Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment

6 OCT 2026

The Expert Panel Fast-track Approvals Act application
Environmental Protection Authority
Waterloo Quay
Wellington

To the Expert Panel

Thank you for the opportunity to comment on the substantive application for the Auckland Surf Park Community Stage 2 FTAA-2606-1246, under section 53(2)(j) of the Fast-track Approvals Act. My comments focus on whether the application is likely to deliver economic benefits, based on the information provided by the applicant.

Auckland Surf Park Community Stage 2, FTAA-2606-1246

The application is for the second stage of an integrated 54-hectare mixed-use development at Dairy Flat, Auckland. It would provide approximately 486 residential units, visitor accommodation, an expanded data centre, and support tourism, retail and community facilities alongside the approved surf park development.

According to the applicant's economic assessment, Stage 2 would involve approximately $2.66 billion in direct expenditure over six years and contribute approximately $1.84 billion in value-added GDP to the Auckland economy in net present value terms. It is estimated to support approximately 13,920 FTE-years over the development period, including 6,580 direct FTE-years, with employment peaking at approximately 4,780 FTEs. The strongest quantified benefits are therefore concentrated in the construction and development phase. Longer-term benefits may arise from additional housing, tourism and data-centre activity, although ongoing GDP and employment have not been quantified.

On balance, the proposal appears likely to deliver significant regional economic benefits under section 22(2)(a)(iv), principally through the scale of investment, GDP contribution and employment during development. It may also deliver significant housing benefits under section 22(2)(a)(iii), given the proposed increase in Auckland's housing supply.

Yours sincerely

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