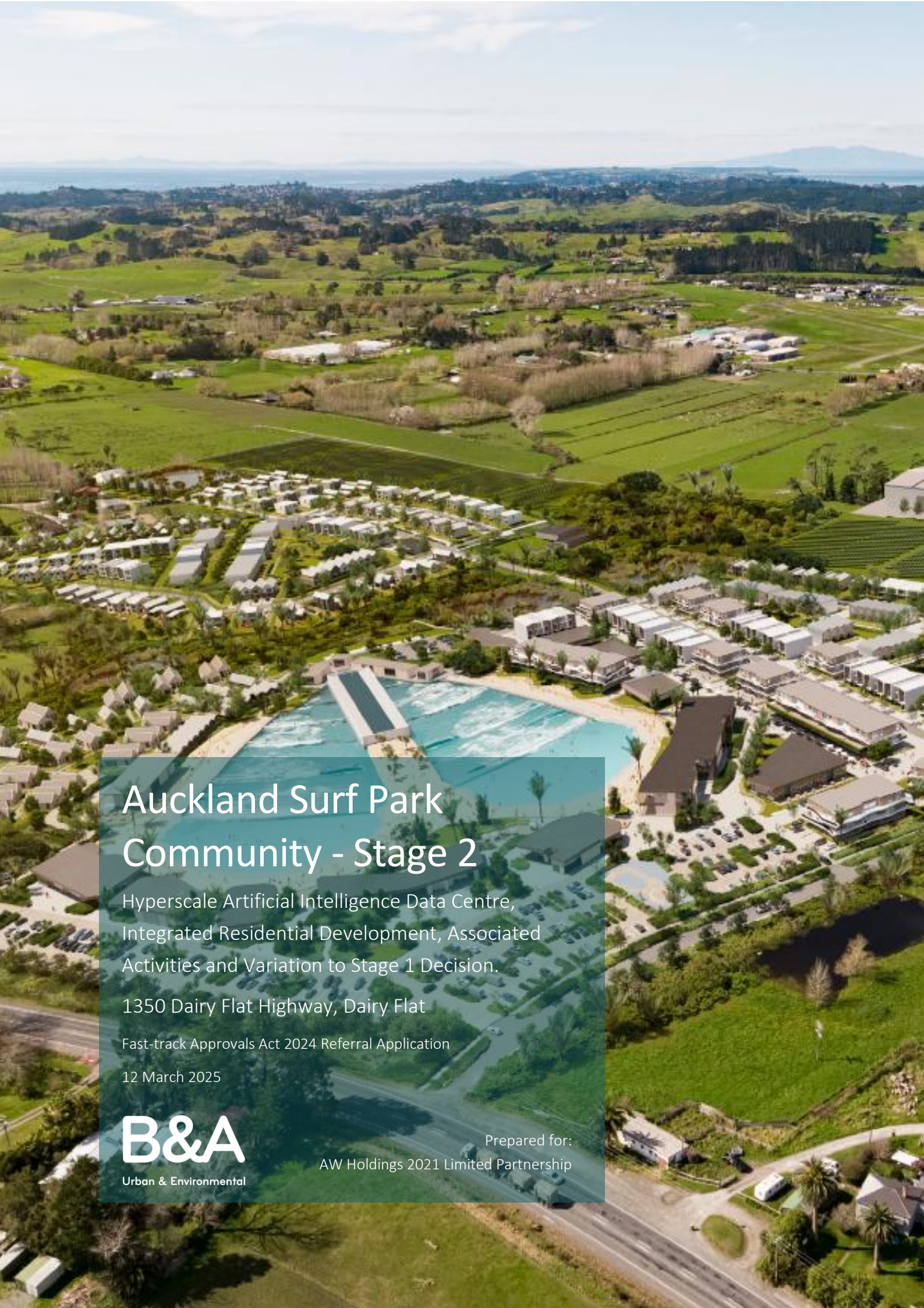

Auckland Surf Park Community - Stage 2

Hyperscale Artificial Intelligence Data Centre, Integrated Residential Development, Associated Activities and Variation to Stage 1 Decision.

1350 Dairy Flat Highway, Dairy Flat

Fast-track Approvals Act 2024 Referral Application

12 March 2025

B&A
Urban & Environmental

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1.0 Executive Summary

This report is submitted in support of the applicant's application to the Environmental Protection Authority (EPA) for referral of the Auckland Surf Park Community Stage 2 project to the Fast-track Approvals Act.

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. The proposal also involves variations to Stage 1 of the development.

This report has been prepared in accordance with the requirements of the Fast-track Approvals Act 2024 ('FTAA'). The FTAA is part of the Government's response to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

During the development of the proposal, the applicant and its representatives have undertaken consultation with Auckland Council. Consultation was also undertaken with Mana Whenua authorities as well as the Administering Agencies, which in this case is the Ministry for the Environment. The objective of this consultation was to discuss the proposal and infrastructure proposed to service the development, understand any issues that may exist with the site, locality and development as well as the information requirements needed for the application. This consultation meets the requirements of s11 of the FTAA.

The proposal requires resource consent under the Auckland Unitary Plan: Operative in Part 2016 (AUP(OP)) any may require consent under the National Environmental Standards for Freshwater 2020 (NES-F) and the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

This application and Assessment of Environmental Effects (AEE) has been prepared in accordance with s13 of the FTAA and provides a description of the proposal and explains how the project is consistent with the purpose of the Act. We also provide a high-level assessment of actual and potential effects on the environment consistent with the requirements of Schedule 5 of the FTAA.

1.1 Background

1.1.1 Stage 1 Fast-Track Approval

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) website[1] and is included as **Attachment 14**.

The consented development is shown below in **Figure 1** and comprises of:

- 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;

[1] https://www.epa.govt.nz/fast-track-consenting/referred-projects/auckland-surf-park-community/decision/

- A standard data centre;
- Roading including the collector anticipated by the structure plan; and
- Three waters infrastructure.

Figure 1: Auckland Surf Park Community Stage 1 Masterplan. Source: Warren and Mahoney.

2.0 Site Context

2.1 Site Description

The subject Site, hereon referred to as the Site, is located east of Dairy Flat Highway, west of Postman Road and the North Shore Airport as shown in **Figure 2.** The site is irregular in shape, encompasses a total land area of approximately 54ha and is made up of the following title areas:

- 1350 Dairy Flat Highway - Lot 2 Deposited Plan 605825 (26.4534ha)
- 1320 Dairy Flat Highway - Lot 4 Deposited Plan 66181 (4.42ha)
- Lot 1 Deposited Plan 605825 (4ha)
- Lot 15 Deposited Plan 65979 (12.2083ha)
- 105 Lacelles Drive - Lot 2 Deposited Plan 151504 (4.9255ha)
- 89 Lascelles Drive – Lot 1 Deposited Plan 151504 (2.0817)

Figure 2: Site Locality Plan. Source: Emaps.

The Site has a road frontage of 250m on Postman Road and 300m on Dairy Flat Highway.

In respect of the AUP(OP), the Site is zoned Future Urban Zone (FUZ) and is within the Rural Urban Boundary (RUB) as demonstrated within **Figure 3**. The FUZ is a transitional zone applied to greenfield land that has been identified as suitable for urbanisation.

