

**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 11:35:00 am  
**Attachments:** [image001.png](#)

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Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

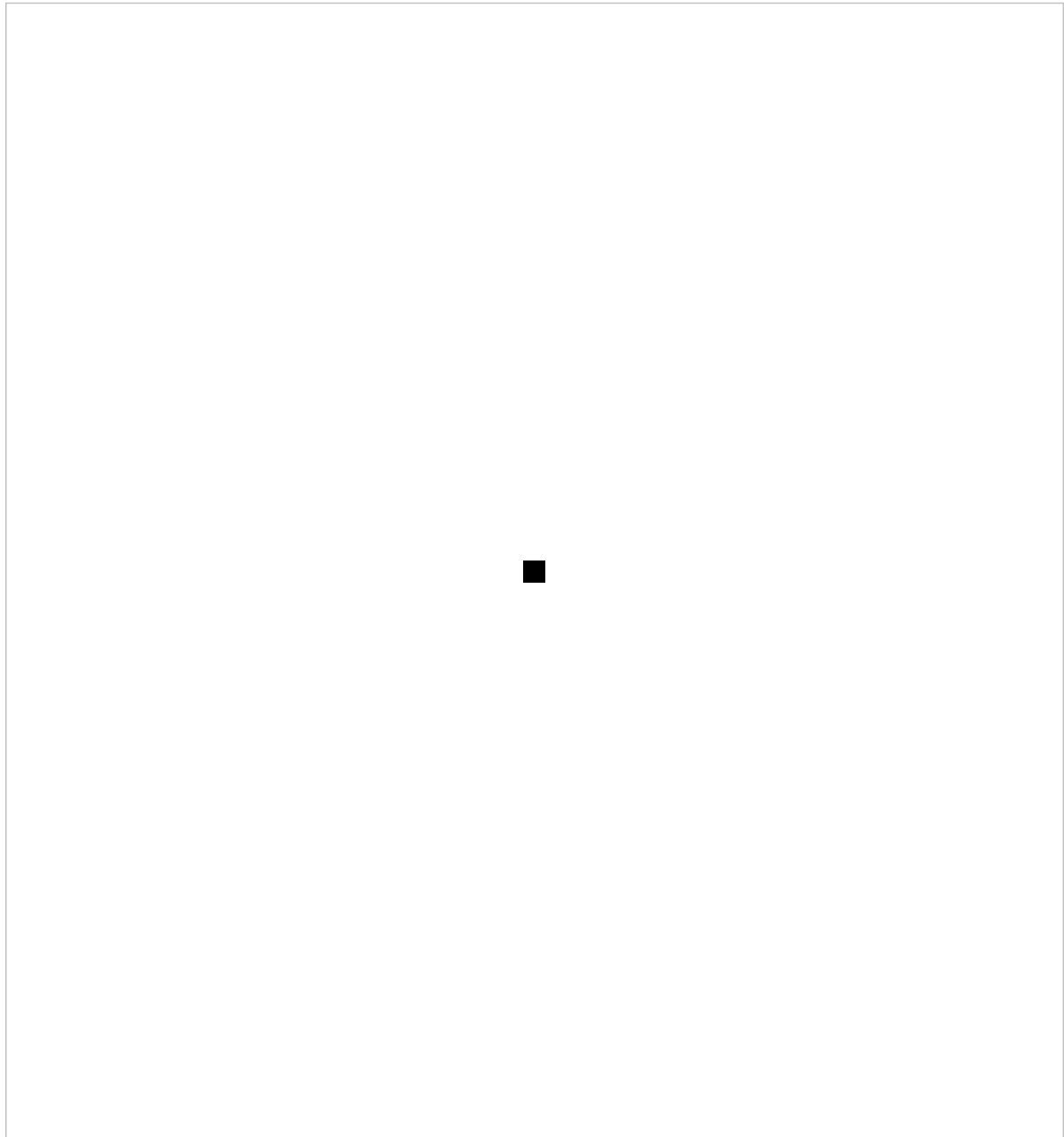


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act (‘FTAA’). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Manuhiri may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault ( [REDACTED] ).

