

**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Pāoa  
**Date:** Tuesday, 2 September 2025 11:47:00 am  
**Attachments:** [image001.png](#)

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Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during the demolition works and topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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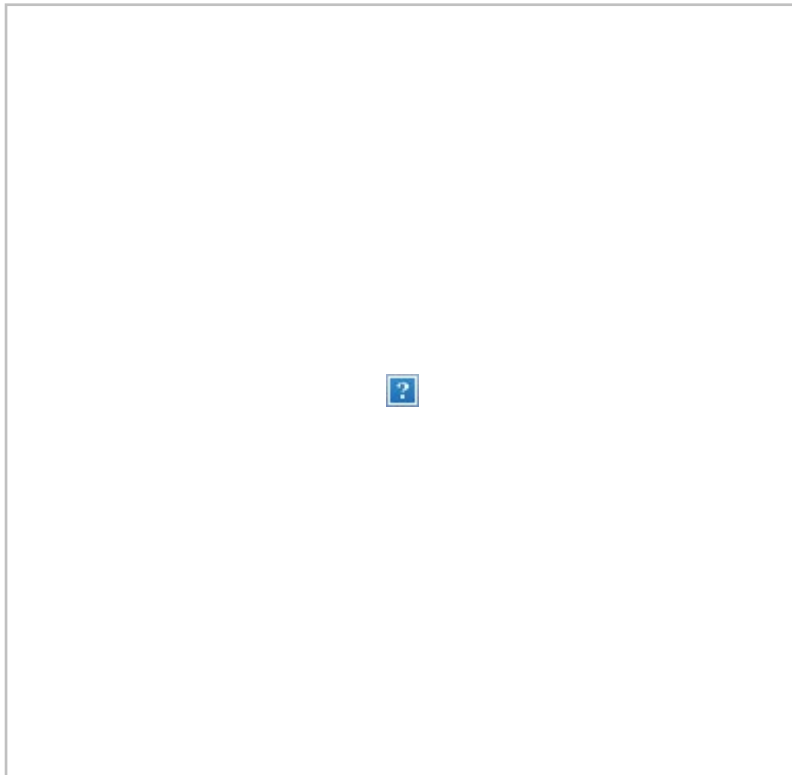
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**From:**  
**Sent:** Tuesday, 26 August 2025 1:50 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Pāoa

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting

process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Ngāti Pāoa** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,



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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Whanaunga  
**Date:** Tuesday, 2 September 2025 11:48:00 am  
**Attachments:** [image001.png](#)

---

Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

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We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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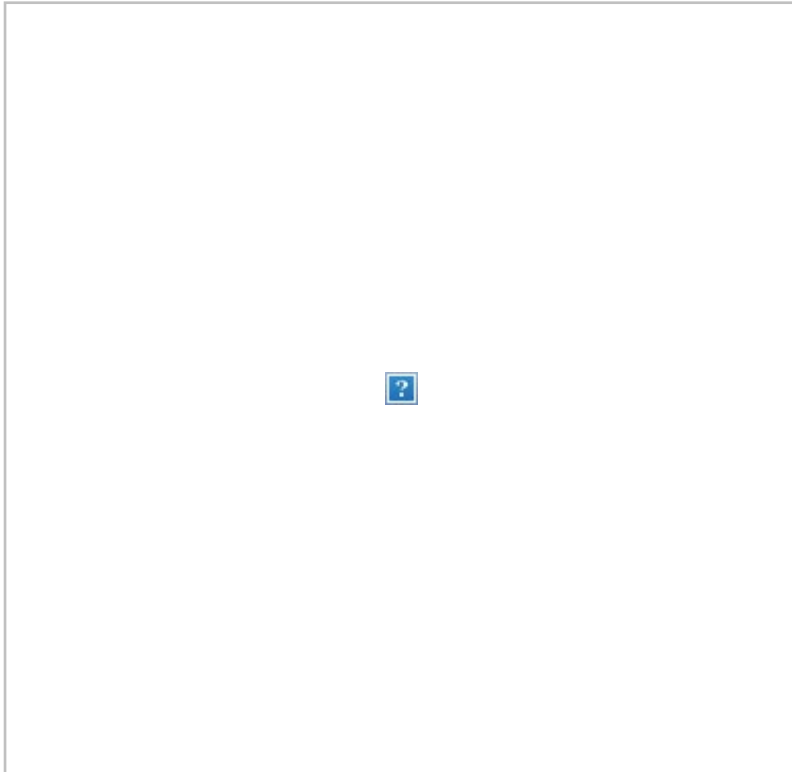
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---

**From:**  
**Sent:** Tuesday, 26 August 2025 1:53 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Whanaunga

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

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We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that Ngāti Whanaunga may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting (

Ngā mihi | Kind regards,

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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Whātua Ōrākei  
**Date:** Tuesday, 2 September 2025 11:49:00 am  
**Attachments:** [image001.png](#)

---

Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

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We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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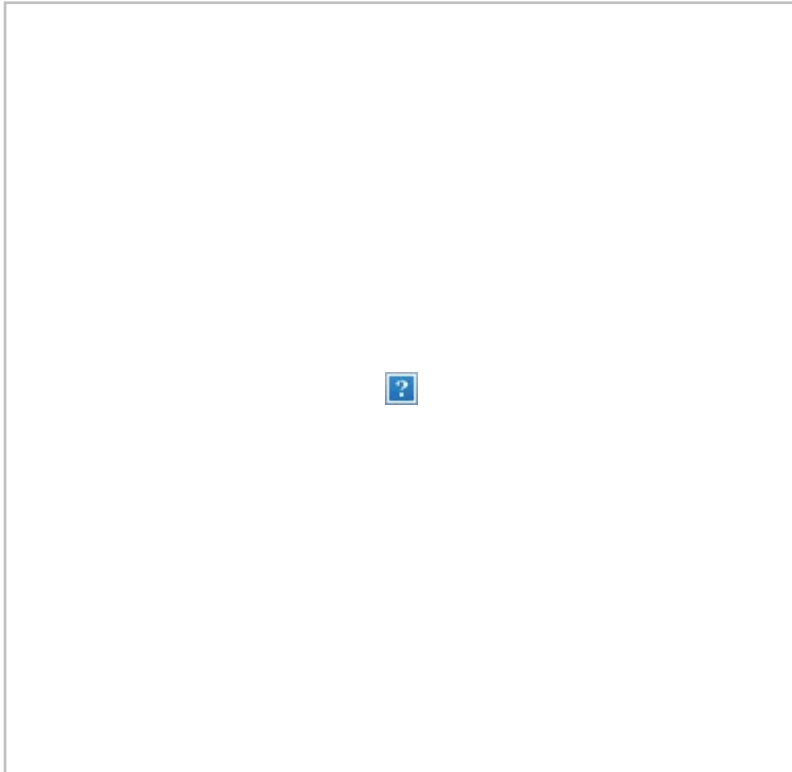
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---

**From:**  
**Sent:** Tuesday, 26 August 2025 1:55 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Whātua Ōrākei

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

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We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Ngāti Whātua Ōrākei** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

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**From:**  
**To:**  
**Subject:** RE: Auckland Surf Park  
**Date:** Wednesday, 8 October 2025 9:41:00 am  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
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[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)

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Mōrena

We're organising some kai for the hui on Thursday, just wanted to quickly double check if there were any dietary requirements?

