

Consultation Summary

Auckland Surf Park Community Stage 2

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2.0 Introduction

This consultation summary has been prepared in support of the Substantive Application (Application) for Auckland Surf Park Stage 2 ('the Project') and is provided in accordance with section 29 and 11 of the FTAA. It provides a consolidated summary of all relevant consultation and engagement undertaken to date in relation to Stage 2 of the Project.

Since the commencement of the Stage 1 and during the development of the proposal, AW Holdings 2021 Ltd ('the Applicant') and its representatives have undertaken comprehensive and ongoing consultation with key stakeholders, including Auckland Council, Mana Whenua authorities (Ngāti Manuhiri and Te Kawerau ā Maki) and relevant Administering Agencies, including the Ministry for the Environment, the Environmental Protection Authority and Heritage New Zealand Pouhere Taonga. The objective of this consultation was to discuss the proposal and infrastructure proposed to service the development, understand any issues that may exist with the site, locality and development as well as the information requirements needed for the application.

Consultation and engagement have been carried out through a number of online and in-person meetings, emails and written correspondence. The details of consultation undertaken with the stakeholders including how feedback received during consultation was addressed is set out below.

3.0 Auckland Council

3.1 Kick-off Hui

The proposal was first discussed with Auckland Council (Council) at a kick-off hui held via Teams on 1 September 2025.

At the meeting, the project team provided an overview of the site, the Stage 1 consented development, and the proposed Stage 2 Masterplan. Key changes since Stage 1 were outlined including amendments to land use, subdivision layout, residential yield, infrastructure servicing, and water supply arrangements.

Council's team discussed matters relating to planning, infrastructure servicing, transport, ecology, noise, urban design, landscape and wastewater management. Particular attention was given to the proposed industrial and residential components, the solar farm, water take and wastewater disposal arrangements.

The approach to consenting, including the use of a s127 application and new consent components was discussed. Council provided preliminary guidance on specialist inputs and the importance of clearly identifying changes from the consented baseline to avoid relitigating approved matters where no material change is proposed.

Council also highlighted the importance of early and ongoing consultation with mana whenua and other stakeholders, as well as the need for a robust economic assessment to support the Fast Track Approvals process. The meeting included discussion on the preparation of the s30 letter, coordination of specialist reporting and the proposed process for Council to review key reports prior to lodgement of the substantive application. These report and plans were supplied to Council between the 10 December to 3 February.

3.2 Site Visit

A site visit was held across the new landholding (1320 Dairy Flat Highway and 89 and 105 Lascelles Drive) on 18 February 2025.

Site visit attendees included the Auckland Council Planner, Ecologist, Development Engineer and Landscape Visual Specialist.

During the site visit, the Applicants representatives provided an overview of the site area, proposal, and key matters relating to development engineering, urban design, planning, transport, ecology and landscaping.

At the time of lodgement, no formal feedback has been received by Council.

4.0 Iwi Consultation Summary

All iwi were contacted on the 10 October 2022 during preparation of the Stage 1 Auckland Surf Park Community application that was consented via the COVID-19 Recovery (Fast-track Consenting) Act 2020 (apart from Ngāti Tamaterā Treaty Settlement Trust who were included in the Noticed of Decision for referral received by [redacted] and subsequently contacted on 17/05/2023). Of the 13 iwi groups contacted:

Were Interested:

- Ngāti Manuhiri
- Te Kawerau a Maki
- Ngāti Whanaunga
- Te Rūnanga o Ngāti Whātua

Didn't respond:

- Ngāti Maru
- Ngāti Paoa
- Ngāi Tai ki Tāmaki
- Ngāti Te Ata
- Te Ākitai Waiohua
- Ngātiwai
- Ngāti Whātua o Kaipara
- Ngāti Tamaterā
- Ngāti Whātua Ōrākei

All iwi listed in Auckland Council's mana whenua consultation website in relation to the subject site were subsequently contacted on 26/11/2024 during preparation of the Stage 2 referral application, and on 26/08/2025, with a follow up email on 2/09/2025 in relation to the substantive application. Of the 13 iwi groups contacted:

Were Interested:

- Ngāti Manuhiri
- Ngāti Whātua o Kaipara
- Ngāi Tai ki Tāmaki
- Ngāti Te Ata
- Te Kawerau a Maki