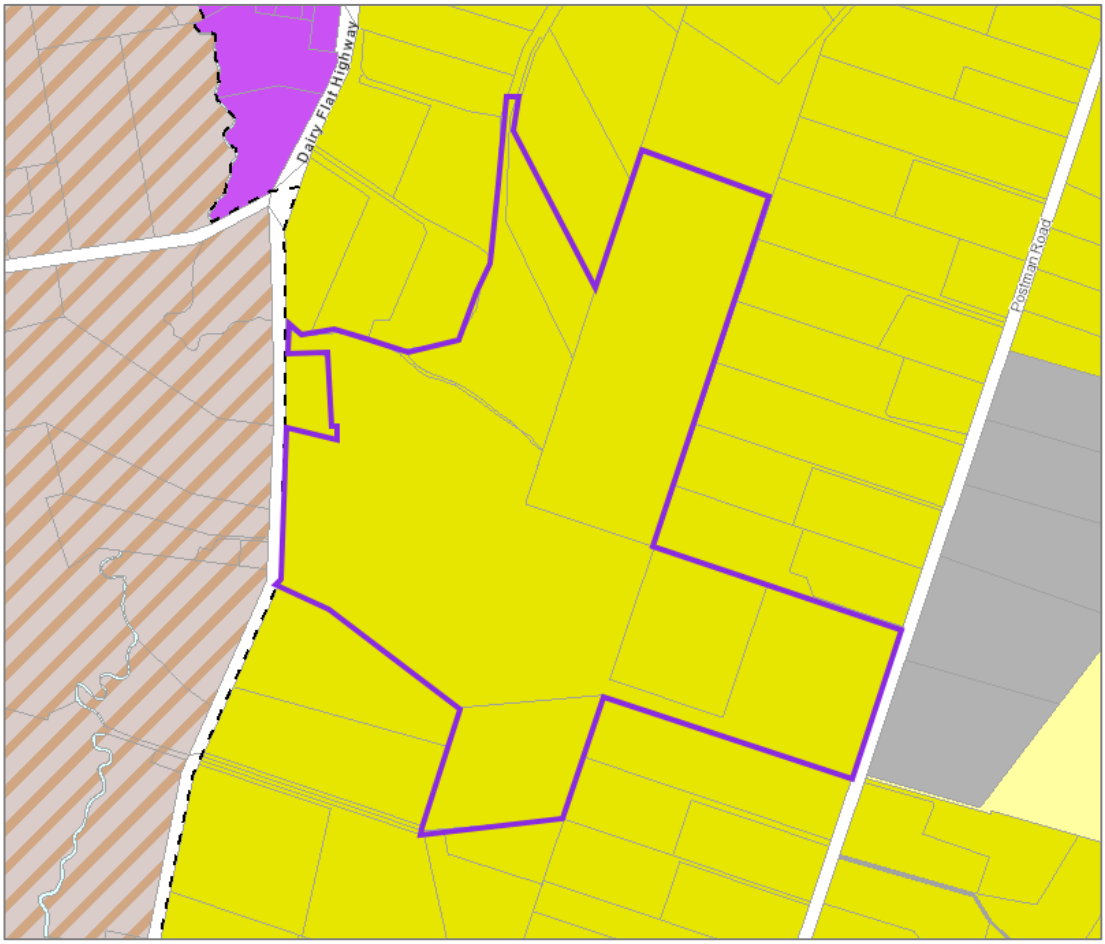

Figure 3: AUP(OP) Site Zoning. Source: Auckland Council Geomaps.

The Site is subject to the Silverdale West Dairy Flat Industrial Area Structure Plan 2020 (Structure Plan) as shown in Figure 4. The Structure Plan has been developed by Auckland Council to inform the rezoning of the land for urban activities and demonstrates how the Site and wider area could be developed in a comprehensive manner.

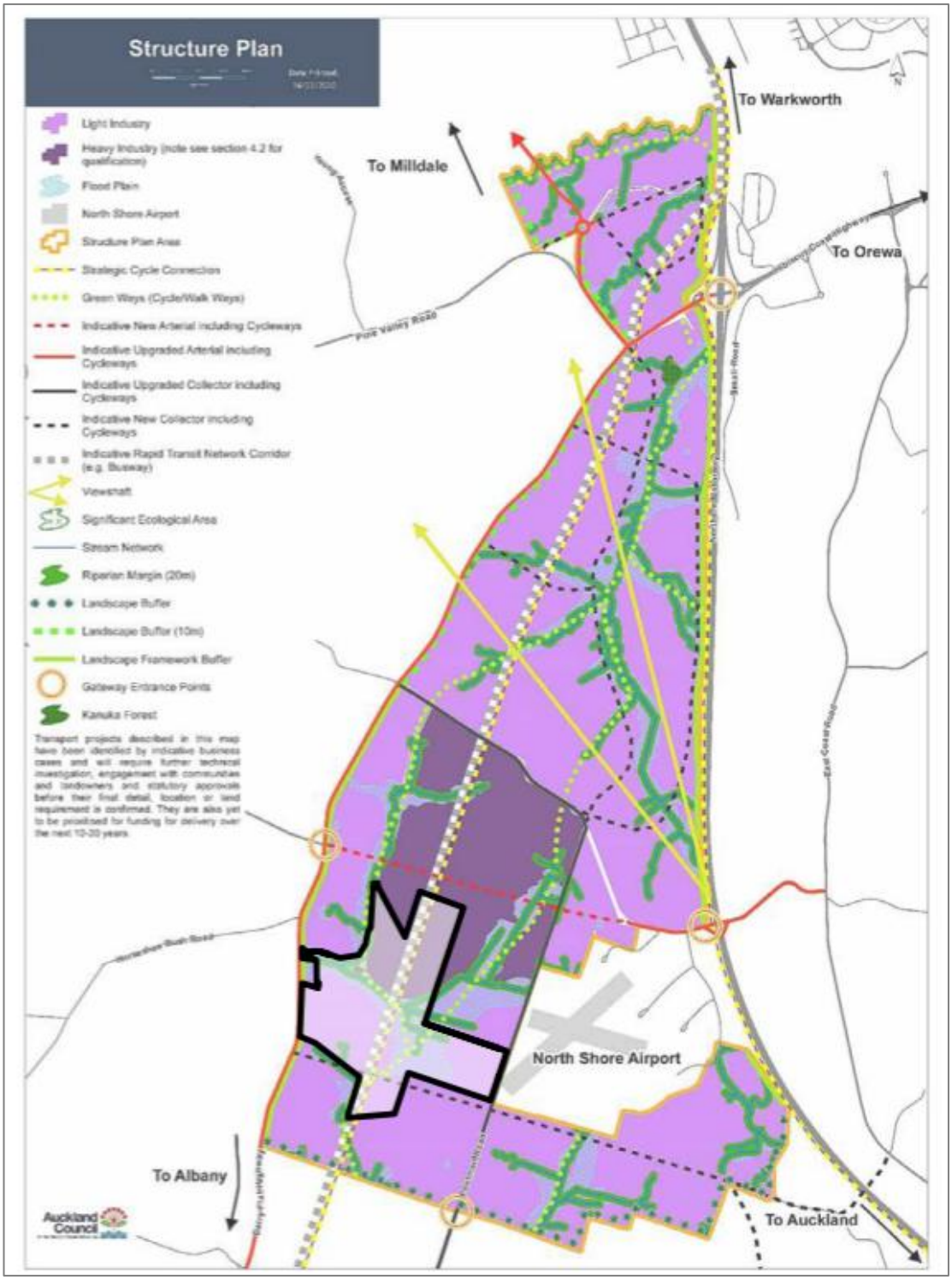

Figure 4: Silverdale West Dairy Flat Industrial Area Structure Plan 2020. Source: Auckland Council & Studio Pacific Architecture.

The Structure Plan identifies an Indicative Rapid Transit Network (RTN) Corridor and Strategic Cycle Connection running through the Site generally in a north-south alignment. The Notice of Requirement for the RTN was approved on 23 January 2025 and has since been appealed by multiple parties.

An indicative new collector road has been identified along the southern boundary of the Site, and north of the Site an indicative new arterial road has been shown on the Structure Plan.

The Site is currently accessed by Dairy Flat Highway to the west and Postman Road to the east. The Site is approximately 4 km south of the Silverdale interchange with SH1. Both Dairy Flat Highway and Postman Road have a speed limit of 80kph, with a road reserve width of 20m, with shoulders and swales on both sides. There are no footpaths or cycling facilities near the site.

In terms of existing infrastructure, the Site is primarily in rural productive use and is not currently served by any primary wastewater or water infrastructure networks. Infrastructure is provisioned for the development area as part of the Structure Plan; however, this is not anticipated to be developed until 2048. The wastewater infrastructure included in the Structure Plan includes a new public pump station located adjacent to the Site and a rising main to a gravity network located on Dairy Flat Highway to new pump stations in the Wainui area. These connect to the Army Bay Wastewater Treatment Plant.

The topography of the Site gently declines from the western Dairy Flat Highway boundary, before flatting out throughout the middle of the Site and inclining gently to the eastern boundary with Postman Road and toward the northern boundary.

In terms of vegetation, the Site currently consists of large areas of pasture which reflects the current use of the Site for rural productive grazing. Paddocks are interspersed with a number of isolated exotic trees, exotic shelterbelt planting including pine and cypress through paddocks and along the Dairy Flat Highway frontage, stock ponds with areas of exotic vegetation, and an existing dilapidated farmhouse and farm buildings. Historically, the Site would have been home to pūriri forest, although evidence suggests that the Site and area have been devoid of native vegetation for the last 80 years. Sporadic tī kōuka (cabbage tree, Cordyline australis) are scattered through the hedgerows.

