

Memorandum on Completeness and Scope

File	FTAA-2604-1220
Application	Auckland Surf Park Community - Stage 2
To	[REDACTED]
From	[REDACTED]
Date	28 May 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Auckland Surf Park Community - Stage 2 application, lodged by AW Holdings 2021 Limited (the Applicant), received by the Fast-track Team on 7 May 2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 31 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Application was referred by the Minister for inclusion in the Fast-track consenting process under section 28 of the Act. The Minister accepted the referral application on 24 June 2025 and notified the EPA of the decision on the referral application on 24 June 2025.

6. The Application was lodged on 7 May 2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)). This application was not subject to a further information request therefore the date by which the EPA must make a decision under 46 is 28 May 2026.
7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - Notify the Panel Convener they can set up an expert consenting panel to make a decision on the application (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The referred project is described in the Minister's referral notice (the **Notice**) as:

The project is to construct and operate an artificial intelligence data centre, integrated residential development comprising approximately 500 residential units including visitor accommodation, a village centre, work-live precinct, subdivision and associated activities over 54 hectares of land at approximately 1350 Dairy Flat Highway, Dairy Flat. The applicant previously obtained resource consents for stage 1 of the project under the COVID-19 Recovery (Fast-track Consenting) Act 2020. A variation to the previous decision to increase scale of surf lagoon and solar farm, rationalise the layout of buildings and structures associated with the surf lagoon and increase the number of accommodation units adjacent to the surf lagoon to approximately 140 is also included as part of this application.
9. The project is described in the Assessment of Environmental Effects (AEE) as follows:

The proposal is for the expansion of the ASPC to include a hyperscale artificial intelligence data centre campus, an integrated residential development including 486 units (detached dwellings, apartments and live/work units), visitor accommodation, a village centre, work-live precinct, industrial precinct, extensive riparian planting and landscaping, subdivision and ancillary activities. The proposal also involves variations to Stage 1 of the development.

The application involves a wide range of activities, and more detail is provided in section 8 of the AEE from Page 21.

Data centre:

The proposal includes the upgrade of the standardised data centre consented under Stage 1 (Data Centre Precinct 1) to an AI data centre and an additional AI data centre module (Data Centre Precinct 2) to form a hyperscale AI data centre campus precinct.

Residential Elements:

- *The Northwestern Residential Precinct consist of **82** medium - large free-hold allotments ranging in size from 263m² - 616m².*
- *The neighbourhood [Northeastern Residential Precinct) consist of **178** free-hold allotments ranging in size from 74m² - 425m².*
- *The neighbourhood [Southern Residential Precinct] consists of **81** free-hold residential allotments ranging in size from 189m² - 416m².*
- *Seven apartment buildings including a total of **120** residential units are proposed within the Village Centre Precinct.*
- ***25** live / work units are proposed within the precinct.*

Village Centre Precinct

As detailed in Pages 33-38 of the AEE, the Village Centre includes:

- Early Childcare Centre
- Wellness Centre
- Food and beverage building
- Village Market (convenience store)

Other Activities

- Water and Wastewater treatment plant
- Surf Industry precinct

Surf Lagoon and associated buildings

- *Increasing the size and layout of the surf lagoon from 2ha to 2.2ha.*
- *Rationalising the design and layout of the ancillary buildings that support the operation of the surf lagoon to meet visitor needs and ensure the primary amenities receive a greater degree of sunlight. This includes:*
 - *Replacing the three-storey lodge (GFA of 2,916m²) which included 46 accommodation units with a seven-storey hotel. The hotel will have a maximum height of 24.2m, a GFA of 24,900m² and will include:*
 - *Typical hotel amenities such as a reception and lounge, lobby, a small office, a seminar room and back-of-house amenities at ground floor;*
 - ***80** hotel rooms made up of 45 double rooms (56m²) and 35 single rooms (28m²);*
 - *An event space, bar, commercial kitchen and back-of-house amenities at level 6.*

- Replacing the single-storey surf academy and rental building (GFA of 916m²) with a single storey surf academy and first aid building (GFA of 575m²) and a single-storey surf rental building (GFA of 475m²);
- Replacing the two-storey administration, ticketing and retail building (GFA of 517m²) with a single-storey ticketing and administration and surf lounge building (GFA of 350m²), a single storey retail building (GFA of 255m²) and associated food and beverage kiosk (GFA of 45m²) to support the day - day operations and visitors needs;
- Reducing the GFA of the change building from 216m² - 215m²;
- Reducing the GFA of the two-storey restaurant building from 674m² - 575m²;
- Rationalising the layout of the carpark to improve site functionality and create an enhanced arrival experience.