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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**From:** [Magdalena Regnault](#)  
**To:** [Manuhiri Kaitiaki Charitable Trust](#)  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Friday, 1 November 2024 2:30:29 pm  
**Attachments:** [image002.png](#)  
[image003.png](#)

Kia ora Helayna,

Thank you very much for confirming interest on behalf of Ngāti Manuhiri and sending through your terms. We have also received confirmation from Ed on behalf of Te Kawera ā Maki confirming interest to be involved in this project.

We are keen to arrange some time with yourself, Ed, and Greg on behalf of FHLD, to have a kōrero about this next stage of development at Milldale, and Te Kawerau ā Maki and Ngāti Manuhiri's involvement as we commence preparation of the application under the Fast-Track Approvals Bill, including the preparation of a CIA.

How are you placed for a kick-off hui on Teams either next Thursday 7 November in the morning, or Friday 8 November any time after 11am?

Looking forward to hearing from you,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner



PO Box 457  
Wellington 6140  
Level 3  
Brandon House  
149 Featherston St  
Wellington 6011

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**From:** Manuhiri Kaitiaki Charitable Trust  
**Sent:** Thursday, 31 October 2024 12:26 pm  
**To:** Magdalena Regnault  
**Subject:** Re: Milldale Fast-track Project – Stages 4C, 10 – 13

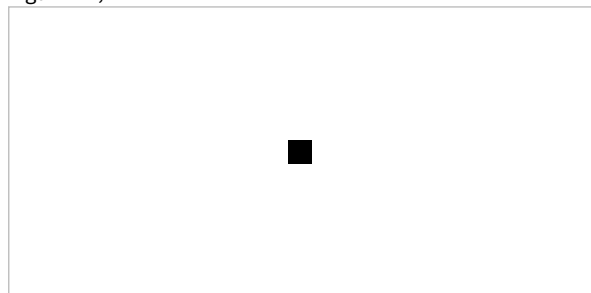
Kia ora Magdalena

Thank you for reaching out regarding the next stage of the Milldale project.

I have attached our engagement letter that outlines the process and costs involved.

If you agree to these terms and would like to book in a site visit with one of our kaitiaki please follow this link to book in a time that works for you: [Site Visit](#)

Ngā mihi,



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---

**From:** Assistant <[REDACTED]>  
**Sent:** 29 October 2024 11:35  
**To:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Cc:** Magdalena Regnault <[REDACTED]>  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLD'), in relation to the area of land identified in **Figure 1** below known as Milldale.