In terms of native species, permanent native birdlife is limited to pukeko. Exotic plague skinks are likely to be present within the Site; this species is not protected and is listed as an 'Unwanted Organism' under the Biosecurity Act 1993. The native bat habitat availability within the Site has been assessed as being low.

In terms of freshwater ecological features, the Site contains a number of constructed ponds and drainage channels. However these features are not putative natural inland wetlands under the NPS-FM.

A tributary stream to the Rangitopuni Stream traverses the Site along the northern boundary. The stream has been highly modified to drain the land for agricultural use through the construction of contributing farm channels. The stream has been modified through straightening and deepening, has low riparian vegetation integrity, low hydrological heterogeneity, very low habitat diversity and presents brown opaque water.

The Site has not been identified as a Significant Ecological Area (SEA). The closest SEA is located approximately 1.6km to the south of the Site

The following additional restrictions apply to the site under the AUP (and shown in Figure 5 in Appendix 1):

- Infrastructure: Airport Approach Surface Overlay - North Shore Airport;
- Infrastructure: Aircraft Noise Overlay - North Shore Airport - outer control boundary (55dBA);
- Infrastructure: Aircraft Noise Overlay - North Shore Airport - air noise boundary (65dBA); and,
- Controls: Macroinvertebrate Community Index – Rural

3.0 Proposal

3.1 Overview

The Stage 2 Masterplan builds upon the foundational elements of Stage 1, introducing key developments that enhance the park's functionality, community focus. The masterplan expands on Stage 1 through the inclusion of additional land holdings to the north and south of the 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 Masterplan is shown below in **Figure 5**. A summary of the key elements of the Stage 2 proposal are set out below:

- A hyperscale artificial intelligence data centre campus;
- Northern and southern residential neighbourhoods;
- Village centre;
- Live-work precinct;
- Accommodation; and
- Associated infrastructure.

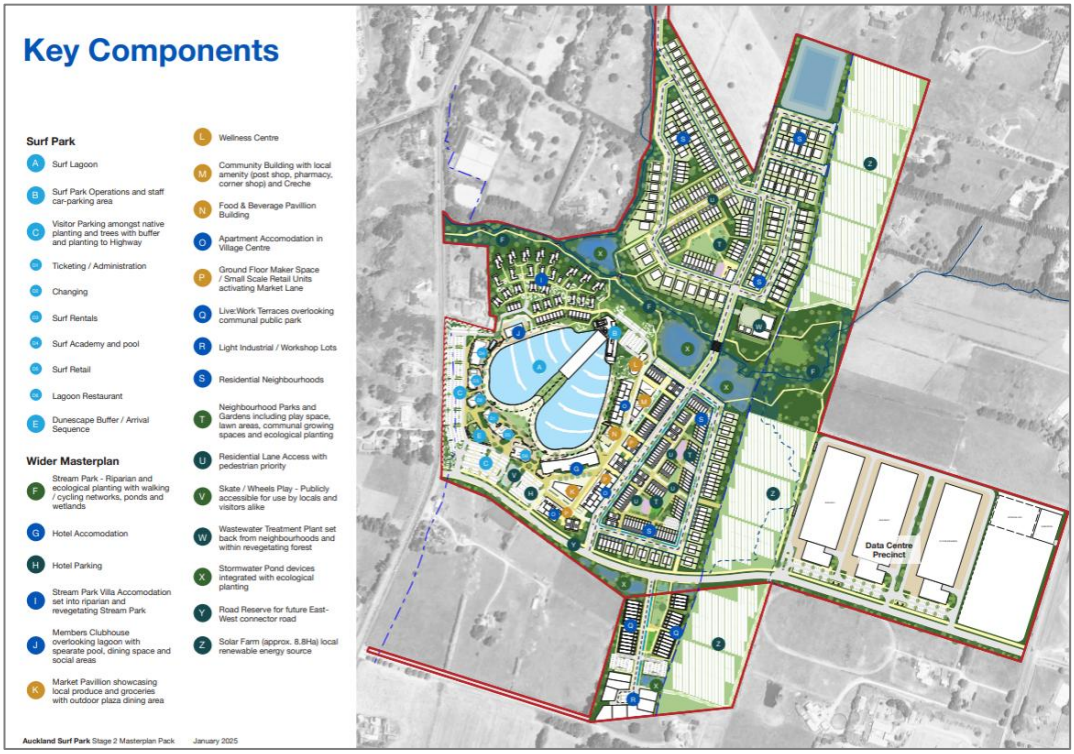

Figure 5: Auckland Surf Park Community Masterplan. Source: Studio Pacific Architecture (Attachment 4).

A more comprehensive overview of the Stage 2 proposal is provided below in section 3.2.

The proposal also includes variations to the Stage 1 development. A copy of the original Stage 1 application can be viewed on the Environmental Protection Authorities (EPA) website[2]. The variation seeks to rationalise the existing site layout and incorporate the additional elements included within Stage 2.

3.2 Detailed Proposal

3.2.1 Hyperscale Artificial Intelligence Data Centre Campus

The proposal includes the replacement of the data centre consented under Stage 1, with a hyperscale AI data centre campus consisting of three data centre buildings.

Data centres are critical pieces of telecommunications infrastructure for modern economies, by allowing businesses to store and process their data at purpose built, large, secure climate-controlled facilities. An AI data centre facility specifically designed to handle the high computational demands of AI workloads, providing the necessary infrastructure to train, deploy, and run complex machine learning models and algorithms, typically equipped with powerful servers, advanced storage systems, and specialized hardware accelerators to process massive amounts of data efficiently.

There is an increasing demand for digital services (in particular AI services) across the country, including within rural communities. The data centre will meet local users demands and will meet the future demand that will be required to implement the Structure Plan.

Similar to Stage 1, the data centre campus will provide for opportunity for waste heat capture and re-use, creating a highly sustainable model for data centres. Conventionally, data centres perform well in terms of efficiency and sustainability, however they have struggled to find a market for the waste heat from their servers due to the relatively low temperature of the waste heat. With temperatures that range from 30°C to 40°C, it is too low to be converted into electricity, or to be recirculated through district heating networks. However, within the surf park environment, the waste heat generated through the operation of the data centre 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

[2] https://www.epa.govt.nz/fast-track-consenting/referred-projects/auckland-surf-park-community/the-application/

experience and increased year-round usage. This symbiotic relationship is demonstrated below in Figure 8.

