processes

discussed resource consent requirements, the need for both exclusive and non-exclusive occupation consents, and the importance of ongoing engagement with Council and other stakeholders during the application and construction process.

3.1 Resource Consent Requirements

The team identified the need to obtain resource consent for boring in the area and discussed challenges in accessing Council GIS data. It was agreed that the Council resource consent team would be contacted to confirm requirements and ensure compliance.

3.2 Exclusive and Non-Exclusive Occupation Consents

Christiaan raised whether an exclusive occupation consent would be needed for the construction area and whether a non-exclusive occupation consent would be required for the pipeline under the seabed. Brooke confirmed that both may be required, and the team agreed to include these matters in the application.

4 Next Steps and Ongoing Collaboration

agreed on the importance of continued communication, sharing detailed designs, and collaborative problem-solving as the project progresses.

4.1 Design Finalisation and Feedback

The team agreed to share final or shortlisted designs, particularly regarding the height and robustness of the diffuser structure, with navigation and safety authorities for feedback before construction begins.

4.2 Pre-Construction Coordination

Further discussions will take place before construction commences, particularly regarding the choice between coffer dam and marine welding methods, to ensure all mitigation and safety measures are in place.

4.3 Ongoing Document Exchange

The project team committed to providing relevant plans, reports, and conditions to stakeholders for review and to maintaining open communication to address emerging issues.

Follow-up actions:

1	Conduct an investigation to confirm the status and ownership of the disused cable line near the pipeline end area, including contacting relevant organisations such as Spark and Vector.	Khai Azizi
2	Follow up with the Council resource consent team to verify any existing resource consents or moorings in the project area, including checking with the coastal team for records and compliance.	Adonica Giborees
3	Consider and evaluate potential protection measures for the pipeline, including a pole, sign, or marker at the end of the pipeline, based on previous project examples and detailed design information.	Jason Son / Graeme Harvey