Outlook

Beachlands South Limited Partnership

From Lorian [redacted]
Date Mon 12/10/2026 8:11 PM
To Substantive <substantive@fasttrack.govt.nz>

I would like to provide written comments as a neighbouring property with an authority to comment.

My name is Lorian King, and my husband Robert King and I are the owners and residents of [redacted] which is an immediate neighbouring property sharing a boundary with the Beachlands South project area.

I am deeply concerned about how the intensive construction phase and the ultimate layout of the development will severely compromise our day-to-day living environment. I urge the panel to consider the following critical impacts:

1. Construction Noise and Vibration

- Given our immediate proximity to the site boundary, we anticipate substantial disruption from heavy machinery, earthmoving equipment, and general construction activity.
- **I request strict, enforceable limits on construction hours (no weekends, early starts or late finishes),** acoustic mitigation measures, and real-time monitoring to prevent unreasonable noise pollution and structural vibration damage during the build phase.

2. Dust, Debris, and Air Quality

- A development of this footprint involves extensive earthworks that pose a severe dust nuisance for adjacent properties.
- Without rigorous and proactive dust suppression protocols (such as continuous water carting during dry/windy conditions and perimeter netting), air quality and outdoor living will be severely impaired, and fine dust will inevitably damage our property and affect our health. **I suffer from asthma and dust allergies** and my son also suffers from dust allergies as well.

3. Construction and Operational Traffic Congestion

- Local access roads (including Whitford-Maraetai Road and surrounding local routes) are already subject to heavy traffic volumes and congestion during peak times.
- The influx of heavy construction vehicles, construction worker parking, and subsequent permanent traffic increases once the project is operational may compromise road safety. **Clear traffic management plans must be enforced** to keep construction traffic strictly away from local residential access.

4. Privacy, Visual Amenity, and Boundary

- The introduction of high-density housing, commercial zones, or public pathways immediately adjacent to our boundary will create severe overlooking issues, destroying our existing privacy and rural-coastal outlook.

- I request strict provisions for generous boundary setbacks, **and dense, mature native buffer planting along our mutual boundary to preserve our visual amenity and personal privacy.** For multi story buildings, if these look in or are near our property how does this affect us/our living/our property value. What steps are put in place to protect us?

- As we border Jack Lachlan Drive, what provisions are in place for speed restrictions, road noise, and upkeep and overall final outcomes of Jack Lachlan Drive.

- For example; safe footpaths, low noise asphalt surface on the road to cut down on increased road noise. Is the developer confirmed to install footpaths along Jack Lachlan, provision an intersection on the corner of Jack Lachland and Whitford-Maraetai Rd and have dedicated green boundaries along the Jack Lachlan boundary for dense mature vegetation to provide visual screening, privacy and noise absorption.

Thank you for the opportunity to provide feedback on this application. I ask that the Expert Panel imposes rigorous, legally binding conditions on the developer to mitigate these severe impacts on existing neighbours.

Yours sincerely,

Lorian King

[redacted]