Beachlands South
FTAA-2606-1256

27 October 2026

RE: Comments on the proposed Fast Tracked development project titled “Beachlands South”.

Sielia Trust owns [redacted] adjoining the southern boundary of the above development. I am commenting as Trustee of the trust.

Roading and Traffic

The project will have a detrimental impact on us, as the ‘rural’ enjoyment of life will be severely affected by the large increase in traffic along Whitford Maraetai Rd. This admitted increase will affect the ability to exit and enter our gateways to the house site as well as our yards site. The gateway to our house is at the bottom of a steep hill with limited visibility, any increase in traffic will cause problems and increase danger. The gateway to our yards is at the top of the hill and likewise, any increased traffic levels will make this more dangerous.

I have seen no mitigation proposals from Beachlands South that address this concern or alleviate any potential dangerous situations arising from the development’s effect on traffic flow for our property.

Foreshore Walkway

A walkway has been proposed to link the existing bridle path along the shore of our property (that we built) to the marina. This should be done at the first stage of development and it should be constructed with the same specifications as the other bridle paths around Whitford - not simply a walkway. Beachlands South has not addressed the specifications of this walkway with Whitford locals and seem to believe it is an extension of the Beachlands walking paths rather than the Whitford bridle ones.

The bridle path needs to be considered within its role as a cog of the Whitford Bridle network, otherwise we will have an issue with horses, bikes and pedestrians occupying the same space on an ill designed path.

Ecology

As a neighbour of this development from the beginning, I have seen no attempts by the developers to improve the ecology of the site to date. The existing farm has been left in a very poor state, which has allowed extensive revegetation of gorse and weeds to fester at our boundary, as well as other sites within the development area. Despite raising this concern with the developers and their stated intention to improve this situation, we have seen no action to date.

The promise of ecological improvements needs to be by a set date at the beginning of the development as the effect of the weeds on our boundary is detrimental to all the work neighbours have done to revege our lands and keep them weed and pest free.

Wastewater

The Project proposes to use the future urban zoned land as the discharge field for up to 500 houses. Our property shares a boundary and native bush area with this area of land. We are concerned about the impact this will have on our native bush, stream and rural lifestyle. We are particularly concerned about the impact of sewage odour that will come from this disposal field. We realise disposal fields can work well – but only if they are maintained properly. I have seen no assurances that this field will be maintained properly by the developers, or how the council would ensure this would happen. The Whitford area has recent experience with developers failing to manage wastewater fields properly, so this is not simply a theoretical issue.

If this area is used as a disposal field, how are the developers to maintain the paddocks? Can the disposal field have livestock on it? If there is not to be livestock, how is the grass to be managed so that it does not keep looking like the unloved broken farm that it is now? (Prior to the developers taking possession of this property, it was one of the best managed and maintained farming blocks in the region. We neighbours have had to put up with the disgrace it is now for the past 5 years whilst the developers have processed their consents.) These are important questions for the future enjoyment of the area and need to be answered prior to the development starting.

Future Urban Zone

The proposed Future Urban Zone shares our northern boundary and will have a large effect on any future proposals that we may seek consents for. Reverse sensitivity for future proposals will likely be taken into account during any consenting process on our property. This has a negative effect on the future potential of our property and therefore a financial impact on our property value. The developers have solved this problem with other adjoining neighbours by including them in the Future Urban Zone area, but have refused to include our property in the zone. We seek to have our property included in this zone as it is the logical extension of the ecological and landscape boundary of the development site.

Yours sincerely



Stephen Mason
Director
Sielia Ltd (Trustee Co. of Sielia Trust)

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