

# Hon Nicola Willis

Minister of Finance  
Minister for Economic Growth  
Minister for Social Investment



05 MAR 2026

Hon Chris Bishop  
Minister for Infrastructure  
Parliament Buildings  
Wellington

REQ-0027670

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act (FTAA) on the following referral applications:

- Ngā Wairau – Stage 1, FTAA-2512-1152
- Out of Scope
- [REDACTED]
- [REDACTED]

I am providing comments in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to have significant economic benefits under section 22(2)(a)(iv) of the FTAA, based on the information provided. I defer to you and other relevant Ministers to assess the remaining criteria.

### ***Ngā Wairau – Stage 1, FTAA-2512-1152***


This proposal seeks to increase flood storage at A F Thomas Park, within the Wairau catchment in Wairau Valley, Auckland. It has been identified as a priority project under Auckland's Blue-Green Network Programme, following significant flooding in the Wairau Valley during Cyclone Gabrielle in 2023.

A cost-benefit analysis provided by the applicant, Auckland Council, indicates that the overall estimated benefits of the project are likely to exceed its costs. The most significant benefit is the avoidance of property damage, estimated to account for approximately 27 per cent to 87 per cent of total benefits, with a present value ranging from \$6.1 million to \$168.8 million. The construction and development costs are estimated to comprise around 62 per cent to 80 per cent of total costs, equivalent to approximately \$41.3 million to \$73.9 million.

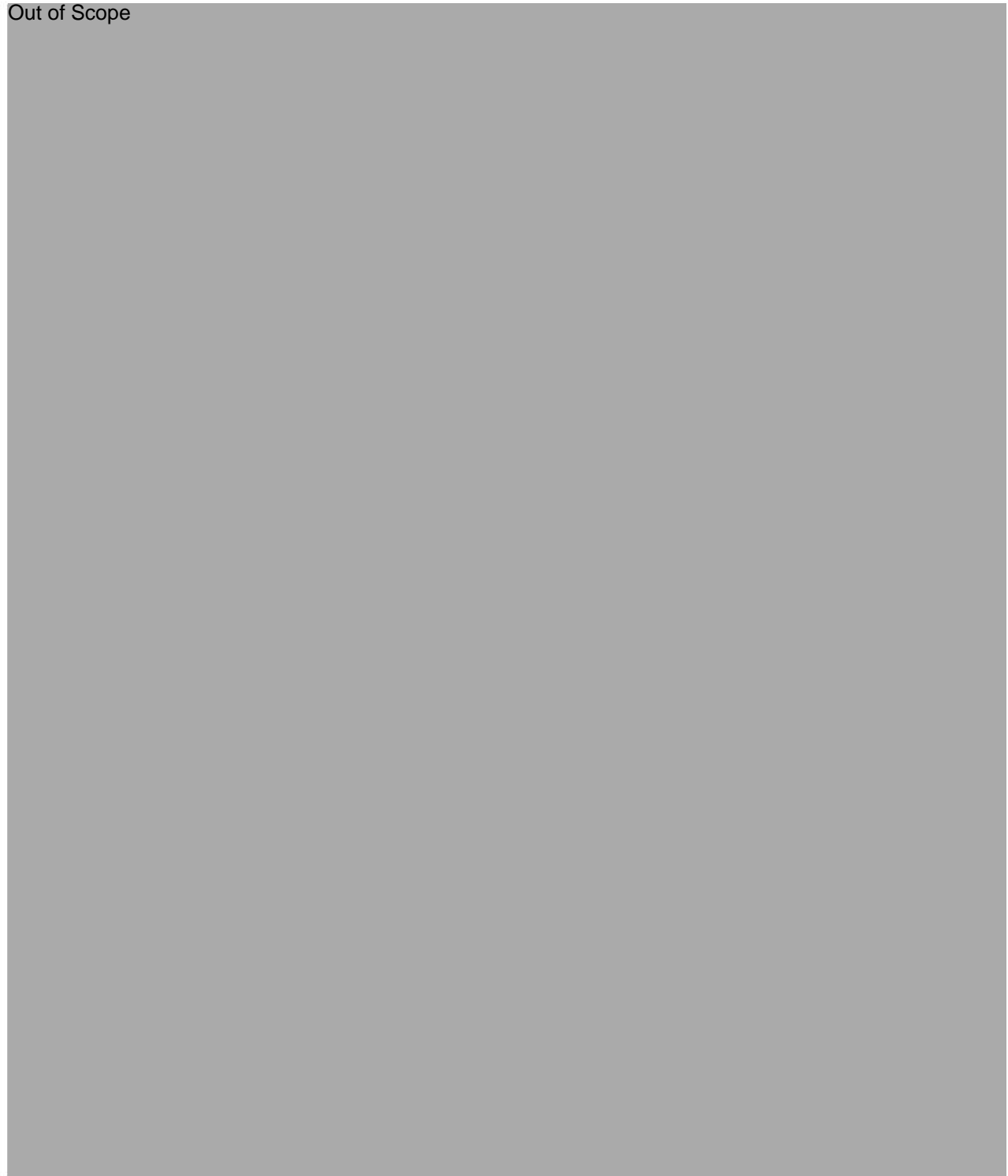
The proposal involves the provision of infrastructure that helps prevent loss of life, injury and damage to residential and critical infrastructure. It also supports the continued operation of nearby essential infrastructure, such as wastewater assets and power and grid stations that also supply electricity to North Shore Hospital in Auckland.

While the proposal does not quantify standard economic benefits such as GDP contribution or employment generation during its construction, its primary benefit is strengthening economic resilience, an important foundation for long-term economic growth and stability.

Out of Scope



Out of Scope



Sincerely

A handwritten signature in blue ink, appearing to read 'Hon Nicola Willis', written in a cursive style.

Hon Nicola Willis  
**Minister for Economic Growth**

**[Draft] Fw: You have a new Request from Fast-track Application Team CRM:0139009928**

**From** FTArefferrals@mfe.govt.nz  
**Draft saved** Thu 26/02/2026 2:43 PM

**From:** Andrew Cave s 9(2)(a)  
**Sent:** 26 February 2026 1:56 PM  
**To:** Fast-Track Info <info@fasttrack.govt.nz>  
**Subject:** FW: You have a new Request from Fast-track Application Team CRM:0139009928

Kia ora,

We have experienced difficulty previously submitting comments/feedback on project applications through the Fast-track portal. As such, can you please just send this email response to your project team for the Nga Wairau (Stage 1) application:

Because it is to the south-east of our general rohe, we defer to Te Kawerau ā Maki and Ngāti Paoa for the Ngā Wairau Project.

Nga mihi nui,



**Andrew Cave** MNZPI  
Environmental Planning Advisor  
Ngā Maunga Whakahii o Kaipara

s 9(2)(a)

**From:** FTA NoReply <NoReply@fasttrack.govt.nz>  
**Sent:** Friday, 30 January 2026 10:58 am  
**To:** Andrew Cave s 9(2)(a)  
**Subject:** You have a new Request from Fast-track Application Team CRM:0139009928

Dear Andrew Cave

The Fast Track Application team requests that you provide feedback on the Application (Ngā Wairau – Stage 1) regarding Ngā Maunga Whakahii o Kaipara Development Trust - Invitation to comment - Ngā Wairau, Stage 1.

The application and associated documents can be viewed through our portal.

Your response can also be uploaded to the portal.

The Team have requested that you provide your feedback by :02-03-2026.

Should you need any assistance during the registration or application process, please contact us at [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz) or call 0800 327 875.

We thank you for your diligence in this matter and look forward to working with you through the application process.

Thank you for your attention to this matter.

## Your written comments on a referral project under the Fast Track Approvals Act 2024

<b>Project name &amp; number</b>	FTAA-2512-1152: Ngā Wairau - Stage 1: Referral, A F Thomas Park (Council reference: PRR00043569)
----------------------------------	---

1. Contact Details	
<b>Organisation name</b>	Auckland Council
<b>*First name</b>	Carly
<b>*Last name</b>	Hinde
<b>Postal address</b>	Level 6, 135 Albert Street, Auckland
<b>*Contact phone number</b>	s 9(2)(a)
<b>*Email</b>	s 9(2)(a)

2. Please provide your comments on this application	
Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council <b>must</b> provide comments advising on the following matters:	
1. <i>Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.</i>	Based on a review of Council records, we confirm that there are no competing lodged or approved applications.
2. <i>In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation</i>	There are no existing resource consents where sections 124C(1)(c) or 165ZI of the RMA could apply.
Under section 20(1) the Ministry for the Environment has also invited you to provide further information on the following specific matters:	

<p>1. <i>Whether the project may deliver significant regional or national benefits (refer to section 22 of the Act for the criteria for assessing referral applications). Additionally, and in this context, provide any high-level commentary regarding the project’s alignment with relevant plans, policies, and/or strategies.</i></p>	<p>Based on the details provided in the application, I consider that the benefits associated with the project are ‘significant’ in the context of the Auckland Region for the reasons which are outlined further below, and reviewed within the Economics Assessment review.</p>
<p>2. <i>Are there any reasons it would be more appropriate for the project to proceed through existing RMA processes rather than the processes under the Act?</i></p>	<p>No. Given the urgency of the need for the improvements to the Wairau Catchment flood resilience in terms of risk to life it is considered that the FTCA process will enable works to commence earlier.</p>
<p>3. <i>Does the applicant or a company owned by the applicant, have any environmental regulatory compliance history in your council’s area?</i></p>	<p>Based on a review of Council records, we confirm that there are no environmental regulatory compliance history matters.</p>
<p>4. <i>Does the project, from council’s perspective, involve any activity classified as a prohibited activity under the RMA?</i></p>	<p>Based on the details provided in the application, there are no activities classified as prohibited under the RMA.</p>

### Auckland Council’s Assessment against section 22 of the FTAA

Yes	No	Unsure	Assessment Criteria (Section 22 FTAA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project have significant regional or national benefits for the Auckland Region?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has it been identified as a priority project in a central government, local government, or sector plan or strategy, or a central government infrastructure priority list?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project deliver new or support existing regionally/nationally significant infrastructure?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project increase housing supply or contribute to a well-functioning urban environment?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project deliver significant economic benefits?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project support primary industries (e.g., aquaculture)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project support development of natural resources (e.g., minerals, petroleum)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project support climate change mitigation (e.g., reduce/remove greenhouse gas emissions)?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project support climate change adaptation or recovery from natural hazard events?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project address significant environmental issues?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project consistent with local or regional planning documents (e.g. spatial strategies)?

