

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

Project name	Auckland Surf Park Community – Stage 2
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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. 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)	Auckland Council		
*First name	Warwick		
*Last name	Pascoe		
Postal address	Private Bay 92300, Victoria Street West, Auckland 1142		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application	
Response to specific questions from the Ministry	
Question	
Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council must provide comments advising on the following matters:	
1. 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 also confirm this in writing	
Council response	
Based on a review of Council records, we confirm that there are no competing lodged or approved applications.	
Question	
2. 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	

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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 also confirm this in writing.
Council response
There are no existing resource consents where sections 124C(1)(c) or 165ZI of the RMA could apply.
Question
Under section 20(1) I also invite you to provide further information on the following matters: 1. Whether you consider the benefits associated with the project are significant in the context of the Auckland region.
Council response
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 following reasons: • The site is located within an identified future urban area and will enable capacity for residential and commercial growth with associated open space, with the applicant funding and delivering private infrastructure to support the development. • The project has been designed to ensure resilience to the impacts of climate change through avoiding dwellings in areas at risk of adverse effects from natural hazards (e.g. flooding) and to have supporting infrastructure able to accommodate rising temperatures. • The Application economic report notes that there is insufficient greenfield development capacity in the north of Auckland with further capacity needed in the area now to meet this shortfall and mitigate against the adverse price and competition effects it triggers. Consequently, although the project would seek development ahead of the 2048 indicative date for urbanisation of the wider area, detailed, expert analysis has shown this to be urgently needed. • The proposal will provide for greater intensity of development which has been comprehensively masterplan planned, is proximate to planned public transport (NoR 1) and is located within a part of Auckland that is earmarked for future urbanisation. • The proposal will likely contribute to an overall reduction in greenhouse gas emissions across the Auckland region by: ○ Increasing the energy generation of the Solar Farm from 8,400MWh – 10,900MWh and thereby offsetting an additional 9,000 tons of CO2 each year; and, ○ Delivering a large number of houses within close proximity to both existing and planned employment areas. This will assist in an overall reduction in greenhouse gas emissions (GHG) across the Auckland region, by reducing travel distances from places of employment through an increase in housing stock in North Auckland

provided through this proposal. The proposal includes new transport infrastructure including walking and cycling facilities to encourage active transport modes, thereby reducing reliance on and use of

- The proposed solar farm will provide for a circular energy system, by powering the data centre and thereby heating the surf lagoon. Any excess generation will be fed to the national grid for periods when solar generation is high and/or on-site energy usage low

General comments

Introduction

The Auckland Surf Park Community - Stage 2 project is for the expansion of the Auckland Surf Park Community to include a hyperscale artificial intelligence data centre campus, an integrated residential development including approximately 400 units and subdivision, a village centre, work-live precinct and ancillary activities. The proposal also involves variations to Stage 1 of the development.

Resource consent for Stage 1 of the Auckland Surf Park Community was approved under the COVID-19 Fast-track Consenting Act 2020 on 25 June 2024. A copy of the decision can be viewed on the Environmental Protection Authority (EPA) website¹ and is included as Attachment 14.

The consented (Stage 1) development comprises:

- Earthworks and vegetation removal and subsequent extensive re-landscaping of the site focused around the stream;
- The construction and operation of a surf park which included a surfing lagoon, restaurant(s), market space and 70 visitor accommodation units consisting of a lodge and eco-cabins;
- A solar farm;
- A standard data centre;
- Roading including the collector anticipated by the structure plan; and
- Three waters infrastructure.

Auckland Surf Park Community - Stage 2 project

The Stage 2 Masterplan builds upon the foundational elements of Stage 1, introducing key developments that enhance the park's functionality and community focus. The masterplan expands on Stage 1 through the inclusion of additional land holdings to the north and south of the

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consented development site. These expansions enable the creation of a distinct northern and southern neighbourhood surrounding the Surf Lagoon, alongside a live-work precinct to the south. Together, these enhancements elevate the functionality, community focus and economic opportunities for the surf park.

