Outlook

Re: Beachlands South: comment on application FTAA-2606-1256

From Kyle LePine [redacted]
Date Tue 27/10/2026 8:02 PM
To Substantive <Substantive@fasttrack.govt.nz>

1 attachment (5 KB)
image.png;

A further point of feedback

Submitter: Kyle Le Pine
Position: Oppose the application in full

Kyle Le Pine
[redacted]

Rainwater supply and construction dust
Our home is approximately 500 metres from the site boundary and relies entirely on rainwater tanks for drinking water. Airborne dust and debris from construction would land on our roof and wash straight into our tanks. The site lies to the south-west of our home, which is the prevailing wind direction, so we are directly downwind of construction dust for much of the year.

Fine particulates, silt and any contaminants in the dust will end up in our drinking water. Dust would also limit our ability to sit outside, and it would accelerate wear on our home and garden through soiling, cladding and roof deterioration, and damage to plants.

I ask that any approval include enforceable conditions requiring:

- a dust management plan, with dust suppression (water carts, covered stockpiles, staged earthworks, and limits on earthworks in dry or windy conditions)
- real-time dust and air quality monitoring at the site boundary, with clear trigger levels that stop work when exceeded
- a complaints process with fast response times and public reporting
- water quality testing for neighbouring tank-supplied homes before, during and after construction, with the developer covering the cost of tank cleaning, filtration or an alternative water supply if contamination occurs
- compensation for damage to neighbouring homes and gardens

Regards

Kyle

On Tue, 27 Oct 2026, 3:27 pm Substantive, <Substantive@fasttrack.govt.nz> wrote:

> Kia ora Kyle,
>
> Thank you for your comments to the Expert Panel in relation to the Beachlands Fast-track application.
>
> Under the Fast-track Approvals Act 2024, there is no requirement for the Expert Panel to hold a hearing. However, if the Expert Panel considers it appropriate to hold a hearing, at least five days' notice of the hearing will be given to those parties the panel considers appropriate to hear from.
>
> Regardless of whether a hearing is held or not, the Expert Panel will invite you to comment on the draft conditions.
>
> If you have any questions, please contact the Application Lead, Gabrielle Storey by email at info@fasttrack.govt.nz
> Ngā mihi,
>
> **Kara Johnstone**
> Advisor | Fast-track applications
> A black text on a black background Description automatically generated
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>
> **From:** Kyle LePine [redacted]
> **Sent:** Tuesday, 27 October 2026 1:04 pm
> **To:** Substantive <substantive@fasttrack.govt.nz>
> **Subject:** Beachlands South: comment on application FTAA-2606-1256
>
> **Submitter: Kyle Le Pine**
> **Position:** Oppose the application in full
>
> **Summary**
> I oppose the Beachlands South application. Existing infrastructure and services in Beachlands can't support the growth this development would bring, and it would harm the peaceful coastal character of the area.
>
> **1. Water, wastewater and stormwater**
> Water and wastewater capacity are already under pressure. I ask the Panel to require clear evidence that the networks can cope without worsening outcomes for existing residents or the coast.
>
> **2. Roads and public transport**
> Beachlands relies on a few roads that are already slow and congested at peak times. Public transport, including the ferry, is limited and vulnerable to cancellations and capacity constraints. A development of this size without major upgrades would make this worse.

3. Emergency services
Beachlands has no permanent emergency services. The fire service is volunteer-run, there is no police station, and the single ambulance is also staffed by volunteers. With limited road access in and out, response times depend on volunteer availability and traffic. A large population increase would put these services under pressure they weren't built for.

4. Schools, shops and community facilities
Local schools, healthcare and shopping can't absorb a large increase in population. Families would travel further for basic needs, adding to traffic and emissions.

5. Coastal character and quality of life
People live here for the peaceful, low-density coastal feel. Years of construction noise and dust, followed by permanent growth in population and traffic, would erode that.

Relief sought
I ask that the application be declined. If the Panel is minded to grant it, I ask that approval be conditional on infrastructure upgrades (water, wastewater, roads, public transport, permanent emergency services and schooling) being completed and funded before each stage proceeds, with limits on construction hours and effects.

I wish to be invited to comment on any draft conditions.

Kyle Le Pine