### Auckland Council overall feedback

Having considered the section 22 assessment criteria, Auckland Council supports the application proceeding via the fast-track process for the following reasons:

1. The Council acknowledges the importance of the project in respect of improving the resilience of the Wairau catchment to natural hazards and severe weather events. The catchment was significantly impacted during the 2023 weather events with loss of life and impacts on property.
2. The project has been clearly signalled as a priority project by central and local government. This is demonstrated by the project's significant central government contribution<sup>1</sup> and the project listing in the 2025/2026 Auckland Council Annual Plan.
3. The project will deliver regionally significant infrastructure by improving flood storage capacity within the catchment of 550,000m<sup>3</sup> of additional flood Storage facility. It will improve the resilience of the catchment by providing catchment specific flood management infrastructure.
4. The project is located adjacent to regionally and nationally significant infrastructure comprising Vector, Transpower, Watercare Services Ltd (WSL) and NZTA assets. The project will enable the continued functioning of this infrastructure. The applicant has demonstrated extensive consultation with these providers and provided letters of support for the project from Vector, NZTA and WSL.
5. The project will contribute towards a well-functioning urban environment under NPS-UD given to will improve climate resilience<sup>2</sup> and reduce the risk of flooding under all climate scenarios including present day<sup>3</sup>. In respect of open space and accessibility Council agrees with the applicant that the open space amenity provided by the project in terms of informal and formal recreation space, cycle and pedestrian connections will make a meaningful contribution as a community asset and result in a well-functioning urban environment under the NPS-UD<sup>4</sup>.
6. The applicant has provided economic assessment that demonstrates that the project “*can reasonably be expected to deliver meaningful economic benefits to the Wairau catchment and the Auckland region*”<sup>5</sup>. The nature and scale of the project means there are significant economic benefits realised by improving the flood protection both in terms of safeguarding the community and property, and the wider economy in Auckland with an indicated cost benefit ration greater than 1. The Council has had this economic evidence peer reviewed

<sup>1</sup> The applicant notes that crown funding covers 62% of the project costs (refer **Appendix G**) and the letter of support within **Appendix F-1** identifies the project as a high priority for the Crown.

<sup>2</sup> Objective 4 and Policy 1(f) National Policy Statement on Urban Development 2020.

<sup>3</sup> Objective 8 National Policy Statement on Urban Development 2020.

<sup>4</sup> Policy 1(c) National Policy Statement on Urban Development 2020.

<sup>5</sup> Page 7, Table of Information Requirements for a Referral Application see **Appendix G**.

by Formative (see Appendix H.2 of the referral request and Attachment 1). This review identifies that the further assessment from Healthy Waters has responded to the earlier matters raised and they do not consider any additional matters need to be addressed. The Council agrees with the applicant that *“the project can reasonably be expected to generate economic benefits of real and material significance at the regional scale”*<sup>6</sup>

7. The project directly supports climate change adaptation, reduces the risks associated with natural hazards and is the direct response to the recovery process of a severe weather event. The Council agrees with the applicant that this criterion is strongly met by the project indeed this is the exact purpose of it.
8. The Council agrees that the project is consistent with local or regional planning documents and adopts the assessment undertaken in the referral request.
9. The applicant identifies a number of additional matters in respect of environmental benefits that will be realised by the project in terms of ecological enhancement, improved accessibility and open space outcomes. The Council agrees with this assessment. It is highlighted that there has been extensive community engagement has identified in the comments from the Kaipātiki Local Board and the Council agrees that the need to allow for the significant benefits of the project to be realised in a timely manner should be given appropriate weight in considering the referral request.

### **Auckland Council Accompanying Feedback (Summary)**

#### **Kaipātiki Local Board**

*Kaipātiki Local Board recognises the urgent need for improved flood resilience, ecological restoration, and long-term catchment management in the Wairau area. The 2023 flood events demonstrated the vulnerability of local communities and the need for coordinated, multi-agency action.*

*The Board provided past feedback on the Fast-Track Approvals Act 2024 which highlighted the benefits in efficiency created by the processes outlined in the Act. Specifically, for the purpose of this feedback the efficiency identified is speeding up the process to build a highly anticipated piece of infrastructure which will reduce the risk to life and property for the Wairau, Glenfield, Sunnynook, and Milford communities and businesses, among others.*

*While the Board supports the intent of the project, it seeks to ensure that accelerated decision-making does not compromise environmental integrity, cultural partnerships, community wellbeing, or long-term resilience outcomes.*

<sup>6</sup> Page 8, Table of Information Requirements for a Referral Application see **Appendix G**.

*A concern the Kaipātiki Local Board had with the Fast-Track Approvals Act 2024 was the apparent loss in the democratic process and highlighted a need for continued public engagement when considering the use of the Act. In this instance there has been significant public engagement on the need for storm water management at this location, satisfying democratic consideration in this process. There has been an immense amount of ratepayer funds spent on the public engagement reflective of the significance of the project and the impact the 2023 Anniversary Weather Event had on the North Shore. The Kaipātiki Local Board feels that this process has satisfied their views and the views of the community on the importance of democracy and that it must not be impeded in the pursuit of bureaucratic efficiencies.*

*The Local Board raises some matters for consideration for the Substantive stage which are attached separately see **Attachment 4**.*

#### **Watercare Services Ltd (WSL)**

*WSL confirm they are happy to work with the applicant on the Substantive application. They raised no concerns in respect to the merits of referral application.*

*They identify some matters for the applicant to consider in the Substantive application in respect of potential impacts with their assets or wider network. These are attached separately see **Attachment 5**.*

#### **Auckland Transport (AT)**

*AT does not have any significant concerns with this application in relation to effects on the regional road network and is not opposed to the Project being accepted for the Fast Track approvals process.*

*If the Project is accepted, AT outlines a number of matters or additional information to be provided at Substantive application stage. These are attached separately see **Attachment 6**.*

#### **Council Feedback comprises:**

- Attachment 1: Formative (Economics)
- Attachment 2: Auckland Council – Policy
- Attachment 3: Auckland Council – specialist engagement via pre-application process
- Attachment 4: Kaipātiki Local Board
- Attachment 5: Watercare Services Ltd
- Attachment 6: Auckland Transport

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.



# Memo

**To:** Carly Hinde, Principal Project Lead, Premium Unit, Planning and Resource Consents, Auckland Council

**From:** Derek Foy and Rodney Yeoman, Directors, Formative

**Date:** 12 February 2026

**Re:** Fast Track Referral pre-application Wairau Blue-Green Network Stage 1 - A F Thomas Park (PRR00042611)

---

The purpose of this memo is to update preliminary economic guidance we provided to Auckland Council (“AC”) on the pre-application information submitted by Healthy Waters (the “applicant”) in support of a proposed Fast-track Approval Act (“FTAA”) referral for a flood mitigation at 27 Northcote Road, Hillcrest (“the proposal”).

We reviewed the economic effects assessment prepared by Martin Jenkins Associates titled “Wairau Blue-green Network - Stage 1 AF Thomas Park” (August 2025), referred to as the “MJA report”, and made several recommendations for potential changes to the report so that it would enable AC to adequately assess the economic effects of the proposal and potential mitigation measures. Our review was provided in a memo dated 14 October 2025 (“Formative review”).

Martin Jenkins has now updated its cost benefit analysis to respond to some of those recommendations (“revised MJA report”). This memo identifies whether the recommendations we made have been addressed.

## 1 Recommendations made and response

The Formative review made the following recommendations (with reference to the Formative report), and we identify against each whether, and to what extent, those have been addressed in the revised MJA report:

- ❖ Provide a baseline run or indicative preferred BCR (page 3). The revised MJA report addresses this by choosing one scenario to use as the basis for establishing a reasonable BCR. The revised report notes that as the project progresses in terms of design certainty, the ability to have greater confidence about potential economic effects arising from the single chosen scenario will increase, which we agree with and acknowledge.
- ❖ Test alternative policy options beyond the chosen scheme (page 3). The revised MJA report notes the difficulty with incorporating this recommendation at present, given uncertainty with various matters, in particular the status and outcomes of Auckland



Council's Plan Change 120, and notes that additional analysis that would respond to the recommendation is planned to be undertaken before the substantive Fast-track application is made.