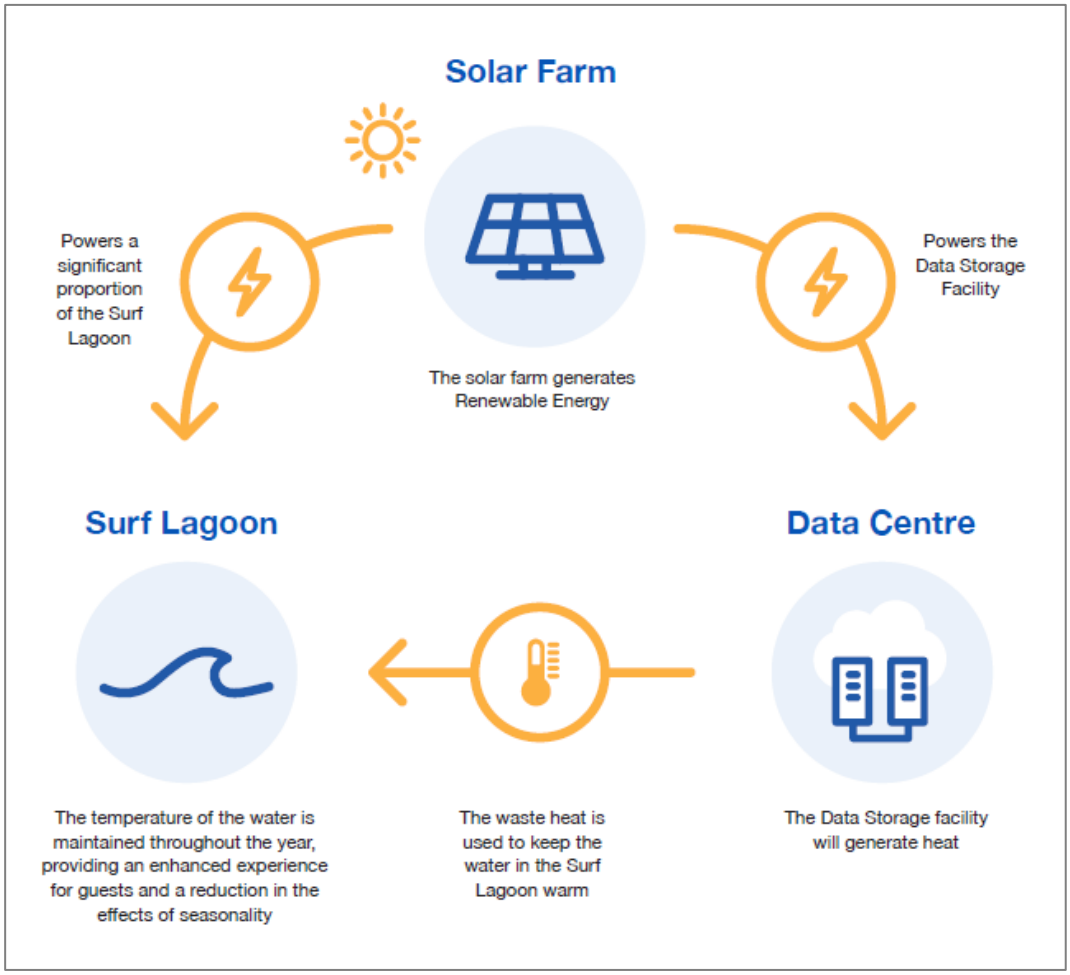

Figure 6: The symbiotic relationship of the surf lagoon, solar farm and data centre. Source: Studio Pacific.

3.2.2 Integrated Residential Development

The proposal includes residential neighbourhoods within the northern and southern portions of the site. The residential neighbourhood have been designed to support a diverse and inclusive community, offering a variety of living options that reflect the needs of different lifestyles and life stages. A detailed analysis of the potential community members that have been considered in generating the over-all neighbourhood strategy has been provided within the Masterplan, in summary the following groups have been considered:

- Surfers and adventurers
- Weekenders and remote workers
- International visitors
- Entrepreneurs and start-ups
- Young professional
- Families

- Active agers

The residential yield anticipated by the Masterplan is approximately 400 units.

Northern Neighbourhood

The northern neighbourhood celebrates the natural environment while offering a variety housing options including a mix of standalone dwellings around the periphery of the site, duplexes and townhouses within the centre and terraced dwellings within the core. The indicative layout of the northern neighbourhood is shown below as Figure 7.

Figure 7: Indicative layout of the northern neighbourhood. Source: Studio Pacific.

The neighbourhood includes a range of communal areas throughout including shared gardens, play areas and open lawn. Pedestrian priority streets and shared pathways promote safety, walkability and accessibility throughout the neighbourhood.

Access northwards visa Lascelles Drive has been retailed and a future link, however, the primary access to the northern neighbourhood will be via the collector and village roads.

Southern Neighbourhood

The southern neighbourhood is a vibrant residential area designed to foster a strong sense of community while offering a variety of higher density housing options. The indicative layout of the southern neighbourhood is shown below as Figure 8.

Figure 8: Indicative layout of the southern neighbourhood. Source: Studio Pacific.

Figure 9: Architects impression of the southern neighbourhood. Source: Studio Pacific.

The housing options within the southern neighbourhood include a range of duplexes and larger townhouses around the perimeter and townhouses and walk-up apartments within the centre of the site; adjacent to Market Lane. The layout encourages walkability and connection, with residents able to easily access nearby amenities, green spaces and the Surf Lagoon.

The southern neighbourhood adjoins the solar farm to the east and includes a generous native buffer that reinforces the landscape character of the overall development. The masterplan also anticipates the construction of NoR 1. There is future possibility for a stop adjacent to this neighbourhood, providing enhanced accessibility and integration with the transport network.

Village Centre

The Village Centre is the community heart of the Stage 2 masterplan. The indicative Village Centre layout is shown as **Figure 10** below.

Figure 10: Indicative Village Centre layout. Source: Studio Pacific.

The centre offers a mixed-use, vibrant and relaxed environment that seeks to foster community connection and activity as shown in **Figure 11.**

Figure 11: Architects impression of the village centre. Source: Studio Pacific.

Centred around a village square and market plaza, the village features a community precinct to the north that provides essential local amenities to meet the everyday needs of residents such as a postal service, grocer, pharmacy and creche. Further north, the village includes a wellness centre for access by both lagoon users and others. The village also includes residential development across apartment and townhouse typologies. It is envisaged the retail will be provided at ground floor.

The Village Centre streetscape priorities pedestrians with wide walkways and street greening,

Live-work Precinct

The live-work precinct is a dynamic hub located south of the collector road as shown below in Figure 12. The precinct offers a mix of residential, commercial and light industrial spaces that will cater to a diverse range of lifestyles and business needs.

Figure 12: Indicative layout of the Live-work Precinct. Source: Studio Pacific.

It is considered that the proximity to the Surf Lagoon, Village Centre and communal amenities will make the live-work precinct an attractive and highly functional place for entrepreneurs, small business owners and created.

South of the live-work precinct, a larger industrial lot (400 – 500m2) development area is proposed.

Landscaping and street-greening are incorporated throughout the precinct, ensuring inviting character that aligned with the broader vision of the Surf Park Community.

3.2.3 Landscaping & Ecological Restoration

As shown in **Figure 13** below, the vegetation strategy builds upon the fundamentals of the Stage 1 development and includes:

- Extensive native restoration planting is proposed across the extent of the subject Site. Anchor species include Puriri, Karaka, Kohekohe and Kahikatea which in turn provide fruit and nectar for Kererū and Tūī as well as habitat for native birds such as Pīwakawaka (fantail), Ruru (morepork), Kōtare (kingfisher).
- A wide range of native riparian and wetland species are proposed to contribute to the restoration and enhancement of the freshwater ecological values associated with the stream and constructed wetlands.
- Native buffer planting is proposed around the perimeter of the Site and adjoining the solar farm to create an ecological edge, mitigate potential visual impacts from surrounding sites, and provide for a strong buffer between adjoining land-uses.

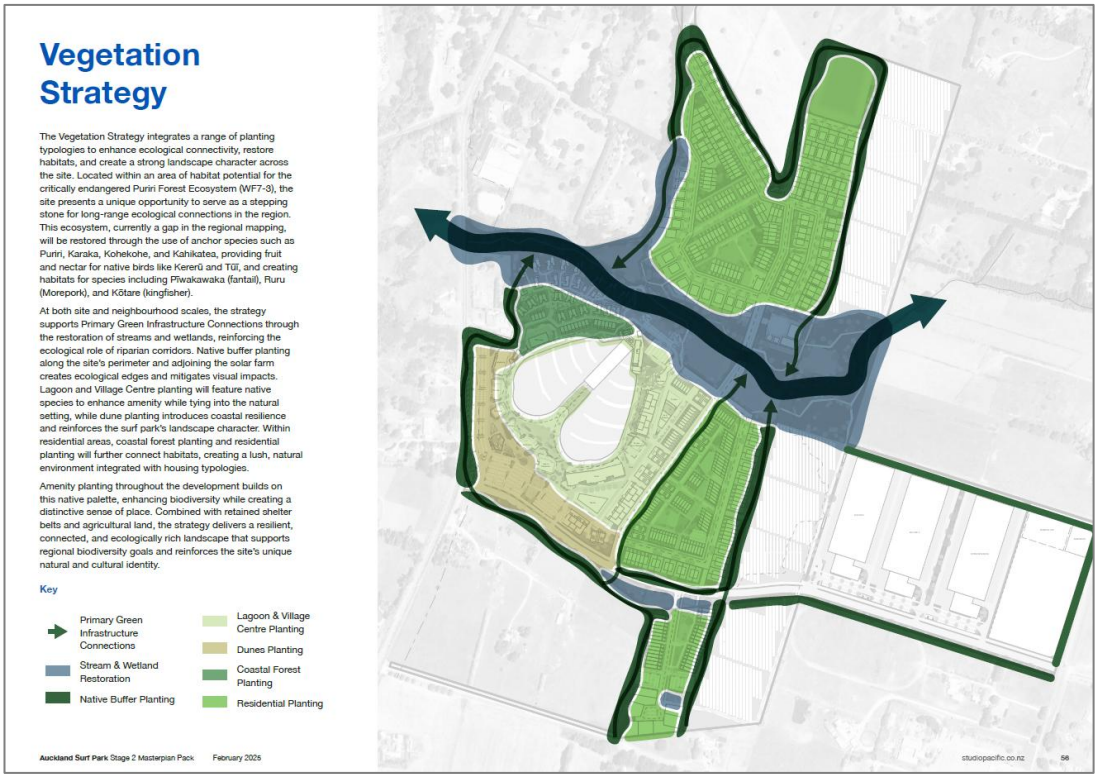

Figure 13: Vegetation Strategy. Source: Studio Pacific.

