Outlook

FTAA - 2606-1256 Beachlands South

From Boshoff [redacted]
Date Tue 20/10/2026 1:36 PM
To Substantive <substantive@fasttrack.govt.nz>

Tēnā koe

We provide this comment pursuant to **Sections 53 and 54 of the Fast-track Approvals Act 2024** ("the Act"), as the owner of land directly adjoining the proposed Beachlands South development area. Our comments relate specifically to potential effects on my property at [redacted] and matters that, in our view, require clarification or conditions should the Panel determine to grant approval under Subpart 3 of the Act.

1. Basis for Comment – Section 53 (Invited Comments)

Under **Section 53(2)(a)** of the Act, adjacent landowners are expressly identified as parties who must be invited to provide comments on fast-track applications. I acknowledge that this process is not a public submission process under the Resource Management Act 1991, but a targeted invitation to comment under the Act.

My comments are therefore provided in accordance with **Section 53(3)**, which allows invited parties to comment on any aspect of the application that may be relevant to the Panel's consideration under **Section 54**.

2. Panel's Consideration of Comments – Section 54

We note that under **Section 54(1)**, the Expert Panel must consider all comments received under Section 53 when determining whether to grant approval and what conditions (if any) should be imposed.

Our comments below are provided to assist the Panel in assessing potential effects on adjacent land and determining whether conditions are necessary to avoid, remedy, or mitigate adverse effects.

SUBSTANTIVE COMMENTS
3. Lack of clarity regarding proposed land use adjoining [redacted]

The application materials available on the Fast-track website do not clearly identify:

- The specific land use proposed directly behind my property;
- The number of dwellings intended in that immediate area;
- The dwelling typologies (detached, duplex, terrace, multi-unit);
- Whether any roads, accessways, shared paths, or other transport corridors are proposed along or near my rear boundary.

Given the proximity of my property to the development area, we request that the Panel, under **Section 54(2)**, require the applicant to provide clear, site-specific plans showing the intended layout adjacent to Tui Brae.

4. Potential height, privacy, and amenity effects

Without clarity on dwelling typologies and heights, it is difficult to assess potential effects on:

- Privacy;
- Shading;
- Visual dominance;
- Residential amenity.

If multi-storey dwellings or intensive typologies are proposed behind our property, these effects could be significant. We request that the Panel consider imposing conditions under **Section 54(3)** relating to:

- Maximum building heights;
- Minimum setbacks;
- Landscape screening or planting;
- Boundary fencing.

5. Roading, access, and traffic effects

We are concerned about the possibility of a road or accessway being located directly behind my property. Such an outcome could result in:

- Vehicle noise;
- Headlight spill;
- Loss of privacy;
- Increased activity adjacent to my boundary;
- Construction traffic impacts.

We request confirmation of whether any transport corridors are proposed behind 8 Tui Brae. If so, we ask that the Panel consider conditions under **Section 54(3)(b)** requiring:

- Noise mitigation;
- Vegetation buffers;
- Solid fencing;
- Restrictions on heavy vehicle movements during construction.

6. Stormwater, drainage, and overland flow

The topography of the area suggests that stormwater management is a critical issue. We are concerned about:

- Changes to natural drainage patterns;
- Increased runoff onto adjacent properties;
- Overland flow paths;
- Adequacy of proposed stormwater detention and treatment systems.

We request that the Panel ensure that stormwater modelling:

- Includes the Tui Brae catchment;
- Demonstrates no increase in runoff onto neighbouring properties;
- Identifies any stormwater infrastructure proposed behind our property;
- Provides appropriate mitigation where necessary.

Conditions addressing stormwater effects would be consistent with the Panel's powers under **Section 54(3)(a)**.

7. Construction-related effects

Given the scale of earthworks and construction anticipated, we request that the Panel consider conditions addressing:

- Dust management;
- Noise limits;
- Hours of work;
- Traffic management;
- Protection of adjacent properties during earthworks.

These matters fall within the Panel's ability to impose conditions under **Section 54(3)**.

8. Request for Conditions (if approval is granted)

Should the Panel determine that approval is appropriate, we respectfully request consideration of conditions requiring:

- Height limits and setbacks for dwellings adjoining Tui Brae;
- Landscape buffers and screening;
- Solid fencing along the boundary;
- Stormwater protections ensuring no adverse effects on adjacent land;
- Clear communication with neighbouring owners during construction phases.

These conditions would be consistent with the Panel's powers under **Section 54(3)** to impose requirements necessary to avoid, remedy, or mitigate adverse effects.

Conclusion

These comments are provided in accordance with **Sections 53 and 54 of the Fast-track Approvals Act 2024** and reflect the limited information currently available regarding the detailed layout of the development adjacent to my property. We request that the Panel ensure that potential effects on neighbouring properties are fully understood and appropriately mitigated through conditions if approval is granted.

Signed:

Ivan & Sinikka Boshoff

