

Memorandum on Completeness and Scope

File	FTAA-2606-1246
Application	Auckland Surf Park Community - Stage 2
To	Manager LOA/ Team Leader LOA
From	
Date	9 July 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Auckland Surf Park Community - Stage 2 application, lodged by AW Holdings 2021 Limited (the Applicant), received by the Fast-track Team on 22 June 2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 31 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Application was referred by the Minister for inclusion in the Fast-track consenting process under Section 28 of the Act. The Minister accepted the referral application on 24 June 2025 and notified the EPA of the decision on the referral application on 24 June 2025.

6. The Application was lodged on 19 June 2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act by within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)). This application was not subject to a further information request therefore the date by which the EPA must make a decision under 46 is 13 July 2026.
7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - Notify the Panel Convener they can set up an expert consenting panel to make a decision on the application (if complete and within scope); or
 - Return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The referred project is:

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.

9. The application is for the following activity:

The proposal is for the expansion of the ASPC to include a hyperscale artificial intelligence data centre campus, an integrated residential development including 486 units (detached dwellings, apartments and live/work units), visitor accommodation, a village centre, work-live precinct, industrial precinct, extensive riparian planting and landscaping, subdivision and ancillary activities. The proposal also involves variations to Stage 1 of the development. (Section 3, Page 10 AEE).

10. The application involves a wide range of activities, and more detail is provided in section 8 of the AEE from Page 21 and outlined below.

Data centre:

The proposal includes the upgrade of the standardised data centre consented under Stage 1 (Data Centre Precinct 1) to an AI data centre and an additional AI data centre module (Data Centre Precinct 2) to form a hyperscale AI data centre campus precinct.

Residential Elements:

11. *The Northwestern Residential Precinct consist of **82** medium - large free-hold allotments ranging in size from 263m² – 616m².*
12. *The neighbourhood [Northeastern Residential Precinct) consist of **178** free-hold allotments ranging in size from 74m² – 425m².*
13. *The neighbourhood [Southern Residential Precinct] consists of **81** free-hold residential allotments ranging in size from 189m² – 416m².*
14. *Seven apartment buildings including a total of **120** residential units are proposed within the Village Centre Precinct.*
15. ***25** live / work units are proposed within the precinct.*

Village Centre Precinct

As detailed in p.33-38 of the AEE, the Village Centre includes:

16. Early Childcare Centre
17. Wellness Centre
18. Food and beverage building
19. Village Market (convenience store)

Other Activities

20. Water and Wastewater treatment plant
21. Stage 5A Vacant Lot Subdivision

Surf Lagoon and associated buildings

22. *Increasing the size and layout of the surf lagoon from 2ha to 2.2ha.*
23. *Rationalising the design and layout of the ancillary buildings that support the operation of the surf lagoon to meet visitor needs and ensure the primary amenities receive a greater degree of sunlight. This includes:*
24. *Replacing the three-storey lodge (GFA of 2,916m²) which included 46 accommodation units with a seven-storey hotel. The hotel will have a maximum height of 24.2m, a GFA of 24,900m² and will include:*
25. *Typical hotel amenities such as a reception and lounge, lobby, a small office, a seminar room and back-of-house amenities at ground floor;*
26. *80 hotel rooms made up of 45 double rooms (56m²) and 35 single rooms (28m²);*
27. *An event space, bar, commercial kitchen and back-of-house amenities at level 6.*
28. *Replacing the single-storey surf academy and rental building (GFA of 916m²) with a single storey surf academy and first aid building (GFA of 575m²) and a single-storey surf rental building (GFA of 475m²);*

29. *Replacing the two-storey administration, ticketing and retail building (GFA of 517m²) with a single-storey ticketing and administration and surf lounge building (GFA of 350m²), a single storey retail building (GFA of 255m²) and associated food and beverage kiosk (GFA of 45m²) to support the day – day operations and visitors’ needs;*
30. *Reducing the GFA of the change building from 216m² – 215m²;*
31. *Reducing the GFA of the two-storey restaurant building from 674m² – 575m²;*
32. *Rationalising the layout of the carpark to improve site functionality and create an enhanced arrival experience.*

Visitor Accommodation

*A total of **57** accommodation units, hereon referred to as the ‘Stream Park Villas,’ are proposed within the Precinct. These replaced the 24 eco cabins from the Stage 1 consent.*

33. *A Members Clubhouse located within walking distance of the Stream Park Villas is also proposed within the Precinct. The Clubhouse is a two-storey building with a GFA of 974m² that will offer shared amenities including dining, a bar, gym, pool, co-working spaces and administration facilities for the use of guests.*

Stream Park Precinct

The Stream Park Precinct encompasses the area either side of the central Rangitopuni Stream tributary.