- ❖ Consider the effect of timeframes longer than 100 years (page 3). The revised MJA report does not test timeframes longer than 100 years, but does discuss the timeframe issue, and recognises the trajectory that calculated BCRs would take if assessed over 100+ year timeframes. We recognise the uncertainty associated with long timeframes, and agree that the revised MJA report appropriately considers the timeframe issue.
- ❖ Reconsider discount rate assumptions for social infrastructure (page 3). The revised MJA report applies a “social rate of time preference” discount rate to calculate its “reasonable” BCR, which we agree is appropriate.
- ❖ Incorporate future development in the catchment (page 4). The revised MJA report recognises the potential effect of different development outcomes in the catchment, and correctly identifies the challenges and uncertainty associated with quantifying those outcomes, and taking them forward into a BCA analysis. The revised report correctly notes that it will be some time before the implications of PC120 on future development in the catchment will be able to be understood, including the potential for initial outcomes to change as the result of submissions and appeals. We agree that incorporating PC120-driven development outcomes will be challenging at present, and that it will be some time before outcomes can be applied with confidence. This matter remains a live issue that should be addressed if sufficient data is available from Auckland Council prior to lodgement of the application.
- ❖ Test non-linear / earlier climate change impacts (page 4). The revised MJA report fully responds to this recommendation by testing earlier climate change scenarios, modelling transitions at years 1, 25, 50, and 75, and quantifying impacts on avoided damages and BCR. That assessment shows materially higher benefits with earlier impacts.
- ❖ Expand sensitivity analysis to additional uncertainties (pages 4 and 5). Aspect of this point have been discussed above, in relation to development uncertainties and climate transition pathways, and elements of those recommendations have been addressed as discussed. The revised MJA report provides some sensitivity assessment in Appendix 1, and explains why consideration of alternative development paths and policy options may be challenging to incorporate, however notes that some of these aspects may be able to be incorporated in the substantive Fast-track application.
- ❖ Address regional / national significance (FTAA requirement) (page 5). This is thoroughly addressed in the revised MJA report, with the inclusion of a section titled “Why flood protection matters for the region”, which is a valuable addition to the assessment.



- ❖ Provide greater transparency / replicability of calculations (page 6). The revised MJA report has provided a detailed list of assumptions, which helps respond to this recommendation.

## 2 Conclusion

Overall the revised MJA report has positively responded to the recommendations made in the Formative review, and helpfully acknowledged several matters that could be incorporated or expanded on in the next stage economic assessment that will accompany the substantive Fast-track application. We do not consider that there are any additional matters that the MJA report in its current format needs to address from an economics perspective.

**Derek Foy**

**Director**

m s 9(2)(a)  
e s 9(2)(a)  
w [www.formative.co.nz](http://www.formative.co.nz)

**Rodney Yeoman**

**Director**

m s 9(2)(a)  
e s 9(2)(a)

# Your written comments on a project under the Fast Track Approvals Act 2024

1. Contact Details	
Organisation name (if relevant)	Auckland Council - Policy
*First name	Mark
*Last name	Stripp
*Email	s 9(2)(a)

2. Please provide your comments on this application
<p>The proposal predominantly comprises bulk earthworks and construction of a 14.9 ha wetland (with associated reasons for consent specified in the application) in order to provide for greater flood storage capacity and improve flood and stormwater resilience within the Wairau catchment. It is indicated in the application materials that the resultant wetland area would have a dual purpose, with some informal recreation opportunities also provided. The works are proposed predominantly across A F Thomas Park, which is zoned Open Space - Sports and Active Recreation under the Auckland Unitary Plan. The referral application indicates that following completion of the flood resilience works, the balance of the site (30.7 ha) will be reinstated for active recreation purposes, with the anticipated use to be confirmed with the Kaipatiki Local Board. It is therefore expected that the resultant outcome will be generally consistent with the purpose and intent of the zone; however should the application be referred, further detail should be provided as to these future uses in the substantive application.</p> <p>The applicant has provided a high-level assessment of the proposal against relevant policy documents. Overall, I agree with the applicant's assessment of the proposal as being generally consistent with regional and local plans and policy documents, noting that further detail would be made available should the application be referred and a substantive application made.</p> <p>With respect to eligibility criteria for the fast track referral process, the project appears to satisfy several of these criteria - particularly in that it will support a well-functioning urban environment s22(2)(a)(iii) to the extent that it will contribute to reducing flood hazard risks to existing urban areas upstream and downstream, and will also support climate change adaptation, reduce risks arising from natural hazards, and support recovery from natural hazard events s22(2)(a)(viii). Further comments regarding eligibility criteria are set out below:</p> <ul style="list-style-type: none"><li>• S22(2)(a)(i) The application notes the wider programme of works is listed in the latest Council Annual Plan and the project has been approved for a Crown funding contribution. The Making Space for Water Programme is also included in the Council Long-Term Plan.</li><li>• S22(2)(a)(ii) It is not clear from the application materials whether the project would meet the threshold of constituting 'regionally significant infrastructure' in its own right; however it is noted that the project would contribute to the continued functioning of the wider stormwater network, and in particular, the Wairau Catchment.</li><li>• S22(2)(a)(iv) Based on the materials provided, it is not apparent that the project would have significant economic benefits in a regional sense. It is however acknowledged that detail is</li></ul>

somewhat limited at the referral stage, particularly regarding the outcome of the balance of the reserve and the benefits that could arise from this.

S22(2)(a)(x) As above, I agree that the proposal appears to be generally consistent with regional and local planning documents and strategies.

## PRR00042611 - Wairau Healthy Waters – Pre-App Comments

### Feedback Form - Parks

#### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

#### Respondent Information

Name	Andreas Lilley
Role	Parks
Agency / Department	
Date	

#### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

#### Agency/Department Response

##### Pre-application Information Reviewed

- Wairau Blue-Green Network – A F Thomas Park Concept Design Option, Rev. 1, 01 October 2025 (Auckland Council)
- Ngā Wairau – Stage 1 A F Thomas Park - Contaminated Land Preliminary Site Investigation, Rev. A, 03 October 2025 (WSP)
- Ngā Wairau – Stage 1 A F Thomas Park Works - Indicative Construction Methodology, Rev. 2, 07 October 2025 (WSP)
- Ngā Wairau – Stage 1 A F Thomas Park Works - Preliminary Flood Hazard Assessment, Rev. 1, 07 October 2025 (WSP)
- Ngā Wairau - Stage 1 AF Thomas Park Fast Track Referral – Preliminary Hydrogeology Assessment, Rev. 1, 07 October 2025 (WSP)

##### Parks and Property Comment:

Thank-you for your request for specialist input from the Parks Planning team representing the wider Parks & Community Facilities Department for this pre-application under section 11 of the Fast-track Approvals Act 2024 (FTAA). The following comments are provided at a high-level only and acknowledge that more detailed assessment and comment will be possible at the referral stage.

Feedback has been received from the following specialist areas to support these written comments:

- Yusuf Khan, Manager Leasing – Property, Resilience and Infrastructure
- John McKellar, Parks & Places Specialist, Parks & Community Facilities

