Outlook

Beachlands South Fast Track Application filers FTAA-2606-1256

From Nigel Hannan [redacted]
Date Thu 15/10/2026 1:41 PM
To Substantive <substantive@fasttrack.govt.nz>
Cc [redacted]

1 attachment (7 MB)
Formosa Plan May 2026.pdf;

DearGabrielle
I have received your letter dated 28 September 2026.
I do wish to comment as follows.
My Neighbour at [redacted] provided myself with a copy of a letter sent to himself by UNIO Environmental, addressed as follows:
Occupier
[redacted]
Auckland
Now as my property is number [redacted] and my other Neighbour is number [redacted] neither of us received this letter strangely enough.
This letter Assumes Beachlands South owns both of the properties, 758 and 770 and has included them in their fast track application (I will put this assumption down to a Mistake on UNIO environmentals and Beachlands Souths part.)
I cannot speak for my neighbour at [redacted] but I have Asked Mr Brett Russell to remove my property from their application and now advising yourself of my position and ask that [redacted] is REMOVED from any such application.
Please find attached copy of above mentioned letter.
Should you wish to discuss your welcome to ph on [redacted] or reply.
Yours Faithfully
Nigel Hannan

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28 May 2026

Occupier

[redacted]

Auckland

Dear Occupier

Fast-track Approvals Act 2024 (FTAA) for Beachlands South Listed Project (Project)

On behalf of the applicant, Beachlands South Limited Partnership (BSLP), we wish to notify you that an application will be lodged under the FTAA in June 2026 for the Beachlands South Listed Project. The application includes all the required consents and approvals to enable the full development of the Project.

The Project location or Site is located across approximately 159.58 hectares of live zoned land and approximately 108.6 hectares of Future Urban zoned land at 110 Jack Lachlan Drive and 620, 712, 758 and 770 Whitford-Maraetai Road, Beachlands and the adjacent common marine and coastal area, as shown in Figure 1 below.



Figure 1: Locality plan of project location which will also include the adjacent coastal marine area.

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PO Box 91562, Victoria Street, Auckland 1142, New Zealand

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In summary, the Project will provide for the development of live zoned land at Beachlands into a comprehensively planned and public transport focussed community to achieve a well-functioning urban environment comprising residential dwellings, community and commercial activities, protected ecological restoration areas, walking and cycling networks, and community facilities, and enable the potential development of 2 schools, as well as all associated earthworks and all associated infrastructure including transport facilities, intersection upgrades and roading, telecommunications, power, and water supply, stormwater, and wastewater infrastructure (including any treatment or storage facilities, drainage, pipes, pump stations, outfalls and discharges). A portion of Future Urban zoned land will be used for wastewater management purposes.

Key elements of the Project include:

- Residential activities comprising approximately 2,200 dwellings in a variety of housing types, densities and vacant sites for future residential development;
- Establishment of a commercial local centre supported by employment opportunities within and around the periphery of the local centre and on the Whitford-Maraetai Road frontage comprising approximately 27,000m^2 of commercial GFA and 30,000m^2 of light industrial GFA;
- Education facilities comprising the development of both primary and secondary schools;
- Establishment of an Ecological Protected Area Network (EPAN) comprising approximately 88 hectares of land within the live zoned area being protected and approximately 55 hectares of land being replanted, restored, maintained and enhanced including preservation of streams and their margins;
- A series of open spaces including a suburban park, neighbourhood parks, the Fairway Reserve, golf course, esplanade reserve and riparian margins;
- Provision of public access to and along the coastal marine area and the creation of a quality coastal pathway;
- Public transport enhancements and integrations including expanded ferry passenger capacity;
- Staged road upgrades including the provision of pedestrian and cycling facilities along Jack Lachlan Drive, the upgrade of Whitford roundabout, a series of intersection upgrades; and
- Establishment of infrastructure to service the project including wastewater, water supply, stormwater, telecommunications and power.

The Beachlands South project is a listed project under the FTAA which means that a substantive application may now be lodged with the Environmental Protection Agency (EPA).

One of the steps in preparing an application to the expert consenting panel is to identify the owners and occupiers of adjacent land under Section 5(1)(d) of the FTAA. This is so that the expert consenting

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panel or the Environmental Protection Agency can contact you and invite you to comment on the application.

We are writing to you because:

- You have been identified as an owner or occupier of land adjacent to the Beachlands South fast-track project; and
- We need to provide your details to the Environmental Protection Agency (EPA), so that they can contact you about this project if needed.

If you are the owner and occupier of this property, then please ignore this request. We will provide your publicly available details to the EPA as part of the application.

If you are an occupier of this property, can you please provide your details if you would like to be included in any invitation to comment on the application from the panel. If you would like to be included, please provide your name and postal address to Mary Wong by 11 June 2026 via email – maryw@barker.co.nz

The information you provide will only be shared with the EPA, who may contact you regarding the Project.

Please contact us should you require any clarification or further information.

Yours faithfully





Vijay Lala

Director/Planning Consultant

Nick Roberts

Director/Planning Consultant

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