



3 July 2026

Fast-track Expert Consenting Panel

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Dear members of the Fast Track Panel

Waimauku West Development

I am writing in my capacity as Member of Parliament for the Kaipara ki Mahurangi electorate.

This area includes Waimauku, which in turn is the location of "Waimauku West". This is described in the Referral Application document as "a new residential community that will form an extension of the existing Waimauku settlement enabling approximately 1500 – 2020 dwellings ranging in density from Large Lot to Medium Density Residential".

Clearly the Panel will make its decision on the application taking into account all relevant considerations. I do not seek to influence the Panel in any improper manner but would be remiss if I did not share some reflections on behalf of the community about the history of development in northwest Auckland more generally, including in particular the devastating effect of multiple recent flooding events.

As a starting point, northwest Auckland has been subject to ad hoc development and flooding issues over the years that are well known. Unfortunately (and even, in some cases, tragically) the effects of severe weather have damaged property and caused safety issues.

It is now widely acknowledged - including by local government decision makers in the realm of planning - that development should only occur where such plans adequately take into account this reality. More particularly, we should not be building in areas where the risk of flooding cannot be mitigated or managed by stormwater systems etc.

Clearly the events of August 2021, January 2023 and February 2023 highlighted examples where insufficient (and, in some cases, insufficiently cleared) stormwater systems were overwhelmed. At the risk of stating the obvious, it is important to avoid such situations for new developments, not only for the "footprint" of these subdivisions themselves but also taking into account (literal) downstream effects.

Of course I do acknowledge that housing is needed to accommodate a growing population, employment for the construction sector is positive and so on.

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In summary, I express my own view - and I think on behalf of the majority of the community - that any new development in Waimauku and the rest of northwest Auckland should properly account for the risk of flooding, as experienced previously, and also the cost of supporting infrastructure.

Please do not hesitate to contact me regarding issues of development within the Kaipara ki Mahurangi electorate if I can assist the Panel in its consideration of any such matters.

Yours faithfully

Chris Penk MP

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