Visitor Accommodation

10. A total of **57** accommodation units, hereon referred to as the ‘Stream Park Villas,’ are proposed within the Precinct. These replaced the 24 eco cabins from the Stage 1 consent.
- A Members Clubhouse located within walking distance of the Stream Park Villas is also proposed within the Precinct. The Clubhouse is a two-storey building with a GFA of 974m² that will offer shared amenities including dining, a bar, gym, pool, co-working spaces and administration facilities for the use of guests.

Solar Farm

- The application seeks to rationalise the Stage 1 solar farm layout through relocating the panels and ancillary structures within the extent of the RTN corridor as shown below in Figure 29. The application also seeks to increase the size of the solar farm from 5 - 6.5MW.

11. The application **does not** relate solely to the referred project for the reasons I set out below.
12. The application includes a Surf Industrial Precinct which, on its face, is not described in the Notice. The key issue is whether the Surf Industrial Precinct is an associated activity as referenced in the Notice or is an activity that is involved in or that supports and is subsidiary to the project as described in the Notice.
13. On one hand, the Surf Industrial Precinct could be considered an associated activity as referenced in the Notice, or an activity that is involved in or supporting and subsidiary activity to the project, because it is an activity linked to the surf lagoon. The applicant filed a legal opinion alongside its application. The applicant’s legal counsel advises that in their view that the precinct is an associated activity (and is also an activity involved in, and one that supports and is subsidiary to) the project because of its functional link to the surf lagoon.

“There is no other reason why surf industry would establish in Dairy Flat in this location other than for the presence of the surf lagoon. Equally, there is a clear reason why the surf lagoon, which is being created as a surfing hub in Dairy Flat, would benefit from the close proximity of surf industries offering various services and products directly relevant to surfers both generally and with respect to those surfers’ use of the surf lagoon at the site ”

14. The precinct’s total GFA of 3,145m² is relatively small in the context of the overall 540-hectare project, supporting the view that it is a secondary and subsidiary activity. The applicant’s legal counsel advises that the referral decision is intended to be a summary and its use of the term “associated activities” in the Notice provides the necessary scope for the surf industry precinct. The applicant’s legal counsel says this precinct fulfils a role that is supportive and subsidiary to the surf lagoon and surfing activity enabled by that lagoon and the wave-generating infrastructure.
15. However, on the other hand, several factors support a conclusion that the Surf Industry Precinct is a separate development that falls outside of the scope of the project as described in the Notice.
16. First, I note the Notice does not list “surf industry” among the core project components (AI data centre, residential units, village centre, work-live precinct, and subdivision). For completeness, the Surf Industry Precinct is a separate part of the applicant’s plans to the work-live industrial precinct, because this is shown as a separate development on the plans.
17. The applicant’s legal counsel says that the Notice is “relatively loose in its summary” to support an argument about scope. However, the EPA must decide whether the application relates solely to a project, in this case, the project as described in the Notice.
18. The Surf Industry Precinct is most connected to the Surf Lagoon component of the project. However, in the Notice, which describes the project referred under the FTAA, the referred variation regarding the surf lagoon is a small and specific change, seeking to “increase the scale of the surf lagoon’ from the Stage 1 consent. This increase is only 0.2hectares. In my opinion, such a narrow variation to a Stage 1 activity is insufficient to bring an entire 3,145m² industrial precinct into the scope of the substantive application as an associated, activity involved in or supporting and subsidiary activity.
19. While the Notice describes a variation to stage 1 to increase the scale of the surf lagoon, it does not mention the establishment of an adjacent industry. There is a lack of detail and certainty in the application to support the assertion that the surf industry precinct is either an associated activity or that it is involved in, or supports and is subsidiary to, the project as described in the Notice.