Solar Farm

The application seeks to rationalise the Stage 1 solar farm layout through relocating the panels and ancillary structures within the extent of the RTN corridor as shown below in Figure 29. The application also seeks to increase the size of the solar farm from 5 – 6.5MW.

34. The referred project is defined by the description in the Minister’s Section 28 Notice (the Notice) dated 24 June 2025. Under section 46(2)(b) of the Fast-track Approvals Act 2024 (the Act), the EPA must decide whether the substantive application relates solely to the referred project.
35. The Project is described in the Notice as the construction and operation of an artificial intelligence data centre, an integrated residential development (approximately 500 units), a village centre, a work-live precinct, and subdivision and associated activities over 54 hectares.
36. The substantive application aligns with these referred components:
 - AI Data Centre
 - Residential & Accommodation
 - Village Centre & Work-Live
 - Subdivision

37. The application includes a component designated as the “Stage 5A Vacant Lot Subdivision”. This area comprises a 10-lot fee-simple subdivision. The AEE explicitly states that *“no buildings or structures are proposed within the Stage 5A Vacant Lot Subdivision as part of this application”*.
38. Because the Minister's Notice explicitly authorises “subdivision” over the 54-hectare project area, a proposal for vacant lot subdivision in this location falls within the scope of the referred project. As the application does not seek land-use consent for any unlisted activities in this area, the inclusion of Stage 5A does not conflict with the project description in the Notice.
39. The application includes various activities such as a 6.5MW solar farm, water and wastewater treatment plants, and infrastructure servicing. These elements support the primary referred works and are considered associated activities under the Notice or activities “involved in, or that support and are subsidiary to” the project as defined in section 4 of the Act.
40. I consider that the substantive application relates solely to a referred project as required by section 46(2)(b) of the Act. The activities proposed, comprising the AI data centre campus, residential neighbourhoods, village centre, work-live precinct, and associated subdivision and infrastructure, are consistent with the project as described in the Minister's Notice. Accordingly, the application meets the mandatory scope test.

Fast-track consenting application process

Legislative context

41. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
- complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.
42. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

43. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, 1 substantive applications for each stage of a project if the Minister has determined that the project may proceed in stages (either under s 21(1)(a) or s 37A). Section 42(4) lists the approvals that may be sought under the Act.

44. This application has been lodged by AW Holdings 2021 Limited. This person is an authorised person under the Act because they are the person identified as the authorised person in the referral notice of decision.
45. The approvals being sought are:
46. an approval described in section 42(4)(a), (c) or (d) (resource consent, certificate of compliance or designation);
47. A resource consent, change to or cancellation of a resource consent: **checklist A**;
48. including subdivision or reclamation: **checklist A1**;
49. All of the above listed approvals are of the type set out in section 42(4) of the Act]
50. For each of the approvals sought, the applicant is not eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

51. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. An assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

52. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. An assessment of section 44 sufficiency is included at Appendix 1.
53. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
54. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **sufficient** detail to satisfy the purpose for which it is required.

Ineligibility

55. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.
56. The list of ineligible projects includes activities:

- on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
- on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
- in a customary marine or protected customary rights area without written agreement from the rights holder/group;
- within an aquaculture settlement area without the required authorisation;
- activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
- that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977; or
- on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
- That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.
- That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- That are undertaken for the purposes of an offshore renewable energy project.

57. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Fees and levies

58. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:

- Application fee in the sum of \$250,000 plus GST;
- Levy in the sum of \$140,000 plus GST; and

Consultation

59. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:

- Auckland Council for:
- an approval described in section 42(4)(a) (resource consent)
- an approval described in section 42(4)(b) (change or cancellation of resource consent condition).