3.2.4 Infrastructure

3.2.4.1 Roading and Access

The proposed roading and access arrangement is set out within the Transport Memorandum (Attachment 7). In summary, the proposal includes the following key roading arrangements:

- The completion of the collector road to Postman Road from Dairy Flat Highway as envisaged by the structure plan to account for increased trip generation (including that associated with PPC103).
- A north – south spine road to act as the main access to the northern and southern residential neighbourhoods. The road will be designed to be vested.
- All remaining roads may either remain in private ownership or be designed to be vested.
- The site layout and roading arrangement will continue to integrate with the levels and design of NoR 1 (RTN) and NoR 8 (Dairy Flat Highway Road Widening). A varied s176/178 approval will be sought from New Zealand Transport Agency for the establishment of the solar farm when the project develops.
- The proposal will provide for a future opportunity for a RTN station adjacent to the proposed village centre as described above.

3.2.4.2 Three Waters

The proposed three-waters strategy for the Site is set out in the Infrastructure Memorandum (Attachment 6). By way of summary, the follow strategies are proposed.

Stormwater

There is currently no public stormwater infrastructure within the Site or available for connection at the boundary.

Stormwater treatment for the site's impervious areas will be by way of water quality devices designed in accordance with GD01 for the relevant contaminants, including a combination of, but not limited to, raingardens, grassed/vegetated swales, off-line wetland, or other equivalent devices.

A Stormwater Assessment was prepared for the Stage 1 development. The key recommendations of the assessment will be adopted into the Stage 2 proposal. The key recommendations include:

- Management of existing watercourses and replanting or riparian zones;
- Addressing stream hydrology through retention and detention;
- Management of large rainfall events including 10% and 1% AEP events through provision of primary and secondary networks;
- Identification of flood risks and preparation of a flood hazard assessment;
- Design of overland and secondary flow paths including the use of culverts to safely convey flows;
- Mitigation of existing and future flood hazards through a combination of provision of additional storage within the flood plain, through earthworks within the flood plain, attenuation ponds, and flood modelling to ensure flooding does not increase on upstream/downstream properties;
- Ensuring residential development is contained outside of flood plans and adoption of minimum freeboard.

Water supply

There is currently no public water supply connection available at the Site.

A number of on-site water supply options are proposed including:

- Streamtake (on-site or off-set where high flows are greater);
- Rainwater harvesting;
- Bore water; and,
- Effluent from wastewater plant for non-potable uses.

Future provision has also been made to connect to the public supply located approx. 3km away from the site as envisaged by the Structure Plan. A connection to the public network could meet the entire demand of the development or offset peak demand in addition to the on-site methods set out above.

Wastewater

There is currently not public wastewater connection available at the Site.

The proposal includes private on-site wastewater treatment. Several different systems could be utilised including:

- Land disposal systems (primary or secondary treatment) with dripline or spray dispersal, compliant with Auckland Council GD06 standards;
- Package treatment plants, such as membrane bioreactor (MBR), moving bed biofilm reactor (MBBR), or similar technologies; and
- Water recycling/reclamation systems to integrate sustainable practices.

These modular systems can be scaled overtime to meet development needs.

As the surrounding area is urbanised over time, it is anticipated that a public wastewater connection will become available. For this reason, provision has been made to allow for a future public pumpstation within the development. The pumpstation would eventually discharge to Watercare's Army Bay treatment plant (once up-graded).

3.2.4.3 Power and Telecommunication

Vector has confirmed that the project's power needs can be met.

Chorus have confirmed that they are able to extend their network to provide connection.

3.3 Variation to Stage 1

The Stage 1 variation seeks to rationalise the existing site layout while incorporating the additional elements included within Stage 2. The primary changes include:

- Increasing the size and layout of the surf lagoon from 2ha to 2.3ha;
- Rationalising the layout of the existing surf lagoon amenities so that primary amenities (restaurant, lodge and market) receive a greater degree of sunlight;
- Rationalising the layout of the carpark to improve site functionality and achieve a greater arrival experience;
- Increasing the number of accommodation units from 70 - 140 to improve the economic feasibility of the development;
- Partially relocating the solar farm to make better use of the land sterilised by the NoR 1 designation. Relocating the solar farm has also allowed for its expansion; increasing energy generation from 8,400MWh – 10,900MWh and thereby offsetting an additional 9,000 tons of CO^2 each year.

4.0 Reasons for Consent

4.1 Auckland Unitary Plan (Operative in Part)

At this stage, we understand consent will be required under the rules listed below. This list is not exhaustive and is based upon the information available to date. Further consent triggers may be identified as the proposal develops.

Future Urban Zone

- Pursuant to Rule H18.4.1(A2), new buildings have the same activity status and standards as applies to the land use activity, new dwellings are a **non-complying activity** pursuant to H18.4.1(A2)
- Pursuant to Rule H18.4.1(A28), the construction of approximately 400 dwellings across five title areas is a **non-complying activity.**
- Pursuant to Rule H18.4.1(A38), the proposal to establish restaurants is a **discretionary activity**.

Subdivision

- The proposal involves the subdivision of land within the 1% AEP floodplain. This is a **restricted discretionary activity** pursuant to E39.4.1(A8).
- The proposal involves subdivision which does not meet the standards in E39.6.1. This is a **discretionary activity** pursuant to E39.4.1(A9).
- The proposal involves subdivision for open spaces, reserves and roads in the FUZ. This is a **discretionary activity** pursuant to E39.4.3(A28).
- The proposal involves subdivision in the FUZ not provided for in Tables E38.4.1 or E39.4.3. This is a **non-complying activity** pursuant to E39.4.3(A29).

On-site and Small-Scale Wastewater Treatment and Disposal

- Pursuant to Rule E5.4.1(A6) the discharge of wastewater on-site disposal is a **discretionary activity.**

Taking, Damming and Diversion of Water and Drilling

- Pursuant to Rule E7.4.1(A9) take and use of surface water within 'all zones' is a **discretionary activity.**

Discharge and Diversion

- Pursuant to Rule E8.4.1(A10) the diversion and discharge of stormwater runoff from impervious areas not otherwise provided for is a **discretionary activity.**

Stormwater Quality

- Pursuant to Rule E9.4.1(A6) development of a high contaminant generating carpark is a **controlled activity.**

Earthworks

- Pursuant to Rule E11.4.1(A5), earthworks outside of the Sediment Control Protection Area is a **restricted discretionary activity**.
- Pursuant to Rule E11.4.1(A5), earthworks greater than 50,000m^2 where land has a slope of less than 10 degrees outside a Sediment Control Protection Area is a **restricted discretionary activity**
- Pursuant to Rule E11.4.1(A9), earthworks greater than 2,500m^2 within the Sediment Control Protection area is a **restricted discretionary activity**

Pursuant to Rules E12.4.1(A6) and (A10) the proposal to undertake cut / fill greater than 2,500m^3 is a **restricted discretionary activity**.

Infrastructure

- Pursuant to Rule E26.2.3, a data storage network utility is a **discretionary activity.**
- Pursuant to Rule E26.2.3(A63) the proposed solar farm meets the definition of 'other electricity generating facilities. 'Other electricity generating facilities' in the FUZ are a **discretionary activity.**
- Pursuant to Rule E26.2.3.1(A55), stormwater detention/retention ponds/wetlands are a **controlled activity.**

Transport

- Pursuant to Rule E27.4.1(A3), the generation of more than 100vph is a **restricted discretionary activity**.

Contaminated Land

- Pursuant to Rule E30.4.1(A6), the potential discharge of contaminates onto the land not meeting Standard E30.6.1.2 but meeting Standard E30.6.2.1, is a **controlled activity**.

Hazardous Substances

- Pursuant to Rule E31.4.1(A7), (A91) and (A101) the proposed data centre involves diesel powered generators with associated fuel storage exceeding the permitted, control and restricted discretionary thresholds are a **discretionary activity**.

Flooding and Natural Hazards

- The proposal involves infrastructure on land subject to overland flow paths and the 1% AEP floodplain. This is a **restricted discretionary activity** pursuant to Rule E36.4.1(A56).