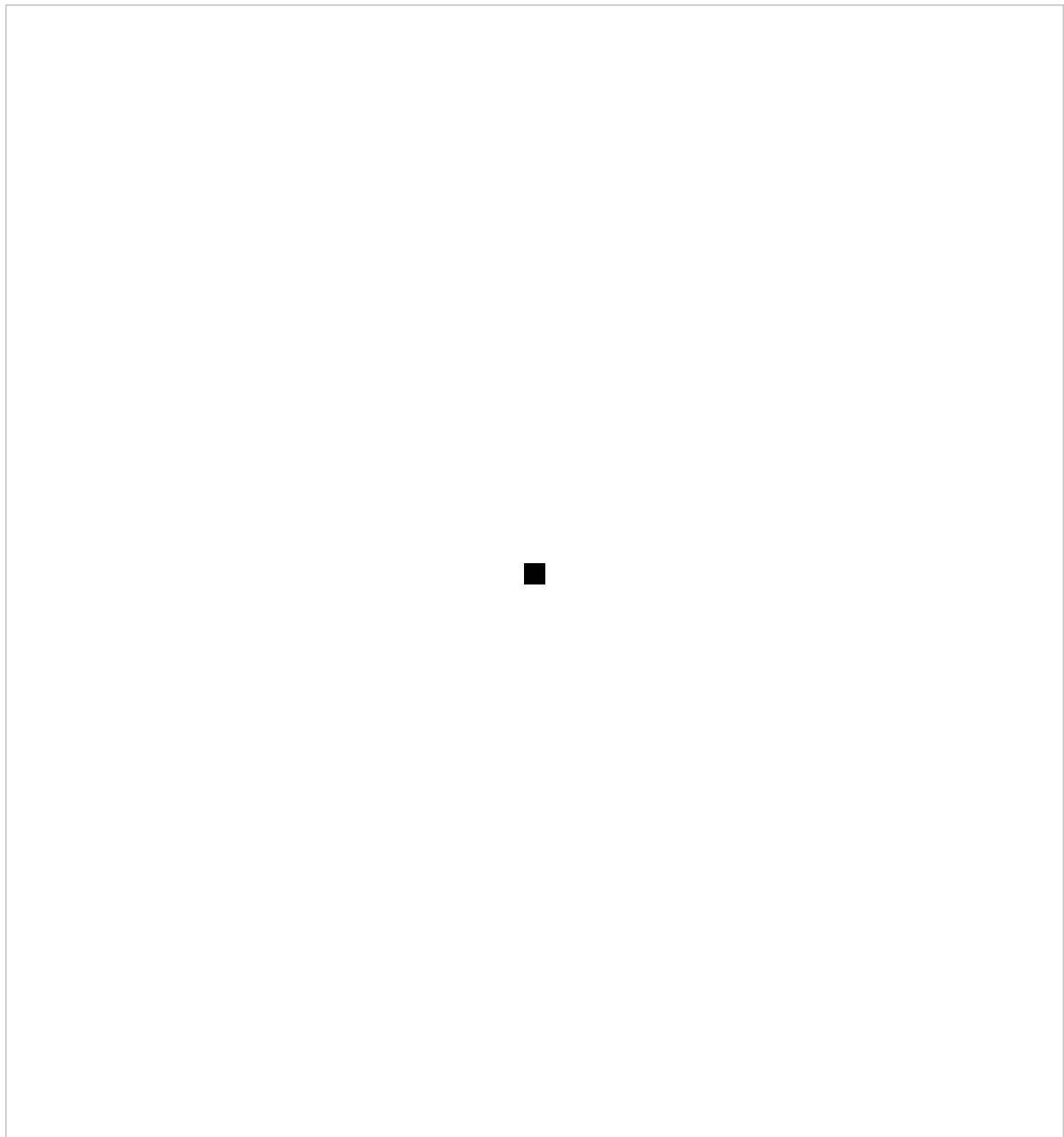


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre,

public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

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We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Manuhiri may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault ( ).

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
  
  
PO Box 1986,  
Shortland Street, Auckland 1140  
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3-13 Shortland Street, Auckland  
  
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**From:** [Manuhiri Kaitiaki Charitable Trust](#)  
**To:** [Magdalena Regnault](#)  
**Subject:** Re: Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Wednesday, 20 November 2024 2:03:10 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Outlook-3lu0bsk.png](#)

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Kia ora Magdalena

Just following up with the site visit tomorrow, am I able to cancel this as we had our hui already and I understand that Rachel is booking a site visit for the waste water works?

I just wanted to check before I cancel it from my end

Ngā mihi,



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---

**From:** Magdalena Regnault <[REDACTED]>  
**Sent:** 11 November 2024 16:27  
**To:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Perfect, I'll send through an invite now.

Ngā mihi | Kind regards,

---

MAGDALENA REGNAULT  
Senior Planner



Level 2  
60 Cuba Street  
Te Aro  
Wellington 6011

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**From:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Sent:** Monday, 11 November 2024 1:38 pm  
**To:** Magdalena Regnault <[REDACTED]>  
**Subject:** Re: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora Magdalena

Thank you for that, when are you planning for the hui? I can do Thursday at 11 if that works?

Ngā mihi,



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**From:** Magdalena Regnault <[REDACTED]>  
**Sent:** 08 November 2024 09:32  
**To:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Cc:** Rachel Morgan <[REDACTED]>; Hannah O'Kane <[REDACTED]>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora [REDACTED]

We have put through a request on the portal to facilitate the kick-off hui. Please see the confirmation email attached.

We selected the next available site visit date being the 21<sup>st</sup> of November, however, as below we are keen to arrange an initial kōrero over Teams with yourself, [REDACTED]. How would you be placed for a kick-off hui on Teams next week?

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner  
[REDACTED]

PO Box 457  
Wellington 6140  
Level 3  
Brandon House  
149 Featherston St  
Wellington 6011

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**From:** Magdalena Regnault  
**Sent:** Tuesday, 5 November 2024 9:17 am  
**To:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Cc:** Rachel Morgan <[REDACTED]>; Hannah O'Kane <[REDACTED]>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora [REDACTED]

I hope you've been well.

