

15 February 2023

Fast-track Consenting Team

Attn: Madeleine Berry

Via email: fasttrackconsenting@mfe.govt.nz

Dear Madeleine Berry

AW Holdings 2021 Limited Response to request for further information – Auckland Surf Park Community Project

This letter addresses the request for further information (RFI) received on 1 February 2023 under section 22 of the COVID-19 Recovery (Fast-track Consenting) Act 2020, relating to the Auckland Surf Park Community Project submitted by AW Holdings 2021 Limited.

Please find our response to the individual questions in the RFI request outlined below, with an additional supporting response to Item 1 included as an attachment as follows:

- **Attachment 1:** Engineering memo prepared by Woods (14 February 2023).

(1) Information on the viability of the proposed water supply and wastewater solutions, including a proposed wastewater treatment system layout, and clarification of why connection to the municipal water and wastewater systems is not included in the project scope

Our Response:

The full response to this question is provided in **Attachment 1** prepared by Woods Consultants.

Given the extent of existing infrastructure and the uncertainty of the timeframes for a municipal connection being available, on-site servicing strategies for the water supply and wastewater are considered to be the most practicable for the for the proposed Auckland Surf Park Community. A memo, provided by Wood and Partners Consultants, is attached to this response outlining the proposed servicing strategies and confirming their feasibility. Furthermore, the implementation of on-site servicing does not preclude the implementation of the Silverdale West Dairy Flat Industrial Area Structure Plan, nor does it preclude the option of connecting to municipal infrastructure once it is available in the future.

(2) Information on how you expect the implementation of the Silverdale West Dairy Flat Industrial Area Structure Plan to impact the long-term viability of the project.

Our Response:

The Silverdale West - Dairy Flat Industrial Area Structure Plan 2020 (“Structure Plan”) has been developed by Auckland Council to inform and guide the future rezoning of the area zoned Future Urban, for urban activities (specifically in this case for business purposes), and demonstrates how the site and wider area will be developed in the future in a comprehensive and integrated manner.

The Structure Plan shows the arrangement of light industry and heavy industry zones, as shown in **Figure 1** below. The subject site has been identified in the Structure Plan primarily as Light Industry, with the northern portion of the site identified as Heavy Industry (outlined in **Figure 1** below).

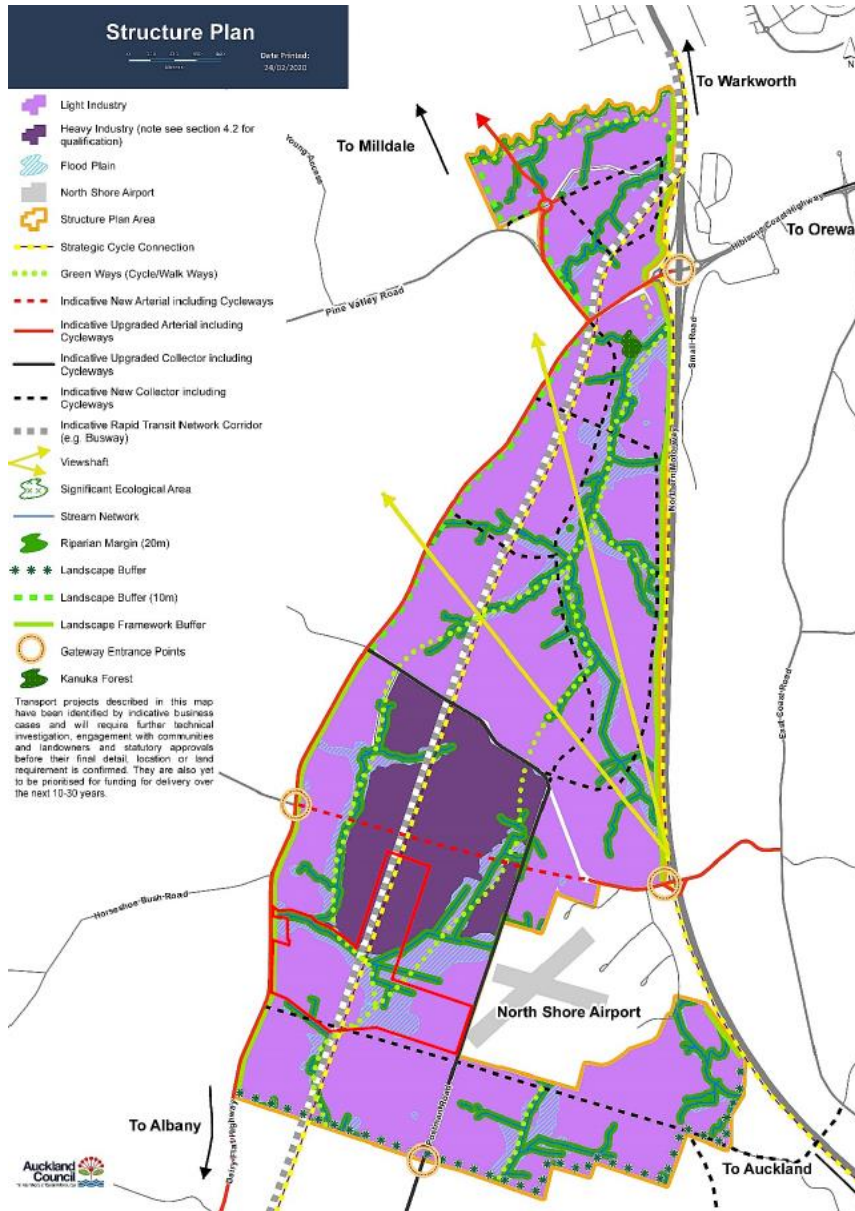


Figure 1 Showing the Silverdale West – Dairy Flat Industrial Area Structure Plan Map (2020) as it applies to the site and surrounding Future Urban zoned land.

