Outlook

Beachlands South

From Allan McGilvray <[redacted]>
Date Tue 27/10/2026 1:09 PM
To Substantive <substantive@fasttrack.govt.nz>

Thank you for the opportunity to comment on the Fasttrack process for this development.

Our contact details are:

Allan and Lesa McGilvray

[redacted]

(e) [redacted]

From our personal perspectives, we recognise the importance of investment and development that supports community economic growth, local employment opportunities, and supportive, aligned infrastructure for our Beachlands community.

That said, the proposed development cannot be at any cost, and without growth safeguards including capital and operating costs for existing and future Beachlands communities.

Our expectation would be that the developers (not the community) would pay for their development including the necessary infrastructure, and further, the developers would have arrangements in place with Auckland Council that protect our community from future growth related operating costs such as water storage and supply and, volume related sewerage costs that originate from this development, for example.

In our view, the pressures associated with population growth resulting from this development need to be managed; housing needs to be of a quality that enhances economic opportunity for existing and future Beachlands communities; and infrastructure needs to meet proposed and future demands that come with a development of the size proposed.

While we are generally supportive of developments that deliver broader public benefits, we believe it is important that growth is matched by sufficient supporting infrastructure and community services. In particular, consideration should be given to the capacity of transport networks, water and wastewater infrastructure, public amenities, healthcare services, and emergency response arrangements.

Growth that occurs ahead of supporting services can place pressure on existing communities and reduce the benefits that development is intended to achieve. For this reason, we believe that the necessary infrastructure that enables this development and its assimilation into the community must occur in advance of, and not after the developers have moved to their next project.

We would therefore encourage decision-makers to ensure that the proposal clearly demonstrates:

- How the community is "protected" in the construction phases from the impacts of dust, noise, safety, security and increasing traffic congestion etc.
- How the community will continue to be engaged throughout the delivery phase/s.
- How infrastructure capacity and service requirements will be addressed, and how that detail is communicated in advance to the community.
- How environmental effects will be avoided, remedied, or mitigated.
- How natural hazard and climate resilience considerations have been incorporated into the project design.
- How the benefits of the proposal will be balanced against any potential adverse effects on the community.
- How existing infrastructure will be managed and maintained during the construction phases in particular damage to the existing road systems from trucks and heavy machinery.

We also consider it important that development occurs in a way that supports long-term community wellbeing. This includes providing appropriate access to employment, transport, healthcare, recreation, and other essential services that contribute to a healthy and sustainable community

Overall, we are supportive of this development provided it delivers demonstrable public benefit and contributes positively to economic and social outcomes for the Beachlands community.

In conclusion, we would encourage decision-makers to ensure that appropriate conditions are applied to manage infrastructure, environmental, and community impacts and to support successful long-term outcomes.

Thank you for considering this submission.

Yours sincerely,

Allan and Lesa McGilvray