

20 May 2026

Heritage New Zealand Pouhere Taonga

c/- Ben Pick (by email: [REDACTED])

Dear Ben Pick,

Fast-track Approvals Act 2024 (FTAA) for Beachlands South Listed Project (Project): Notice under section 29 of the FTAA

On behalf of the applicant, Beachlands South Limited Partnership (BSLP), we wish to notify Heritage New Zealand Pouhere Taonga (HNZPT) under section 29 of the FTAA about a substantive application for resource consent and other relevant approvals, including for earthworks, over land at 110 Jack Lachlan Drive and 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands (Site), that will be lodged under the FTAA in June 2026 for the Beachlands South Listed Project. The application includes all the required consents and approvals to enable the full development of the Project.

The Project location or Site is located across approximately 159.58 hectares of live zoned land and approximately 108.6 hectares of Future Urban zoned land at 110 Jack Lachlan Drive and 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands and the adjacent common marine and coastal area, as shown in Figure 1 below.



Figure 1: Locality plan of project location which will also include the adjacent coastal marine area.

In summary, the Project will provide for the development of live zoned land at Beachlands into a comprehensively planned and public transport focussed community to achieve a well-functioning urban environment comprising residential dwellings, a hotel and conference venue, community and commercial activities, protected ecological restoration areas, walking and cycling networks, and community facilities, and enable the potential development of 2 schools, as well as all associated earthworks and all associated infrastructure including transport facilities, intersection upgrades and roading, telecommunications, power, and water supply, stormwater, and wastewater infrastructure (including any treatment or storage facilities, drainage, pipes, pump stations, outfalls and discharges). A portion of Future Urban zoned land will be used for wastewater management purposes.

This application will seek authorisation to undertake earthworks within the live zoned land and part of the Future Urban zoned land as per the Masterplan attached to this letter.

The Cultural Landscape Plan in Beachlands South Precinct Plan 4 recognises a historic pa site, indicative archaeological sites, a key outlook point and key views of cultural significance to Ngāi Tai ki Tāmaki. Earthworks associated with the development of the Site will be managed to avoid adverse effects on the cultural landscape and will be undertaken in partnership with mana whenua.

Archaeological authority will be required under the Heritage New Zealand Pouhere Taonga Act 2014 to modify or remove currently identified archaeological sites and for the modification or removal of any new archaeological sites that may be discovered during development of the land.

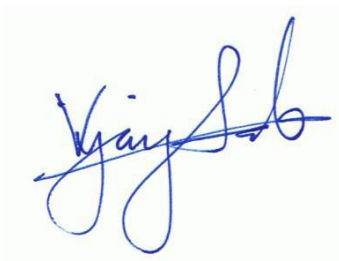
Consultation with all relevant iwi, including applicants for customary title and/or protected customary rights over an area of the common marine and coastal area is currently underway in accordance with

the requirements of the FTAA. BSLP's archaeologist is preparing an assessment to address the archaeological effects of the proposal and is developing protocols including accidental discovery protocols. We will provide this assessment to you as soon as it is available.

As noted above, BSLP intends to lodge its substantive application in June 2026. We would appreciate any comments in response to this notification by 18 June 2026 in accordance with section 29(1)(aa) of the FTAA, however we welcome continued engagement with HNZPT in relation to the Project throughout the FTAA process.

Please contact us should you require any clarification or further information.

Yours faithfully



Vijay Lala
Director/Planning Consultant



Nick Roberts
Director/Planning Consultant