

18 May 2026

Dear Sir/Madam,

Ngā mihi o te wā ki a koe,

Fast-track Approvals Act 2024 (FTAA) for Beachlands South Listed Project (Project): Notice under Section 62(3) of the Marine and Coastal Area (Takutai Moana) Act 2011 (MACA) and consultation under section 29 of the FTAA

We understand you have made an application for customary title and/or protected customary rights over an area of the common marine and coastal area adjacent to the land at 110 Jack Lachlan Drive and 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands under the MACA.

On behalf of the applicant, Beachlands South Limited Partnership (BSLP), we wish to notify and seek your views under section 62 of the MACA, and consult with you under section 29 of the FTAA about a substantive application for resource consent and other relevant approvals, 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.

Key elements of the Project include:

- Residential activities comprising approximately 2,200 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 wastewater servicing strategy for the Project will involve either:

- a rising main to Watercare's existing Beachlands wastewater treatment plant to accommodate the Project, subject to the Watercare plant's capacity and upgrades to the plant; or
- a new, staged on-site wastewater treatment plant.

The applicant will accordingly be seeking the required consents and approvals for an on-site wastewater plant and the following disposal options:

- initially, treated effluent being discharged to land in a controlled manner via drip/irrigation fields. This option has less ecological risk than a direct stream discharge. The environmental performance of the system will be closely monitored and an adaptive management approach will be taken; and
- that interim land-based wastewater disposal system being transitioned to a marine outfall system to provide a permanent and sustainable solution for treated wastewater disposal discharging to the coastal marine area (CMA). Under this approach, wastewater will be highly treated using natural biological processes. The outfall system will incorporate appropriate hydraulic and environmental considerations and flows and the treated discharge will be conveyed via a dedicated pipeline under the seabed to a discharge location within the CMA. The construction methodology will involve drilling/thrusting the pipe under the seabed (as opposed to trenching/excavation) to an outfall location selected and designed to mitigate risk of impact on the seabed and CMA environment.

We acknowledge and recognise your mana and expertise and would value any feedback you may have on cultural considerations and appropriate management of Māori cultural values. We would be very happy to discuss the Project with you and provide further information as it becomes available.

Because of the fast-track process, we would be grateful if you could please provide any feedback as soon as possible, and no later than Tuesday 16 June 2026.

We are committed to ongoing engagement with you 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