Beachlands South Fast-track

Annexure CC:

Franklin Local Board

Amanda Hopkins

07 October 2026

Substantive Fast-Track Application Feedback Form – Local Board, Ward Councillors, Houkura & Committee Chairs

This form is to be used to provide feedback on Substantive Fast-track applications under the Fast-track Approvals Act 2024 (FTAA). Please complete the relevant sections below.

Project Information

Project Name	Beachlands South
Address	110 Jack Lachlan Drive, Beachlands 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands Adjacent Coastal Marine Area, Beachlands
FT application number	FTAA-2606-1256

Respondent Information

Name	Amanda Hopkins
Role	Franklin Local Board Wairoa Subdivision Resource Consents Lead
Agency / Department	Franklin Local Board
Date	07/10/26

Do you support the proposal?

☐ Support

☒ Oppose Unless the conditions below are met.

☐ Neutral

Response:

The Franklin Local Board has significant concerns about aspects of the development, The Board cannot support the application unless these concerns are appropriately addressed. The Board is generally supportive of the design and style of the development.

1. **Water**

    a. Wastewater – the Board does <u>not</u> support a separate privately owned wastewater treatment plant when an existing Watercare facility is nearby. Development within the Beachlands/Maraetai community is currently constrained by the existing Watercare plant at capacity. Watercare is in the process of expanding the plant to incorporate future development and it makes sense that the new community of Beachlands South connects to a public wastewater treatment plant.

b. Flood-risk - The Board is concerned about the downstream flooding risks to the existing properties along Jack Lachlan Drive and the infrastructure in this area.

c. Water supply – the Board is concerned that there is insufficient information about the existing aquifers and the effects of the additional take on this water source, other existing bore users and potential saline intrusion. Existing communities in Beachlands relying on the privately owned water suppliers complain on a regular basis about the water quality.

2. Transport

a. Any consent conditions must align with the triggers agreed in the appeal process and settlement agreement for Plan Change 88 and that all infrastructure agreed through that process is in place at the appropriate stages of development.

b. Trip generation analysis must be tested and agreed by Auckland Council (Auckland Transport), to ensure transport upgrades occur before further development is allowed.

c. The proposed road network within the development must explicitly consider buses and emergency vehicles and align with at least minimum standards as set by Auckland Council (Auckland Transport).

3. Open space and provision for sports fields

a. There is a lack of clear sports fields provision, noting the significant increase in population and existing capacity deficits in the area. Provision for primary and secondary schools does not provide a solution for this.

b. The parks proposed by the developer do not provide the optimal solution for the new community.

c. The application does not reference the Pōhutukawa Coast Trails Plan which was adopted by the Franklin Local Board in 2017. Specific reference to how this proposal will contribute to the aspirations within this plan is critical both in terms of public amenity, active transport outcomes and community return.

d. The Coastal Walkway should be connected to the existing coastal walkway at 600 Whitford-Maraetai Road and completed in the first stages of the development.

4. Building Heights

The Board does not support apartment blocks exceeding the building height standards by a significant margin and is concerned about the visual impacts and

adverse effects on the landscape and natural character of the wider Whitford area. This has not been tested with the community, and the effects will be significant.

5. Infrastructure and Funding

The Board is concerned about how the infrastructure will be funded and managed over the longer term, including water provision and particularly the wastewater treatment infrastructure if the development proceeds with a private wastewater treatment rather than connecting to the public facility nearby. Lack of information on ownership models, management and future arrangements is a concern.

The applicant has not consulted with the local board on this application other than via a meeting with Wairoa Board members Amanda Hopkins and Alix Bonnington, at the members request.