Just following up on the below, would a kick-off hui on Teams either Thursday morning, or Friday any time after 11am work for you?

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner  
[REDACTED]

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**From:** Magdalena Regnault  
**Sent:** Friday, 1 November 2024 2:31 pm  
**To:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Cc:** Rachel Morgan <[REDACTED]> Hannah O'Kane <[REDACTED]>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora [REDACTED]

Thank you very much for confirming interest on behalf of Ngāti Manuhiri and sending through your terms. We have also received confirmation from [REDACTED] behalf of Te Kawera ā Maki confirming interest to be involved in this project.

We are keen to arrange some time with yourself, [REDACTED] behalf of FHLD, to have a kōrero about this next stage of development at Milldale, and Te Kawerau ā Maki and Ngāti Manuhiri's involvement as we commence preparation of the application under the Fast-Track Approvals Bill, including the preparation of a CIA.

How are you placed for a kick-off hui on Teams either next Thursday 7 November in the morning, or Friday 8 November any time after 11am?

Looking forward to hearing from you,

Ngā mihi | Kind regards,

---

MAGDALENA REGNAULT  
Senior Planner



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149 Featherston St  
Wellington 6011

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**From:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Sent:** Thursday, 31 October 2024 12:26 pm  
**To:** Magdalena Regnault <[REDACTED]>  
**Subject:** Re: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora Magdalena

Thank you for reaching out regarding the next stage of the Milldale project.

I have attached our engagement letter that outlines the process and costs involved.

If you agree to these terms and would like to book in a site visit with one of our kaitiaki please follow this link to book in a time that works for you: [Site Visit](#)



Ngā mihi,



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---

**From:** Assistant [REDACTED] >  
**Sent:** 29 October 2024 11:35  
**To:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Cc:** Magdalena Regnault <[REDACTED]>  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHL'D'), in relation to the area of land identified in **Figure 1** below known as Milldale.

