Hauraki Gulf Forum
Tīkapa Moana
Te Moananui-ā-Toi

COMMENTS

Beachlands South Fast-track application (2026)

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Hauraki Gulf Forum invited comments: Beachland South Fast-track application

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Overall position

The Hauraki Gulf Forum thanks the Expert Panel for the opportunity to comment on the Beachlands South Fast-track application.

The Forum's comments reflect our statutory responsibility to promote the integrated management, protection and enhancement of Tīkapa Moana / Te Moananui-ā-Toi / the Hauraki Gulf, its islands and catchments. The Forum's 2027-2029 Work Plan includes a healthy catchment as one of its Big Goals, with sedimentation and pollution and biosecurity identified as priority areas of concern.

The land at Beachlands South has been live zoned for urban development. Its location beside the Marine Park presents an opportunity to demonstrate development that supports a growing community while protecting the catchments and coastal waters around it.

A healthy catchment

The State of our Gulf 2026 reports that the Gulf remains in decline, with sediment, contaminants, urban runoff, wastewater, climate change effects and invasive species continuing to place pressure on the Marine Park. Its ki uta ki tai approach highlights the direct connection between activities on land and the health of the moana.

Beachlands South should respond to this knowledge from the beginning. Wetlands, waterways, indigenous planting and permeable areas are welcome inclusions in the application and can help manage runoff, provide habitat and protect receiving waters.

Sediment from construction needs to be kept out of waterways and the Gulf, while wastewater and stormwater infrastructure should keep pace with development. The success of this will be a testament to the overall success of the project.

Biosecurity also requires attention through construction and ongoing use of the site, consistent with the Forum's priority to prevent further incursions and spread of invasive species within the Marine Park.

Community and environment

The Forum supports the intention to retain and restore natural areas within the development. Their long-term value will depend on good design, ongoing management and a community that uses, values and cares for them.

Creating that connection matters. Wetlands, waterways and restored habitats can become part of everyday community life while providing an important buffer between urban development and the Gulf. These potential habitats will depend on engaged residents in order to flourish long term.

Shared responsibility

Responsibility for good environmental outcomes sits with both the developer (applicant) and the Council and agencies responsible for consenting, quality infrastructure provision and environmental standards. Those agencies have an important role in requiring robust standards and ensuring they are maintained as development proceeds.

Successive State of the Gulf reports show continuing decline despite the existing regulatory and consenting systems designed to protect the environment. This makes it important that new development close to the Marine Park avoids adding to existing pressures and looks for practical opportunities to improve environmental resilience.

The Forum encourages the applicant and responsible agencies to make Beachlands South an example of well-managed coastal development, a resilient community supported by healthy waterways, effective infrastructure and natural areas that protect biodiversity and help buffer the Hauraki Gulf Marine Park from the effects of development.

The Hauraki Gulf Forum would like to thank the expert panel for their invitation to comment and we will take a keen interest in the project as it develops.