

BEACHLANDS SOUTH FAST-TRACK APPLICATION

LANDSCAPE & NATURAL CHARACTER EFFECTS

MEMO

Prepared For:

Beachlands South Limited Partnership

Brown NZ Ltd

4th June 2026

Introduction:

This memo relates to the Substantive Fast Track Approval Act application proposed for the development of land that is now live-zoned at Beachlands South. Key components of the Project include:

- Residential activities comprising approximately up to 2,000 dwellings in a variety of housing types, densities and vacant sites for future residential development;
- Establishment of a commercial local centre supported by employment opportunities within and around the periphery of the local centre and on the Whitford-Maraetai Road frontage comprising approximately 27,000m² of commercial GFA and 30,000m² of light industrial GFA;
- Education facilities comprising the development of both primary and secondary schools;
- Establishment of an Ecological Protected Area Network (EPAN) comprising approximately 88 hectares of land within the live zoned area being protected and approximately 55 hectares of land being replanted, restored, maintained and enhanced including preservation of streams and their margins;
- A series of open spaces including a suburban park, neighbourhood parks, the Fairway Reserve, golf course, esplanade reserve and riparian margins;

- Provision of public access to and along the coastal marine area and the creation of a quality coastal pathway;
- Public transport enhancements and integrations including expanded ferry passenger capacity;
- Staged road upgrades including the provision of pedestrian and cycling facilities along Jack Lachlan Drive, the upgrade of Whitford roundabout, a series of intersection upgrades; and
- Establishment of infrastructure to service the project including wastewater, water supply, stormwater, telecommunications and power.

The proposal gives effect to the urban zoning of the live zoned land. With regard to the proposed development's landscape and visual effects, I prepared the attached Landscape Assessment for the plan change. In my opinion, the analysis of existing landscape and natural character values, effects generated by the Beachlands South proposal, and related 'key findings' in relation to receiving environments around the subject site remain valid. The proposed development generally accords with the height and location of built form envisaged by the operative Beachlands South Precinct provisions.

However, I note the following changes to the Beachlands proposal as part of this application:

The height of the proposed apartment buildings near the village centre is now set at proposed at the THAB PC120 height of 24m (16m operative); and

Three other buildings spread around the site would infringe the consented height controls, including:

- A northern apartment building of 6 levels;
- A western apartment building of 12 levels; and
- A central hotel building of 8 levels.

Photo simulations are being prepared by Virtual View that will be employed to evaluate the landscape and natural character effects associated with these buildings. That evaluation and related findings will be commented on in detail once the photo simulations are available. In the course of that assessment, the (now) proposed buildings will be evaluated against the built forms and related heights consented for Beachlands South.

Stephen Brown

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