Ngā mihi | Kind regards,

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**From:**  
**Sent:** Tuesday, 7 October 2025 8:06 pm  
**To:**  
**Cc:** >  
**Subject:** RE: Auckland Surf Park

Thanks – no problem. Look forward to the meeting with your Chair at our office 10am Thursday.

Ngā mihi,

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**From:**

**Sent:** Tuesday, October 7, 2025 6:57 PM

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park

Kia ora

Confirming it will go ahead - apologies for the delay we were in parliament today.

We will come to you.

Ngā mihi,

Get [Outlook for iOS](#)

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**From:**

**Sent:** Tuesday, October 7, 2025 5:09:30 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Kia ora            has there been any progress confirming this meeting?

Ngā mihi | Kind regards,



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read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

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**From:**

**Sent:** Monday, October 6, 2025 7:23 PM

**To:** '

**Cc:**

**Subject:** RE: Auckland Surf Park

Thanks            will lock it in and wait to hear back from you.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Monday, October 6, 2025 6:47 PM

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park

Please lock it in but due to an unexpected trip to Wellington I'm not 100% sure will be back by Thursday but I'll try confirm tomorrow around lunch time.

Ngā mihi,

Get [Outlook for iOS](#)

---

**From:**

**Sent:** Monday, October 6, 2025 6:40:23 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park



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**From:**

**Sent:** Tuesday, September 30, 2025 4:44 PM

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park

Thank you,

I will await your response.

Ngā mihi,

Get [Outlook for iOS](#)

---

**From:**

**Sent:** Tuesday, September 30, 2025 4:08:35 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Kia ora

That's great to hear, thanks for the update. Unfortunately, we don't have availability over the next week or two, but we'll check in with the wider project team and come back to you shortly with some dates and times we're available for a hui.

Talk soon,

Ngā mihi | Kind regards,



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**From:** M

**Sent:** Tuesday, 30 September 2025 6:21 am

**To:**  
**Cc:**  
**Subject:** Re: Auckland Surf Park

Tēnā koe Kaea, koutou ma,

Thank you for the message and the invite.

Ngati Manuhiri have discussed this and are available to meet to discuss the matters below.

Our Chair has expressed a desire to meet with the leadership of the program to discuss how we might all work together to achieve respective outcomes. He has asked to see if your directors have any availability at the end of this week for a meeting to take place.

Look forward to hearing from you to confirm.

Ngā mihi nui,

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---

**From:**  
**Sent:** Wednesday, September 17, 2025 4:04:31 PM  
**To:**  
**Cc:**  
**Subject:** Re: Auckland Surf Park

Nga mihi for the follow-up,

Just waiting for Jason to confirm his availability and then we will come back to you with a couple of options.

Ngā manākitanga,

---

**From:**  
**Date:** Wednesday, 17 September 2025 at 1:17 PM  
**To:**  
**Cc:**  
**Subject:** RE: Auckland Surf Park

Kia ora

How did you get on with finding some potential dates and times for another hui over the next 2-3 weeks?

Ngā mihi | Kind regards,



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**From:**

**Sent:** Friday, 12 September 2025 9:19 am

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

We'd be happy to host again at our office

Ngā mihi | Kind regards,



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**From:**

**Sent:** Thursday, 11 September 2025 4:07 pm

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park

Sounds nice,

Would you host it again or we can host in our CBD office Albany office, or Warkworth office.

Ngā mihi,

Get [Outlook for iOS](#)

---

**From:**

**Sent:** Thursday, September 11, 2025 2:15:07 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Kia ora

That sounds great, thank you.

Just to follow on, this next hui is to build on our previous kōrero, discuss how we can all work together moving forward and introduce Ngāti Manuhiri to some of the wider project team, including the sustainability and wellness advocates mentioned at the last hui.

Look forward to hearing what dates and times over the next few weeks might suit.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Thursday, 11 September 2025 1:18 pm

**To:** Kaea

**Cc:**

**Subject:** Re: Auckland Surf Park

Kia ora

Confirmation that your email has been received. I will find some dates that work over the next few weeks and come back to you.

Ngā mihi,

Get [Outlook for iOS](#)

---

**From:**

**Sent:** Thursday, September 11, 2025 1:08:53 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Kia ora

Hope you're keeping well. We'd like to arrange for another hui with [redacted] and [redacted] could you please provide us with any dates and times that would work for them?

Ngā mihi | Kind regards,

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**From:**

**Sent:** Thursday, 4 September 2025 10:29 am

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Morena

This was touched on during the hui on Monday, but just want to give you some additional context to our application for Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway:

As part of the Stage 2 application and Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during the demolition works and topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

The Archaeologist at CFG Heritage who will be involved is \_\_\_\_\_ We also understand you may have an Archaeologist who could be interested in attending during the removal of the building, which we would be happy to help coordinate.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Friday, 22 August 2025 4:31 pm

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park

Tēnā koutou,

The 1st of September would work although an 11:00am - 12:00pm meeting time would work better for our chairman as he will be heading to Koroneihana, the first Coronation of our Māori Queen after lunch.

Could you make this work, and could we meet in the CBD?

Ngā mihi nui,





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---

**From:**

**Date:** Thursday, 21 August 2025 at 10:37 AM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Hi

We have good availability for:

- 1<sup>st</sup> September between 12 – 2pm; and
- 2<sup>nd</sup> September between 3pm – 5pm.

Does an hour at any of these time work for you?