60. A summary of the consultation is included as Appendix 2.

Assessment of compliance for each section of each application form

61. I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.
62. My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.
63. The EPA must now decide whether the substantive application has a competing application under section 47A (1) (under delegation from the Minister for Infrastructure under section 47C) within 10 working days from the date of the completeness decision.
64. Once the EPA has made the decision under section 47A (1), the EPA must notify the panel convener that an expert consenting panel can be set up to commence consideration and decision of the application.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	Section 8 of the Assessment of Environmental Effects (AEE), Page 21 - 60	Yes, addressed. See Section 8 of the AEE, Pages 21-60
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	Section 7 of the AEE, Page 17 - 21; Appendix 9 – Auckland Surf Park Community (ASPC) Masterplan	Yes, addressed. See page 18 of the AEE for a site locality plan. Wider context and masterplan are provided in Appendix 9. i. At Section 16.3, Page 114 of the AEE the applicant states that “<i>It is acknowledged that the site drains to the Rangitopuni Stream tributaries and that this is a river catchment statutory acknowledgement for Te Kawerau</i>

			<i>ā Maki.” and that “The applicant has stated that “There are no other Treaty Settlement Statutory Acknowledgement areas identified on Auckland Councils GeoMaps for the application site or any adjacent properties.”</i> <i>“There are no protected customary rights that relate to the site...” (AEE, Page 119, Section 16.5).</i>
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being: • section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid.	• The Applicant, AW Holdings 2021 Limited is the authorised person. • See table 43 below. Information provided is in sufficient detail to satisfy the purpose for	Yes, addressed. The authorised person (AW Holdings 2021 Limited) has lodged the substantive application. Information is in sufficient detail to satisfy the purpose for which it is required, does not involve any ineligible activities, and relates solely to a referred project.

		which it is required. • The application relates solely to a referred project; • Fees and levies will be paid upon issue of invoice.	The application fee and levy have been paid in full.
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership,	• Section 7.1 of the AEE, Page 17; • Appendix 6 – Names, Address and Contact Details for Adjacent Landowners	Yes, addressed. Names and addresses of site landowners are listed on page 17, Section 7.1 of the AEE. Names and addresses of adjacent landowners are provided in Appendix 6.

	the applicant must include a statement to that effect (clause 5(6)).		
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	• Section 8.0 of the AEE, Page 21	Yes, addressed. See Section 8, Page 21 of the AEE.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	• Section 8.3 of the AEE, Page 62	Yes, addressed. The AEE, at Section 8.3, Page 60, states: <i>“No other resource consents, notices of requirement for designations, or alterations to designations are required to be obtained by the applicant prior to any works commencing on the site.”</i>
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	• Section 17.6 of the AEE, Page 141 - 143	Section 5: Yes, addressed Section 6: Yes, addressed Section 7: Yes, addressed See Section 17.6 of the AEE, Page 141-142. While the assessment against Section 7 is not exhaustive for every sub-clause, the focus on the most relevant matters: efficient land use, visual amenity, and climate change, is considered sufficient

			given that other factors do not specifically apply to the Dairy Flat site context.
5(1)(h) (and also clauses 5(2) and 5(3))	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being: • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and	• Section 17.1 – 17.5 of the AEE, Page 120 - 129	Yes, addressed. See Section 17.1-17.5 of the AEE, pages 119-140 and Appendix 8 – Rules assessment.

	any other requirements in any of those documents.		
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	Section 16.3 of the AEE, Page 116 - 119	Yes, addressed. The AEE at Section 16.3, Page 115 states: <i>“We do not consider that any provisions of the treaty settlements are relevant as only Crown assets are involved in the redress offered, and the statutory acknowledgments are over Crown owned land only.”</i>
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;	Section 16.4 of the AEE, Page 119	Yes, addressed. The applicant has stated on p.119 of the AEE that <i>“there are no protected customary rights that relate to the site..”</i>
5(1)(k)	Any conditions that the applicant proposes for the resource consent.	Appendix 60 – Stage 1 Variations to Conditions; Appendix 61 – Stage 2 LUC, DIS and WAT	Yes addressed. See Appendix 60, 61, 62, 63, 64 and 65.

