Outlook

RE: Beachlands South: Request to Comment - [redacted]

From [redacted]
Date Tue 27/10/2026 2:32 PM
To Substantive <Substantive@fasttrack.govt.nz>
Cc Gabrielle Storey [redacted]

To the Beachlands South Expert Panel,

I am the owner and resident of [redacted] Please accept the following comments on the Beachlands South application.

My main concerns are traffic and road safety, services, environmental protection, noise, dust, building height and parking.

1. Traffic congestion and road safety

Our community relies heavily on the main Whitford-Maraetai Road corridor, with limited practical alternatives. I am very concerned that development of this scale will create a severe traffic bottleneck and increase pressure on a road where safety is already a concern.

Traffic from the new homes, schools and construction will put further pressure on the road. I am particularly concerned about what will happen when a crash or other incident closes the main route, leaving residents and emergency services with limited alternatives.

Necessary road and intersection upgrades should be funded and operational before the additional housing that depends on them is occupied. Please explain how wider network constraints, including the need for the Whitford bypass, will be addressed.

2. Services and infrastructure

Please demonstrate how school places, healthcare access, emergency services, water supply and wastewater capacity will keep pace with population growth.

Identifying land for future facilities does not establish when services will actually become available. Residents need clear information about delivery commitments, funding, responsibilities and what happens if necessary services are delayed.

3. Environmental protection

I am particularly concerned about the proposed treated wastewater discharge into Whitford Embayment and its potential long-term and cumulative effects on coastal water quality, marine habitats, shellfish and recreational use.

Please require independent scrutiny of treatment performance, discharge effects and arrangements for equipment failure, power outages and extreme weather.

Groundwater abstraction must also be assessed for its effects on existing bore users and the aquifer. Earthworks and stormwater management must protect neighbouring properties, streams, wetlands and coastal waters from sediment and contamination.

Habitat protection and restoration should have measurable outcomes, ongoing maintenance and publicly available monitoring results.

4. Noise and vibration

I am concerned about prolonged construction noise and vibration, heavy vehicle movements, and increased traffic and commercial noise near existing homes.

Draft condition 75 allows construction and earthworks at any time, subject to noise standards. I request that these activities be limited to daytime hours Monday to Friday, with no work on weekends or public holidays.

I also ask that noise and vibration levels be checked at nearby homes, that residents be given advance notice of particularly disruptive work, protection against vibration damage and a clear process for promptly investigating and resolving complaints.

5. Dust and dirt affecting homes

Dust from current nearby excavations is already blowing across and settling on houses. This is an existing impact I have observed and raises serious concerns about further extensive earthworks.

For works authorised by this application, please require effective dust suppression, covered loads, wheel washing, prompt stabilisation of exposed ground and restrictions on work when wind carries dust onto neighbouring homes.

There should be clear monitoring and action thresholds, prompt responses to complaints and arrangements to clean affected properties where project works cause soiling.

6. Building height and parking

I object to the proposed buildings that exceed the applicable height limits. I am concerned about the effect of taller buildings on the character of Beachlands and on nearby residents' privacy, outlook and sunlight. I ask the panel not to approve the proposed height exceedances.

I am also concerned about parking from the development spilling onto surrounding residential streets. Please ensure that parking demand from residents, visitors, commercial activities and schools is properly assessed, and that adequate provision is made to avoid placing further pressure on existing streets.

7. Enforceable safeguards

Please assess these effects cumulatively across the full development and alongside other local growth.

Any approval should contain clear requirements linking development stages to completed infrastructure, environmental performance and protection of existing residents. Monitoring should trigger corrective action before problems become entrenched.

Please acknowledge receipt and confirm that these comments will be provided to the panel.

Kind regards,

[redacted]

From: Gabrielle Storey [redacted]
Sent: Tuesday, October 27, 2026 8:55 AM
To: [redacted]
Cc: Substantive <Substantive@fasttrack.govt.nz>
Subject: Re: Beachlands South: Request to Comment - [redacted]

Kia ora Kirsty,

Please find attached my email from 22 October in response.

You may provide comment by the end of today for the panel's consideration. Thank you.

Nāku noa, nā

Gabby Storey
Application Lead

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From: [redacted]
Sent: Sunday, 25 October 2026 11:01 am
[redacted]
Subject: Re: Beachlands South: Request to Comment - [redacted]

Hi Gabby,

I have still received no further update on my request to be invited to comment on the Beachlands South application.

Your email on Tuesday confirmed that my request had been referred to the panel. With comments closing on 27 October, how am I expected to participate meaningfully when I am still waiting to find out whether I will be invited?

Please urgently confirm the panel's decision. If I am invited to comment, please confirm what deadline will apply and how I will be given adequate time to prepare my response. If my request is declined, please provide the panel's reasons.

I am concerned that the time taken to resolve this is leaving me without a fair opportunity to participate.

Kind regards,
Kirsty

On 20 Oct 2026, at 12:43 pm, Gabrielle Storey <[redacted] wrote:

Kia ora Kirsty,

Thank you for getting in touch. I have referred your request to the panel for their consideration. I will get back to you soon.

Nāku noa, nā

Gabby Storey
Application Lead

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From: [redacted]
Sent: Thursday, 15 October 2026 9:56 am
Cc: Substantive <substantive@fasttrack.govt.nz>
Subject: Re: Beachlands South: Request to Comment - [redacted]

Morning

Can you please respond to my request.

Thank you
Kirsty

Sent from my iPhone

> On 12 Oct 2026, at 9:38 am, [redacted]
>
> Good morning
>
> [redacted]
>
> I've been reviewing the Beachlands South Fast-track application and note that my property appears within the purple-shaded area identified as "close enough to be considered adjacent" in Appendix 2.
>
> However, my address doesn't appear in Appendix 3.
>
> Could you please clarify why my property hasn't been included in the invitation list, given its

proximity to the proposed development?
>
> I would like the opportunity to provide feedback and would appreciate an invitation to comment before the 27 October deadline.
>
> Thank you
> Kirsty Fawdray
>
> Sent from my iPhone

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