Outlook

Beachlands South - Fast Track - Comments

From Alice McKay [redacted]
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To Substantive <substantive@fasttrack.govt.nz>

Beachlands South - Fast Track - Comments

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CE and L McKay
[redacted]

[redacted]

Email;
[redacted]
(I can receive emails and my email address is correct).

Comments - Beachlands South -

My name is Alice McKay and I live at [redacted] My parents, CE and L McKay, live and farm at [redacted]

As potential future neighbours to the "Beachlands South" development, we have been invited to comment on the fast track application.

Comments….

Section 5. Transport and Traffic

Our properties at [redacted] and the stock yards at [redacted] near the Whitford - Maraetai Rd / Jack Lackland Dr intersection.

This intersection is to be replaced with a roundabout in the initial stage of the development.

Our access will need to be maintained safely.

We have received no specific information about this, nor have we been consulted, nor is there any indication of exactly where the roundabout will be on the planning maps.

The yards at [redacted] are our only stock yards and are essential to moving animals on and off the farm. A stock truck needs to be able to back in to position at the loading race. This has been done by backing in from Whitford - Maraetai Road for the last 30 years (the time we have been here).

The stock truck access must be maintained for our property to function.

This is also the access for other farm essentials such as our shearers and veterinarians.

This is also the only possible access for our water bore maintenance, which includes drilling rigs and large vehicles when the pipes need to be lifted.

The steep topography of the property at [redacted] in this area means that there is no access to the yards from the house driveway on 821.

Section 6. Water Supply

Our farm bore is a significant asset for us. We rely on the water from the bore for the animals on the farm.

Drilling and maintaining the bore has been a large expense for us over the years.

Our bore is located beside our yards, very near to the Whitford - Maraetai Rd - Jack Lachlan Dr intersection.

The ground water in the area (including ours) is very impure. It contains high levels of iron and manganese. Filtering this to make the water “clean” enough to use has been difficult and expensive over the years.

“Think Water” Pukekohe (who look after our water system) tell us that all the bores in the area are similarly challenged.

Our concern is that using so much water from the aquifer will make the water quality worse. Or will decrease the water availability.

This is a huge concern for us.

The exponentially greater draw on the water to supply a whole town from a deeper bore seems, to us, to make it hard to predict the impacts on our shallower bore.

As I have said, we are absolutely reliant on the water for our animals.

Sub Precinct F - Employment

The proposals for this area have changed in the fast track application.

There are now terrace housing and live/work units included.

This area is very close to our farm yards and animal handling areas. We do not feel that increasing the urban intensity in this zone is appropriate.

We ask The Panel to consider whether this is the correct location for an increase in housing density given the rural character of the corner.

For the same reasons, we ask that The Panel ensure that the screening planting / landscaping shown in this area (at the edge of the development) is adequate to properly seperate the conflicting lands uses.

Of course, we would prefer that the light industial areas were not located adjacent to rural land but the screening would be some mitigation if done adequately.

ONE FURTHER COMMENT.

The drawing that has been done of the new development that is superimposed over the aerial photograph showing the existing housing to the north of “Beachlands South” shows the proposed houses at a fraction of the size of the existing houses. This means that there is a lot of green space shown around them. Is this accurate? Are the proposed houses MUCH smaller and will the extensive green space shown remain?

Yours faithfully,

Alice McKay
24 Oct 2026