The following points summarise the key assessment findings of the application:

- The site is located within an identified future urban area and will enable capacity for residential and commercial growth.
- The project has been designed to ensure resilience to the impacts of climate change through avoiding dwellings in areas at risk of adverse effects from natural hazards (e.g. flooding) and to have supporting infrastructure able to accommodate rising temperatures.
- The applicant will fund and deliver the private infrastructure needed to support the project's dwellings. This is efficient and equitable because it sees infrastructure delivered at the same time as the houses that need it, at the developer's cost.
- The Application economic report notes that there is insufficient greenfield development capacity in the north of Auckland with further capacity needed in the area now to meet this shortfall and mitigate against the adverse price and competition effects it triggers. Consequently, although the project would seek development ahead of the 2048 indicative date for urbanisation of the wider area, detailed, expert analysis has shown this to be urgently needed.
- The project seeks to enable residential intensification close to public transport, social facilities (including open space) and employment opportunities, as this development will be contained within the RUB and will deliver housing within close proximity to social facilities (including open space) and employment opportunities
- The comprehensive masterplan for the development has been designed to integrate seamlessly with existing and planned future development of the Dairy Flat area, delivering a complete urban outcome (dwellings; amenities; employment, environmental enhancements; infrastructure).
- Urban development of the site will not impact on wider rural character and amenity given the logical location and proximity to existing and planned urban development and planned arterial roads to support growth in the area. The development has also been designed (and will continue to be designed through detailed design phase) to respect and buffer the periphery of the site. The project therefore meets policies H18.3(2) and (3), although it is noted that these are intended to be transitionally applicable to the sites prior to urbanisation.

- The proposal will provide for greater intensity of development which has been comprehensively masterplan planned, is proximate to planned public transport (NoR 1) and is located within a part of Auckland that is earmarked for future urbanisation.
- The project will deliver an accelerated supply of dwellings to the market, which will be serviced by infrastructure and roading (including provision of active transport facilities) infrastructure. The dwellings are considered to support competitive land and development markets.
- The proposal, which is located in proximity to other areas currently undergoing urbanisation (Milldale), will provide for the social, economic, and cultural wellbeing, and for their health and safety both now and into the future.
- Will deliver a range of typologies and sizes which will contribute to the emergence of a diverse and vibrant community. This will also assist in responding to the changing needs of people, communities and future generations.
- The proposal has been developed with active and on-going engagement with iwi authorities.
- The proposal will be coordinated with the delivery of private infrastructure (including roading and active transport facilities, stormwater, wastewater, water supply, electricity, gas and telecommunications). Provision has been made for public connections when they become available.
- The proposal will likely contribute to an overall reduction in greenhouse gas emissions across the Auckland region by:
 - Increasing the energy generation of the Solar Farm from 8,400MWh – 10,900MWh and thereby offsetting an additional 9,000 tons of CO₂ each year; and,
 - Delivering a large number of houses within close proximity to both existing and planned employment areas. This will assist in an overall reduction in greenhouse gas emissions (GHG) across the Auckland region, by reducing travel distances from places of employment through an increase in housing stock in North Auckland provided through this proposal. The proposal includes new transport infrastructure including walking and cycling facilities to encourage active transport modes, thereby reducing reliance on, and use of, cars.
- The proposal provides a high level of internal accessibility, in terms of walking and cycling. The proposal provides a range of open spaces, all of which are within walking or cycling distance from proposed residential dwellings.

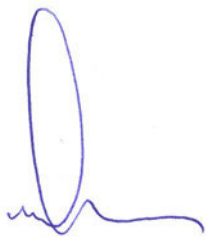
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- The proposal will involve a change to the amenity and character of the area, with the landscape shifting from rural to urban. However, future urban development of the sites is anticipated by the Future Urban zoning under the AUP (OP) and therefore a change in amenity values is anticipated.
- The proposal will aid in New Zealand's target for electricity generation from renewable resources. The solar farm will generate approximately 10,900MWh in energy per year, offsetting 39,000 tons of CO2 emissions;
- The proposed solar farm will provide for a circular energy system, by powering the data centre and thereby heating the surf lagoon. Any excess generation will be fed to the national grid for periods when solar generation is high and/or on-site energy usage low.
- The outcomes sought by the Structure Plan, including the RTN through a portion of the solar farm, will not be inhibited. The relevant portion of the solar farm will be removed or replaced at the time the RTN is constructed.