4.2 Other Approvals

4.2.1 Section 127 of the Resource Management Act (RMA)

The consent sought is for a change of conditions to an existing consent under section 127 of the RMA, as such, pursuant to section 127(3)(a), this application for a change of conditions is a **discretionary activity.**

5.0 Assessment of Effects on the Wider Environment

The following sections set out an assessment of wider effects of the proposal, and it is considered that effects in relation to the following matters are relevant:

- Earthworks;
- Infrastructure;
- Flooding;

- Ecology;
- Reverse Sensitivity;
- Archaeology; and,
- Cultural Values

These matters are set out and discussed below.

5.1.1 Earthworks

During construction, erosion and sediment control measures will be utilised to avoid an adverse environmental effect. All proposed sediment and erosion control measures will be designed in accordance with the Auckland Council's GD05.

Any adverse dust effects can be appropriately managed with standard conditions of consent.

In respect of stability, the Site is generally flat and therefore slope stability is not of a concern. At this stage, it is understood that the proposed development does not include any major cuts or creation of slopes, hence slope stability is not further considered. Retaining structure or batters to a safe gradient will be considered if the cut heights change during the detailed design phase.

On the basis of the above, it is considered that any adverse effects associated with earthworks can be managed in that they will be less than minor.

5.1.2 Infrastructure

Details of the proposed infrastructure services such as stormwater, wastewater, water supply and utilities are outlined above and further detailed within the Infrastructure Memorandum (Attachment 6).

Their engineering reports confirm that the Site is able to be adequately serviced now, and in the future when the public network becomes available.

5.1.3 Flooding

In respect of flooding, the Stage 1 model demonstrated that effects associated with MPD within the catchment can be appropriately managed through maintaining freeboard above the MPD 1% flood event including climate change.

With the adoption of the key recommendations of the Stage 1 Stormwater Assessment, it is anticipated that stormwater and flooding effects within Stage 2 can be appropriately managed and that the development will not be at risk of flooding caused by the effects of climate change or natural hazards.

5.1.4 Ecology

The Ecological Memorandum (Attachment 8) identifies the extent of terrestrial and aquatic ecological features across the site and provides an overview of these values. In summary, the botanic and terrestrial fauna ecology values are assessed as *very* low as a consequence of historical farming land uses.

No natural inland wetlands were identified on the site[3].

Viridis consider that through the avoidance of works within the stream, along with mitigations measures (suitable stormwater and wastewater management), will prevent a loss in the sites biodiversity values. Viridis notes that the project presents good opportunity to continue the significant enhancement and protection of the key ecological features. On this basis, Viridis considered the developments contribution to environmental values to be positive.

For the reasons set out above, any potential ecological effects will be less than minor.

5.1.5 Archaeology

As set out above, the Site is subject to a recorded heritage site within the Auckland Council Heritage Inventory (CHI 16094) in relation to an existing villa. The villa will be removed from the site during redevelopment.

As part of the structure planning for the Kumeu-Huapai, Riverhead, and Red Hill North Business Area, Auckland Council reviewed the Site but have determined it does not merit further evaluation as a scheduled historic heritage place (Francesco and Brassey 2019). As a result, this building is assessed as having no more than moderate heritage values based on the Auckland Unitary Plan RPS criteria.

As the villa is located within the earthwork extent of the development, it is not considered practical to retain the villa in situ. Archaeological authority will be sought for earthworks across the extent site to avoid potential delays during the construction phase.

For the reasons set out above, any potential effects associated with the removal of the recorded heritage site will be less than minor.

5.1.6 Reverse Sensitivity

The proposal includes activities such a residential and visitor accommodation. Such activities have the potential to be incompatible with their surrounds where they may result in restrictions on existing lawfully established, or anticipated activities as a consequence of complaints.

North Shore Aerodrome

As shown within **Figure 6**, a portion of the northern neighbourhood is located within the Aircraft Noise Overlay – Outer Control Boundary ($55dB_{LDN}$) which is associated with Runway 09/27.

[3] Significant investigations and reporting (including peer review) by the applicant and the Panel's ecologist were undertaken during the Stage 1 application to determine that the ponds within the Stage 1 site extent did **not** meet the NESF/NPSFM definition of a natural inland wetland.

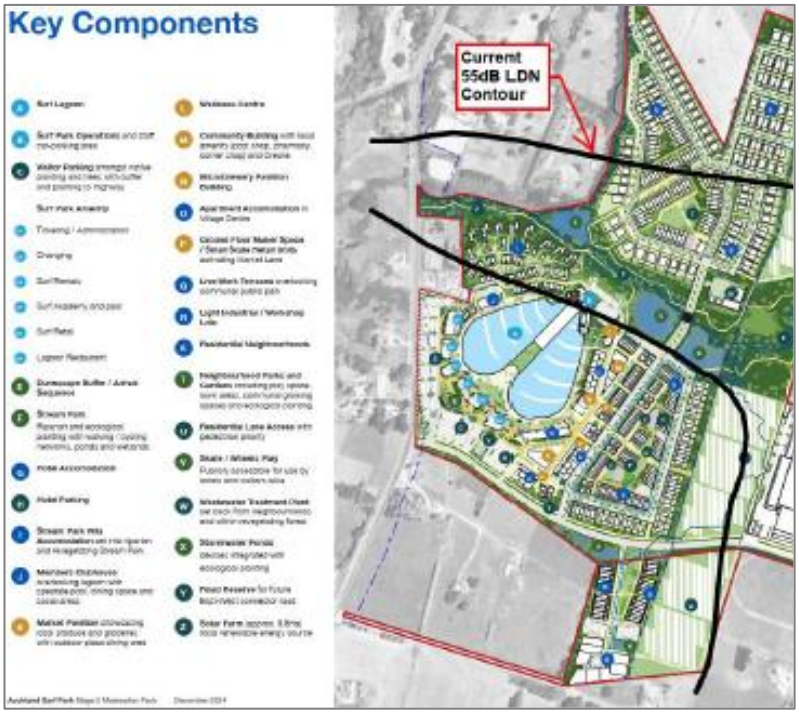

Figure 14: Noise Overlay – Outer Control Boundary (55dB$_{LDN}$) overlaid on the Masterplan. Source: Appendix 9.

The North Shore Airport released a masterplan on 29 September 2024[4]. The masterplan states that Runway 09/27 (see Figure 15) is infrequently used and that it is primarily used for helicopter landings and departures when the 03/21 runway is in use. The masterplan describes this use as "*a luxury that has little necessity*". The masterplan proposes to disestablish the runway and notes that this would result in several benefits including that *the airport noise overlays in the AUP(OP) can be amended to reshape the 55dB and 65dB boundaries reducing their impact on neighbouring properties.*

[4] https://www.northshoreairport.co.nz/masterplan/

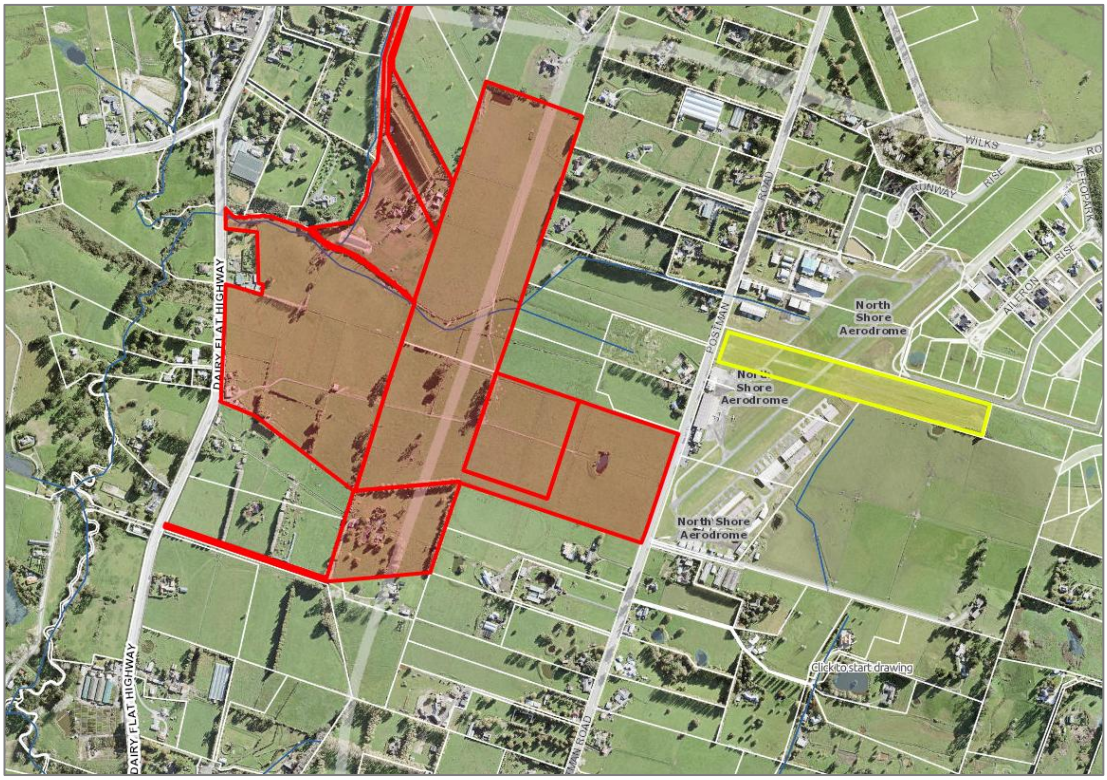

Figure 15: Location of Runway 09/27 (yellow) in relation to the subject site (red). Source: Emaps.