We should also have an updated Masterplan issued end of this week / start of next that we can pre-circulate for your review and discuss at the meeting.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Monday, 18 August 2025 1:32 pm

**To:**

**Cc:**

**Subject:** FW: Auckland Surf Park

Tēnā koe

Are we able to have a meeting next week to re-establish comms? Happy for other iwi to be in attendance as well.

Ngā mihi nui,



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---

**From:**

**Date:** Wednesday, 6 August 2025 at 10:50 AM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park

Hi

Thank you for the prompt, I am very sorry for the delayed response. I thought I had responded to you.

Similar to the initial application, we are looking to re-establish the regular monthly hui in the next few weeks with yourselves, Te Kawerau a Maki, Ngaati Whanaunga and Ngāti Whatua o Orakei. We agree a face-to-face meeting would be best, what is your availability like late this month?

In the meantime, we will also be sending out a letter to all of the relevant iwi (as identified on Auckland Councils website) to seek their interest in being involved and engaging on the Stage 2 development. We have noted your interest to continue engagement already and will include you in this mail list so that you have a full record of comms.

Ngā mihi | Kind regards,

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**From:**

**Sent:** Wednesday, 6 August 2025 10:21 am

**To:**

**Subject:** Re: Auckland Surf Park

**Importance:** High

Tena ano koe

On 16 July I contacted you for Ngati Manuhiri seeking to reopen dialogue over the stages of development of the Auckland Surf Park. In particular, I asked if a meeting with Ngati Manuhiri could take place. I have not yet had a response, nor confirmation of receipt.

Could you please confirm that you are the correct person to be engaging with on this matter, and if not direct me appropriately.



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---

**From:**

**Date:** Wednesday, 16 July 2025 at 3:06 PM

**To:**

**Subject:** Auckland Surf Park

Tēnā koe

Re: Auckland Surf Park

I write on behalf of the Ngati Manuhiri as a follow up in relation to the stages of development of the Auckland Surf Park.

We have had some sporadic communications on the development, however, we remain very interested in engaging constructively. Our recollection is that we had agreed to ongoing engagement and dialogue. I understand that some monthly hui may have been called but I am not sure.

I understand that an application has recently been granted to have the matter referred to use for the fast-track process.

We would therefore like to initiate the engagement with some urgency so that we can work together to help achieve our mutual goals.

I propose a face to face meeting for this to occur. Could you please let us know when you might be available for this to occur.

Ngā manākitanga,



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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Te Ata  
**Date:** Tuesday, 2 September 2025 2:36:00 pm  
**Attachments:** [image001.png](#)

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Kia ora

Thanks again for your earlier email confirming that no consultation is required in relation to Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat.

For your information, in addition to the information previously provided, we also note that as part of this application and the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during demolition works and the topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We appreciate your guidance to date. If you would like to provide any feedback on this aspect of the project, please feel free to get in touch by the 9th of September.

Ngā mihi | Kind regards,



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**From:**  
**Sent:** Thursday, 28 August 2025 5:59 pm  
**To:**  
**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Te Ata

Kia ora

Confirming we acknowledge your response and thanks for getting back to us.

Ngā mihi | Kind regards,

---



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---

**From:**

**Sent:** Tuesday, 26 August 2025 4:29 pm

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Te Ata

No consultation required from us.

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---

**From:**

**Sent:** Tuesday, August 26, 2025 1:50:37 PM

**To:**

**Cc:**

**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Te Ata

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Ngāti Te Ata** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

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This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

**From:**

**To:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

**Date:** Friday, 31 October 2025 11:01:41 am

**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[ASP - Tree Stumps.pdf](#)  
[image001.png](#)

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Kia ora

Hope you're having a good Friday! Just following up on our hui in September, would Te Kawerau a Maki like to provide any updates to the Stage 1 comments?

Also, we'd like to share with you some photos of unearthed trees from our most recent site visit. Please let us know if Te Kawerau a Maki have any comments/ interests in this.

Ngā mihi | Kind regards,

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---

**From:**

**Sent:** Wednesday, 10 September 2025 1:53 pm

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Kia ora

That is totally fine, thank you!

And yes, happy for the Stage 1 comments to inform our korero



---

**From:**

**Date:** Wednesday, 10 September 2025 at 1:44 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Kia ora

I saw your email earlier about another time – we can reschedule the hui from 12 – 1pm on the same day if that works better? Just noting, [redacted] has another meeting from 12:30pm so may have to pop out early.

Also, I just wanted to check whether you have seen the Te Kawerau ā Maki’s Stage 1 comments from 2023 (**attached**). These were prepared by [redacted], who is (or was) the Trust’s CEO. We wondered whether these may still be relevant for Stage 2 and could provide a useful starting point for our Stage 2 hui, but happy to follow your lead on this.

Ngā mihi | Kind regards,



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---

**From:**

**Sent:** Wednesday, 10 September 2025 12:37 pm

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Happy to do via Teams



---

**From:**

**Date:** Wednesday, 10 September 2025 at 12:36 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Kia ora

Thanks for confirming. Did you have a preference to come to our office or to hold this via Team's? I'll send out an invite shortly, and feel free to forward this onto anyone else too

Ngā mihi | Kind regards,



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This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

---

**From:**

**Sent:** Monday, 8 September 2025 2:39 pm

**To:**

**Cc:**

**Subject:** Re: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Some people who received this message don't often get email from [why this is important](#)

[1](#)

That works for me If you could send calendar invite that would be great.

Ngā mihi,



**From:**

**Date:** Wednesday, 3 September 2025 at 5:59 PM

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

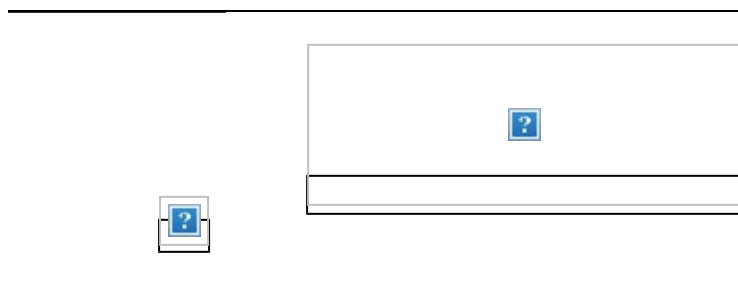
Kia ora

Thank you for confirming that Te Kawerau ā Maki are interested in Stage 2 of the Auckland Surf Park Community. Would you be available for a hui on Wednesday 16 September at 11am?

My colleagues can meet in person at our offices, and I will join online. Otherwise, we're happy to arrange the hui via Teams as well.