Comments from the Rodney Local Board
See attached

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



Warwick Pascoe

Principal Project Lead

Date: 13 May 202

Rodney Local Board Feedback on the suitability for the Auckland Surf Park Community resource consent to be processed via Fast Track

1. The Auckland Surf Park in Dairy flat once built will be transformational for the Dairy Flat Community and will provide local employment, recreation and tourism opportunities. It will become a community hub for Dairy Flat. It is an exciting project for Auckland and the Rodney Local Board area. This is not just an Auckland Project but an exciting project for New Zealand and will be educational for all age groups and help developing young surfers.
2. The Future Urban areas adjacent to stage 1 of the Surf Park are now growing into a haphazard, unplanned and temporary industrial area with no cohesive landscaping or urban design. Our view is that a well-designed Surf Park with a rural aesthetic, will greatly uplift the local area and encourage other landowners to follow suit.
3. Stage 2 of the Surf Park will encourage a strong sense of community and is within walking distance of the local Dairy Flat primary school and walking and cycling distance to the new industrial area, PPC103. We understand the importance of integrating the Surf Park community with residential housing and believe this will be part of its success of the Surf Park.
4. Stage 2 of the Surf Park will be an out of sequence development and does not align with Auckland Council's Future Development Strategy (FDS) and will not deliver the necessary large transport infrastructure prerequisites identified in the FDS. Congestion is already an issue at both ends of Dairy Flat Highway. Stage 2 of the Surf Park is also in an area with some identified flood hazards. Waste and water connections are currently planned for delivery in this area in 2048 and the Surf Park will be required to implement an interim solution.
5. We understand that our feedback is only regarding the suitability for including the Auckland Surf Park stage 2 development on the list for Fast Track Approvals processing. However, we want to take this opportunity to suggest several conditions of consent if this application is approved for Fast Track Approval processing.
 - a) Construction of walking and cycling connections from Surf Park to the primary school and to the new industrial area i.e. PPC103.
 - b) Connect the surf park to the future trail network identified in the Rodney Local Board, Rodney West, Local Paths (Greenways) Plan 2019.
 - c) Developer funding an increased frequency of the existing bus service along Dairy Flat Highway.
6. General feedback on out of sequence housing applications in Rodney Local Board area already on the Fast track Approval list:
 There are number of out of sequence housing developments in the Rodney Local Board area on the Fast track approvals list and if they are all consented, big transport infrastructure projects will need to be delivered earlier than planned. To ensure that out of sequence developers pay their share of the cost we request that they are charged a development levy/financial contribution that is ring fenced for the early delivery of these large transport infrastructure projects.

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

Project name	Auckland Surf Park Community Stage 2
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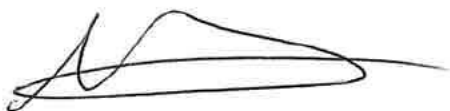
All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
*Portfolios	Climate Change (Adaptation and Mitigation)		
*First name	Clements		
*Last name	Rebecca		
Contact person (if different from above)			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Officials advise you provide a comment on this application for referral
From a preliminary review, officials consider that you may like to provide a comment on the climate mitigation aspect of the application

3. , If recommended, provide your comments on this application
The Minister of Climate Change considers that the project will support climate change mitigation and that this factor should be taken into account in your consideration of whether the project is an infrastructure or development project that would have significant regional or national benefits.