## Park Zone Plan

Scale 1:5000 @ A3

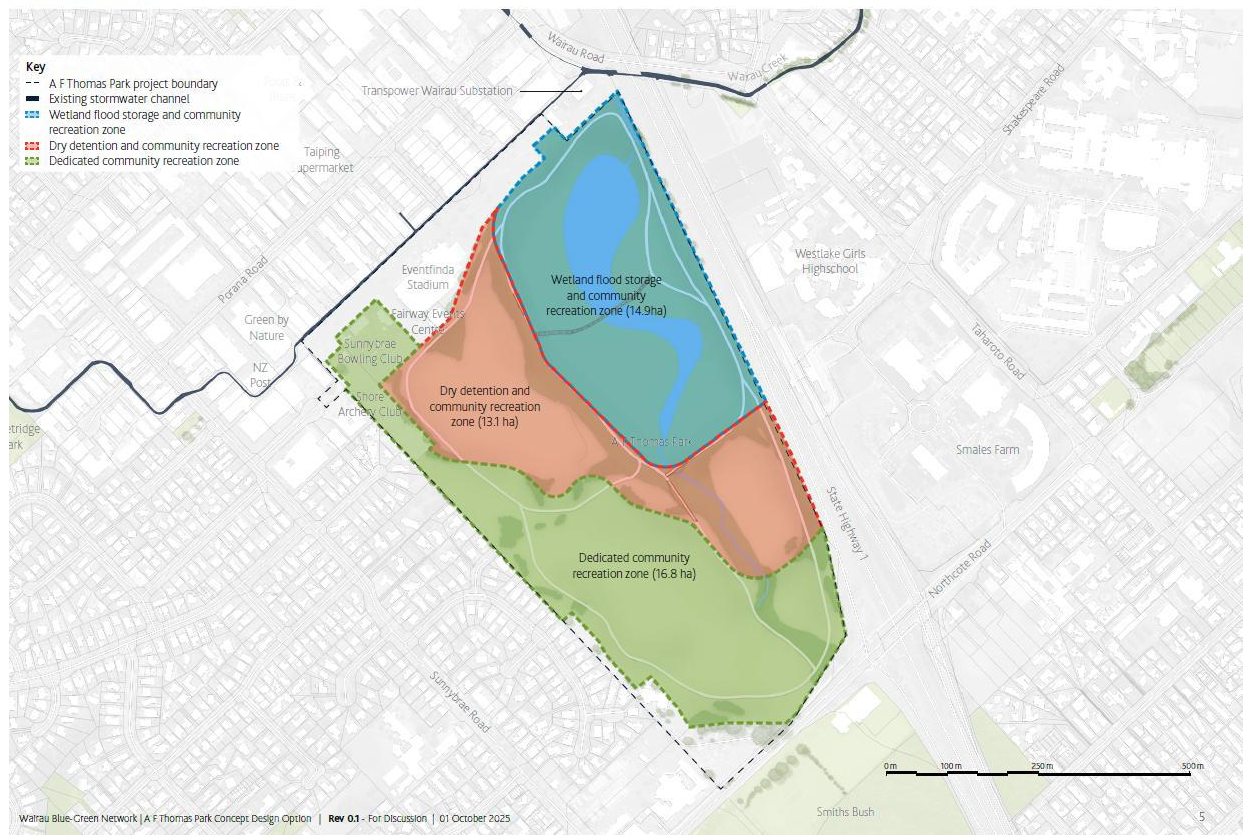


Figure 1: A F Thomas Park Concept Design Option

1. The area of the proposed works on the preliminary concept plan is currently outside of the 3 operative lease areas on the park which will expire in the next 5 years. As the concept design develops, these lease areas and existing commitments will need to be considered. Consultation with affected parties, including the existing lessees, will need to be undertaken.
2. The future recreational uses of the parts of the reserve within the Dry detention and community recreation zone and the Dedicated community recreation zone are scheduled to be made by the Kaipatiki Local Board in March 2026. These uses may affect the finished contours of the site within these areas. This decision making will need to be made within the parameters of the overall flood mitigation strategy as presented in the pre-application materials to minimize changes to the proposed flood mitigation contours. Co-ordination between the local board decision making process and the development of the project design for the referral and substantive process will be required.

## Feedback Form - Earthworks

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Matthew Byrne
Role	Earthworks, Erosion and Sediment Control Specialist
Agency / Department	Earthworks, Streamworks & Trees Team – Resource Consents
Date	9 October 2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

The referral application does not contain sufficient information to complete a detailed assessment of the project's potential earthworks and erosion and sediment control related effects. However, the Indicative Construction Methodology report, Rev 2, by WSP, suggests that the earthworks required to complete the development are technically feasible, and I agree that this is the case.

Completing the earthworks will require the preparation and implementation of a detailed erosion and sediment control plan (ESCP) in accordance with Auckland Council guideline document number 5, 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region', June 2016, (GD05), including any amendments to this document, and from an earthworks and erosion and sediment control point of view, I see no reasons why the development cannot proceed.

I have considered the individual assessment criteria contained in Section 22 of the FTAA when completing this memorandum, however, there are no criteria that relate specifically to earthworks and/or erosion and sediment control matters. As such, I confirm that there are no technical reasons why the indicative development cannot proceed to the substantive application stage.

## Feedback Form – Landscape & Visual

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Gabrielle Howdle
Role	Principal Landscape Architect
Agency / Department	Tamaki Makaurau Design Ope, Planning and Resource Consents
Date	17 October 2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

Support the proposal in principle from a landscape, natural character and visual amenity effects perspective.

- Recognise that the landform and landscape features on site have been modified historically.
- There is potential for adverse landscape and visual effects to occur during the works period + planting period, due to the proposed earthworks, vegetation and tree removal and laydown areas, particularly on residents to the west, and public users of Eventfinder Stadium and Takapuna Sports clubs and open space to the south. Other public catchments / audiences agreed to be transient in nature.
- Potential for positive long term landscape improvements with the establishment of the wetland, revegetation and planting across the site, and opportunities to connect to the surrounding ecological corridors.
- Potential for positive social landscape outcomes through refining the final landform to accommodate variety of future sport or recreational use, collaboration with mana whenua.
- The landscape and ecological lead approach will ensure that the final design can retain the open space amenity values of A F Thomas Park.

The Preliminary Natural Character, Landscape and Visual Assessment (PNCLVA) confirms a comprehensive assessment will be undertaken in line with Te Tangi a te Manu and will address landscape, character and visual amenity effects.

- It identifies key aspects that will need to be addressed (e.g., temporary vs permanent effects, effects on residential neighbours, opportunities for landscape improvement).
- The assessment will need to state the level of effects during construction/works period as the PNCLVA does not currently provide this level of effect (noting the ~27month construction period).
- Landscape/planting plans with supporting details, site sections (showing landform modifications and planting), representative visualizations from key public and private viewpoints will need to be provided to support the NCLVA.

I have considered the individual assessment criteria contained within Section 22 of the FTAA. From a landscape perspective it is considered there will be some landscape (environmental) effects, temporary (adverse), and long term (likely positive), and that the project is proposed in direct response to significant environmental issues (flooding).

## Feedback Form – Streams & Wetlands

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Antoinette Bootsma
Role	Streams & Wetlands
Agency / Department	
Date	15/10/2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

The referral application does not contain sufficient information to complete a detailed assessment of the project's potential effects on the extent and value of aquatic habitats. However, the ecologists have identified a suite of assessments to be undertaken that will be able to adequately describe effects.

I note that their final assessment must include a rigorous, defensible calculation of loss and gain of stream and wetland extent and value (together with a thorough understanding of hydrological effects of expected groundwater drawdown) as well as demonstration of adherence to the effects management hierarchy. I further note that their application documents refer to this process as in line with industry standards and I cannot at this stage foresee that there should be significant adverse aquatic ecological outcomes that are not addressed.

I have considered the individual assessment criteria contained in Section 22 of the FTAA when completing this memorandum. I consider that the project will address significant environmental issues. As such, I confirm that there are no technical reasons why the application cannot be supported.

## Feedback Form - Ecology

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Carl Ackroyd
Role	Senior Ecologist
Agency / Department	Ecological Advice Team, Environmental Services
Date	13/10/2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

- Support in principle at a high level. There is potential for substantial ecological enhancement. Further detail is required in relation to ecological effects and how the ecological effects will be managed. Management plans need to form part of the application material and not left to conditions of consent.
- EIANZ EcIA Guidelines are not statutory. Assessment needs to be made against the standards and assessment criteria in the relevant AUP:OP chapters, AUP:OP Appendix 8, NPS:FM and NPS:IB.
- Surveys are planned for October-November 2025. Need to ensure that there is appropriate time for devices to be in the field before any checks commence (e.g. lizard ACOs).
- Provide plans that clearly show the riparian margins (10m) and wetland buffers (20m). Further plans should also be to show and quantify the areas of vegetation to be removed and all areas to be revegetated.
- Need to clearly demonstrate steps through the effects management hierarchy to ensure that ecological values of the site are adequately accounted for and the effects are appropriately managed. E.g. BOAM for any offsetting required and BCM for any compensation required.
- Where revegetation is proposed to address an ecological effect, the planting needs to be with native ecosourced plants. They have identified several potential ecosystems (WF8, WF11) which I agree with. Ecosystem specific planting guidance can be found in Te Haumanu Taiao (<https://www.tiakitamakimakaurau.nz/media/nlgo4lky/24-pro-0470-te-haumanu-taiao-document-a4-portrait-web-accessible-2pg-spread.pdf>)

## Feedback Form - Contamination

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Fran Osten
Role	Contaminated Land Specialist
Agency / Department	Contamination, Air and Noise Team
Date	14 October 2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

- The PSI has identified that HAIL Item A10: Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds has more likely than not occurred onsite. Due to the occurrence of a HAIL activity, consent under the NES:CS and Chapter E30 of the AUP(OP) may be triggered for the proposed works. Detailed testing will inform consenting requirements. A consent application should be accompanied by a contaminated site management plan.
- I agree with the recommendation of the PSI that a DSI should be completed and subsequently a CSMP which will be followed during site works.
- Further, I concur with the PSI's recommendation to carry out acid sulphate soil sampling in areas designated for infrastructure.
- If detailed investigations confirm the presence of potential or actual acid sulphate soil, a discharge consent under Rule E4.4.1(A15) will likely be required to manage any associated discharges, including those resulting from acid generation and lime dosing (if treatment is necessary). A suitably qualified and experienced practitioner with expertise in acid sulphate soil assessment and management should be engaged to review the sampling results and, if needed, prepare the supporting documentation for the E4 consent application.
- Consent conditions would primarily involve compliance with a certified management plan, which would outline dosing rates and the handling of waste material following acid neutralisation.
- Depending on the scale of the proposed works and the sensitivity of the surrounding environment (e.g., nearby surface water bodies or wetlands), input from other specialists - such as ecologists - may be required to assess potential risks and determine whether the works should proceed.

## Feedback Form - Groundwater

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Hester Hoogenboezem
Role	Groundwater
Agency / Department	Auckland Council / Department of Planning and Resource Consents, Specialist Unit
Date	16 October 2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

I have reviewed the following document:

A report titled “Auckland Council Ngā Wairau - Stage 1 AF Thomas Park Fast Track Referral – Preliminary Hydrogeology Assessment” prepared by WSP, revision 1 and dated 7 October 2025.

I acknowledge that the report provided is preliminary in nature and support the development of the proposed three-dimensional numerical groundwater model, as recommended, to facilitate a more detailed assessment of potential effects.

In relation to the data gap identified, while WSP notes that “Auckland Council does not maintain a publicly accessible database that lists the assets of nearby private water users, such as water supply wells or surface water intake structures,” it is understood that this information can be made available by Auckland Council upon request.