Let me know if this date and time works for you and I can this set up.

Ngā mihi | Kind regards,



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---

**From:**

**Sent:** Wednesday, 3 September 2025 4:26 pm

**To:**

**Subject:** Re: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Some people who received this message don't often get email from [why this is important](#)

[Learn](#)

Tēnā korua Te Karira raua kō

Ngā mihi nui mō tō īmēra me ngā pārongo mō te kaupapa hou nei. We acknowledge receipt of the information regarding Stage 2 of the Auckland Surf Park Community proposal and appreciate you reaching out to Te Kawerau ā Maki to invite our involvement.

We are open to engaging with you and your team to better understand the proposed development, its environmental effects, and how it may align with or impact our iwi interests, tikanga, and responsibilities as kaitiaki. Our aim in these discussions will be to

ensure that cultural, environmental, and social outcomes are appropriately considered and upheld throughout the design and consenting/Fast-Track process.

Please let us know potential dates and times for a hui kanohi-ki-te-kanohi (or online if necessary) – my calendar is a bit crazy until the middle of September, but am pretty flexible from then on.

Ngā mihi,



---

**From:**

**Date:** Wednesday, 27 August 2025 at 8:43 AM

**To:**

**Subject:** Fw: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

---

**From:**

**Sent:** Tuesday, August 26, 2025 1:56:46 PM

**To:**

**Cc:**

**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Kawerau a Maki

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Te Kawerau a Maki** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting .

Ngā mihi | Kind regards,



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privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāi Tai ki Tāmaki  
**Date:** Wednesday, 3 September 2025 11:39:29 am  
**Attachments:** [~WRD0000.jpg](#)  
[image001.jpg](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

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Tēnā nā rā anō koutou

In all matters relating to *taonga kōiwi* (ancestral remains), Ngāi Tai ki Tāmaki advocates for the following principles and protocols:

### Ngā mātāpono me ngā tikanga o Ngāi Tai ki Tāmaki

- 1. Radiocarbon Dating:** To establish a historical record, we require that any radiocarbon dating be conducted on associated organic materials, such as charcoal, shell, or surrounding soil samples. We do not consent to the direct carbon dating of *kōiwi*.
- 2. Management of Kōiwi:** Our primary position is that *taonga kōiwi* should remain *in situ* (in their original place) wherever feasible. In circumstances where this is not possible, we advocate for the traditional *tikanga of hahu* (exhumation and reburial). We recognise this is a sensitive process that requires thorough *kōrero* (discussion) among all relevant iwi. The chronological data obtained from carbon dating can assist in identifying the appropriate parties for this consultation.
- 3. Taonga Management Plans:** While a taonga management plan is a valuable tool, we stress that direct engagement with iwi who possess historical knowledge of a site must be the initial step. An agreed-upon management plan provides a clear framework and ensures that any accidental discovery is managed in accordance with established *kaupapa* (protocols and principles).

A Taonga Management Plan can include the following:

- List of which iwi are included and their organisations contact details.
- Tikanga for Engagement – Mana Motuhake.
- Maps of the project site.
- Mark up of known wāhi tapu, sites of significance.
- Tikanga for uplift of taonga.
- How and where taonga are to be stored/held before reinternment or other.
- Where taonga will be reinterred.
- A section to document what taonga were found and where.
- Iwi views about the meaning of Kaitiakitanga.

I trust our tikanga provide a clear understanding and guidance. Please ensure they are noted for all future site works and discoveries.

Having provided a formal response, please advise who our invoice should be addressed to, and a purchase order number if required.

Noho ahuru mai rā

**Physical Address:**

**Postal:**

**Mobile:**

**Office:**

**Email:**

NTT logo\_strapline



---

**From:**

**Sent:** Tuesday, 2 September 2025 2:39 pm

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāi Tai ki Tāmaki

Kia ora

Thanks again for your earlier email confirming that no consultation is required in relation to Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat.

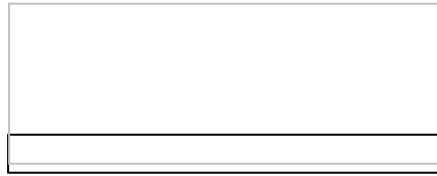
For your information, in addition to the information previously provided, we also note that as part of this application and the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during demolition works and the topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We appreciate your guidance to date. If you would like to provide any feedback on this aspect of the project, please feel free to get in touch by the 9th of September.

Ngā mihi | Kind regards,

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**From:**

**Sent:** Wednesday, 27 August 2025 10:16 am

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāi Tai ki Tāmaki

Mōrena

Thank you for your email and we acknowledge your response.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Tuesday, 26 August 2025 4:51 pm

**To:**

**Cc:**

**Subject:** RE: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāi Tai ki Tāmaki

Tēnā koe Te Karira kōrua ko

Thank you for your email and for providing detailed information regarding the Stage 2 development of the Auckland Surf Park Community. We appreciate you contacting us for feedback on this proposal.

Ngāi Tai ki Tāmaki acknowledges our interests as tangata whenua, mana whenua, and mana moana within the wider region. However, due to current capacity constraints, we are unable to engage on this specific project at this time.

While we do not defer our interests anywhere across Tāmaki Makaurau, for this particular project we will step aside for mana whenua with a more immediate affiliation with the project site to engage.

Noho ahuru mai rā

**Physical Address:**

**Postal:**

**Mobile:**

**Office:**

**Email:**

NTT logo\_strapline



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**From:**

**Sent:** Tuesday, 26 August 2025 1:48 pm

**To:**

**Cc:**

**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāi Tai ki Tāmaki

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.