Minister's signoff



Hon Simon Watts
Minister for Climate Change

13 MAY 2025

Date

Appendix 1 – Supplementary advice

Project summary	Mitigation comment	Adaptation comment	Possible comment to enter in fast-track portal	Due date
The project is to construct and operate a hyperscale artificial intelligence data centre, integrated residential development comprising approximately 400 residential units, a village centre, work-live precinct and associated activities, and a variation to the decision on Auckland Community Surf Park - Stage 1.	<i>As part of your consideration of whether the project is an infrastructure or development project that would have significant regional or national benefits you may consider whether the project will support climate change mitigation, including the reduction or removal of greenhouse gas emissions (s 22(2)(vii)) of the Fast Track Approvals Act (2024).</i> The project will support climate change mitigation, including the reduction or removal of greenhouse gas emissions for the following reasons: 1. The proposal includes the expansion of the consented solar farm increasing energy generation from 8,400MWh – 10,900MWh and thereby offsetting 39,000 tons of CO₂ each year. 2. The surf park, solar farm and data centre present a unique symbiotic relationship. The data centre's sustainable energy requirements, as well as the surf park, will be supported by the on-site solar power generated from the solar farm. The waste heat generated through the operation of the data centre	<i>As part of your consideration of whether the project is an infrastructure or development project that would have significant regional or national benefits you may consider whether the project will support climate adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards (s 22(2)(viii)) of the Fast Track Approvals Act (2024).</i> The project does not significantly support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards.	The Minister of Climate Change considers that the project will support climate change mitigation and that this factor should be taken into account in your consideration of whether the project is an infrastructure or development project that would have significant regional or national benefits.	12 th May

	will be captured and fed into the water treatment plant for the surf lagoon in order to heat the water and provide for an enhanced experience and increased year-round usage.		
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From: [Infrastructure Portfolio](#)
To: [FTAreferalls](#)
Subject: FW: FTA-2502-1012 | Invitation to comment on fast-track referral application Auckland Surf Park Community Stage 2 project under the Fast-track Approvals Act 2024 - FTA-2502-1012
Date: Friday, 2 May 2025 3:44:16 pm
Attachments: [image002.png](#)

From: Environment Portfolio <Environment.Portfolio@parliament.govt.nz>
Sent: Friday, 2 May 2025 1:18 PM
To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Subject: FTA-2502-1012 | Invitation to comment on fast-track referral application Auckland Surf Park Community Stage 2 project under the Fast-track Approvals Act 2024 - FTA-2502-1012

Hi Rob,

Please be advised that Minister Simmonds does not wish to provide comment on this application.

Kind regards,



Nicola Tynan (she/her)

Private Secretary – Environment | Office of Hon Penny Simmonds
Minister for the Environment | Minister for Vocational Education
Associate Minister for Social Development | MP for Invercargill

Mobile: 027 385 9827 Email: nicola.tynan@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Sent: Friday, 11 April 2025 2:07 PM
To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Simeon Brown (MIN) <S.Brown@ministers.govt.nz>; Shane Reti (MIN) <S.Reti@ministers.govt.nz>; Christopher Bishop (MIN) <C.Bishop@ministers.govt.nz>; Simon Watts (MIN) <S.Watts@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>
Cc: FTAreferalls <FTAreferalls@mfe.govt.nz>
Subject: Invitation to comment on fast-track referral application Auckland Surf Park Community Stage 2 project under the Fast-track Approvals Act 2024 - FTA-2502-1012

To:
Minister for Economic Growth
Minister for Regional Development
Minister of Housing
Minister for Auckland
Minister of Science, Innovation and Technology
Minister of Climate Change
Minister for the Environment

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from AW Holdings 2021 Limited for referral for Auckland Surf Park Community Stage 2 project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2502-1012).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If a Conflict of Interest is identified through any stage of providing comments, please inform my office immediately so we can initiate a transfer of this responsibility.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Project summary

Project name	Auckland Surf Park Community Stage 2
Applicant	AW Holdings 2021 Limited c/- Barker and Associates
Project description	The project is to construct and operate a hyperscale artificial intelligence data centre, integrated residential development comprising approximately 400 residential units, a village centre, work-live precinct and associated activities, and a variation to the decision on Auckland Community Surf Park - Stage 1.

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing, Minister for Infrastructure, Minister Responsible for RMA Reform,
Minister for Sport & Recreation, Leader of the House, Associate Minister of Finance

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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

Project name	Auckland Surfpark Community Stage 2
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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.			
*Portfolio	Auckland		
*First name	Andy		
*Last name	Hill		
Contact person (if different from above)			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
<u>Proposal summary</u> The proposal is for the expansion of the Auckland Surf Park Community to include a hyperscale artificial intelligence data centre campus, an integrated residential development including approximately 400 units and subdivision, a village centre, work-live precinct and ancillary activities. Resource consent for Stage 1 of the Auckland Surf Park Community was approved under the COVID-19 Fast-track Consenting Act 2020 on 25 June 2024, and is currently under construction. The proposal also involves variations to Stage 1 of the development to enhance the park's functionality, community focus. <u>Comments</u> The proposal represents a significant investment in development of a new tourism venture, as well as data centre infrastructure and housing in Auckland; creating jobs and economic growth in the region.