Once the numerical model has been developed, a comprehensive assessment will be required to evaluate the effects of the proposed dewatering and groundwater diversion on neighbouring structures, infrastructure, and services. This should include an assessment against the relevant provisions of the Auckland Unitary Plan (AUP), particularly:

- **E7.6.1.6 (1 to 3)** – relating to dewatering and its management to avoid or mitigate effects on land stability, ground settlement, and impacts on adjacent properties; and
- **E7.6.1.10 (1 to 6)** – which sets out criteria for assessing groundwater diversion, including potential adverse effects on built structures, utilities, and ecological features.

**Conclusion:**

As stated in the report, further detailed assessment and updated reporting will be required to ensure the proposal is appropriately evaluated under the applicable planning and environmental frameworks.

In the absence of a full assessment in accordance with these provisions, it is not currently possible to confirm whether the proposed activity can proceed without significant adverse effects on the environment or neighbouring properties. I am currently unable to support or oppose the proposal proceeding through Fast-Track.

## Feedback Form - Arborist

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Regine Leung
Role	Senior Arborist
Agency / Department	Earth, Streams and Trees Team, Specialist Unit
Date	14 <sup>th</sup> Oct 2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

- I can support the proposed tree works at high level in view of the positive effects from the proposed works toward flood resilience.
- It is noted that major tree groups with significant amenities and ecological values have been avoided from the wastewater pipe transmission and building footprint.
- It is noted that the greenery in the local board area is about 8% and the overall 26% of tree canopy provided within the Park (work site) contributes significantly to the local community. It is also noted that the majority of existing park trees are mature and healthy. Avoidance, reduction and minimization of tree impact from the proposed works should be considered and included in the detail design during formal lodgment of resource consent.
- There are limited details of tree impact on existing trees in particular for these categorized in tree groups within the proposed footprint of works. Please provide more detailed information with tree protection measures during formal lodgment of consent to demonstrate that tree impact has been avoided, reduced and minimized in the first instance.
- Please categorise the trees to be impacted according to their location within the park, whether they are on the riparian margin of stream or within the open space zoned land so that the loss of protected trees in each area can be adequately mitigated with replanting.
- Regarding replanting within the site, native trees should be used in riparian margin while mix of native and exotic trees in large grade (45L) should be replanted in Open Space zoned land.

## Feedback Form – Noise & Vibration

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Bin Qiu
Role	Noise & Vibration
Agency / Department	Contamination, Air and Noise Team Resource Consents
Date	14/10/2025

### Do you support the proposal proceeding through fast-track?

- Support  
 Oppose  
 Neutral

### Agency/Department Response

- Support in principle at a high level. There is potential for high construction noise and vibration to be generated from the proposed works, and noise sensitive receivers have been identified in close locations. No detailed noise assessment has been carried out.
- Further construction noise and vibration assessment is required to determine the noise and vibration effect and demonstrate how these effects will be mitigated to a reasonable level.
- The noise report and CNVMP need to be provided and form part of the fast-track application material.

I confirm the following have been included in the Indicative Construction Noise and Vibration Assessment Report prepared by WSP report:

- Application of the relevant AUP permitted construction noise and vibration standards
- Potential noise receivers analysis
- the initial identification of the high noise activity and noise risk grading
- recommendations for detailed noise and vibration assessment and a construction noise and vibration management plan are to be provided in the fast-track application.

## Feedback Form – Flooding & Stormwater

### Project Information

Project Name	Wairau Valley
Address	21 Northcote Road, Takapuna

### Respondent Information

Name	Jack Turner / Hillary Johnston
Role	Flooding & Stormwater
Agency / Department	Specialist Input – Resource Consents
Date	16.10.2025

Do you support the proposal proceeding through fast-track?

Support

Oppose

Neutral

### Agency/Department Response

<p>Report reviewed:</p> <ul style="list-style-type: none"><li>- <i>Auckland Council - Healthy Waters, Ngā Wairau – Stage 1 A F Thomas Park Works, Preliminary Flood Hazard Assessment, Rev 1 dated 7 October and prepared by WSP</i></li></ul> <p>We understand that the Ngā Wairau project includes a number of solutions proposed to be delivered across 3 stages. Stage 1 includes increasing flood storage by approximately 500,000m<sup>3</sup> at A F Thomas Park. The Applicant's Agents have outlined that the works proposed under Stage 1 are intended to provide resilience in the catchment by increasing flood storage.</p> <p>Based on our review of the preliminary Flood Hazard Assessment, we provide the following comments for consideration by the Applicant and their Agents:</p> <ol style="list-style-type: none"><li>1. There is opportunity to draw on 'lessons learnt' from similar projects in the Wairau Catchment, particularly the Croftfield Lane wetland. This on-stream stormwater wetland was constructed in the 1990's and was later abandoned due to weed infestation. Remedial works were undertaken in approximately 2014–2016, incorporating a revised design approach. We understand that the redesign has not proven to be effective, and all vegetation has again been removed. While the site had aesthetic improvements initially and the wetland established some appealing</li></ol>
--

vegetation, high flows in this area limited its long-term performance. The broader landscape vision and investment was not fully realised nor the function of the device as a treatment wetland. The Applicant could consider relevant learnings from the Croftfield Lane project when refining the current proposal given the similar hydrological context within the same catchment and similar intended dual outcomes.

2. The report references that the site includes an existing consented dam. Further information should be included regarding the nature and scope of this consent. It would be useful to confirm what activities or functions the dam provides, and the existing consent authorises to ensure alignment with the current proposal and to understand any potential implications for flood management within the site.
3. The report outlines that the model relies on 2016 LiDAR data which is now nearly a decade old. Given the level of development that has likely occurred within the catchment over this time it is not clear whether changes to imperviousness and landform are accurately represented. For example, recent development at 55A–D Bond Crescent illustrates changes unlikely to be captured in the 2016 dataset.

Another area of improvement in the catchment that may not have been captured by the 2016 LiDAR is the flood mitigation work undertaken in Sunnynook Park. We understand this project included upgrades to an existing dry detention dam approximately between 2017–2020 to improve storage.

In addition, the MPD scenario likely accounts for impervious building and road areas and uncompacted pervious area only. Compaction of underlying soil via development may still be underrepresented and not reflective of the true extent of imperviousness increasing sensitivity.

An assessment of the potential differences between the 2016 LiDAR and current catchment conditions would be beneficial particularly in areas that are sensitive to natural hazards. Overall, reliance on outdated LiDAR introduces uncertainty into the model outputs and should be discussed or addressed through additional sensitivity analysis or updated data where possible.

4. The report outlines that model relies on rainfall information derived from radar rather than rain gauge data. Radar was likely chosen to provide continuous rainfall coverage across the catchment, which can better capture localized variability during storm events than point-based gauge measurements. It would be helpful to understand how the radar data correlates with TP108 design rainfall intensities and the potential implications of this approach for model sensitivity compared with using gauge-recorded rainfall.

5. The report refers to the use of dynamic tidal data but further detail on how this has been applied would be useful. It would be helpful to understand the tidal conditions during the January 2023 storm event and whether the scenario represents a worst-case tide. A sensitivity analysis on the impact of varying tidal levels on the model results would provide greater confidence.
6. Table 3-2 and Figure 3-4 outline reductions in peak water levels at key locations, with the maximum reduction in the order of 700 mm and more typical downstream reductions of 200–300 mm. The report does not yet clarify what these reductions mean in practical terms for downstream properties. For example, it is unclear whether a 200–300 mm decrease would result in a measurable reduction in the number of affected dwellings, or whether it simply reduces depths without changing the extent of flooding. The implication of these changes for property risk and flood extent could be more clearly outlined.

The proposed works would result in benefits at a catchment scale, particularly in terms of managing flood risk and enhancing the resilience of downstream waterways. The project directly supports climate change adaptation and has been proposed as part of recovery from natural hazard event.

# Your written comments on a project under the Fast Track Approvals Act 2024

<b>Project name</b>	Ngā Wairau Stage One - AF Thomas Park
---------------------	---------------------------------------

Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (\*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
<b>Organisation name (if relevant)</b>	Kaipātiki Local Board		
<b>*First name</b>	Timothy		
<b>*Last name</b>	Spring		
<b>Postal address</b>	Auckland Council, Private Bag 92300, Auckland 1142		
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>	
<b>*Email</b>	s 9(2)(a)		

2. Please provide your comments on this application	
<b>1. Context – About Fast-track Applications</b>	
<p>The Fast-track Approvals Act 2024 (FTAA) provides a streamlined consenting process for projects deemed to have significant regional or national benefit. Decisions are made by an appointed <b>Expert Panel</b>, with no public notification and limited avenues for appeal.</p> <p>It is important to note:</p> <ul style="list-style-type: none"><li>• The Local Board does <b>not have a formal decision-making role</b>, but can provide <b>local insights</b> on community impacts, transport, open space, mana whenua engagement, and infrastructure alignment.</li><li>• There is <b>no requirement for applicants to respond to Local Board feedback</b>, but it can be considered by the Expert Panel.</li></ul>	
<hr/>	
<b>2. Local Board Feedback</b>	
<p>Kaipātiki Local Board welcomes the opportunity to provide feedback on Ngā Wairau – Stage 1 application under the Fast-track Approval Act. The board recognises the urgent need for improved</p>	

flood resilience, ecological restoration, and long-term catchment management in the Wairau area. The 2023 flood events demonstrated the vulnerability of local communities and the need for coordinated, multi-agency action.

