



FTAA-2606-1246 - Auckland Surf Park Stage 2 - Response to Panel Convener's Minute #1

From Warwick Pascoe [REDACTED]

Date Fri 14/08/2026 5:37 PM

To Substantive <Substantive@fasttrack.govt.nz>

Cc [REDACTED]

Tēnā koe,

The Auckland Council (Regulatory) response to the matters raised in the Panel Convenor's Minute #1 is as follows:

Approvals

There are 10 resource consent and 7 s127 variation applications being sought.

Complexity

Legal complexity – none I'm aware of

Evidentiary & factual complexity – a large number of specialist reports have been submitted, and technical reviews are currently underway. Some of these will have a high level of complexity such as urban design, landscape & visual, economics, wastewater, stormwater and groundwater. Doubtless there will be a few areas involving 'conflicting factual or opinion evidence.'

Issues

While specialist reviews are still underway, and pre-application engagement was limited, for an unusual project of this scale (New Zealand's first Surf Park) there will doubtless be a number of issues that prove vexing. One such has already been identified, being the proposed groundwater take which is from a deep, and poorly understood aquifer within a complex and highly heterogeneous geological setting. This calls into question the long-term sustainability of the proposed abstraction, something that will be difficult to assess and determine with few other bores and full pumping tests in the same aquifer.

Other matters

Panel Composition

Council has already nominated Ian Munro who can cover Urban Design, Landscape & Visual Amenity and Transport

I recommend just two other Panel members, being an RMA lawyer and RMA Planner

Mā te wā

Warwick Pascoe | Principal Project Lead
Auckland Council | Premium Resource Consents
Level 6 (North), 135 Albert Street