As such, I recommend that the proposal is referred to the Expert Panel.

Minister's signoff

A handwritten signature in black ink, appearing to read 'S-B', with a horizontal line extending from the 'B'.

Hon Simeon Brown

Minister for Auckland

Date 10-5-20

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

Project name	Waitākere District Court – New Courthouse project
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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.

*Portfolio	Auckland		
*First name	Andy		
*Last name	Hill		
Contact person (if different from above)			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application

Summary of proposal

The Ministry of Justice seeks to deliver a new Justice Facility at 14 Edmonton Road, Henderson, Auckland, to replace the existing Waitākere District Courthouse which is deemed as no longer fit for purpose.

The project is part of the Ministry of Justice 10-year infrastructure investment plan to restore and modernise buildings across the Ministry of Justice's property portfolio.

Comments

The Fast Track Approvals Act includes criteria for assessing referral applications, which includes that the project would have significant regional or national benefits. The Act sets out considerations to help inform the judgement of whether a project is regionally or nationally significant – one such consideration is whether the project has been identified as a priority project in a central government infrastructure priority list. I support the provision of fit for purpose Courthouse infrastructure in Auckland and consider that this project meets the criteria for referral on the grounds that it is part of the Ministry of Justice's investment infrastructure plan.

Minister's signoff

A handwritten signature in black ink, consisting of a large 'S', a horizontal line, and a 'B' followed by a horizontal line.

Hon Simeon Brown

Minister for Auckland

Date 10-5-25



12 MAY 2025

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Four Fast-track Approvals Act referral applications:

Dear Chris

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

- Auckland Surf Park Community Stage 2, FTAA-2502-1012
- Waipiro Marina, FTAA-2503-1034
- Southland Wind Farm, FTAA-2504-1041
- Waitākere District Court – new courthouse project, FTAA-2503-1032.

This letter provides comments in my capacity as Minister for Economic Growth. I have considered whether these applications are likely to have 'significant economic benefits', as provided for under s22(2)(iv) of the FTAA, based on the information provided in the applications. I will leave it to you and other relevant Ministers to assess the other criteria.

Auckland Surf Park Community Stage 2, FTAA-2502-1012

This proposed expansion of the surf park includes a residential development of at least 400 housing units, a subdivision and a village centre, an artificial intelligence data centre campus, and a live-work precinct and other related infrastructure. The application provided an economic impact assessment for the Auckland region during the six-year construction period of the expansion.

The proposal is estimated to generate a total expenditure of \$1.77 billion. This represents a sizable investment in the region, most of which is likely to be for the residential development. This project would have one-off economic benefits during the construction phase from direct expenditure and employment. This will translate to short-term economic benefits in the region. The project would generate ongoing economic benefits from commercial and tourism activities and retail spending.

Due to the substantial residential development proposed, this project might also be considered in terms of providing additional housing supply (under s22(2)(a)(iii) of the FTAA).

Waipiro Marina, FTAA-2503-1034

The proposal to construct a new commercial marina in Waipiro Bay, Bay of Islands. The project is likely to add around \$14.4 million GDP and 89 FTE jobs created during construction. The future operation of the marina is estimated to generate \$10.1-\$12.7 million in value-added to GDP annually, supporting around 47-58 FTE jobs per annum. There could be ongoing regional economic benefits from increased supply in marine berths supporting ongoing growth in regional tourism, and retail and commercial activities.

The project will have short-term economic benefits during the construction phase and ongoing benefits from the operation of the marina.

Southland Wind Farm, FTAA-2504-1041

This proposed construction of a wind farm in Slopedown Hill, Southland would be the largest wind farm planned for New Zealand to date. The project is estimated to generate 160-240 direct FTE jobs in the Southland region during the construction phase, which is approximately 80 to 120 direct jobs annually. During its operation, it is estimated to directly employ 10-14 FTE jobs, with operational and maintenance costs of up to \$8-\$12 million per year.