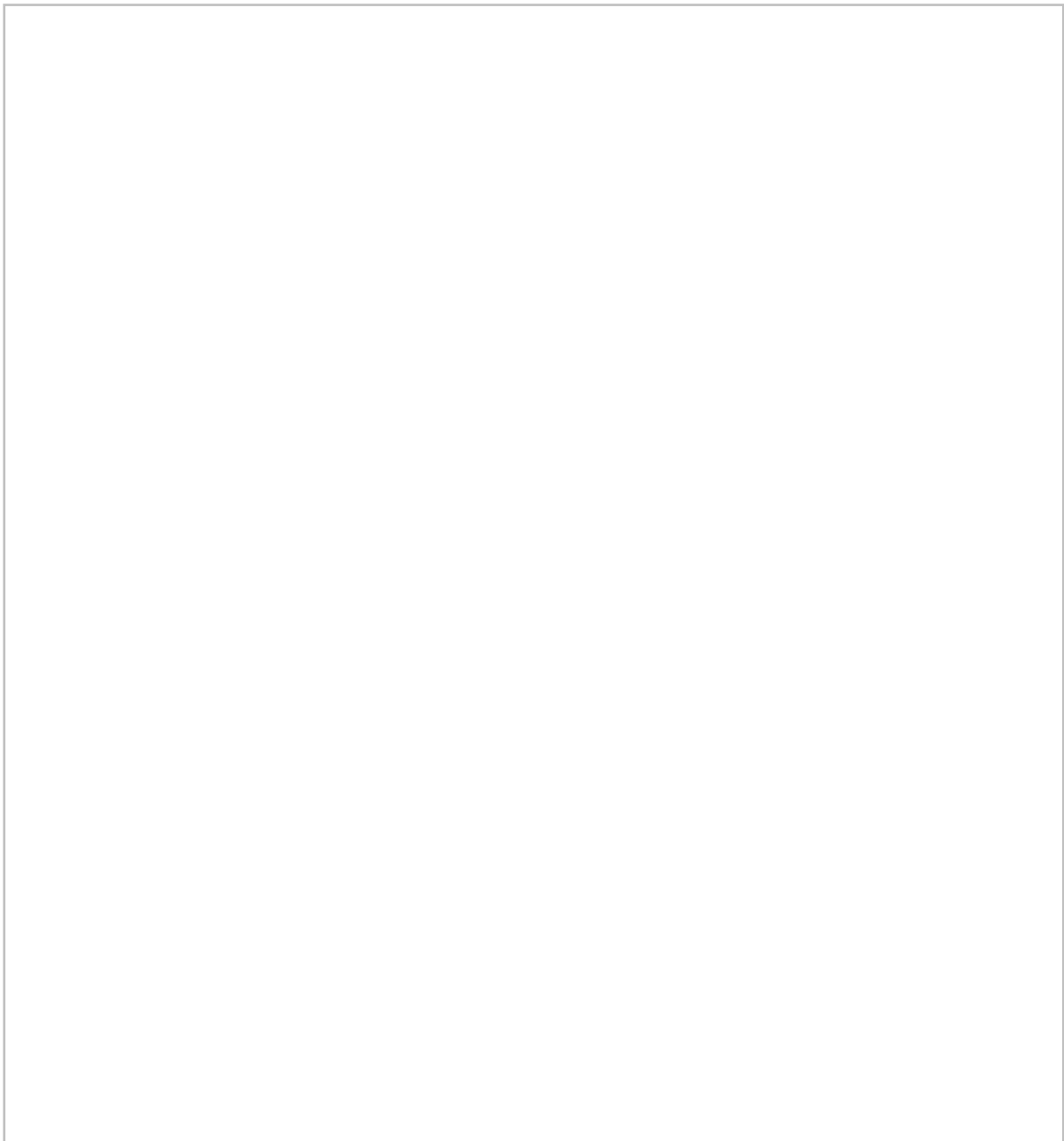


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

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FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource

consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Manuhiri may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault ([REDACTED]).

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant

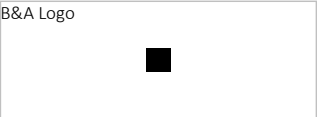


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**From:** [Rachel Morgan](#)  
**To:** [Manuhiri Kaitiaki Charitable Trust](#)  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Re: CIR attached - Milldale FT application  
**Date:** Friday, 24 January 2025 3:30:11 pm  
**Attachments:** [image001.png](#)  
[image006.png](#)

---

My apologies [REDACTED] and thanks for coming back to me so quickly - I really appreciate it.

Look forward to hearing from you.

Ngā mihi | Kind regards,

---

RACHEL MORGAN  
Director



PO Box 1986,  
Shortland Street,  
Auckland 1140  
Level 4, Old South  
British Building,  
3-13 Shortland Street,  
Auckland

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---

**From:** Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
**Sent:** Friday, January 24, 2025 3:26 PM  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** Magdalena Regnault [REDACTED]  
**Subject:** FW: CIR attached - Milldale FT application

Tēnā koe [REDACTED]

Arohamai, we are currently in the process of recruiting new kaimahi for our team, and future engagements will be managed by one of our new recruits. In the meantime, please direct all correspondence to [REDACTED], where our interim coordinator will ensure your requests are allocated appropriately. [REDACTED] is our commercial skipper and only supports the team on an intermittent basis so this would be the best way to ensure your request is handled in a timely manner – [REDACTED] is out on the ocean a lot

Thank you for sharing our whanaunga's assessment. We will provide a statement in support of this, alongside a brief assessment from our perspective. Moving forward, we intend to conduct joint assessments to streamline the process for everyone. We will have this completed and returned to you by the specified date.

Ngā mihi nui,

A black and green logo? ? Description automatically generated



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---

**From:** Rachel Morgan <[REDACTED]>  
**Sent:** Friday, January 24, 2025 2:57:02 PM  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** Magdalena Regnault <[REDACTED]>; Ashleigh McDonald <[REDACTED]>  
**Subject:** Fw: CIR attached - Milldale FT application

Kia ora [REDACTED]

Happy New Year - I hope you enjoyed the break.

You might recall we had a hui at Milldale in December last year to discuss the fast track application for Fulton Hogan Land Development. We are planning to lodge the application with the EPA by the end of February. The application is for the last remaining stages of the development, being Stage 4C and Stages 10-13 as well as a temporary wastewater treatment plant. Ideally the temporary wastewater treatment plant won't be required.

