Outlook

Submission on the Beachlands South Development Proposal Comments

From Aga Park [redacted]
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To Substantive <substantive@fasttrack.govt.nz>

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Submission on the Beachlands South Development Proposal

Property Owner: [redacted]
Submission Type: Support in Principle with Concerns and Requests for Clarification

To the Expert Panel,

As the owner of a property located at [redacted] I support the principle of the Beachlands South development and recognise the need for future housing growth and infrastructure investment in the region.

However, as a neighbouring landowner and long-term resident, I have several significant concerns regarding the potential impacts of this development on my property, local infrastructure, and the surrounding environment. I respectfully request that these matters be fully considered and addressed before any final approvals are granted.

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1. Traffic Congestion and Transport Infrastructure

The proposed development will introduce a substantial increase in population and vehicle movements into the Beachlands area. This is likely to place significant pressure on existing roads and transport infrastructure, which already experience congestion during peak periods.

I am concerned that:

- Traffic volumes will increase considerably.
- Travel times into and out of Beachlands will worsen.
- Increased vehicle movements may create safety concerns for residents, school traffic, pedestrians, cyclists and rural properties.
- Existing roads may not have sufficient capacity to accommodate future growth.

I request clarification on:

1. What traffic modelling has been undertaken to assess the impact of the proposed development?
2. What road upgrades are proposed to accommodate the projected increase in traffic?

3. How will traffic congestion be managed during both the construction phase and after project completion?
4. Are there plans for public transport improvements and alternative transport options to reduce reliance on private vehicles?

I request that detailed traffic mitigation measures be provided and implemented before significant population growth occurs.

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2. Road Damage and Ongoing Maintenance Outside Property [redacted]

A particular concern relates to the area directly outside my property at [redacted]

There is a large flat area adjacent to the road frontage which is frequently used by passing vehicles for:

- Parking,
- Turning around,
- Waiting or stopping temporarily,
- Access by heavy vehicles and transport trucks.

As a result, the road surface in front of my property has already suffered noticeable deterioration, including significant potholes and damage caused by heavy vehicle movements.

If this development proceeds, the volume of traffic, construction vehicles, heavy trucks and general vehicle movements is expected to increase substantially.

Therefore, I request:

- A commitment to regular inspection and maintenance of the road frontage outside 649.
- Prompt repair of potholes and road surface damage.
- Ongoing monitoring of the impact of construction traffic on local roads.
- A mechanism for local residents to report road damage and receive timely responses.
- Consideration of strengthening road surfaces where heavy vehicle use is anticipated.

Without appropriate maintenance, road conditions are likely to deteriorate further and adversely affect neighbouring properties and road users.

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3. Water Supply and Groundwater Protection

I have serious concerns regarding the long-term water supply requirements associated with a significant increase in population. Due to the rural nature of my property and the reliance on groundwater for livestock and domestic use, any reduction in groundwater availability could have significant economic and practical consequences. I therefore consider groundwater protection to be a matter of critical importance in assessing this application.

I would like clarification regarding:

Source of Water Supply

- Where will the water supply for the development be sourced from?
- Will groundwater extraction form part of the water supply strategy?
- What assessment has been undertaken regarding the cumulative effects on local aquifers and groundwater levels?

Impact on Existing Rural Properties

My property and surrounding rural properties rely on groundwater resources. Livestock, including cattle and sheep, require a reliable and sustainable water supply.

I am concerned that:

- Large-scale groundwater extraction may lower groundwater levels.
- Existing bores and water supplies may be adversely affected.
- Water availability for residents, farms and livestock may be reduced during dry periods.

I request:

1. A comprehensive groundwater impact assessment.
2. Ongoing groundwater monitoring before, during and after development.
3. Clear contingency plans should groundwater levels decline.
4. Assurance that existing rural properties will not suffer loss of water supply as a result of the development.
5. Compensation or mitigation measures if any adverse impacts on existing water users occur.

This issue is of significant importance to local residents and rural landowners.

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4. Wastewater and Stormwater Management

I also seek clarification regarding wastewater and stormwater management.

Specifically:

Wastewater

- How will wastewater generated by the development be treated and disposed of?
- Does the existing wastewater infrastructure have sufficient capacity?
- What upgrades are proposed to accommodate future demand?

Stormwater

- How will stormwater runoff be managed?
- What measures will be implemented to prevent flooding, erosion, sediment discharge and contamination of local waterways?
- How will the development ensure that downstream properties are not adversely affected by increased stormwater flows?

I request detailed information regarding the proposed wastewater and stormwater systems and the measures that will be implemented to protect the local environment and neighbouring properties.

Conclusion

While I support the principle of the Beachlands South development, I believe it is essential that the impacts on traffic, road maintenance, water resources, wastewater and stormwater management are request properly assessed and addressed.

I respectfully request that the Expert Panel and Applicant provide detailed responses to the concerns outlined above and ensure that appropriate mitigation measures are implemented before development

proceeds.

Thank you for considering my submission.

Yours faithfully,

Juan D & Xhong W