Didn't respond:

- Ngāti Whanaunga
- Te Rūnanga o Ngāti Whātua
- Ngāti Maru
- Ngāti Paoa
- Te Ākitai Waiohua
- Ngātiwai
- Ngāti Whātua o Kaipara
- Ngāti Whātua Ōrākei

Iwi	Summary of Communications	Expressed Interest?
<p>Ngāti Maru Ngāti Maru Rūnanga Trust</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. 	<p>No (no response ever received)</p>
<p>Ngāti Pāoa Ngāti Paoa Trust Board</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. 	<p>No (no response ever received)</p>
<p>Ngāi Tai ki Tāmaki Ngāi Tai ki Tāmaki Tribal Trust</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. • responded on 26/08/2025 noting that due to current capacity constraints, Ngāi Tai ki Tāmaki are unable to engage on this specific project at this time. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. 	<p>Yes (have responded for Stage 2 proposal)</p>

Iwi	Summary of Communications	Expressed Interest?
	<ul style="list-style-type: none"> responded on 3/09/2025 setting out Ngāi Tai ki Tāmaki tikanga and protocols, requesting these be noted for all future site works and discoveries. 	
<p>Ngāti Te Ata Ngāti Te Ata</p>	<ul style="list-style-type: none"> B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. responded to B&A on 26/08/25 confirming no consultation is required. B&A responded 27/08/25 confirming their acknowledgement. 	No
<p>Te Ākitai Waiohua Te Ākitai Waiohua Iwi Authority</p>	<ul style="list-style-type: none"> B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. 	No (no response ever received)
<p>Ngātiwai Ngātiwai</p>	<ul style="list-style-type: none"> B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. 	No (no response ever received)

Iwi	Summary of Communications	Expressed Interest?
<p>Ngāti Whātua o Kaipara Ngā Maunga Whakahii o Kaipara Development Trust</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • contacted B&A on 3/07/2025 requesting the Cultural Impact Assessment submitted during the Stage 1 application. B&A provided the requested information. • contacted B&A on 10/07/2025 & 30/07/2025 asking if any iwi organisation have indicated that they intend to provide a written report for Stage 2. B&A advise not at this stage. • contacted B&A on 06/08/2025 to advise Ngāti Whātua o Kaipara may have broad written feedback and that it was not necessary to hui. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. • contacted B&A on 5/09/2025 providing general comments on the application. These are included within Appendix 7.1. 	<p>Yes</p>
<p>Ngāti Manuhiri Manuhiri Kaitiaki Charitable Trust</p>	<ul style="list-style-type: none"> • B&A sent initial email on 10/10/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. • responded on 10/10/2022 advising Ngāti Manuhiri wish to engage providing a fee proposal and to complete a site visit. • attended the on-site Hui on 06/12/2022 on behalf of Ngāti Manuhiri and provided confirmation of involvement. Ngāti Manuhiri was invited to join a monthly hui online starting in early 2023. • sent an email 20/02/2023 advising a CIA will be expected. • attended the first monthly online Hui on 21/04/2023 on behalf of Ngāti Manuhiri. Due to resourcing constrains advised they were happy to support the position statement supplied by Te Kawerau a Maki and will not be submitting a CIA. • Ngāti Manuhiri did not attend the second monthly online hui on 19/05/2023. • B&A sent an email 10/05/2023 to confirm Ngāti Manuhiri’s position. 	<p>Yes</p>