This project will also increase the supply of renewable electricity which would support a growing economy. Increasing electricity supply could put downward pressure on prices and address security of supply concerns. This would also have economic benefits.

Given that this would increase renewable electricity generation, this application may be better assessed in terms of supporting climate change mitigation and reduction or removal of greenhouse gas emissions (under 22(2)(a)(vii) of the Act).

Waitākere District Court – new courthouse project, FTAA-2503-1032

This proposal is to deliver a Justice Facility in Henderson, Auckland. The application states that the construction and operation of the project is expected to contribute significantly to GDP during the construction phase, along with generating associated construction employment for between 100 and 200 people.

It is unlikely that the project would create significant ongoing regional or national economic benefits once the construction has been completed.

Sincerely



Hon Nicola Willis

Minister for Economic Growth

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

Project name	Auckland Surf Park Community
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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.			
Organisation name (if relevant)	Auckland Transport		
*First name	Matthew Richards		
*Last name	Richards		
Postal address	20 Viaduct Harbour Avenue, Auckland Central, Auckland 1010		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
1. Introduction Thank you for the opportunity to provide comments on the Auckland Surf Park Community fast track project (the Project) for consideration under the Fast Track Approval Act 2024. In summary, Auckland Transport (AT) does not have any significant concerns with this application with regards to effects on regional transport and is not opposed to the Project being accepted for the Fast Track approvals process. 2. Questions AT have been invited to provide comments in accordance with section 17(5) of the Act and to provide a response on the referral application including the following points: - Whether you anticipate the delivery of the Rapid Transit Network will impact the applicant's ability to deliver the project; or - Whether you anticipate the delivery of the project may impact the delivery of the Rapid Transit Network.

Response for question 1

AT notes that the delivery of the Rapid Transit Network (NoR 1) is not anticipated in the short or medium term (the NoR has a 30-year lapse date) which is well after the delivery of the proposed application. As such, the delivery of the Rapid Transit Network is not likely to impact delivery of the applicant's project.

Response to question 2

AT notes that the Requiring Authority for the Rapid Transit Corridor (NoR 1) is the New Zealand Transport Agency (NZTA), and therefore AT considers that NZTA would be best placed to provide a response to this question. A review of the plans submitted, appears to show that the proposed designation area includes sufficient space for earthworks batters and construction. The new residential neighbourhoods are outside of the proposed designation area.

3. General Comments

AT notes and generally concurs with the high-level analysis undertaken by FLOW Transport Specialists in the transport memorandum submitted. The provision of the extension of the proposed east-west road to intersect with Postmans Road is supported. This improves on the currently consented scenario (Stage 1). AT notes that the memorandum confirms that the design will provide for the cross-sectional elements of a collector road in accordance with AT's Transport Design Manual (TDM). Further detail in this regard is expected as part of the assessment provided in support of a substantive application.

The transport memorandum also considers that the north-south spine road accessing the dwellings would be suitable to be vested as a local road, subject to confirmation with AT. AT is willing to engage with the developer on this issue and would expect to comment on this matter as part of a substantive application.

There is discussion in the transport memorandum regarding the vehicle crossing on Dairy Flat Highway into the surf park car park (located north of the new east-west intersection). and that this matter forms part of the original consent. The memorandum notes that this is proposed to be retained, the exact location will be determined through detailed design and be based on achieving safe sight distance according to design standards. AT notes that Dairy Flat Highway is a Limited Access Road (LAR) under the Local Government Act 1974. A LAR is a road where access to and from the road is restricted to designated crossing points. If the application (either stage) will change an authorised crossing place layout, or location then an LAR approval will be required from AT. Our understanding is that this approval cannot be considered as part of a substantive approval process and would need to be applied for separately. The LAR process is as outlined on the AT website below. AT considers it would be more efficient in the context of a fast track approval process, if the LAR approval was sought prior to the consideration of the substantive application.

<https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/apply-for-an-authorised-crossing-place-on-a-limited-access-road>

Managers signoff

Matthew Richards

Date: 13/5/2025

Development Planning Manager

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.