20. On balance and in consideration of the above, I consider that the Surf Industry Precinct is not an associated activity to the activities listed in the Notice, nor is it an activity that is involved in or is supporting and subsidiary to the project as described in the Notice.

Fast-track consenting application process

Legislative context

21. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
- complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.
22. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

23. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, 1 substantive applications for each stage of a project if the Minister has determined that the project may proceed in stages (either under s 21(1)(a) or s 37A). Section 42(4) lists the approvals that may be sought under the Act.
24. This application has been lodged by AW Holdings 2021 Limited. This person is an authorised person under the Act because they are the person identified as the authorised person in the referral notice of decision.
25. The approvals being sought are:
26. an approval described in section 42(4)(a), (c) or (d) (resource consent, certificate of compliance or designation);
27. A resource consent, change to or cancellation of a resource consent: **checklist A**;
- including subdivision or reclamation: **checklist A1**;
28. All of the above listed approvals are of the type set out in section 42(4) of the Act

Section 43 Requirements

29. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

30. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.

31. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.

32. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **sufficient** detail to satisfy the purpose for which it is required.

Ineligibility

33. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.

34. The list of ineligible projects includes activities:

- on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
- on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
- in a customary marine or protected customary rights area without written agreement from the rights holder/group;
- within an aquaculture settlement area without the required authorisation;
- activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
- that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977 ; or
- on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).

- That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.
- That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- That are undertaken for the purposes of an offshore renewable energy project.

35. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Fees and levies

36. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:

- Application fee in the sum of \$250,000 plus GST;
- Levy in the sum of \$140,000 plus GST; and

Consultation

37. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:

- Auckland Council for:
 - i. an approval described in section 42(4)(a) (resource consent)
 - ii. an approval described in section 42(4)(b) (change or cancellation of resource consent condition)

38. A summary of the consultation is included as Appendix 2.

Assessment of compliance for each section of each application form

39. I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.

40. My view is that the application does not comply with section 46 of the Act and should be returned to the applicant with written reasons for returning the application.

41. The aspects of the application that do not comply are as follows:

The following information is incomplete:

- i) **Project Description Alignment with the Referral Notice:** The application includes a "Surf Industry Precinct" which is not explicitly named or described in the Minister's Section 28 Notice. As the project is defined by the description in that Notice, the inclusion of this unlisted land-use precinct means the application does not relate solely to a referred project as required by section 46(2)(b)
- ii) **Checklist Item 5(1)(c):** The application fails to provide a valid confirmation that it complies with section 46(2)(b) because the proposed Surf Industry Precinct falls outside the scope of the referred project description.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	Section 8 of the Assessment of Environmental Effects (AEE), Page 21 - 60	Yes, addressed.
5(1)(b)	<p>A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to—</p> <ul style="list-style-type: none"> (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011 	Section 7 of the AEE, Page 17 - 21; Appendix 9 – Auckland Surf Park Community (ASPC) Masterplan	<p>Yes, addressed.</p> <p>See page 18 of the AEE for a map of the site. Wider context and masterplan are provided in Appendix 9.</p> <ul style="list-style-type: none"> i. At Section 16.3, Page 116 of the AEE the applicant states that “<i>It is acknowledged that the site drains to the Rangitopuni Stream tributaries and that this is a river catchment statutory acknowledgement for Te</i>

			<p><i>Kawerau ā Maki.</i>” and that “The applicant has stated that “<i>There are no other Treaty Settlement Statutory Acknowledgement areas identified on Auckland Councils GeoMaps for the application site or any adjacent properties.</i>”</p> <p>ii. “<i>There are no protected customary rights that relate to the site...</i>” (Page 120, Section 16.5).</p>
5(1)(c)	<p>Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being:</p> <ul style="list-style-type: none"> • section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid. 	<p>The Applicant, AW Holdings 2021 Limited is the authorised person. Information provided is in sufficient detail to satisfy the purpose for</p>	<p>Not addressed.</p> <p>The authorised person (AW Holdings 2021 Limited) has lodged the substantive application.</p> <p>Information is in sufficient detail to satisfy the purpose for which it is</p>