Iwi	Summary of Communications	Expressed Interest?
	<ul style="list-style-type: none"> • responded 11/05/2023 confirming Ngāti Manuhiri were happy to support the position statement supplied by Te Kawerau a Maki and considering the plan is to engage regularly and work together for the foreseeable future will not be submitting a CIA. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. • responded on 31/11/2024 advising Ngāti Manuhiri wish to engage providing terms of engagement. • Ngāti Manuhiri were invited to the site blessing on 3/12/24. • B&A responded on 23/1/25 confirming the applicant accepted the terms of engagement and invited Ngāti Manuhiri to a hui to discuss the proposal. • No response was received. Engagement is considered to be on-going and will continue in parallel to the application. • contacted B&A on 16 July 2025, requesting to recommence engagement with the project. further prompted B&A on 6 August 2025. • B&A responded on 6/08/2025 advising that the regular hui would be re-established in the next few weeks, in the meantime a further letter would be sent to all iwi seeking their engagement in the project. • B&A scheduled an in-person hui on 1/08/2025. A following hui was organised and took place for 9/09/2025. • B&A requested minutes from the hui on the 9th, 14th and 29th October. No response was received. • B&A sent a follow up email on 31/10/2025 advising of photos of unearthed wood that were taken during a site visit, requesting if there were any interests in these. No response was received. 	
<p>Te Kawerau a Maki Te Kawerau Iwi Tiaki Trust</p>	<ul style="list-style-type: none"> • B&A sent initial email on 11/10/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. • responded on 21/10/2022 advising Te Kawerau a Maki wish to be engaged, provided a fee proposal and requested a site visit. • attended the on-site Hui on 23/01/2023 on behalf of Te Kawerau a Maki and provided confirmation of involvement. Te Kawerau a Maki were invited to join a monthly hui online starting in early 2023. • attended the first monthly online Hui on 21/04/2023. • did not attend the second monthly online hui on 19/05/2023. 	<p>Yes</p>

Iwi	Summary of Communications	Expressed Interest?
	<ul style="list-style-type: none"> • A cultural advice memo was provided on the 4th April (Appendix 7.3). The memo advised Te Kawerau a Maki consider it necessary to undertake a formal CIA but do not have capacity to complete this within a reasonable timeframe. The memo advise they do not oppose the development and included recommended mitigations and conditions. • B&A sent an email on 24/05/2023 to confirm if a CIA is being prepared, or if Te Kawerau a Maki were satisfied with the approach to continue engagement on the proposal. • responded on 24/05/2023 confirming a CIA would not be prepared. • Te Kawerau a Maki were invited to the site blessing on 3/12/24. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. Engagement is considered to be on-going and will continue in parallel to the application. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. • responded to B&A on 3/09/2025 advising Te Kawerau a Maki wish to be engaged. • B&A set up a meeting with Te Kawerau a Maki for the 16/09/2025. At the hui, confirmed that they were happy for the Stage 1 comments to form part of this application. • B&A sent a follow up email on 31/10/2025 advising of photos of unearthed wood that were taken during a site visit, requesting if there were any interests in these. No response was received. 	
<p>Ngāti Whātua Ōrākei Ngāti Whātua Ōrākei</p>	<ul style="list-style-type: none"> • B&A sent initial letter via email on 10/10/2022 with overview of the Stage 1 proposal and invitation to be further involved, requesting a response by 03/11/2022. No response was received. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. 	<p>No (no response was received)</p>
<p>Te Rūnanga o Ngāti Whātua</p>	<ul style="list-style-type: none"> • B&A sent initial email on 11/10/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. 	<p>Yes (have only expressed</p>

Iwi	Summary of Communications	Expressed Interest?
<p>Ngāti Whātua Orākei Trust</p>	<ul style="list-style-type: none"> • Te Rūnanga o Ngāti Whātua responded on 11/10/2022 and requested a meeting to discuss the project. • [redacted] attended the on-site Hui on 06/12/2022 on behalf of Te Rūnanga o Ngāti Whātua and provided confirmation of involvement. Ngāti Whātua were invited to join a monthly hui online starting in February 2023. • [redacted] was engaged as the cultural input on the proposal. • Ngāti Whātua attended the first monthly online hui on 21/04/2023. • Ngāti Whātua attended the second monthly online hui on 19/05/2023. • B&A sent an email on 25/05/2023 to confirm if Ngati Whatua require a CIA to be undertaken. • [redacted] responded on 7/07/2023 confirming Ngati Whatua will not be carrying out a CIA but appreciate the regular meeting minutes and may decide to engage in future if time permits. • Following approval of Stage 1, on-going discussions were held with [redacted] to organise a site blessing. • [redacted] and other iwi members lead the site blessing held on 3/12/24. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. Engagement is considered to be on-going and will continue in parallel to the application. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. 	<p>interest in Stage 1)</p>
<p>Ngāti Whanaunga Ngati Whanaunga Incorporated</p>	<ul style="list-style-type: none"> • B&A sent initial email on 10/11/2022 with overview of proposal and invitation to be further involved, requesting a response by 04/11/2022. • [redacted] responded on 10/11/2022 and advised Ngaati Whanaunga wish to be engaged, providing a fee proposal and to complete a site visit. 	<p>Yes (have only expressed interest in Stage 1)</p>