Noise effects associated with the airport have been considered within the Acoustic Memorandum (Attachment 9). In summary we note:

- Visitor accommodation is not defined by the AUP(OP) as an activity sensitive to noise.
- Following the disestablishment of Runway 09/27, all noise sensitive receivers (residential activities) will be outside the Noise Overlay – Outer Control Boundary (55dB L_{DN}). On this basis, no acoustic treatment would be required.
- Up until such time, a condition of consent can manage any potential noise effects by requiring that the internal noise environment of habitable rooms within the Outer Control overlay does not exceed a maximum noise level of 40dB $L_{DN.}$ This approach is in line with the consent conditions applied to the Airport subdivision located within the North Shore Airport Precinct and the within the more restrictive Noise Overlay – Outer Control Boundary (65dB L_{DN}).
- There is no need to manage exposure to aircraft noise outside of the Noise Overlay.

NoR 1 – Rapid Transit Network

As set out above, the Structure Plan identifies an Indicative Rapid Transit Network (RTN) Corridor and Strategic Cycle Connection running through the Site generally in a north-south alignment. The Notice of Requirement for the RTN was lodged in 2024 and subsequently approved in 23 January 2025. It is now subject to a number of appeals.

To this regard we note that all residential activities have been strategically located approximately 100m away from the construction extent of the RTN. This separation distance may increase once construction has been completed. As demonstrated within the Masterplan, a strong landscaping buffer will also be established along the interface with the RTN. The landscaping will establish a natural buffer while ensuring that a high level of amenity is retained within the site.

Future Industrial Uses

As described above, the site is located within the FUZ and is subject to the Structure Plan which anticipates rezoning on the site and surrounding area to Business – Light Industry. In respect of reverse sensitivity with future industrial uses we note that:

- Visitor accommodation is not defined by the AUP(OP) as an activity sensitive to noise.
- Similar to Stage 1, the proposal involves significant landscaping buffers around the periphery of the entire site.
- Residential activities have been set back from future industrial zone interfaces to the north, south and west. The solar farm and future RTN provided a significant buffer (approx. 100m) to the data centre campus and other potential future industrial activities to the east.
- In respect of the 1368 Dairy Flat Highway, we note that due to the small size of the fragmented land parcel, it is unlikely to enable activity of a scale that may be impacted by reverse sensitivity effects.

There are no other rural activities or infrastructure surrounding the proposal to the extent that reverse sensitivity effects could arise. For the above reasons, the reverse sensitivity effects are considered to be less than minor.

5.1.7 Cultural Values

A summary of consultation undertake with iwi through the life of the proposal is included as **Attachment 4**.

The project will not occur on land returned under a Treaty Settlement. The Site is also not located within a Treaty Settlement Statutory Acknowledgement area. It is anticipated that engagement and consultation with all iwi groups that have registered their interest in this project will continue throughout the life of the project.

5.2 Summary of Effects

Overall, it is considered that any adverse effects on the environment relating to this proposal will be less than minor.

6.0 Local and Regional Planning Documents

This section is provided in accordance with section 13(4)(b)(x). This requires that applications include an assessment of the activity against the relevant local and regional planning documents including spatial strategies.

6.1 Auckland Future Development Strategy

The Auckland Future Development Strategy 2023-2053 (FDS) incorporates a strategic framework which identifies spatial outcomes and principles for growth within the Auckland region. The FDS identifies four main spatial environments, being existing urban areas, **future urban areas**, rural areas, and business areas, and also identifies spatial priorities where the greatest benefits of investment can be achieved.

The FDS is underpinned by five key principles in order to achieve a well-functioning urban environment with a quality compact urban form:

- Principle 1: Reduce greenhouse gas emission.
- Principle 2: Adapt to the impacts of climate change.
- Principle 3: Make efficient and equitable infrastructure investments.
- Principle 4: Protect and restore the natural environment.
- Principle 5: Enable sufficient capacity for residential and business growth in the right place at the right time.

Overall, the project is consistent with these principles for the following reasons:

- The site is located within an identified future urban area and will enable capacity for residential and commercial growth.
- It 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 needed it, and the developer absorbs the financial burden.
- The economic report notes that there is insufficient greenfield development capacity in the north of Auckland. Further capacity needs to be enabled in the area now to meet this shortfall and mitigate against the adverse price and competition effects it triggers. The project would achieve this. 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.

6.2 Regional Policy Statement

The objectives and policies of the RPS that are considered to be relevant to the project are:

- The project is consistent with objective B2.2.1(1) to achieve a quality compact urban form with a high-quality urban environment. It provides a new comprehensively master-planned residential development, which maximises the development capacity of the land and is well-connected to, and integrates seamlessly with, the surrounding urban environment. It also provides multiple options for quality open spaces for recreation through parks and shared paths.
- The project is consistent with the policy framework of policy B2.2.2(4) which seeks to enable urban growth within the Rural Urban Boundary (RUB) and policy B2.2.2(5) which 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 proposal is generally consistent with policy B2.2(8) which enables the use of land zoned future urban within the RUB provided that the subdivision, use and development does not

hinder or prevent the future urban use of the land. Thoughtful consideration has been given to managing the interface between the residential development and potential future industrial uses that may occur on adjacent sites. Notwithstanding this, it is anticipated that rezoning will occur via plan change under the Resource Management Act 1991 at a later stage. As the development is subject to a comprehensive master planning process, future subdivision, use or development of this site will in no way be hindered through this project or through the urbanisation of the site.

- The objectives and policies for infrastructure under B3.2.1 and B3.2.2 are principally focused on ensuring the importance of infrastructure is recognised and there is appropriate provision of this. With reference to objective B3.2.1(1), the development and upgrading of infrastructure (as necessary) will be delivered as part of this project.
- With respect to transport objective B3.3.1(1), requiring effective, efficient and safe transport, the project is consistent with this objective by delivering the collector road as envisaged by the Structure Plan. The proposed roading infrastructure as part of this development supports the movement of people, goods and services, integrates with and supports a quality compact urban form, enables growth and facilitates transport choices, in an effective, efficient and safe way.
- The memorandum prepared by McKenzie & Co. confirms that there are no flooding or land stability constraints on development that cannot be avoided, remedied or mitigated, thereby giving effect to objective B10.2.1(2) and (3). The project is also consistent with objective B10.2.1(4) because the flood modelling undertaken to date and stormwater management approach has also factored in the effects of climate change on natural hazards, including future climate change temperature rises.

6.3 Auckland Unitary Plan (Operative in Part) Objectives and Policies.

The key regional and district plan objectives and policies of the following chapters include:

- E1 Water Quality and integrated management – E1.2(1) – (3), E1.3(1) - (17), (26)
- E3 Lakes, rivers, streams and wetlands – E3.2 (1)-(6) and E3.3(1) - (6), (10) - (12) and (15) - (16)
- E11 and E12 – Land Disturbance Regional and District – E11.2(1)- (3) and E11.3(1)-(8), E12.2(1), E12.3(1) – (6).
- E15 Vegetation Management and Biodiversity – E15.2(1) – (2) and E15.3(1) – (2) and (4)
- E25 Noise and Vibration E25.2(1) – (2) and E25.3(1) – (6) and D24 Aircraft Noise Overlay
- E27 Transport – E27.2(1) – (6) and E27.3(1) – (3) and (20)
- E30 Contaminated Land – E30.2(1) and E30.3(2)
- E36 Natural hazards and flooding- E36.2(1) – (3), (5) and E36.3(3), (17) – (30)

While a full assessment of the above objectives and policies is not included in this application, we have reviewed these matters and are of the opinion that the project is generally consistent with the above provisions and overall policy framework, for the same reasons it is consistent with the RPS provisions (which the regional and district plan components of the AUP must give effect to).