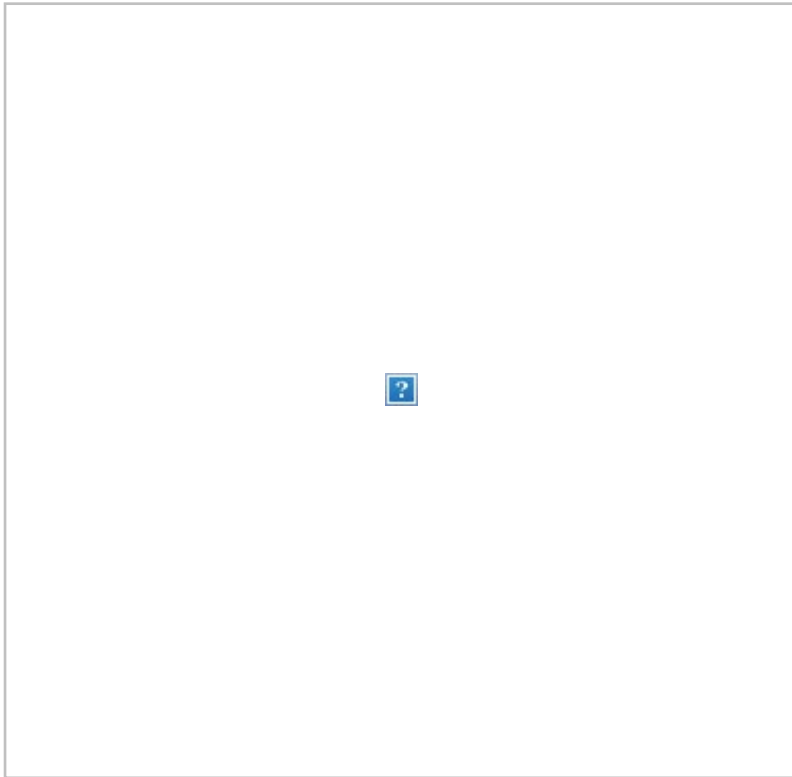


Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest **Ngāi Tai ki Tāmaki** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Maru  
**Date:** Tuesday, 2 September 2025 11:47:00 am  
**Attachments:** [image001.png](#)

---

Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during the demolition works and topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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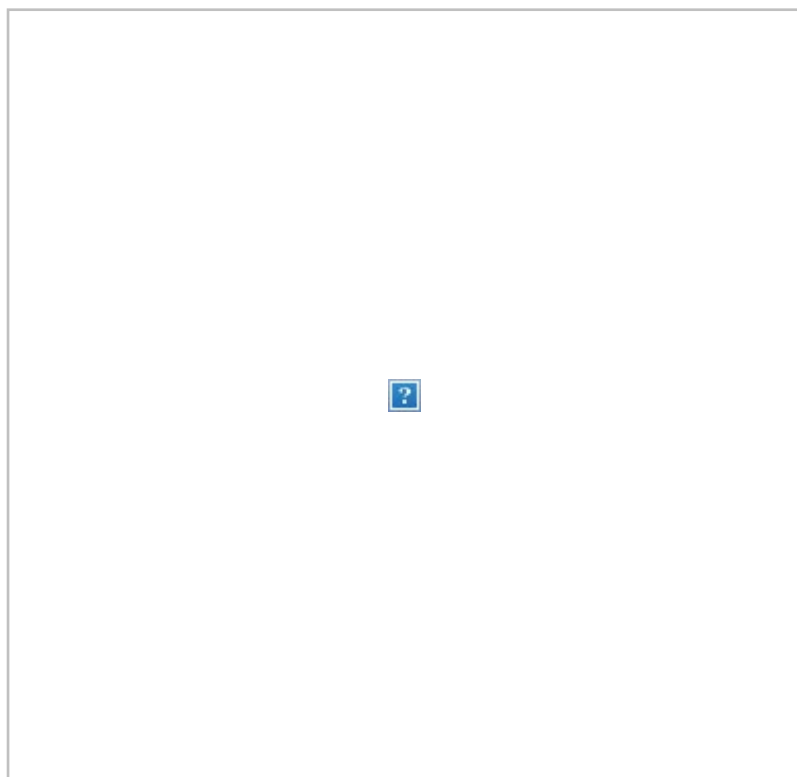
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---

**From:**  
**Sent:** Tuesday, 26 August 2025 1:49 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngāti Maru

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Ngāti Maru** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngātiwai  
**Date:** Tuesday, 2 September 2025 11:48:00 am  
**Attachments:** [image001.png](#)

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Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during the demolition works and topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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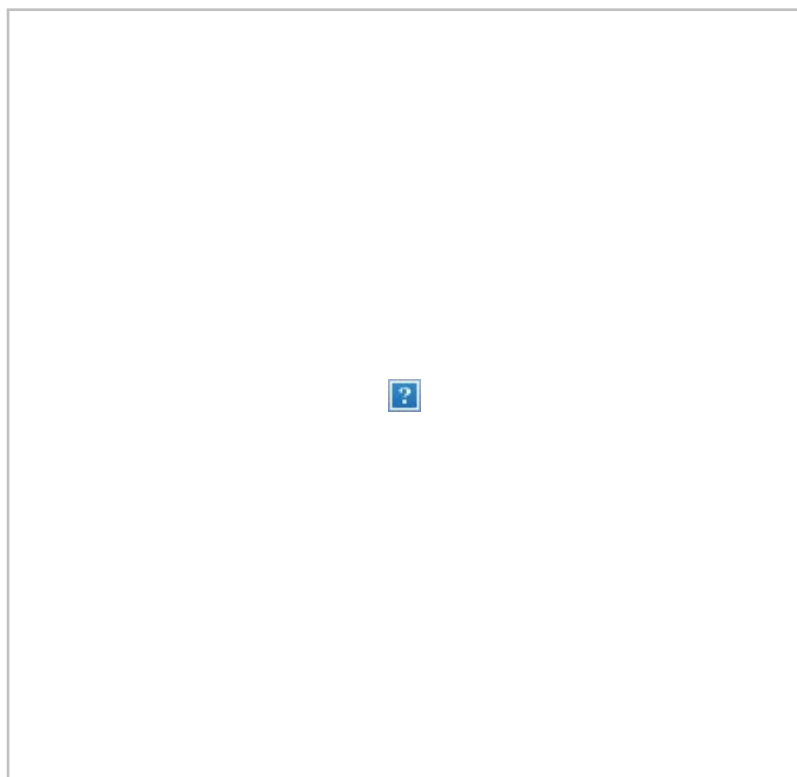
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---

**From:**  
**Sent:** Tuesday, 26 August 2025 1:52 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Ngātiwai

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

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We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Ngātiwai** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

---



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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Ākitai Waiohua  
**Date:** Tuesday, 2 September 2025 11:49:00 am  
**Attachments:** [image001.png](#)