Iwi	Summary of Communications	Expressed Interest?
	<ul style="list-style-type: none"> • attended the on-site Hui on 06/12/2022 on behalf of Ngaati Whanaunga and provided confirmation of involvement. Ngaati Whanaunga were invited to join a monthly hui online starting in early 2023. • Ngaati Whanaunga did not attend the first monthly online hui on 21/04/2023. • Ngaati Whanaunga did not attend the second monthly online hui on 19/05/2023. • provided a scope of works to undertake a CIA on the 16/06/2023. B&A confirmed agreement. • provided the completed CIA via email on the 19/07/2023 (Appendix 7.4). The CIA concluded that the proposal would transform the current cultural values from very low/low to high and for this reasons Ngaati Whanaunga were very supportive of the proposal. • Ngāti Whanaunga were invited to the site blessing on 3/12/24 but did not attended. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. Engagement is considered to be on-going and will continue in parallel to the application. • B&A sent initial email on 26/08/2025 with overview of the substantive Stage 2 proposal and invitation to be further involved, requesting a response by 09/09/2025. No response was received. • B&A sent a follow-up email on 02/09/2025 providing further detail on the Stage 2 proposal, including the Archaeological Authority process, and again invited feedback or a hui by 09/09/2025. No response was received. 	
<p>Ngāti Tamaterā Ngāti Tamaterā Treaty Settlement Trust</p>	<ul style="list-style-type: none"> • Ngāti Tamaterā Treaty Settlement Trust were included in the Noticed of Decision for referral received by Hon David Parker. • B&A sent initial email on 17/05/2023 with overview of proposal and invitation to be further involved, requesting a response by 7/06/2023. No response was received. • B&A sent initial email on 26/11/2024 with overview of the Stage 2 proposal and invitation to be further involved, requesting a response by 09/12/2024. No response was received. • No further consultation was undertaken with Ngāti Tamaterā. It is noted they are not a listed iwi of interest in relation to the site. 	<p>No (no response received)</p>

5.0 North shore Aero Club

North Shore Aero Club was consulted in relation to the Auckland Surf Park Community Fast-track – Stage 2 proposal.

In November 2025, the project team engaged with representatives of the Aero Club regarding potential effects associated with aircraft noise and the proposed connector road intersection with Postman’s Road. The Aero Club subsequently provided written correspondence confirming their willingness to work with the project team (**Appendix 7.5**).

The North Shore Aero Club acknowledged the assessment of aircraft noise effects and noted the potential application of an Airport Noise Covenant to affected residential titles. The Aero Club also requested that the design of the proposed road intersection consider runway approach paths, clearance requirements and aviation safety considerations.

The Aero Club indicated its willingness to review detailed design information when available and to continue engagement as required.

6.0 Environmental Protection Agency

A summary of correspondence with Environmental Protection Agency is set out below:

- B&A sent initial email on 26 August 2025 with an overview of the proposal and advising that we are seeking to lodge the substantive application.
- A pre-application meeting was held on 2 September 2025. At the meeting, the EPA provided an overview of the FTAA and the substantive application process. The EPA had advised that there is an application form that needs to be submitted with the substantive application.

Correspondence with the EPA is attached as **Appendix 7.6**.

7.0 Heritage New Zealand Pouhere Taonga

An application for Archaeological Authority was sought from Heritage New Zealand Pouhere Taonga (HZNPT) by CFG Heritage in relation to the removal of the early 1900s building located at 1350 Dairy Flat Highway, Dairy Flat.

Heritage New Zealand Pouhere Taonga granted archaeological authority (2026-306) on 12 January 2026 subject to the conditions outlined in the approval. The archaeological authority is included as **Appendix 7.7**.

8.0 Minister for the Environment

A summary of correspondence with the Ministry for the Environment (MfE) is set out below:

- B&A sent initial email on 26 August 2025 with an overview of the proposal and advising that we are seeking to lodge the substantive application;
- MfE responded on 1 September 2025 with a summary of national direction to be considered as part of the proposal. Where relevant, the National Policy Statements and National Environmental Standards have been assessed as part of the application

The complete correspondence with MfE is attached as **Appendix 7.8**.