		<p>which it is required.</p> <p>The application relates solely to a referred project;</p> <p>Fees and levies will be paid upon issue of invoice.</p>	<p>required and does not involve any ineligible activities.</p> <p><i>For the reasons set out in the Scope Analysis of this memo, the application includes a Surf Industry Precinct that falls outside the referred project description</i></p> <p>The application fee and levy have been paid in full.</p>
5(1)(d) and 5(6)	<p>The full name and address of—</p> <ul style="list-style-type: none"> (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; <p>If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).</p>	<p>Section 7.1 of the AEE, Page 17; Appendix 6 – Names, Address and Contact Details for Adjacent Landowners</p>	<p>Yes, addressed.</p> <p>Names and addresses of site landowners are listed on page 17, Section 7.1 of the AEE.</p> <p>Names and addresses of adjacent landowners are provided in Appendix 6.</p>

5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	Section 8.0 of the AEE, Page 21	Yes, addressed. See Section 8, Page 21 of the AEE.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Section 8.3 of the AEE, Page 62	Yes, addressed. The AEE, at Section 8.3, Page 62, states: <i>“No other resource consents, notices of requirement for designations, or alterations to designations are required to be obtained by the applicant prior to any works commencing on the site.”</i>
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	Section 17.6 of the AEE, Page 141 - 143	Section 5: Yes, addressed Section 6: Yes, addressed Section 7: Yes, addressed See Section 17.6 of the AEE, Page 141-143. While the assessment against Section 7 is not exhaustive for every sub-clause, the focus on the most relevant matters: efficient land use, visual amenity, and climate change, is considered sufficient given that

			other factors do not specifically apply to the Dairy Flat site context.
5(1)(h) (and also clauses 5(2) and 5(3))	<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. <p>This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being:</p> <ul style="list-style-type: none"> • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and • any other requirements in any of those documents. 	Section 17.1 - 17.5 of the AEE, Page 120 - 129	<p>Yes, addressed.</p> <p>See Section 17.1-17.5 of the AEE, pages 120-141 and Appendix 8 – Rules assessment.</p>

5(1)(i)	<p>Information about any Treaty settlements that apply in the area covered by the consent application, including—</p> <ul style="list-style-type: none"> (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area 	<p>Section 16.3 of the AEE, Page 116 - 119</p>	<p>Yes, addressed.</p> <p>The AEE at Section 16.3, Page 116 states: <i>“We do not consider that any provisions of the treaty settlements are relevant as only Crown assets are involved in the redress offered, and the statutory acknowledgments are over Crown owned land only.”</i></p>
5(1)(j)	<p>A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;</p>	<p>Section 16.4 of the AEE, Page 119</p>	<p>Yes, addressed.</p> <p>The applicant has stated on p.120 of the AEE that <i>“there are no protected customary rights that relate to the site..”</i></p>
5(1)(k)	<p>Any conditions that the applicant proposes for the resource consent.</p>	<p>Appendix 60 – Stage 1 Variations to Conditions; Appendix 61 – Stage 2 LUC, DIS and WAT Conditions; Appendix 62 –</p>	<p>Yes addressed.</p> <p>See Appendix 60, 61, 62, 63, 64 and 65.</p>

		Stage 2 Staged Subdivision Conditions; Appendix 63 – Stage 2 Unit Title Subdivision Conditions; Appendix 64 – Stage 2 Conditions – Attachment 1 – Table of Reports; and Appendix 65 – Stage 2 Conditions – Attachment 2 – Table of Drawings and Plans	
5(1)(l)	if a notice under section 30(3)(b) or (5) has been received, — (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and	Appendix 5 – Section 30 Letter	Yes, addressed. A copy of the section 30 notice is provided, and the application has been lodged within three months of the date of the notice (17 Feb 2026).

