Outlook

Beachlands South Project

From Paul & Justine Benson [redacted]
Date Sun 25/10/2026 4:35 PM
To Substantive <substantive@fasttrack.govt.nz>

Thank you for the invitation to comment regarding the Fast-track for the Beachlands-South development. As a resident though, I have come to understand that these invitations are nothing more than a formality and our views and concerns will be largely ignored by the people who have the power to make the decisions.

This project should never have been approved, let alone Fast-tracked. Beachlands and the surrounding areas (Maraetai, Whitford, Ormistion and Botany) will all be negatively impacted by this development as we do not have sufficient infrastructure - as outlined by Auckland transport and the Council in the PC88 application but was ignored by the "independent panel" where the decision was made to approve the rezoning. It is inevitable that the volume of traffic will create a huge amount of congestion for traffic predominantly using the Whitford-Maraetai Road. NZTA data showed there have been 116 crashes in the area for the period of 2018 to 2024 with a number of these being fatal.

Please refer to article: https://www.1news.co.nz/2024/06/18/roading-concerns-as-rezoning-for-multi-billion-akl-development-approved/

The improvements outlined by the developer only address the immediate area of development - widening shoulders and tinkering around the skirting areas of the development and not the entire stretch of Whitford-Maraetai road which AT have already indicated will cost an extremely large amount of money (hundreds of millions) to ensure it can cope and is safe and functional for all residents spanning from Maraetai, Beachlands and Whitford through to Botany and Ormistion. How will this be funded? The government have promised to cap rates, so where will the council find the funds to pay for this infrastructure to make sure the roads are suitable and safe for the existing traffic as well as the extra 4,000+ vehicles that will add to the problem? Who will pay for the Whitford, Botany and Ormiston upgrades which will be necessary? It feels like our safety is secondary to entities making money.

On the subject of the development itself, I am strongly opposed to the development of an industrial complex being built on the corner of Jack Lachlan Drive and Whitford Maraetai Road. It is extremely unfair on the residents who purchased their properties along this road with the idea that at the very worst situation, we may have extra residential properties popping up on the vacant land but we never imagined an industrial complex would be dumped on our doorstep. This complex will devalue our properties, it will no doubt lead to heavy transport coming and going into and out of our street, all day, every day. It is not something that fits with the street or area whatsoever. It does not "fit" with the style of the area we have all bought into.

I am especially concerned about the proposed access to this complex and the residential properties the developer intends to build at the top end of Jack Lachlan Drive. You are allowing a development of

an extra 2,000+ properties to be built, this is going to put a huge amount of volume on Jack Lachlan drive. Most residences will have one to two cars, so an extra 2,000 to 4,000 cars, nearly all of which will use Jack Lachlan Drive to exit Beachlands. This is going to be a nightmare for residents trying to get out of their driveways for the commute to work during peak hour traffic. To suggest a driveway should be plonked up this end of Jack Lachlan drive is going to exacerbate the problem of safe traffic flow.

Common sense would tell you that access for these properties should be via Whitfod-Maraetai Road - **NOT** Jack Lachlan drive. This would help alleviate some of the future congestion and also, if traffic has to turn from Whitford-Maraetai Road then this will at least slow traffic down and allow residents to exit Jack Lachlan drive. You have mentioned the supposed "school/s" that the ministry of education have not even agreed to. If this were to go ahead then we need to ensure Jack Lachlan drive is safe for students to travel to and from school - taking the access to Whitford-Maraetai Road and away from Jack Lachlan Drive will go some way to ensuring children have less traffic to manage on what will be an extremely busy road if and when the school/s are constructed.

As for the Wastewater management proposed - have you learned nothing from the "Whitford Park" development? It was an absolute failure because the developer tried to manage the waste in much the same way as has been proposed for this development, except it was on a much smaller scale. It seems that more and more developers get the "green light" to charge ahead with these developments but a lot of the finer points of infrastructure seem to be made up as the project goes along. This wastewater problem still exists today, the residents are still burdened with this problem. Surely, this serves as a warning that we cannot continue to allow developers to blind everyone with their grandiose plans but then burden the residents with the costs, inconveniences and compromised safety.

Refer to article: https://newsroom.co.nz/2025/08/12/receivers-appointed-to-luxury-development-that-faced-sewage-row/

Thank you again for the opportunity to submit feedback, although I suspect our concerns will most likely be ignored as the government have a heavier focus on pleasing the developer than they do with the concerns of the residents and those that elect them. I sincerely hope though that I am proven wrong in this case.

Kind regards,

Justine & Paul Benson