

BRF-6249

24 June 2025

AW Holdings 2021 Limited  
c/- Magdalena Regnault  
Barker and Associates

[REDACTED]

Dear Magdalena Regnault

**Notice of Decisions on application for referral of the Auckland Surf Park Community – Stage 2 project under the Fast-track Approvals Act 2024**

This notice of decisions is for an application received from AW Holdings 2021 Limited for referral of the Auckland Surf Park Community – Stage 2 project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is to construct and operate an artificial intelligence data centre, integrated residential development comprising approximately 500 residential units including visitor accommodation, a village centre, work-live precinct, subdivision and associated activities over 54 hectares of land at approximately 1350 Dairy Flat Highway, Dairy Flat. The applicant previously obtained resource consents for stage 1 of the project under the COVID-19 Recovery (Fast-track Consenting) Act 2020. A variation to the previous decision to increase scale of surf lagoon and solar farm, rationalise the layout of buildings and structures associated with the surf lagoon and increase the number of accommodation units adjacent to the surf lagoon to approximately 140 is also included as part of this application.

The project will require the proposed approvals:

- a. new resource consents and variations to existing resource consents under the Resource Management Act 1991.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process

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would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process..

## **Decision on referral application**

### **Whole project**

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

### **Reasons for accepting referral application**

The Ministers is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
  - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
  - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- a. would have significant regional benefits because it:
  - i. would deliver significant economic benefits by contributing approximately \$1.6 billion to the Auckland economy over the 6 years of project construction
  - ii. would support climate change mitigation by upgrading the solar farm output by 2500 megaWatt-hours

The Minister is satisfied that referring the project to the fast-track approvals process

- a. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, based on the applicant's assessment that the processes available under the Act would enable the project to progress approximately 2 years faster than would otherwise be the case
- b. is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is located in an area which is earmarked for development and the project is not novel in the New Zealand setting

The Minister is satisfied that there is no reason he must decline the project under section 21(3) of the FTAA.

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## **Specified matters for accepted referral application**

The following person who lodged the referral application is the person who is authorised to lodge a substantive application for the project (s27(2)): AW Holdings 2021 Limited.

Other specified matters for accepted referral application in relation to a substantive application for the project:

A deadline for lodging the application applies (s27(3)(b)(i)). The application must be lodged by: five years from the date of issue of this notice.

The following information must be submitted with the application lodged for the project (s27(3)(b)(ii)):

- a. information on how any roading and three waters infrastructure required to service the project will be delivered and funded

The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):

- a. Auckland Transport
- b. New Zealand Transport Agency
- c. Minister for Regional Development
- d. Minister for Economic Growth

If you have any queries about this notice of decisions, please email [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) or alternatively, phone the fast-track call centre on 0800 225 537.

Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized loop followed by a long, horizontal stroke that tapers to the right.

Ilana Miller  
**General Manager, Delivery and Operations**

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cc: Written notice (s28(1)) for accept and decline projects:

the applicant – AW Holdings 2021 Limited

any person invited to comment (s17(1)):

- the relevant local authorities: Auckland Council
- the Minister for the Environment and Minister of Housing, Minister for Auckland, Minister of Climate Change, Minister for Science, Innovation and Technology
- the relevant administering agencies – Ministry for the Environment
- the Māori groups identified in the list provided to the Minister – Te Rūnanga o Ngāti Whātua, Ngā Maunga Whakahii o Kaipara Development Trust, Hako Tūpuna Trust, Ngāti Maru Rūnanga Trust, Ngāti Manuhiri Settlement Trust, Ngāti Pāoa Iwi Trust, Ngāi Tai ki Tāmaki Trust, Ngāti Tamaterā Treaty Settlement Trust, Te Kawerau Iwi Settlement Trust, Te Ākitai Waiohua Waka Taua Inc, Ngaati Whanaunga Incorporated Society, Ngaati Whanaunga Ruunanga Trust, Ngāti Te Ata Claims Support Whānau Trust, Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership, Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership
- any other person – Minister for Regional Development, Minister for Economic Growth, Auckland Transport

cc: Written notice where Minister accepts the application and refers the project (s28(2)):

the Panel Convener – including all the related information received by the Minister

the EPA – including all the related information received by the Minister

the relevant administering agencies - Ministry for the Environment