---

Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during the demolition works and topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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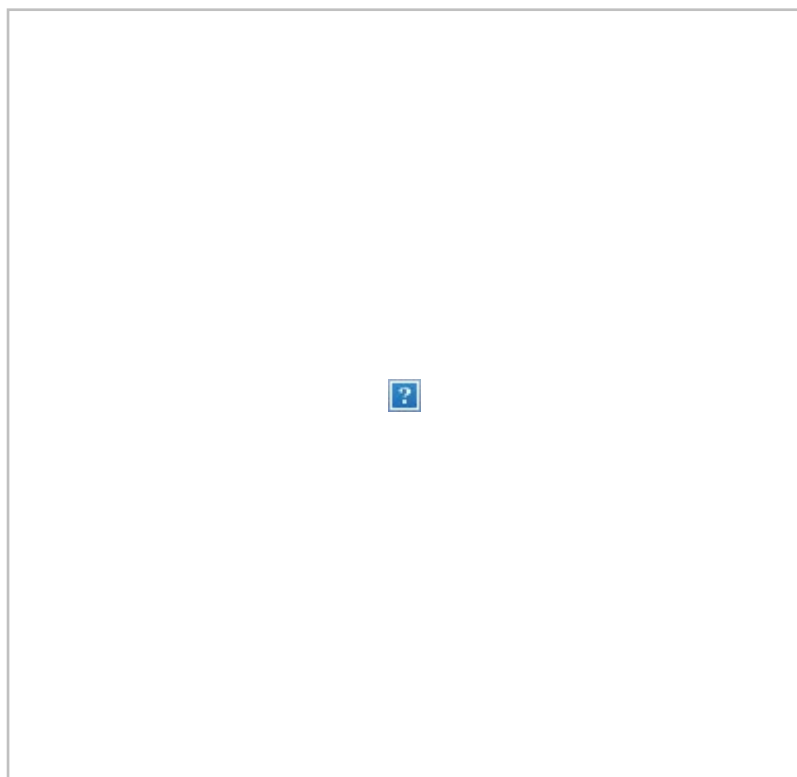
. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

---

**From:**  
**Sent:** Tuesday, 26 August 2025 1:56 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Ākitai Waiohua

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Te Ākitai Waiohua** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

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**From:**  
**To:**  
**Cc:**  
**Subject:** RE: Follow Up: Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Rūnanga o Ngāti Whātua  
**Date:** Tuesday, 2 September 2025 11:50:00 am  
**Attachments:** [image001.png](#)

---

Tēnā koe,

I am following up on our email sent on Tuesday 27 August 2025 regarding Stage 2 of the Auckland Surf Park Community at 1350 Dairy Flat Highway, Dairy Flat. Please let us know if you'd like to engage further.

In addition to the information previously provided, we also note that as part of the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during the demolition works and topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September by contacting

Ngā mihi | Kind regards,

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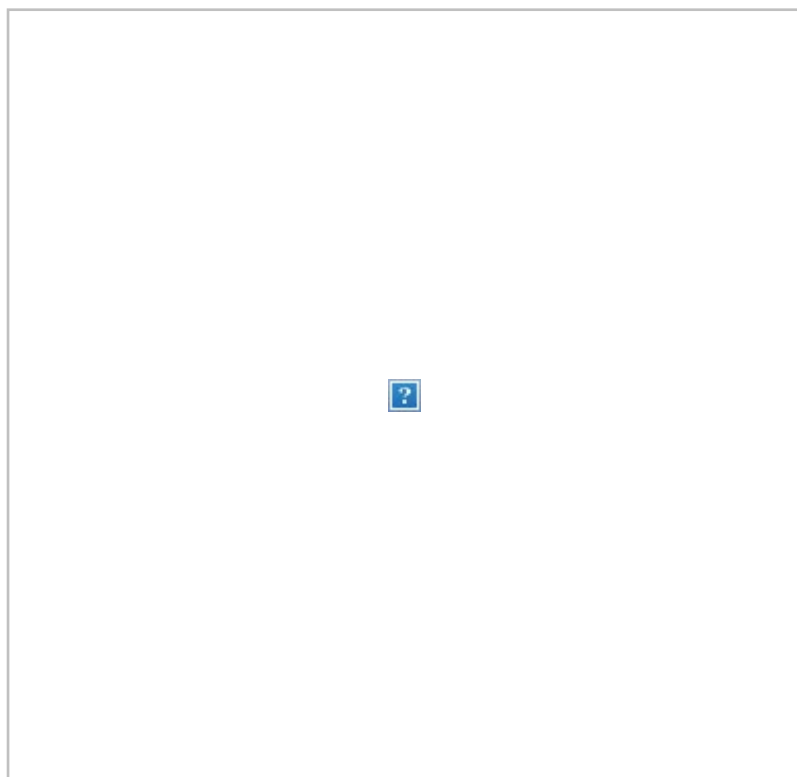
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**From:**  
**Sent:** Tuesday, 26 August 2025 1:58 pm  
**To:**  
**Cc:**  
**Subject:** Auckland Surf Park Community Stage 2 – Iwi Consultation - Te Rūnanga o Ngāti Whātua

Tēnā koe,

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



*Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture*

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that **Te Rūnanga o Ngāti Whātua** may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Ngā mihi | Kind regards,

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**From:**  
**To:** :  
**Cc:**  
**Subject:** RE: Hui Today - Auckland Community Surfpark  
**Date:** Friday, 31 October 2025 10:55:00 am  
**Attachments:** [ASP - Tree Stumps.pdf](#)

---

Kia ora

Hope you're having a good Friday. Please see **attached** some photos of unearthed wood that were taken during a recent site visit to the application site.

Let us know if you'd like to discuss or Ngāti Manuhiri have any interests in these, and if there are any updates on the matters below.

Ngā mihi | Kind regards,



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**From:**  
**Sent:** Wednesday, 29 October 2025 9:27 am  
**To:**  
**Cc:**  
**Subject:** RE: Hui Today - Auckland Community Surfpark

Apologies – looks like we had your wrong email address. Just resending/ looping you in on the below

Ngā mihi | Kind regards,



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**From:**

**Sent:** Wednesday, 29 October 2025 9:24 am

**To:**

**Cc:**

**Subject:** RE: Hui Today - Auckland Community Surfpark

Morena and

Hope you're both keeping well. Just checking in to see if we could please get a copy of the minutes from this hui?

We'd also appreciate any guidance you can provide on the next steps moving forward.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Tuesday, 14 October 2025 4:12 pm

**To:**

**Cc:**

**Subject:** RE: Hui Today - Auckland Community Surfpark

**Importance:** High

Kia ora and just following up on the email below regarding minutes and next steps.