E38 and 39 Subdivision

Part E39 of the AUP is titled Subdivision Rural. It is relevant because subdivision within the Future Urban Zone (FUZ) falls within its ambit because of its transitional nature. The transitional nature of the zone as between rural and urban use is reflected in Policy 39.3(3) which requires rural subdivision to be managed to facilitate more efficient use of land for rural production by restricting further subdivision is specified zones captured by Part 39. This policy does not refer to the FUZ, which highlights that it is not seen as a zone in which the drivers of preventing fragmentation and urbanisation to support primary production apply. Even though the project will see the intention of the FUZ realised through moving the land from rural uses to urban uses, it aligns with the direction of the provisions in E38 for the following reasons:

- The development will give effect to E39.2(2) as it will provide for the long-term needs of the Silverdale West and Dairy Flat community by providing much needed housing opportunities.
- In accordance with E39.2(3) land and will be vested to provide reserves, roads and infrastructure.
- Adverse effects of future development will be minimised through the development being comprehensively designed to deliver a complete outcome including homes, infrastructure, and open space, and designed to integrate with planned and existing development within the wider Silverdale West and Dairy Flat area.
- The project has been designed to enhance areas of ecological value.
- The applicant is working with archaeological and heritage experts and has initiated consultation with iwi to ensure that adverse effects on heritage and Māori cultural values are properly managed, and to identify ways in which Māori values can be reflected and provided for in the development.

Adverse effects of future development will be minimised through the development being comprehensively designed to avoid potential future reverse sensitivity effects. Although subdivision theoretically falls to be considered under the rural subdivision provisions outlined about, it is the urban subdivision provisions in Part E38 that are practically more applicable. Consequently, the Chapter E38 provisions have been reviewed as part of this assessment and the project is considered to be consistent with their direction for the following reasons:

- The development will give effect to E38.2(2) as it will provide for the long-term needs of the Silverdale West and Dairy Flat community by providing much needed housing opportunities.
- In accordance with E38.2(4) land and will be vested to provide reserves, roads and infrastructure.
- The development will give effect to E38.2(10) as it will not increase the risks to people, property and infrastructure from natural hazards (as all buildings and roads will be located outside flood plains and the stormwater system will be sized and designed to cater for 10% AEP peak flows including for climate change temperature increase of 3.8°C).
- The development gives effect to E38.3(9) as subdivision will be staged to ensure efficient development is promoted as the development is subject to a detailed masterplan. The Masterplan supports a lot layout that supports a liveable, walkable and connected neighbourhood (E38.3(10)).

- The development will achieve E38.3(13) by providing a range of site sizes and densities as well as providing open spaces which are accessible and sized to support the future density of the development area with pedestrian walkways along the open spaces (E38.3(18)).

H18 Future Urban Zone

The FUZ is applied to greenfield land that has been identified as suitable for urbanisation. The zone provisions themselves do not directly provide for this urbanisation because of the transitional nature of the zone. Rather, they are focused on preventing activities that will compromise this urban use, as set out below. H18 anticipates that the shift to urban use will be comprehensively and strategically planned, to ensure integration with wider area and delivery of a well-functioning urban environment.

This comprehensive and strategic approach and outcome is generally achieved by the project. The comprehensive masterplan for the development has been designed to integrate seamlessly with existing and planned future development of the Dairy Flat area. Part of achieving this is the applicants commitment to delivering a complete urban outcome (dwellings; amenities; environmental enhancements; infrastructure) not just open, urban lots. As previously noted, it is envisaged by the applicant that appropriate zoning will be applied to the site at a later stage. Consequently, although the project does not strictly align now with the direction in the provisions that urban development does not occur until urban zoning is in place (e.g. H18.2(4)), that outcome will ultimately be provided for. The underlying intent that urban development in the FUZ is comprehensively and strategically designed to complement and integrate with the wider urban environment and create a high-quality urban environment internally will be achieved.

It is self-evident from the above and the nature of the development that, consistent with H18.2(3) and H18.3(4), (6) that the project will not compromise future urban development, because it is providing for that future urban development through providing a comprehensive master-planned urban residential area. In respect of the AI data centre campus, it is noted that this is an industrial activity and therefore is envisaged within the future industrial environment.

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.

7.0 Statutory Documents

This section is provided in accordance with subclause 2(1)(a)(i) – (iii) of Schedule 5. This requires that applications include an assessment of the activity against the relevant provisions and requirements of the following statutory documents:

(a) any relevant national policy statements:

(b) any relevant national environmental standards:

(c) If relevant, the New Zealand Coastal Policy Statement:

7.1.1 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development (NPS-UD) recognises the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future;
- Planning decisions improve housing affordability by supporting competitive land and development markets;
- Providing sufficient development capacity to meet the different needs of people and communities; and
- Improving how cities reposed to growth to enable improved housing affordability and community wellbeing.

The NPS-UD contains objectives and policies that require councils to carry out long term planning to accommodate growth and ensure well-functioning cities. There is an emphasis on allowing for growth 'up' and 'out' in a way that contributes to a quality urban environment and to ensure their rules do not necessarily constrain growth. Councils must also enable higher density development in areas close to employment, amenity, infrastructure and demand and in some instances remove minimum car parking requirements.

The proposal is consistent with the NPS-UD for the following reasons:

- 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 CO^2 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.
- 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.

7.1.2 National Policy Statement on Indigenous Biodiversity (NPS-IB)

The relevant objectives and policies of the NPS-IB include:

- Indigenous biodiversity is managed in a way that gives effect to Te Rito o te Harakeke;
- Significant indigenous vegetation and significant habitats of indigenous fauna are identified as Significant Natural Areas (SNAs) using a consistent approach;
- The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

It is considered that the proposed development accords with the NPS-IB objectives and policies for the following reasons:

- Mana Whenua have been consulted throughout the development of the proposal. No concerns have been raised in regards to indigenous biodiversity;
- The Site has not been identified as an SEA or SNA. The closest SEA is located approximately 1.6km to the south of the Site;
- The Site does not present any features, fauna or flora habitats that present significant ecological values;
- The Site is currently vegetated with pasture, low lying shrubs and sparse trees. The proposal will continue to be designed to result in ecological gains through the provision of comprehensive native landscaping.

7.1.3 National Policy Statement for Renewable Electricity Generation (NPS-REG)

The relevant objectives and policies of the NPS-REG includes:

- Recognising the benefits of renewable electricity generation activities;
- Acknowledging the practical implications of achieving New Zealand's target for electricity generation from renewable resources; and

- Managing reverse sensitivity effects on renewable electricity generation activities.

It is considered that the proposed development accords with the NPS-REG objectives and policies for the following reasons:

- 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; and
- 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.

7.1.4 National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023 (NPS-IGHG)

The relevant objectives and policies of the NPS:IGHG includes:

- To reduce greenhouse gas emissions by managing the discharge to air from the production of industrial processes heat, in order to mitigate climate change and its current and future adverse effects on the environment and the wellbeing of people and communities; and
- Avoid greenhouse discharges from new heat devices that burn fossil fuel unless there is no technically feasible and financially viable lower emissions alternative.

Section 1.3(2)(a) states that the NPS:IGHG does not apply to "back-up heat devices".

Under the National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat, a back-up device means a heat device that produces industrial process heat—

(a) for 400 hours or less each year; and

(b) only when the heat is required but cannot be produced by another heat device at the site because its operation—

(i) is prevented by maintenance or an unexpected event; or

(ii) is not enough to meet a temporary, additional demand for the heat.

The proposed solar farm will send the energy it creates directly into the power grid. Under normal operation, the data centre will utilise this power from the grid however on occasion this can be subject to power failures. The proposed data centre includes emergency diesel powered generators. Given that these generators are only to be utilised during power failures, it is considered that they meet the definition of a back-up device. Therefore, in this instance the NPS-IGHG does not apply.

7.1.5 New Zealand Coastal Policy Statement

The NZCPS sets out a number of objectives and policies for achieving the purpose of the RMA in relation to the coastal environment of New Zealand. As the proposed development is not located within close vicinity to the coastal environment, it is considered that it will be consistent with the NZCPS's objectives and policies.

7.1.1 National Environmental Standards

At this stage, we have not identified that the proposal will require resource consents under any of the National Environmental Standards therefore an assessment against the intent of these is not required.