The Kaipātiki Local board provided past feedback on the Fast-Track Approvals Act 2024 which highlighted the benefits in efficiency created by the processes outlined in the Act. Specifically, for the purpose of this feedback the efficiency identified is speeding up the process to build a highly anticipated piece of infrastructure which will reduce the risk to life and property for the Wairau, Glenfield, Sunnynook, and Milford communities and businesses, among others.

While the Board supports the intent of the project, it seeks to ensure that accelerated decision-making does not compromise environmental integrity, cultural partnerships, community wellbeing, or long-term resilience outcomes.

A concern the Kaipātiki Local Board had with the Fast-Track Approvals Act 2024 was the apparent loss in the democratic process and highlighted a need for continued public engagement when considering the use of the Act. In this instance there has been significant public engagement on the need for storm water management at this location, satisfying democratic consideration in this process. There has been an immense amount of ratepayer funds spent on the public engagement reflective of the significance of the project and the impact the 2023 Anniversary Weather Event had on the North Shore. The Kaipātiki Local Board feels that this process has satisfied our views and the views of our community on the importance of democracy and that it mustn't be impeded in the pursuit of bureaucratic efficiencies.

## **2.1 Strategic Alignment**

The Board acknowledges that Ngā Wairau aligns with:

- Local Board Plan priorities relating to climate resilience, healthy waterways, and community safety
- Auckland Council's long-term blue-green network strategy.
- Regional climate adaptation objectives

However, the Board emphasises the need for:

- Clear articulate of how Stage 1 integrates with later stages
- Assurance that early works do not pre-determine or constrain future catchment decisions
- Transparent sequencing to avoid fragmented or duplicate investment

## **2.2 Climate and Hydrological Risk**

The Board is concerned that:

- Hydrological modelling may not fully account for future rainfall intensity
- Stage 1 interventions could shift flood risk downstream if not integrated with whole-catchment design
- Climate stress-testing should be independently reviewed

The Board requests that the Panel require robust climate-scenario analysis before granting approvals and be wary of utilising extreme unrealistic modelling, as was demonstrated with PC 120

### **2.3 Environmental and Ecological Effects**

The Board supports the long-term ecological intent but notes the following risks:

- Sediment discharge during earthworks
- Loss of riparian vegetation
- Disturbance to aquatic habitats
- Potential under-delivery of ecological outcomes if construction pressures dominate
- Costly maintenance of water retention/wetland sites, as demonstrated further North in Wairau - Croftfield Lane and Link Drive and Onepoto Domain in Birkenhead.
- Sewage spillage into the wetland during heavy rainfall from old existing pipes

The Board recommends:

- Strong ecological concerns
- Independent monitoring of potential adverse ecological effects
- requirement for staged restoration milestones

### **2.4 Mana Whenua Partnership**

The board acknowledges the leadership of Ngāti Paoa and Te Kawerau ā Maki in early cultural processes. However, the Board is concerned that:

- Fast-track timeframes may limit meaningful partnership
- Resourcing for mana whenua participant may be sufficient
- Cultural value may be overshadowed by asset management imperatives

The Board recommends that the Panel require:

- A formal partnership agreement / plan
- Adequate resourcing for cultural monitoring and design input

### **2.5 Community Impacts and Social License**

The Wairau business community has experienced significant trauma and displacement. The board highlights:

- The need for trauma-informed engagement
- Transparent communication on land acquisition and demolition (if any)
- Avoidance of “consultation fatigue” under compressed timeframes

The Board requests that the Panel require a comprehensive community engagement plan that remains active throughout construction.

### **2.6 Infrastructure Integration and Delivery Risk**

Stage 1 interacts with:

- Stormwater networks
- Transport assets
- Utilities

- Private property

The Board is concerned that:

- Misaligned sequencing could create temporary vulnerabilities
- Contractor capacity constraints may delay delivery
- Cost escalation could compromise later stages

The Board recommends:

- A clear integration plan
- Defined accountabilities across agencies
- A risk-adjusted cost profile with contingencies

## **2.7 Panel Considerations**

The Board recognises that the benefits of accelerated approval but notes:

- Reduced public participation increases reputational risk of Council and associated agencies
- The Panel must ensure environmental and cultural safeguards are not diluted
- Transparency is essential to maintain community trust

The Board requests that the Panel apply strong conditions to ensure accountability and long-term resilience.

---

## **3. Conclusion and Recommendations**

The Kaipātiki Local Board supports the fast-tracking of the Healthy Waters project Ngā Wairau Stage One for the expedient delivery of stormwater manage infrastructure. The minimisation of the risk to life and property in the Wairau Valley catchment area is of significant concern to our communities of interest. The Board supports the objectives of Ngā Wairau – Stage 1 and acknowledges the urgency of improving flood resilience for affected communities. However, the Board emphasises that accelerated approvals must not compromise environmental integrity, cultural partnership, or long-term resilience outcomes.

The Board encourages the Panel to apply conditions that ensure Ngā Wairau delivers durable, equitable, and climate-resilient benefits for the Wairau community and the wider region.

The Board recommends that the Panel require the applicant to provide:

### **3.1 Climate and Hydrological Assurance**

- Independent review of hydrological modelling
- Climate-scenario stress testing
- Catchment-wide flood-risk assessment

### **3.2 Environmental Safeguards**

- Sediment and erosion control plans
- Biodiversity monitoring
- Staged ecological restoration milestones

### 3.3 Mana Whenua Partnership Framework

- A resource partnership plan
- Cultural design integration
- Cultural monitoring protocols

### 3.4 Community Engagement Commitments

- Trauma-informed engagement
- Clear communication on land impacts
- Ongoing community reporting

### 3.5 Delivery and Integration Controls

- A whole-of-catchment project scheduling plan
- Inter-agency integration agreements
- Transparent cost and risk reporting

---

## 4. Contact for Further Information

Name: Timothy Charles Spring , Dr Raymond Tan

Role: Kaipātiki Local Board Member

Email: [tim.spring@aucklandcouncil.govt.nz](mailto:tim.spring@aucklandcouncil.govt.nz) ; [raymond.tan@aucklandcouncil.govt.nz](mailto:raymond.tan@aucklandcouncil.govt.nz)

Kaipātiki Local Board email: [kaipatikilocalboard@aucklandcouncil.govt.nz](mailto:kaipatikilocalboard@aucklandcouncil.govt.nz)

### Local board appointments and delegations for the 2025-2028 electoral term

The Kaipātiki Local Board considered its appointments and delegations for the 2025-2028 electoral term at its meeting on 19 November 2025. It was resolved inter alia: **Resolution number**

**KT/2025/26** MOVED by Member Spring, seconded by Member Tan:

That the Kaipātiki Local Board:

- e. kopou / appoint Member Raymond Tan and Member Tim Spring, for resource consent matters and delegate authority to that member, including any alternate, to provide the local board views, if any, on whether a resource consent should proceed as a non-notified, limited notified or fully notified application; and prepare and provide the local board's views, if any, on notified resource consents including presenting those views at relevant hearings if required; and provide the local boards views on matters relating to or generated by the Fast-track Approvals Act 2024.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

### Managers signoff



**Trina Thompson, Local Area Manager**

27/02/2022

## Your written comments on a project under the Fast Track Approvals Act 2024

<b>Project name</b>	FAST-TRACK: FTAA-2512-1152: Ngā Wairau - Stage 1: Referral, A F Thomas Park (Council reference: PRR00043569)
---------------------	--

Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (\*) must be completed.

<b>1. Contact Details</b>			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
<b>Organisation name (if relevant)</b>	Watercare Services Limited		
<b>*First name</b>	Anson		
<b>*Last name</b>	Lei		
<b>Postal address</b>			
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>	
<b>*Email</b>	s 9(2)(a)		

### 2. Please provide your comments on this application

The project involves the development of flood resilience infrastructure works across approximately 50.91 hectares of reserve land within A F Thomas Park, at 21 Northcote Road, and 17, 17A, 17B and 17C Silverfield Lane, located in Wairau Valley, Auckland.

The project comprises:

a. flood resilience infrastructure works, including:

- excavation of the park to increase flood storage capacity
- creation of a wetland and dry flood storage areas
- modifications to an existing dam (reducing height, increasing storage, adding spillway)
- construction of a new spillway channel to optimise flood flow storage and release
- stream reclamation and diversion of an unnamed stream

Insert Fast-track logo

- vegetation removal and ground reshaping
- establishment of a temporary construction laydown area.

b. reserve reinstatement, including:

- site stabilisation and landscaping
- construction of new multi-use maintenance accessways
- restoration of recreational areas.

#### *Overview*

Watercare has reviewed the application documentation. The key focus has been around any potential impacts/intersections with our assets and wider network.

If the Application is accepted for referral, we require the following information to be addressed/considered in the substantive application:

#### *Detailed design*

- A detailed design is required for WSL to assess the impact on the following: existing Wairau Branch Sewer, Milford Branch Sewer, Hillcrest Branch Sewer, and Northcote Diversion Branch Sewer.
- The design must clearly demonstrate any increase or decrease in cover to these assets, along with appropriate mitigation measures for any changes identified.

#### *Construction methodology*

- Unrestricted access to all wastewater manholes must be maintained at all times.
- Upon completion of the development, all manholes must be accessible by heavy vehicles via the designated pathways/access tracks within the reserve. This access is required for routine maintenance, cleaning, and any future rehabilitation works.
- During earthworks, movements of earthmoving plant and other vehicles across sewer lines must be restricted to designated, engineered crossing points approved by the Asset Protection Team.
- The final design and construction methodologies must fully incorporate and address the above requirements.

