

From: [Admin Agency FTAA](#)
To: [Agency FTAA](#)
Cc:
Subject: RE: Auckland Surf Park Community - Stage 2 - Consultation on Substantive Application
Date: Monday, 1 September 2025 3:00:59 pm
Attachments: [image001.png](#)
[image002.png](#)
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[Section 29 response letter - Auckland Surf Park Community - Stage 2.pdf](#)

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Kia ora,

Thank you for your email.

Please find attached our response to your request for consultation with the Ministry for the Environment as the administering agency of the Resource Management Act 1991.

Ngā mihi,

System Oversight Team

Ministry for the Environment | Manatū Mō Te Taiao

Administering Agency under the Fast Track Approvals Act 2024

AdminAgencyFTAA@mfe.govt.nz | environment.govt.nz



From:
Sent: Tuesday, 26 August 2025 1:59 pm
To: Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>
Cc:
Subject: Auckland Surf Park Community - Stage 2 - Consultation on Substantive Application

MFE CYBER SECURITY WARNING

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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 as a substantive application.

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.

Can you please advise at the earliest opportunity if the consultation requirements for this listed project have been satisfied or if anything is required?

Please let us know if you have any queries or require further information,

Ngā mihi | Kind regards,



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Tēnā koe

Auckland Surf Park Community - Stage 2 – Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)

Thank you for your correspondence dated 26 August 2025 in relation to AW Holdings 2021 Ltd Partnership's intention to lodge a substantive application for a listed project under the Fast-track Approvals Act 2024 (FTAA) in respect of the Auckland Surf Park Community - Stage 2 project.

As you are aware, the Ministry for the Environment (the Ministry) is the “relevant administering agency” for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

We have received the information you provided on 26 August 2025. As part of your substantive application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

National Policy Statement	Description
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National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023	This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside the National Environmental Standards for Greenhouse Gases from Industrial Process.
National Policy Statement for Highly Productive Land 2022	This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.
National Policy Statement for Freshwater Management 2020	This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.
National Policy Statement for Indigenous Biodiversity 2023	This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.
National Policy Statement for Renewable Electricity Generation 2011	This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.
National Policy Statement on Electricity Transmission	This NPS sets out the objective and policies for managing the electricity transmission network.
National Policy Statement on Urban Development 2020	This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure.
New Zealand Coastal Policy Statement 2010	The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.

National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

National Environmental Standard	Description
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National Environmental Standards for Air Quality	This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand.
National Environmental Standards for Commercial Forestry	This NES provides nationally consistent regulations to manage the environmental effects of forestry.
National Environmental Standards for Electricity Transmission Activities	This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.
National Environmental Standards for Freshwater	This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat	This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.
National Environmental Standards for Marine Aquaculture	This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force.
National Environmental Standards for Sources of Human Drinking Water	This NES sets requirements to protect sources of human drinking water from becoming contaminated.
National Environmental Standards for Storing Tyres Outdoors	This NES provides nationally consistent rules for the responsible storage of tyres.
National Environmental Standards for Telecommunication Facilities	This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	This NES includes requirements for assessing and managing potentially contaminated soil.

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact info@fasttrack.govt.nz for further assistance.

Ngā mihi,

Acting General Manager, System Enablement and Oversight