	(ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.		No additional information has been provided.
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	Section 10.0 of the AEE	See below
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	Section 10.0 of the AEE	See below
6	<p>(1) The assessment of an activity's effects on the environment must include the following information:</p> <p>(a) an assessment of the actual or potential effects on the environment;</p> <p>(b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use;</p> <p>(c) if the activity includes the discharge of any contaminant, a description of—</p> <p>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</p>	Section 10.0 of the AEE - Refer to Appendix 3 for specific references for parts a - h. Appendix 60 - Stage 1 Variations to Conditions; Appendix 61 - Stage 2 LUC, DIS and WAT Conditions;	<p>Yes addressed.</p> <p>a) Section 10, Pages 77-104 of the AEE.</p> <p>b) Section 10.8, Page 83-86 of the AEE</p> <p>c) Section 10.3.6 of the AEE, Page 80, section 10.7 of the AEE, Page 82 – 83, section 10.8 of the AEE, Page 83 – 86 and section 10.9 of the AEE, Page 86 – 88.</p> <p>d) Section 10.20 of the AEE, Page 104</p> <p>e) Section 15.0 of the AEE, Page 112 – 115 and Appendix 7 –</p>

<p>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</p> <p>(d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity:</p> <p>(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:</p> <p>(f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:</p> <p>(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:</p> <p>(h) an assessment of any effects of the activity on the exercise of a protected customary right.</p>	<p>Appendix 62 – Stage 2 Staged Subdivision Conditions; Appendix 63 – Stage 2 Unit Title Subdivision Conditions; Appendix 64 – Stage 2 Conditions – Attachment 1 – Table of Reports; Appendix 65 – Stage 2 Conditions – Attachment 2 – Table of Drawings and Plans; Appendix 7 – Consultation Summary and</p>	<p>Consultation Summary and Supporting Appendices</p> <p>f) Section 15.0 of the AEE, Page 113, Appendix 7 – Consultation Summary and Supporting Appendices</p> <p>g) Appendix 60 – Stage 1 Variations to Conditions, Appendix 61 – Stage 2 LUC, DIS and WAT Conditions, Appendix 62 – Stage 2 Staged Subdivision Conditions, Appendix 63 – Stage 2 Unit Title Subdivision Conditions, Appendix 64 – Stage 2 Conditions – Attachment 1 – Table of Reports, and Appendix 65 – Stage 2 Conditions – Attachment 2 – Table of Drawings and Plans</p> <p>h) Section 16.5 of the AEE, Page 120</p>
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		Supporting Appendices;	
7	<p>The assessment of an activity's effects on the environment must cover the following matters:</p> <p>(a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:</p> <p>(b) any physical effect on the locality, including landscape and visual effects:</p> <p>(c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:</p> <p>(d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</p> <p>(e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:</p> <p>(f) any unreasonable emission of noise:</p> <p>(g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</p>	<p>Section 10.0 of the AEE - Refer to Appendix 3 for specific references for parts a - h. Appendix 56 - Landscape Visual Assessment; Appendix 57 - Urban Design Assessment; Appendix 44 - Ecological Impact Assessment; Appendix 51 - WWTP Ecological Impact Assessment;</p>	<p>Yes addressed</p> <p>a) See Section 10, Pages 77-104 of the AEE.</p> <p>b) Section 10.14 of the AEE, Page 93 - 99, Section 10.15 of the AEE, Page 99 - 100, Section 10.16 of the AEE, Page 102 - 103, Appendix 56 - Landscape Visual Assessment; and, Appendix 57 - Urban Design Assessment</p> <p>c) Section 10.9 of the AEE, Page 86 - 88, Appendix 44 - Ecological Impact Assessment; and, Appendix 51 - WWTP Ecological Impact Assessment</p> <p>d) Section 10.4 of the AEE, Page 81, Section 10.5 of the AEE, Page 81, Section 10.9 of the AEE, Page 86 - 88, Appendix 7 - Consultation Summary and Supporting Appendices, Appendix 37 -</p>