#### *Ongoing coordination*

Watercare is happy to work with Healthy Waters on the details of this application.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

**Managers signoff**

A handwritten signature in black ink, consisting of a stylized 'A' followed by a horizontal line extending to the right.

***Anna Jennings***

Date 20/02/2026

## Your written comments on a project under the Fast Track Approvals Act 2024

<b>Project name</b>	Ngā Wairau – Stage 1
---------------------	----------------------

Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (\*) must be completed.

1. Contact Details		
Please ensure that you have authority to comment on the application on behalf of those named on this form.		
<b>Organisation name (if relevant)</b>	Auckland Transport	
<b>*First name</b>	Tessa	
<b>*Last name</b>	Craig	
<b>Postal address</b>	20 Viaduct Harbour Avenue, Auckland 1010	
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>
<b>*Email</b>	s 9(2)(a)	

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

**Managers signoff**



Tessa Craig

Date: 19/02/2026

## 1. Introduction

Thank you for the opportunity to provide comments on this Fast Track referral application for the proposed flood resilience infrastructure works and increase in flood storage capacity within A F Thomas Park (the Project) located at 21 Northcote Road, 17 Silverfield Lane and 17A-C Silverfield Lane. In summary, Auckland Transport (AT) doesn't have any significant concerns with this application in relation to effects on the regional road network and is not opposed to the Project being accepted for the Fast Track approvals process.

Should the Project be accepted, it is noted that AT considers that additional information will be required for AT to provide detailed comments on a substantive application. The matters outlined below relate to effects that AT considers should be noted by the applicant and addressed in a substantive application.

## 2. Initial Comments

### 2.1. Construction traffic and road safety

AT notes that the Indicative Construction Methodology report does not include a comprehensive assessment of several key factors, including:

- The anticipated peak hour, maximum, and average daily construction truck traffic expected during the proposed earthworks duration;
- The classes of heavy vehicles involved, potential truck routes, and the adequacy of these roads to accommodate such vehicles, with vehicle tracking analysis and consideration for shoulder widening if road widths aren't adequate;
- The sight distances available for trucks from the existing site accesses;
- Potential conflicts with regular traffic at these access points, considering the proposal seeks to utilize existing access points;
- The likelihood of delays and queuing on the road network due to construction vehicles accessing the site;
- The sequencing and timing of truck arrivals and any prospective traffic management strategies.
- Potential conflicts between heavy vehicles and pedestrians or cyclists, particularly along Northcote Road given that there is a shared path adjacent to the access;
- Proposed noise management measures for construction vehicles, especially if night-time movements are anticipated; and
- Any potential adverse effects associated with construction traffic, along with strategies for mitigation.

This information is essential for AT to assess the potential road safety effects of the proposal. Accordingly, AT requests that a comprehensive Construction Traffic Management Plan (CTMP), addressing but not limited to the points outlined above, be included as part of the substantive application to support a thorough assessment of potential adverse effects arising from the proposed earthworks.

Section 2.1 of the Indicative Construction Methodology specifies that all spoil generated will remain onsite unless found unsuitable. However, the uncertainty expressed by the applicant suggests there could be a need to transport a significant portion of earthworks offsite, leading

to increased truck movements departing from the site. In light of this, AT recommends providing a contingency assessment for this scenario, estimating the additional truck movements required and identifying any potential adverse effects on the operation of the road network.

## **2.2. Pavement Impact**

Section 2.4 of the Indicative Construction Methodology notes that *“Construction access will primarily be via the existing lane off Northcote Road, with potential additional entry points from Terrylyn Drive and through the Eventfinda carpark of 17 Silverfield.”*

It is noted that Terrylyn Drive is a local cul-de-sac serving residential properties, which may not be structurally suitable for heavy vehicle loads. Additionally, details regarding the intended routes and number of heavy vehicle trips have not been provided. A significant volume of heavy vehicle traffic is anticipated, and the roads connecting the site may not be designed to accommodate frequent heavy vehicle movements. This could potentially affect the pavement integrity and damage the carriageway structure.

The applicant is requested to submit information on proposed routes for heavy vehicles and evaluate the impact of these trips on the relevant roads, particularly regarding pavement condition. If daily truck traffic to the site along any designated route exceeds 10% of existing heavy vehicle volumes, the applicant should propose mitigation measures to address potential damages resulting from increased traffic. It is recommended that a Pavement Impact Assessment (PIA), including video surveys and associated pavement testing using Falling Weight Deflectometer analysis, be undertaken for this purpose.

## **2.3. Stormwater and road flooding**

A component of the proposal involves constructing a new spillway channel that will connect the site to the existing channel running east beneath State Highway 1. Currently, there are no significant concerns regarding the proposal's impact on stormwater or road flooding; however, AT requires further information to:

- Review whether any assets will be vested to AT,
- Assess if the proposed road drainage and public stormwater infrastructure have been designed in compliance with the relevant AT Transport Design Manual (TDM) and Auckland Council Code of Practice (ACCoP) guidelines, and
- Ensure that potential adverse effects related to road flooding are properly addressed and mitigated.

AT requests the provision of a comprehensive assessment evaluating the proposed flood management measures in accordance with TDM and ACCoP guidelines, as well as identification of any potential adverse impacts within the road reserve. Should adverse effects be identified, the applicant is requested to propose adequate mitigation measures.

### **3. Information requested to be provided in a substantive application**

AT requests that, should the Project be accepted for the Fast Track approval process, the following information be included:

- a. A draft CTMP, which should include, but not be limited to, the following:
  - i. Peak hour, maximum and average daily construction truck traffic expected to be accessing the site over the proposed duration of the earthworks,
  - ii. Classes of heavy vehicles, potential truck routes and whether those roads are adequate to accommodate the heavy vehicles, including but not limited to vehicle tracking and potential shoulder widening if required.
  - iii. Sight distance available for trucks from the existing accesses to the site,
  - iv. Potential conflicts with regular traffic using the access points given that the proposal seeks to use the existing accesses,
  - v. Potential delays and queuing on the road network due to construction vehicles accessing the site.
  - vi. Sequencing and timing of trucks accessing the site and potential traffic management measures,
  - vii. Potential conflicts with pedestrian and cyclists due to heavy vehicles, especially on Northcote Road.
  - viii. Noise management measures due to construction vehicles if night-time construction traffic movements are proposed
  - ix. Potential adverse effects due to construction traffic and measures to mitigate those effects.
  - x. Contingency assessment of additional truck traffic if unsuitable earthworks are transported off site.
- b. PIA for intended truck routes if the proposed truck traffic exceeds 10% of the existing daily HCV traffic. The PIA must include, but is not limited to:
  - i. Existing vs future condition of the pavement due to the proposed truck traffic.
  - ii. Falling Weight Deflectometer (FWD) testing analysis of the intended routes.
- c. Stormwater and flooding assessment to ensure that the proposed infrastructure upgrades address the road flooding matters in accordance with the relevant ACCoP and AT TDM standards.

## Feedback Details

Feedback ID

\*

FDB001903D3Z6

Title

\*

Comments from Ministers for Māori Development & Māori Crown Relations

Regarding



[FTAA-2512-1152 Ngā Wairau - Stage 1 - section 18 report \(draft for Min. Potaka\)](#)

Comments

I support the application progressing to the Expert Panel for Substantive consideration. I also encourage the applicant to consider ongoing engagement with relevant Māori rōpū identified in Attachment 3 of the Ministry for the Environment's Section 18 report.

# Hon Shane Jones

---

Minister for Oceans and Fisheries  
Minister for Regional Development  
Minister for Resources  
Associate Minister of Finance  
Associate Minister for Energy



2 March 2026

Hon Chris Bishop  
Minister for Infrastructure  
Parliament Buildings  
Wellington

## **Fast-track Approvals Act 2024 – Ngā Wairau referral application (FTAA-2512-1152)**

Dear Chris,

Thank you for the opportunity to comment on this referral application under the Fast-track Approvals Act 2024 (FTAA 2024).

The FTAA 2024 has been established to provide a regime that makes it easier and quicker for regionally and nationally significant infrastructure projects to gain the approvals needed for development, in support of this Government's economic growth objectives.

I have considered the application and its alignment with the priorities of my Regional Development portfolio. My comments are attached as Annex One.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'Shane Jones'.

Hon Shane Jones  
**Minister for Regional Development**

## **Annex One – Regional Development comments**

---

### **Project overview**

1. The applicant, Auckland Council, is seeking referral under the Fast-track Approvals process to progress stage 1 of its Ngā Wairau project. The proposed project is to redevelop A F Thomas Park (approximately 50.91 hectares) in Auckland (currently used as the Takapuna Golf Course) through flood resilience infrastructure works, including earthworks and the formalisation of a wetland to create approximately 550,000 cubic metres of storage capacity which is designed to manage extreme rainfall events.
2. The proposal is part of a broader three-stage programme. The application notes that stage 1 is critical to enabling future stages 2 and 3. It is not clear from the application what stages 2 and 3 entail.
3. According to the information and Cost Benefit Analysis provided by the applicant, the project is expected to:
  - a. reduce 'high flood risk danger' for 19 residential properties, and flood risk over a further 10 hectares (including over 200 homes and three retirement villages)
  - b. provide flood protection benefits to existing infrastructure assets, such as Transpower and Vector immediately adjacent to the site, including electricity lines which provide key power supply to the entire North Shore area, and regionally significant wastewater infrastructure (transmission pipelines and the Silverfield Storage Tank).
  - c. a benefit-cost ratio (BCR) ranging from 0.5 to 1.4 (a BCR of 1 or greater indicates a project with a positive return on investment).