The Structure Plan has identified the appropriate business zones for the area, however through any subsequent plan change process, an alternative zone, and/or bespoke provisions could be applied to specific areas through the introduction of a precinct across specified areas.

With this in mind, the development of this project will not compromise the future implementation of the Structure Plan area, as the project has been comprehensively master planned to ensure seamless integration with any future rezoning and development of the wider area. Rather than compromising any future development of this area in line with the Structure Plan, the master planned Surf Park, Solar

Farm and Data Centre have been designed and planned to support and integrate with future development envisage through the Structure Plan.

As set out in the masterplan in **Figure 2** below, both the protection of the RTC route alignment (Component D) and the internal roading network along the southern boundary have been provided for in the general locations that have been identified in the Council’s Structure Plan.

The extensive areas of native planting that will be provided through this project provide buffers between the site and the adjacent properties. The northern and eastern portions of the site are proposed to be developed for a solar farm and a data centre, activities that are anticipated to be located within business – industrial zones. There is confidence that the implementation of the Structure Plan, and any future development on sites adjacent to the project site in line with the Structure Plan, will not impact the viability of the Auckland Surf Park project.

Key Components

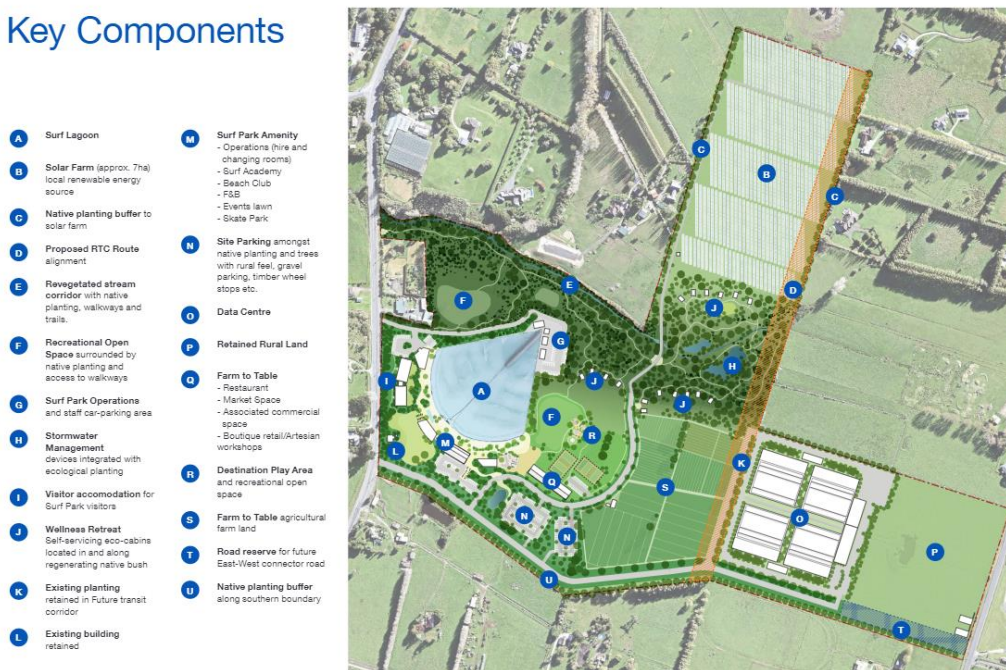


Figure 2 Masterplan illustrating the activities proposed and the site layout.

While the solar farm and the data centre components of this project are activities that are generally anticipated within business zones, it is not uncommon to also find surf parks and the surf-park operations and facilities located in existing business areas, and land zoned for future business use.

While undertaking early due diligence for this project, it became apparent that a surf park could be described as ‘zone’-neutral’ as it was not clearly defined as an activity that was anticipated in any particular Unitary Plan zoning. The URBNSURF Melbourne Surf Park, for example, is located adjacent to the Melbourne International Airport and existing industrial activities, as shown in **Figure 3** and **Figure 4** below.



Figure 3 URBNSURF Melbourne Surf Park shown in the context of the existing industrial surrounding land uses



Figure 4 URBNSURF Melbourne Surf Park shown adjacent to the Melbourne International Airport

The future development of adjacent sites for both Light and Heavy Industry uses will not impact on the long-term viability of this project, both due to the fact that this activity is anticipated to be found in environments like that envisaged through the Structure Plan, as well as due to the conscious orientation, setback and landscape planting provided for through this project, to ensure that the surf lagoon itself is relatively setback from future heavy industry activities.

- (3) The status of any application with the Overseas Investment Office, and the expected timeframe to obtain approval.

Our Response:

The OIO consent application was formally accepted for processing by the OIO on 13 December 2022, following the OIO's initial quality assurance check. The OIO are currently processing the application and we are responding to any queries they have as quickly as we are able.

More specifically, any OIO consent processes are programmed to occur concurrently with detailed design and procurement requirements of the Project and will not affect the Project's commencement of construction. AW Holdings had a pre-application meeting with the OIO last year which was very positive, and we are confident that any relevant OIO approval can be obtained within the project timeline.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



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