		<p>Appendix 37 – Archaeological Assessment; Appendix 51 – WWTP Ecological Impact Assessment; Appendix 34 – Detailed Site Investigation 1; Appendix 35 – Detailed Site Investigation 2; Appendix 48 – WWTP Design Report; Appendix 41 – Noise and Vibration Assessment; Appendix 42 – Construction Noise and</p>	<p>Archaeological Assessment, Appendix 44 – Ecological Impact Assessment, and Appendix 51 – WWTP Ecological Impact Assessment</p> <p>e) Section 10.3 of the AEE, Page 78, Section 10.9 of the AEE, Page 86 – 88, Section 10.8 of the AEE, Page 83 – 86, Appendix 34 – Detailed Site Investigation 1, Appendix 35 – Detailed Site Investigation 2, and Appendix 48 – WWTP Design Report</p> <p>f) Section 10.13 of the AEE, Page 91 - 93, Appendix 41 – Noise and Vibration Assessment, Appendix 42 – Construction Noise and Vibration Management Plan</p> <p>g) Section 10.7 of the AEE, Page 82 - 83, Section 10.8 of the AEE, Page 83, Appendix 31 – Stormwater Management Plan, Appendix 32 – Flooding Memorandum, and</p>
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		Vibration Management Plan; Appendix 31 – Stormwater Management Plan; Appendix 32 – Flooding Memorandum; Appendix 33 – Flooding Assessment	Appendix 33 – Flooding Assessment
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	Appendix 8 – Rules Assessment	Yes, addressed. Appendix 8 – rules assessment
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana)	N/A	N/A

	Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document		
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	N/A	N/A

CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
<p>If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.</p>			
8(1)(a)	The position of all new boundaries	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.

		Appendix 28 – Unit Title Scheme Plans	
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	Appendix 27 – Staged Scheme Plans Appendix 28 – Unit Title Scheme Plans	Yes, addressed. See Appendix 27.
8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	N/A - No beds of rivers or lakes to be vested	N/A
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and	N/A - No locations or areas of land within the	N/A

	coastal area under section 237A of the Resource Management Act 1991	coastal marine area to become common marine or coastal area	
8(1)(g)	The locations and areas of land to be set aside as new roads	Appendix 27 – Staged Scheme Plans	Yes, addressed. See Appendix 27.

If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.

8(2)(a)	The location of the area to be reclaimed	N/A - No reclamation proposed.	N/A
8(2)(b)	If practicable, the position of all new boundaries	N/A - No reclamation proposed.	N/A
8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	N/A - No reclamation proposed.	N/A

Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

Auckland Council have confirmed that in their view, the application meets the requirements of sections 42, 43, and 44 of the Act.

- 1. Consultation with Auckland Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:
 - Resource consent (section 42(4)(a) of the Act)
 - Change or cancellation of resource consent condition (section 42(4)(b) of the Act)

15 May 2026

Environmental Protection Authority (EPA)
Attention: [REDACTED]

info@fasttrack.govt.nz

Tēnā koe [REDACTED]

SUBJECT: THE AUCKLAND SURF PARK COMMUNITY – STAGE 2 – FTAA-2604-1220

Thank you for your letter dated 8 May 2026 regarding the lodgement of a Substantive Application for The Auckland Surf Park Community – Stage 2 under the Fast-track Approvals Act 2024 (FTAA).

In terms of your request as to whether the submitted documentation meets the requirements of sections 42 and 43 FTAA, and is provided in sufficient detail to satisfy the purpose for which it is required in accordance with section 44 FTAA, I note that there doesn't appear to be anything significant missing, although specialist reviews have yet to be undertaken.

Specifically, the relevant matters listed in clauses 5 to 10 of Schedule 5 appear to have been addressed in sufficient detail.

For completeness I note that this applies to both the new resource consent applications and the applications to change or cancel the conditions of the consents granted for Stage 1 under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Additionally, I confirm that the written notice under Section 30(3)(b)/30(5) FTAA, dated 17 February 2026, remains accurate as of 15 May 2026.

If you have any questions or require further clarification, please do not hesitate to contact me.

Nāku nei, nā



Warwick Pascoe
Premium Project Lead
Premium Resource Consents
Auckland Council

[REDACTED]