Please see attached the Cultural Investigation Report that [REDACTED] has prepared and behalf of Te Kawerau ā Maki, which she is happy for me to share with you. Please let me know if you would like to provide feedback on behalf of Ngāti Manuhiri. If so, we would be grateful to receive that by the 31st January if possible (next Friday).

If you have any questions please just give me a bell.

Ngā mihi | Kind regards,

---

RACHEL MORGAN  
Director

PO Box 1986,  
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Auckland 1140  
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British Building,  
3-13 Shortland Street,  
Auckland

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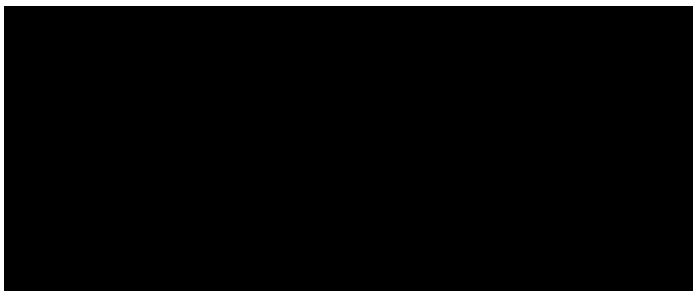
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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Friday, January 24, 2025 11:27 AM  
**To:** Rachel Morgan <[REDACTED]>  
**Subject:** CIR attached

Kia ora [REDACTED]

Thank you for your patience – please see attached Cultural Inspection Report for the WWTP.  
We will send invoicing next week, have a great weekend.

Ngā mihi,



**From:** [Assistant](#)  
**To:** [\[REDACTED\]](#)  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 2:33:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLD'), in relation to the area of land identified in **Figure 1** below known as Milldale.