		Conditions; • Appendix 62 – Stage 2 Staged Subdivision Conditions; • Appendix 63 – Stage 2 Unit Title Subdivision Conditions; • Appendix 64 – Stage 2 Conditions – Attachment 1 – Table of Reports; and • Appendix 65 – Stage 2 Conditions – Attachment 2 – Table of Drawings and Plans	
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5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	• Appendix 5 – Section 30 Letter	Yes, addressed. A copy of the section 30 notice is provided, but it is noted that the application has not been lodged within three months of the date of the notice (17 Feb 2026). Auckland Council has confirmed, in their consultation, that the section 30 notice remains accurate as of 29 June 2026.
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	• Section 10.0 of the AEE	See below
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	• Section 10.0 of the AEE	See below
6	(1) The assessment of an activity's effects on the environment must include the following information: (a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:	• Section 10.0 of the AEE, Page 72 - 104 • Section 10.8 of the AEE, Page 83 - 86	Yes, addressed a) Section 10, Pages 75-103 of the AEE. b) Section 10.8, Page 82-84 of the AEE c) Section 10.3.6 of the AEE, Page 80, section 10.7 of the

	(c) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment; (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity; (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal; (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision; (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:	• Section 10.3 of the AEE, Page 78 - 81 • Section 10.7 of the AEE, Page 82 - 83 • Section 10.8 of the AEE, Page 83 - 86 • Section 10.9 of the AEE, Page 86 - 88 • Section 10.20 of the AEE, Page 104 • Appendix 60 – Stage 1 Variations to Conditions; • Appendix 61 – Stage 2 LUC, DIS and WAT	AEE, Page 82 – 83, section 10.8 of the AEE, Page 83 – 86 and section 10.9 of the AEE, Page 86 – 88. d) Section 10.20 of the AEE, Page 104 e) Section 15.0 of the AEE, Page 112 – 115 and Appendix 7 – Consultation Summary and Supporting Appendices
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	(h) an assessment of any effects of the activity on the exercise of a protected customary right.	Conditions; • Appendix 62 – Stage 2 Staged Subdivision Conditions; • Appendix 63 – Stage 2 Unit Title Subdivision Conditions; • Appendix 64 – Stage 2 Conditions – Attachment 1 – Table of Reports; and • Appendix 65 – Stage 2 Conditions – Attachment 2 – Table of Drawings and Plans	
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		• Section 15.0 of the AEE, Page 112 - 115; • Appendix 7 – Consultation Summary and Supporting Appendices • Section 15.0 of the AEE, Page 113; • Appendix 7 – Consultation Summary and Supporting Appendices • Appendix 60 – Stage 1 Variations to Conditions;	
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		• Appendix 61 – Stage 2 LUC, DIS and WAT Conditions; • Appendix 62 – Stage 2 Staged Subdivision Conditions; • Appendix 63 – Stage 2 Unit Title Subdivision Conditions; • Appendix 64 – Stage 2 Conditions – Attachment 1 – Table of Reports; and • Appendix 65 – Stage 2 Conditions – Attachment 2 –	
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		Table of Drawings and Plans • Section 16.5 of the AEE, Page 120	
7	The assessment of an activity's effects on the environment must cover the following matters: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	• Section 10.0 of the AEE, Page 77 - 104 • Section 10.14 of the AEE, Page 93 - 99 • Section 10.15 of the AEE, Page 99 - 100; • Section 10.16 of the AEE, Page 102 - 103; • Appendix	Yes, addressed. a) Section 10, Pages 75-103 of the AEE. b) Section 10.14, Pages 91-98, Appendix 56. c) Section 10.9, Pages 84-86, Appendix 44 and 51. d) Section 10.4, Pages 79-80, e) Section 10.5 of the AEE, Page 79. f) Section 10.13, Pages 90-91, Appendix 41 and 42. g) Section 10.8, Page 82-84 of the AEE