### **Regional Development comments**

4. Based on the information provided, the proposed development is expected to provide important resilience benefits to the Auckland region, in particular from the protection of critical infrastructure and community assets.
5. These outcomes align with the intentions of my Regional Development portfolio, in particular other flood resilience investments through the Regional Infrastructure Fund made throughout New Zealand.
6. It is not clear from the application how much of these benefits can be directly attributed to stage 1 of the Ngā Wairau project, or whether stages 2 and 3 are required for the full resilience benefits to be realised. Nevertheless, the progression of stage 1 is critical to the subsequent development of the wider project.
7. The development will result in loss of activity at the Takapuna Golf Course, although it is likely that, where capacity allows, this activity would be transferred to other parts of Auckland.
8. The application does not clearly present any information on the benefits from the development programme itself, including employment opportunities. If this is an important element of your referral decision, you may wish to request this information from the applicant.

## Feedback Details

Feedback ID

\*

FDB001870K1Y3

Title

\*

Feedback re: Ngā Wairau

Regarding



[Te Kawerau Iwi Settlement Trust - Invitation to comment - Ngā Wairau, Stage 1](#)

Comments

Kia ora, Te Kawerau ā Maki have been engaging in this project and so our recommendations and input can be done at at further stages in this process - given we continue to be engaged and included in it. Ngā mihi.

# Your written comments on a project under the Fast-track Approvals Act 2024

Project name	Ngā Wairau Stage 1
--------------	--------------------

Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (\*) must be completed.

1. Contact Details		
Please ensure that you have authority to comment on the application on behalf of those named on this form.		
<b>Organisation name</b>	Department of Conservation	
<b>*First name</b>	Emily	
<b>*Last name</b>	Bayliss	
<b>Postal address</b>		
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>
<b>*Email</b>	Fast-track@doc.govt.nz; s 9(2)(a)	

2. Please provide your comments on this application
Comments follow overleaf.

**Manager's signoff**



Jenni Fitzgerald

26 February 2026

## Director-General of Conservation s17 comments

<b>Project name</b>	Ngā Wairau Stage 1
<b>Applicant name</b>	Auckland Council – Healthy Waters and Flood Resilience Department
<b>Application number</b>	FTAA-2512-1152
<b>Project summary details</b>	<p>The project involves the development of flood resilience infrastructure works across some 51 hectares of reserve land within A F Thomas Park, in Wairau Valley, Auckland.</p> <p>The project comprises:</p> <p>a) flood resilience infrastructure works, including:</p> <ul style="list-style-type: none"> <li>• excavation of the park to increase flood storage capacity</li> <li>• creation of a wetland, spillway channel and dry flood storage areas</li> <li>• modifications to an existing dam, reclamation and diversion of a stream</li> <li>• vegetation removal and ground reshaping</li> </ul> <p>b) reserve reinstatement, including site stabilisation and landscaping.</p> <p>The applicant has identified the following approvals will be required:</p> <ul style="list-style-type: none"> <li>• wildlife approvals for activities relating to lizards.</li> </ul> <p>DOC's view is that Freshwater Fisheries approvals may be required to undertake the project, but further information is needed to inform this.</p>

### 1. General comment

- 1.1 The project includes approvals under specified Acts for which DOC is the administering agency, as such the applicant was required to undertake pre-lodgement consultation in accordance with section 11(e) of the Fast-track Approvals Act 2024 (FTAA).
- 1.2 DOC is satisfied that the applicant has engaged with DOC on relevant aspects of the application. DOC provided written feedback to the Applicant on the 25 November 2025, prior to the lodgement of this referral application.

## 2. Minister's decision on referral application

- 2.1 The FTAA sections 21 and 22 set out matters to be considered in determining whether a referral application should be accepted. Based on the information available, DOC has not identified any reason why this project should not be referred.
- 2.2 For completeness, DOC has considered the criteria for assessing referral applications in section 22 and has not identified anything it considers the Minister should consider as per the tables below.
- 2.3 Sections 21(3), (4) and (5) set out when the Minister may/must decline a referral application. DOC has considered these criteria and comments as follows:

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	The meaning of ineligible activity is set out in s 5 of the FTAA – DOC has considered ss 5(1)(f), (h), (i), (j) and (k) and has not directly identified any aspect of the project that would meet the definition.
21(3)(c)	Is there adequate information to inform a decision	DOC considers the information adequate in terms of a referral decision.
21(4)	Are there any other reasons not to refer the project	DOC has not identified any other reasons why the project should not be referred.
21(5)(a)	Is the project inconsistent with: <ul style="list-style-type: none"> <li>• a Treaty settlement;</li> <li>• Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019;</li> <li>• Marine and Coastal Area (Takutai Moana) Act 2011.</li> </ul>	DOC has not identified any inconsistency with any relevant settlement or other obligation, subject to any comments from Treaty partners under s 17(1)(d).
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	DOC has not identified any reason why this wildlife approval should not be considered under the FTAA process.
21(5)(c)	Would the project have significant adverse effects on the environment	In relation to the wildlife approval sought, DOC considers adverse effects can likely be managed through conditions and management plans.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the applicant's compliance history under the Wildlife Act 1953.

<b>Section</b>	<b>Criteria</b>	<b>Comments</b>
21(5)(g)	Would a substantive application have any competing applications	DOC has not identified any competing applications for wildlife approvals.  Auckland Council are better placed to provide further comment on any relevant competing applications in relation to the vested reserves which they administer.

2.5 While DOC does not have sufficient information to determine the level of any actual and potential environmental effects, DOC considers that it is likely that with the appropriate design and conditions, effects can be managed to appropriate levels in relation to approval(s).

2.6 Section 22 sets out the criteria for the Minister for accepting a referral application. DOC has considered these criteria and comments as follows:

<b>Section</b>	<b>Criteria</b>	<b>Comments</b>
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	DOC notes that a conservation approval of this nature would typically take three-four months to process, which is not significantly longer than the FTAA process is expected to be.  However, there may be benefits for the applicant in terms of consideration being combined with RMA approvals, and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	The applicant submits that the project addresses flood resilience in response to the 2023 Auckland Anniversary floods.
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	Relevant local or regional documents include the Auckland Conservation Management Strategy (2014). The Wildlife approval sought as part of this application does not appear inconsistent with the strategy, however consideration needs to be given to: <ul style="list-style-type: none"> <li>• Protecting and restoring relevant indigenous ecosystems</li> <li>• Ensuring the persistence and preservation of threatened species</li> <li>• Protecting freshwater fish habitat and fish passage.</li> </ul>
22(2)(b)	Any other matters the Minister may consider as relevant?	None identified.



Jenni Fitzgerald  
Fast-Track Applications Manager

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 26 February 2026

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, Manners Street, Wellington.

# Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

## Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

## Your written comments on a project under the Fast Track Approvals Act 2024

<b>Project name</b>	Ngā Wairau – Stage 1
---------------------	----------------------

Before the due date, for assistance on how to respond or about this template or with using the portal, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (\*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
<b>Organisation name (if relevant)</b>	New Zealand Transport Agency Waka Kotahi (NZTA)		
<b>*First name</b>	Nicola		
<b>*Last name</b>	Foran		
<b>Postal address</b>	Private Bag 106602, Auckland City, Auckland 1143		
<b>*Contact phone number</b>	s 9(2)(a)	<b>Alternative</b>	
<b>*Email</b>	environmentalplanning@nzta.govt.nz		

2. Please provide your comments on this application
<p>NZTA thanks the Minister for the opportunity to comment for the referral of this application into the fast-track approvals processes.</p> <p>NZTA has had pre – application engagement with the applicant (Auckland Council - Healthy Waters and Flood Resilience Department (Healthy Waters)) regarding this project and wrote a letter of support for the project dated 2 October 2025 to Healthy Waters representatives.</p> <p>NZTA provides the following commentary on the referral of this application:</p> <p>NZTA is supportive of Stage 1 of the Ngā Wairau project. Stage 1 of the project would reduce the risk of flooding on State Highway 1 (SH1) and the Northern Busway during significant rainfall events. Additionally, the project will deliver new walking and cycling connections, these connections will improve access to the Smales Farm busway station by active modes, maximising NZTA’s investment in the rapid transit network.</p> <p>NZTA recommends that the applicant addresses the following matters in their substantive application.</p>

Insert Fast-track logo

**Stormwater:**

- There is a temporary risk of flooding or altered flow paths during construction staging, particularly during significant rainfall events. NZTA recommends that the substantive application addresses how this risk be managed during construction of the project, either through construction sequencing or contingency planning.
- The corridor between AF Thomas Park and SH1 contains stormwater conveyance channels that are critical to motorway drainage. The substantive application would need to address how the risks of sediment, flow restriction and temporary diversion would be addressed, particularly during construction.

**Slip risk:**

- There have been historical slip issues along the north- eastern side of A F Thomas Park. The substantive application should address how this risk should be managed and mitigated. NZTA can provide details to the applicant on the mitigation works that were previously undertaken at the location.

**Conclusion:**

NZTA supports Stage 1 of the Ngā Wairau project being referred through the fast- track approvals process.

NZTA would welcome the opportunity to discuss the proposal further and provide comments on any substantive application in due course.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

**Managers signoff**



**[Nicola Foran]**

Date 25/02/2026