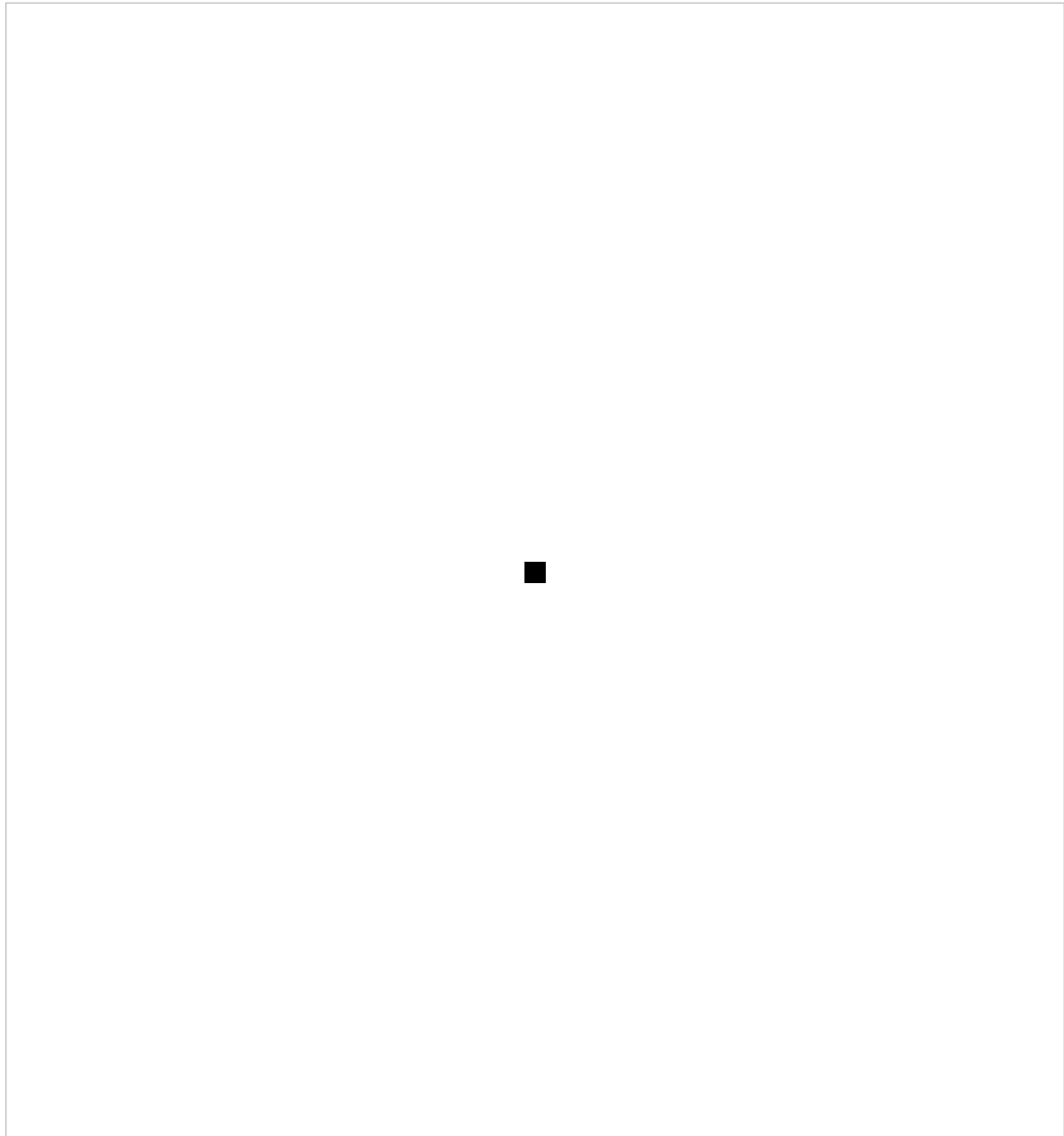


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Kawerau ā Maki may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED].

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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Kerikeri, Whangārei, Warkworth,  
**Auckland**, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

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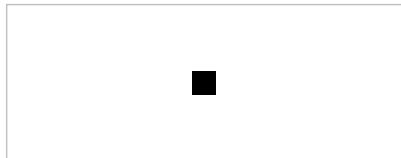


**From:** [REDACTED]  
**To:** [Magdalena Regnault](#)  
**Cc:** [Ashleigh McDonald](#)  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Wednesday, 30 October 2024 11:00:27 am  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Kia ora Magdalenar,

Thank you for reaching out to us. I have spoken with [REDACTED] briefly about this. Just signalling our interest to engage through these next phases of the design, alongside our Ngati Manuhiri whanaunga.



---

**From:** Tiaki Trust <[REDACTED]>  
**Sent:** Wednesday, 30 October 2024 9:44 am  
**To:** [REDACTED]; [REDACTED]; [REDACTED]  
**Subject:** Fw: Milldale Fast-track Project – Stages 4C, 10 – 13

---

**From:** Assistant <[REDACTED]>  
**Sent:** Tuesday, October 29, 2024 2:33:52 PM  
**To:** Tiaki Trust [REDACTED]  
**Cc:** Magdalena Regnault <[REDACTED]>  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

