
MINUTE 3 OF THE EXPERT PANEL
Panel Overview Conference and Request for further information
Auckland Surf Park [FTAA -2606-1246]
24 September 2026

[1] The purpose of this Minute is to record that an online briefing from the applicant occurred on the 18th of September at 10am and to request further information from the applicant.

[2] The Panel requests from the Applicant, under section 67 of the FTAA, the following information:

Eastern subdivision

[3] Please explain the intended purpose and associated future development framework (if the lots are not intended for FUZ-zone uses) for the vacant subdivision lots east of the proposed Data Centre, and provide an assessment of that in terms of potential environmental effects and the plan framework.

North-west residential lots

[4] Please provide additional analysis of the requirements that would apply to the north-western residential area in terms of what parameters would be "fixed" through the proposed consent, and what would be "flexible" but subject to third-party certification (for example, could a lot purchaser seek to exceed the applicable building height limit as part of the certification process?)

[5] Please provide additional analysis of the proposed residential lot

development requirements in terms of what items or matters relate to the Council's statutory monitoring obligations, and what matters are purely related to the developer's / private design preferences or vision for the development.

[6] Please provide comment as to the extent to which thought or discussion has taken place to date regarding whether there is a preference for the currently proposed 'Residential Development Controls' (set through conditions of consent to ensure compliance with key bulk and location minimum standards), or have options been considered where reliance could be predominantly placed upon compliance with AUP Zone standards / development controls (which could similarly be referenced through consent conditions to ensure compliance)?

Commercial centre

[7] Please explain the development strategy and envisaged development path for the commercial centre in terms of the roll out and timing of commercial GFA relative to the establishment of the new residential neighbourhood. Please include the following in the response:

- a) identify the extent to which and timeframe over which new residents within the neighbourhood are likely to need to visit other existing commercial centres to meet their daily needs?
- b) would the commercial centre include activities that could draw in customers from beyond the neighbourhood such as for example a supermarket?
- c) is the developer planning to subsidise or incentivise initial commercial operators (i.e. a cafe or corner shop) in the earliest stages of development when the residential population will be lowest?

School student generation

[8] Please identify the likely generation of school students within the

development and the closest primary and secondary school options available, and provide an assessment of how students will access at least those facilities.

[9] Please explain what consultation (if any) has occurred in terms of the timing and nature of local passenger transport services within the development (other than a potential future RTS service) to meet the needs of the new community and in particular school-related travel.

Earthworks

[10] (Section 8.2.3 of AEE) - Are these total volumes / truck movements for the full development as a whole, or are these 'Stage 2' volumes / truck movement numbers (e.g. separate from / additional to those already considered under the Stage 1 approval / decision)? It was clear during the site visit that enabling earthworks for Stage 1 are well underway.

Groundwater Take and relationship to Data Centre/s

[11] (Section 8.2.5) - Please clarify the relationship between the proposed water take volumes and the water needs for the data centre/s. Does the proposed water take intend to account for 100% of the water supply needs for the proposed data centre/s? Is there any understanding/ detail that can be provided with regard to the battery cooling method/s which would be used within the data centre/s (e.g. are they intended to be water-cooled)? Is there an understanding of the potential water demand specific to the data centre/s, which can be considered alongside / as a component of the total proposed water demand to serve the wider site development and activities?

Solar farm and relationship to Data Centre/s

[12] Is it intended that the power generation from the solar farm will meet the full power needs of the various activities / uses proposed through the Stage 2 application, including the full power supply needs for the data centre/s? If the AT

designation was to proceed over time into a project - is there an understanding of how much of the proposed solar farm / power generation may be lost to make way for the RTN? How would it be intended / proposed to make-up this 'shortfall' in power supply in order to continue to meet the ongoing power needs of the various other activities and the data centre/s?

[13] In accordance with section 67(2) of the Act the applicant must:

- (a) Provide electronic copies of the information or report requested; or
- (b) Advise the EPA, with reasons that you decline to provide the information or report requested.

[14] Please provide the further information to the EPA at info@fasttrack.govt.nz by **8 October 2026**.

[15] If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

[16] Please note that the information will be made available on the Fast-track website.



Claire Kirman

Auckland Surf Park Expert Panel Chair