We are keen to progress our korero with Ngāti Manuhiri and look forward to hearing from you as soon as possible.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Thursday, October 9, 2025 5:48 PM

**To:**

**Cc:**

**Subject:** Hui Today - Auckland Community Surfpark

Tēnā kōrua and thank you again for taking the time to meet with us today to discuss the Auckland Community Surfpark project. The honest and direct korero was very much appreciated.

we look forward to hearing back from you regarding next steps with Waste Management and really appreciate your guidance in this respect.

In the meantime, could you please send through your minutes you recorded as soon as you are able so we are all clear on actions moving forward.

We are very excited about the opportunity to deepen our relationship with Ngāti Manuhiri and look forward to working together to achieve positive outcomes, including for the local community.

If you have any questions or if there are any matters you wish to discuss, please don't hesitate to contact myself or

Ngā mihi,

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**From:** .  
**To:** .  
**Cc:** .  
**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park  
**Date:** Friday, 5 September 2025 11:35:49 am  
**Attachments:** [image003.png](#)  
[image007.png](#)  
[image008.png](#)  
[Fast-track comments - sustainability concerns - Surf Park application.pdf](#)

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Morena

Thank you for the follow-up/reminder and the information about archaeological aspects.

As I indicated, we'd have some feedback by the 9<sup>th</sup> of September. Please see the attached.

Nga mihi,



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**From:** .  
**Sent:** Tuesday, 2 September 2025 3:29 pm  
**To:** .  
**Cc:** .  
**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Kia ora

Sounds good. Further to the email sent last week, and for your information, we also note that as part of this application and the Archaeological Authority process:

- The existing building on site is proposed to be removed; and
- Archaeological supervision will be undertaken by CFG Heritage during demolition works and the topsoil strip. CFG Heritage are suitably qualified to identify both European and Māori archaeological finds.

We would welcome any feedback you may have on this aspect of the project, or the proposal more generally. And if you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9th of September.

**Auckland Surf Park Community (Stage 2) - General comments on 2025 Fast-track application:**

The applicant proposes to use an isolated area, or not live-zoned land i.e. without municipal infrastructure. This has knock-on effects, for downstream of the actual activity. It is a piecemeal approach to development, and is premature in an area that isn't ready to be publicly served.

We are not opposed to the entire application per se, however suggest if the necessary infrastructure (e.g. to link up to the existing suburban sewerage network) does not exist in the near-term, the proposed development be paused.

By approving urban expansion or significant new residential areas to be served by Private Wastewater Treatment Plants, for an indefinite time period, means that the immediate waterways are subject to numerous additional impacts.

This is not foreseen when traditionally zoning land because the assumption is an existing sewerage network would be extended, to be served by a major municipal treatment plant. Typically, these eventually result in some treated wastewater discharge at an established sea outfall nowhere near the subdivision area. In the case of the subject development, discharging onsite treated wastewater directly to inland freshwater streams raises concern for manawhenua. The primitive and reactive approach of such projects undoubtedly has unfortunate consequences for the ecology of waterways and downstream estuarine water quality.

Further to our concern about indefinite allowances for large (residential) development schemes without the necessary network connections, the inclusion of a Hyperscale AI Data Centre Campus potentially raises some queries. If it can be quantified that the on-site renewable electricity generation is sufficient, to satisfy the energy demand for the data centre and surf lagoon, this would alleviate some concerns.

We understand that these are required in the nation for increased digitisation but there does not seem to be a holistic plan about how to accommodate this demand. These aspects are not necessarily environmental/natural resource factors but should be considered in a wider context of social and economic wellbeing, when weighing up the appropriateness of Fast-track development approvals and land-use decisions.

Ngā mihi | Kind regards,

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**From:**

**Sent:** Wednesday, 27 August 2025 3:54 pm

**To:**

**Cc:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Thank you  
9<sup>th</sup> of September.

Noting you are away from Friday – I will get in touch with                      by the

Nga mihi



---

**From:**

**Sent:** Tuesday, 26 August 2025 11:19 am

**To:**

**Cc:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Tēnā koe

We trust this email finds you well. We are writing on behalf of AW Holdings 2021 Ltd Partnership ('AW Holdings') in relation to the properties located at 1350 Dairy Flat Highway, Dairy Flat as identified in **Figure 1** below and known as the Auckland Surf Park Community.



Figure 1: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific Architecture

Stage 2 of the Auckland Surf Park Community involves an integrated residential development including approximately 500 units, visitor accommodation, a town centre, work-live precinct, a hyperscale artificial intelligent data centre, industrial precinct, ancillary activities and subdivision. The project also involves adjustments to the site layout consented under Stage 1. The Illustrative Masterplan is included within the OneDrive link here: [Stage 2 Illustrative Masterplan](#)

The Auckland Surf Park Community will make a significant contribution to the wider Silverdale West Dairy Flat area by providing diverse housing options, commercial and recreational spaces. Additionally, the expansion of this project will stimulate the local economy by creating more jobs including for contractors and tradespeople.

A referral application was lodged under the Fast-Track Approvals Act ('FTAA') earlier this year and the application was referred on 24 June. As a referred project, the resource consent application will be made in accordance with the FTAA instead of the RMA. This allows the resource consent application to be considered by an independent panel appointed by the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao, rather than Auckland Council under the Resource Management Act 1991. A full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. The consenting process is similar to the Stage 1 application, which was referred and consented under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

We are seeking to engage with you on this project, as we progress through the consenting

process, with the view of lodging a resource consent application October/November 2025.

We recognise the interest that Ngā Maunga Whakahii o Kaipara have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail, please confirm your interest and availability by the 9<sup>th</sup> of September by contacting

Please note, I am heading away on leave this Friday so all further correspondence should be directed to \_\_\_\_\_ and \_\_\_\_\_ (cc'd) moving forward.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Wednesday, 6 August 2025 1:21 pm

**To:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

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Morena

Thanks for the update. It's likely we'll have some broad written feedback, not necessarily to hui, but please do come back to us.

Nga mihi nui



---

**From:**

**Sent:** Wednesday, 6 August 2025 10:55 am

**To:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Hi

No, no confirmation at this stage.

We will be reaching out to mana whenua (yourself included) in the next couple a weeks to provide an update, project overview and seek interest in engaging on this next stage. We will then arrange a hui with those interested to discuss the proposal in more detail and seek feedback. We anticipate that the preparation of any CIA's to be confirmed at this stage.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Wednesday, 30 July 2025 12:37 pm

**To:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

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Kia ora

Just seeing if you're able to confirm anything further to the consultation summary – query below.

