Beachlands South Fast-track

Annexure DD:

Houkura

01 October 2026

From:	Caleb Hamilton
To:	Adonica Giborees
Subject:	RE: FAST-TRACK: Substantive application - Beachlands South, Ref: FTAA-2606-1256 (Council reference: BUN60467962)
Date:	Thursday, 1 October 2026 8:53:43 pm

Kia ora Adonica,

Thank you for sending this information through below. Going through the documents, it is clear that the Applicant has contacted all mana whenua listed for this site, and there is consistent engagement with Ngāi Tai ki Tāmaki as a partner for the Project, but also as an entity with statutory acknowledgement for the area. Ngāi Tai ki Tāmaki have provided a letter of support for the Project and a CVA with recommendations that has been incorporated into the overall Project.

Based on the information provided, Houkura is supportive that this proceeds to the next stage of the FTAA process.

Ngā mihi,
Caleb

Caleb Hamilton
Pouārahi | Principal Advisor
Ngāti Raukawa ki te Tonga, Kai Tahu
M +64 27 263 7051 E caleb.hamilton@houkura.nz W www.houkura.nz
Houkura
Independent Māori Statutory Board

From: Adonica Giborees <adonica.giborees@aucklandcouncil.govt.nz>
Sent: Tuesday, 29 September 2026 1:29 pm
To: Caleb Hamilton <caleb.hamilton@houkura.nz>
Subject: RE: FAST-TRACK: Substantive application - Beachlands South, Ref: FTAA-2606-1256 (Council reference: BUN60467962)

Kia ora Caleb,

Thank you for your e-mail.

There are quite a few documents, however may I direct you to the Fast Track website which includes these and are listed quite clearly, I have provide a direct link here and below:
Substantive application

Appendix 22

Attach-22-13.-Letter-to-Relevant-MACAA-Parties-and-Iwi-Authorities.pdf
Attach-22-15.-NTKT-Support-Letter.pdf

Appendix 20 (relates to Iwi & MACA Consultation):

Attach-20-Cultural-Values-Assessment_Redacted.pdf
Attach-20A-BSLP-IWI-and-MACA-Consultation-Ltr-18-05-26.pdf
Attach-20B-NTKT-Ltr-re-BS-WWTP.pdf

The attached Planning Assessment also provides commentary around Mana whenua values at Section 16.8.

I hope this is useful, but please let me know if there is anything else I can do to assist.

Kind Regards,

Adonica Giborees | Principal Project Lead
Premium Resource Consents
Auckland Council
Mob +64 27 203 2562
Auckland Council, Auckland House, Level 6, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

Please note I take every second Friday as a scheduled day off. I work from the Albert Street office Monday and Thursday, and from home Tuesday, Wednesday and Friday. I am contactable by phone, email or MS Teams. Thanks!

From: Caleb Hamilton <caleb.hamilton@houkura.nz>
Sent: Tuesday, 29 September 2026 9:36 am
To: Adonica Giborees <adonica.giborees@aucklandcouncil.govt.nz>
Subject: RE: FAST-TRACK: Substantive application - Beachlands South, Ref: FTAA-2606-1256 (Council reference: BUN60467962)

Kia ora Adonica,

Thanks for sending this through. Can you please provide me with copies of the engagement with mana whenua to date for this project, so Houkura can provide comment?

Ngā mihi,
Caleb



From: Adonica Giborees <adonica.giborees@aucklandcouncil.govt.nz>
Sent: Monday, 28 September 2026 2:21 pm
To: Councillor Richard Hills <Richard.Hills@aucklandcouncil.govt.nz>; Councillor Josephine Bartley <Josephine.Bartley@aucklandcouncil.govt.nz>; Councillor Andrew Baker <Andrew.Baker@aucklandcouncil.govt.nz>; RES Local Board Franklin <FranklinLocalBoard@aucklandcouncil.govt.nz>; Taff Wikaira <taff.wikaira@houkura.nz>; Caleb Hamilton <caleb.hamilton@houkura.nz>; Ngarimu Blair <ngarimu.blair@houkura.nz>; Karen Wilson <Karen.Wilson@houkura.nz>
Cc: Brooke Dales <brooke@dcs.gen.nz>
Subject: FAST-TRACK: Substantive application - Beachlands South, Ref: FTAA-2606-1256 (Council reference: BUN60467962)

Kia ora,

This email is to provide visibility on Beachlands South project, which is currently under consideration under the Fast-track Approvals Act 2024 as a substantive application. This communication forms part of an updated internal process to ensure key elected members are informed of any significant issues arising through the fast-track pathway.

The application documents can be accessed here: FTAA-2606-1256 - Beachlands South Fast Track project (BUN60467962)

The link to the project on the EPA website is also provided: Beachlands South

Application Summary

In summary, the Project will provide for:

- 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 27,000m^2 of commercial GFA and 30,000m^2 of light industrial GFA;
- Provision for future primary and secondary educational facilities.
- Establishment of an Ecological Protected Area Network (EPAN) comprising approximately 75 hectares of land being protected, 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 Local Board is invited to provide comment – Please provide comment by **5pm Monday 5th October 2026,** please see response template attached.

For the Councillors and Houkura, please note that the purpose of this update is to provide visibility only and no formal feedback is sought, although comments are welcome should you wish to share them.

Please reach out if you have any questions.

Kind Regards,

Adonica Giborees | Principal Project Lead
Premium Resource Consents
Auckland Council

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Auckland Council, Auckland House, Level 6, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

I work from the Albert Street office Monday and Thursday, and from home Tuesday, Wednesday and Friday. I am contactable by phone, email or MS Teams. Thanks!



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