	(e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: (f) any unreasonable emission of noise: (g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	56 – Landscape Visual Assessment; and • Appendix 57 – Urban Design Assessment • Section 10.9 of the AEE, Page 86 - 88; • Appendix 44 – Ecological Impact Assessment; and • Appendix 51 – WWTP Ecological Impact Assessment • Section 10.4 of the AEE,	
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		Page 81; • Section 10.5 of the AEE, Page 81; • Section 10.9 of the AEE, Page 86 - 88; • Appendix 7 – Consultation Summary and Supporting Appendices; • Appendix 37 – Archaeological Assessment; • Appendix 44 – Ecological Impact Assessment; and • Appendix 51 – WWTP Ecological	
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		Impact Assessment • Section 10.3 of the AEE, Page 78; • Section 10.9 of the AEE, Page 86 - 88; • Section 10.8 of the AEE, Page 83 - 86; • Appendix 34 – Detailed Site Investigation 1; • Appendix 35 – Detailed Site Investigation 2; and • Appendix 48 – WWTP Design Report	
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		• Section 10.13 of the AEE, Page 91 - 93; • Appendix 41 – Noise and Vibration Assessment; • Appendix 42 – Construction Noise and Vibration Management Plan • Section 10.7 of the AEE, Page 82 - 83; • Section 10.8 of the AEE, Page 83; • Appendix 31 – Stormwater	
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		Management Plan; • Appendix 32 – Flooding Memorandum; - and • Appendix 33 – Flooding Assessment	
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	• Appendix 8 – Rules Assessment	Yes, addressed. Appendix 8 – rules assessment
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o	N/A	N/A

	Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document		
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	N/A	N/A

CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.			
8(1)(a)	The position of all new boundaries	Appendix 27 – Staged Scheme Plans Appendix 28 –	Yes, addressed. See Appendix 27.

		Unit Title Scheme Plans	
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	Appendix 27 – Staged Scheme Plans Appendix 28 – Unit Title Scheme Plans	Yes, addressed. See Appendix 27.
8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	N/A – No beds of rivers or lakes to be vested.	N/A
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	N/A – No locations or areas of land within the	N/A

		coastal marine area to become common marine and coastal area.	
8(1)(g)	The locations and areas of land to be set aside as new roads	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.

If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.

8(2)(a)	The location of the area to be reclaimed	N/A – No reclamation proposed.	N/A
8(2)(b)	If practicable, the position of all new boundaries	N/A – No reclamation proposed.	N/A
8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	N/A – No reclamation proposed.	N/A

Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

Auckland Council have confirmed that in their view, the application meets the requirements of sections 42, 43, and 44 of the Act.

1. Consultation with Auckland Council as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)
- Change or cancellation of resource consent condition (section 42(4)(b) of the Act)

29 June 2026

Environmental Protection Authority (EPA)

Attention: [REDACTED]

info@fasttrack.govt.nz

Tēnā koe [REDACTED]

SUBJECT: THE AUCKLAND SURF PARK COMMUNITY – STAGE 2 – FTAA-2606-1246

Thank you for your letter dated 22 June 2026 regarding the lodgement of a Substantive Application for The Auckland Surf Park Community – Stage 2 under the Fast-track Approvals Act 2024 (FTAA).

In terms of your request as to whether the submitted documentation meets the requirements of sections 42 and 43 FTAA, and is provided in sufficient detail to satisfy the purpose for which it is required in accordance with section 44 FTAA, I note that there doesn't appear to be anything significant missing, although specialist reviews have yet to be undertaken.

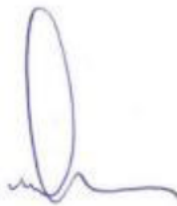
Specifically, the relevant matters listed in clauses 5 to 10 of Schedule 5 appear to have been addressed in sufficient detail.

For completeness I note that this applies to both the new resource consent applications and the applications to change or cancel the conditions of the consents granted for Stage 1 under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Additionally, I confirm that the written notice under Section 30(3)(b)/30(5) FTAA, dated 17 February 2026, remains accurate as of 29 June 2026.

If you have any questions or require further clarification, please do not hesitate to contact me.

Nāku nei, nā



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