Nga mihi nui

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**From:**

**Sent:** Thursday, 10 July 2025 1:08 pm

**To:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Kia ora

I've read the table in the Consultation Summary, however can you confirm whether any other iwi organisations have indicated they will provide a written report on this proposed Stage 2?

Nga mihi



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**From:**

**Sent:** Tuesday, 8 July 2025 12:54 pm

**To:** '

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Thank you for this information, I will look through it and let our Taiao Manager know if there's anything specific we need to be querying/commenting on.

Regarding Milldale, thanks for that info too. I briefly reviewed this morning and made a suggestion to management about what written feedback we could give on that proposal, so once I've heard back I'll let you know. Probably no need for hui at this point.



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**From:**

**Sent:** Monday, 7 July 2025 1:43 pm

**To:**

**Cc:**

**Subject:** RE: Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13) - Auckland Surf Park

Kia ora

Thanks again for getting in touch.

Resource consent for Stage 1 of the Auckland Surf Park Community was approved under the COVID-19 Fast-track Consenting Act 2020 on 25 June 2024. A copy of the decision can be viewed on the Environmental Protection Authority (EPA) website here:

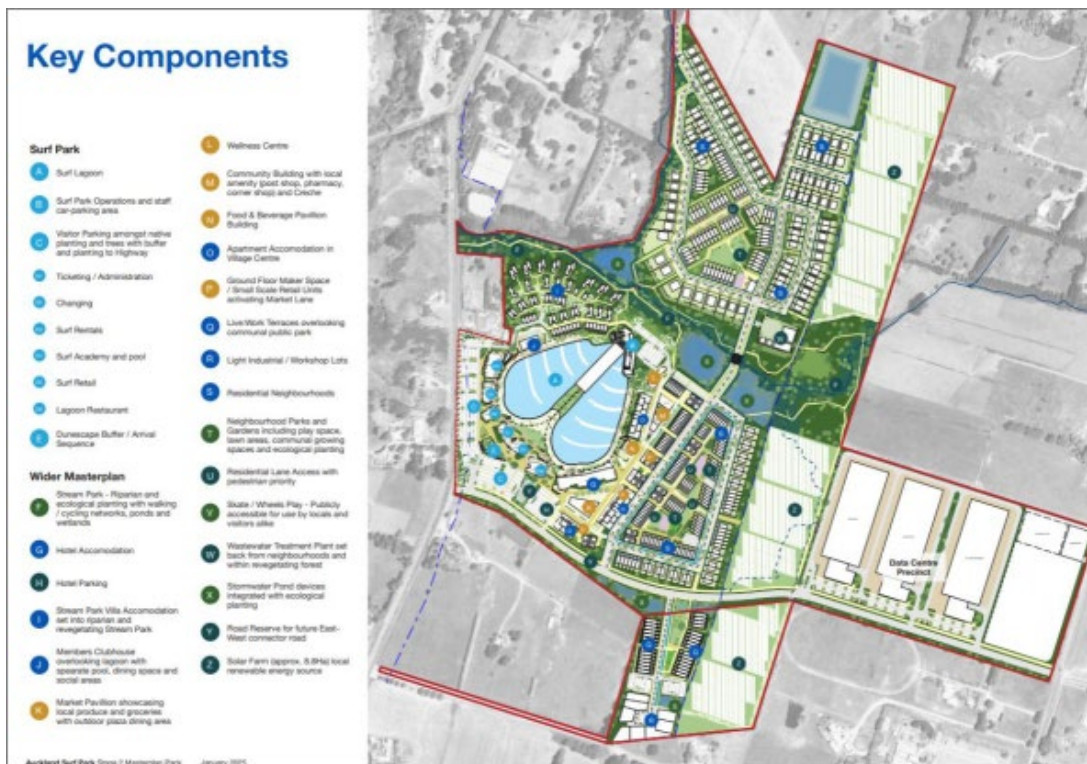
<https://www.epa.govt.nz/fast-track-consenting/referred-projects/auckland-surf-park-community/decision/>.

The consented development is shown below in **Figure 1** and a summary is provided in the attached application (see section 1.1.1).



**Figure 1: Auckland Surf Park Community Stage 1 Masterplan. Source: Warren and Mahoney.**

The Stage 2 proposal is for the expansion of the Auckland Surf Park Community to include a hyperscale artificial intelligence data centre campus, an integrated residential development including approximately 400 units and subdivision, a village centre, work-live precinct and ancillary activities. The proposed development is shown below in **Figure 2**.



**Figure 2: Auckland Surf Park Community Stage 2 Masterplan. Source: Studio Pacific.**

In respect of wastewater servicing, we put forward a couple of suggestions as part of the referral application including:

- Land disposal systems (primary or secondary treatment) with dripline or spray dispersal, compliant with Auckland Council GD06 standards;
- Package treatment plants, such as membrane bioreactor (MBR), moving bed biofilm reactor (MBBR), or similar technologies; and
- Water recycling/reclamation systems to integrate sustainable practices.

As the surrounding area is urbanised over time, it is anticipated that a public wastewater connection will become available. For this reason, provision has been made to allow for a future public pumpstation within the development. The pumpstation would eventually discharge to Watercare's Army Bay treatment plant (once upgraded).

As part of the initial preparation of the substantive application, wastewater servicing solutions will be further investigated and refined.

Ahead of the EPA's release of information on the referral, I have attached our application and consultation summary for your review. If you need anything further in the meantime, please let me know.

I have noted your contact details and interest and will be in touch in the coming months regarding an initial hui to discuss the proposal in further detail.

Ngā mihi | Kind regards,



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**From:**

**Sent:** Thursday, 3 July 2025 10:48 am

**To:**

**Subject:** Information about Fast-track applications (Surf Park Stage 2 and Milldale Stages 4C & 10-13)

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Morena

Would you be able to assist us by supplying some information about the above 2 applications. It doesn't seem to be readily available on the Projects website.

Auckland Surf Park Community – all we have is the 4-page MfE letter about the referral application. Can we please see the general documents – about site and development detail

etc.

Milldale Stages 4C & 10 - 13 – in the consultation summary it's noted we didn't reply to pre-consultation sent out last October. I didn't start working for the trust in this current (part-time) role until 25<sup>th</sup> of November. Can we please see Ngati Manuhiri and Te Kawerau reports?

It may well be that we needn't consider these applications further. In terms of the former, I believe we didn't comment on Stg 1 so have no understanding of the scheme. In the case of the latter it would be interesting to see what's said about wastewater treatment provision.

Nga mihi nui

