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 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 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.

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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

Project name	Auckland Surf Park Community Development – Stage 2

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 or phone 0800 FASTRK (0800 327 875).

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

1.0 Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	NZ Transport Agency		
***First name**	Nicola		
***Last name**	Foran		
Postal address			
***Contact phone number**	[redacted]	**Alternative**	
***Email**	environmentalplanning@nzta.govt.nz		

2.0 Please provide your comments on this application

NZTA thanks the Panel for the opportunity to comment on the substantive application for the Auckland Surf Park Community development in Diary Flat, Auckland.

NZTA is neutral regarding the proposed development. However, given the scale of the proposal and its potential implications for existing and planned state highway infrastructure, NZTA seeks further assessment and information to ensure that the full transport effects and effects on NZTA's infrastructure have been appropriately considered.

Transport Impact Assessment Impact on State Highway 1

NZTA notes that the consented Stage 1 Surf Park development included a mix of visitor accommodation and commercial activities. However, the current Stage 2 proposal, together with the amendments to the Stage 1 consent conditions, would result in a significantly larger development comprising approximately 487 residential units alongside an expanded visitor accommodation and commercial offering.

NZTA considers that this increase in development warrants careful assessment of effects on the wider transport network, particularly given the site's Future Urban zoned location where a number of planned transport improvements remain either unfunded, uncommitted, or yet to be delivered.

While the Integrated Transport Assessment (ITA) demonstrates the operation of the proposed site-access intersections, it does not provide sufficient evidence to demonstrate that the wider transport network can accommodate the additional travel demand generated by the development. In particular, there is limited assessment of the effects on State Highway 1, the Silverdale Interchange, and associated on- and off-ramps, particularly under

a scenario where planned strategic transport infrastructure is not delivered in advance of, or alongside, development.

NZTA therefore requests that the ITA be revised to include the following:

1. Demonstrate how development-generated traffic distributes through the wider transport network once it leaves the immediate site-access intersections;

2. Assess effects on the Silverdale Interchange and SH1 ramps;

3. The ITA should clearly identify any transport infrastructure assumed to be available at each stage of development, including:
   - Dairy Flat Highway upgrades; and
   - State highway interchange improvements.

4. The ITA should clearly distinguish whether the above projects need to be operational before the relevant stage of development occurs. Where infrastructure is not yet funded or committed, the ITA should demonstrate that the development can operate acceptably on the transport network that is reasonably expected to exist at the time development occurs, or development is staged linking to the delivery of specific strategic transport infrastructure and/or network performance outcomes.

Assessment of Noise and Acoustic Design Report condition to account for Future Rapid Transit Corridor (RTC)

NZTA notes that the Assessment of Noise includes consideration of effects associated with the North Shore Aerodrome and that corresponding mitigation measures are proposed through Acoustic Design Report requirements for Activities Sensitive to Noise (ASN).

However, no equivalent assessment has been provided in relation to the future Rapid Transit Corridor (RTC) and any potential effects on future residents from it.

NZTA considers it important that effects from the future RTC are appropriately identified and managed.

Accordingly, NZTA requests that:

1. The Assessment of Noise be updated to include consideration of the future RTC and its predicted operational noise environment;

2. The effects of RTC noise on future Activities Sensitive to Noise be assessed;

3. Any necessary mitigation measures be identified; and

4. The proposed Acoustic Design Report conditions be amended to require appropriate acoustic treatment for Activities Sensitive to Noise exposed to noise from the future RTC.

The operational noise model for the RTC is attached for information.

Section 178 Approval for Works within NZTA Notice of Requirement for a Rapid Transit Corridor

NZTA notes that parts of the works associated with the development are proposed within the area subject to NZTA's Notice of Requirement for the future Rapid Transit Corridor.

NZTA notes that the applicant has obtained a section 178 approval for the prior Stage 1 consent under the Resource Management Act 1991. However, due to the changes sought in this application, NZTA advises that a separate approval under section 178 will be required for any works occurring within the Notice of Requirement corridor.

This process will be addressed outside of the Fast-track Approvals Act process.

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



Date: 14/10/2026