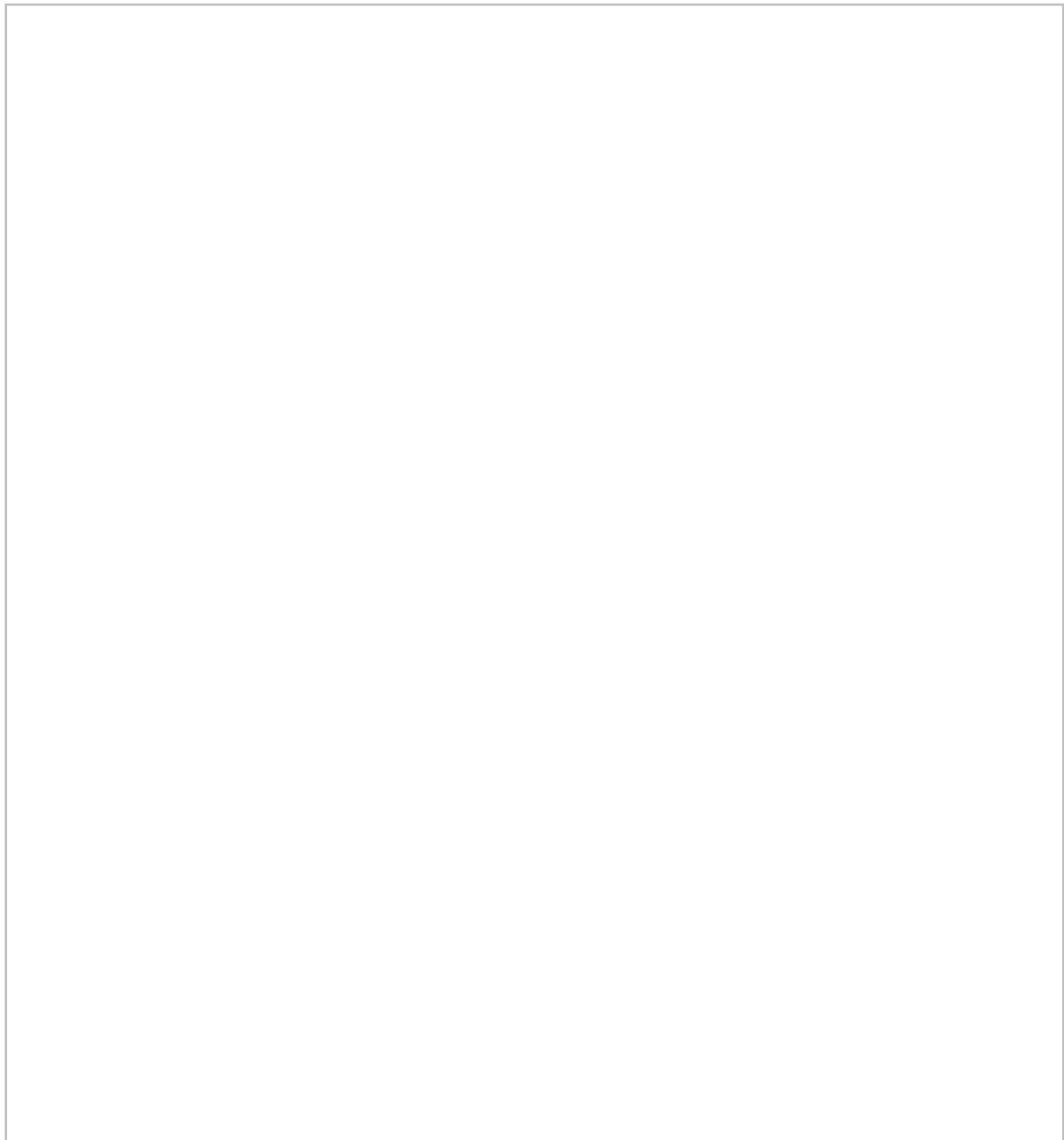


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource

consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Kawerau ā Maki may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED].

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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[REDACTED]

Kerikeri, Whangārei, Warkworth,  
**Auckland**, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

---

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**From:** [Magdalena Regnault](#)  
**To:** [REDACTED]  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Wednesday, 30 October 2024 12:22:19 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

Kia ora [REDACTED]

Thank you for confirming your interest to engage through these next phases alongside Ngati Manuhiri.

We'll be in touch shortly to discuss next steps and an organise an on-site hui,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner



PO Box 457  
Wellington 6140  
Level 3  
Brandon House  
149 Featherston St  
Wellington 6011

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Kerikeri, Whangārei, Warkworth,  
Auckland, Hamilton, Cambridge,  
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**From:** [REDACTED] <[REDACTED]>  
**Sent:** Wednesday, 30 October 2024 11:00 am  
**To:** Magdalena Regnault <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora Magdalenar,

Thank you for reaching out to us. I have spoken with [REDACTED] briefly about this. Just signalling our interest to engage through these next phases of the design, alongside our Ngati Manuhiri whanaunga.



**From:** Tiaki Trust <[REDACTED]>  
**Sent:** Wednesday, 30 October 2024 9:44 am  
**To:** [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Subject:** Fw: Milldale Fast-track Project – Stages 4C, 10 – 13

**From:** Assistant <[REDACTED]>  
**Sent:** Tuesday, October 29, 2024 2:33:52 PM  
**To:** Tiaki Trust <[REDACTED]>  
**Cc:** Magdalena Regnault <[REDACTED]>  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLD'), in relation to the area of land identified in **Figure 1** below known as Milldale.

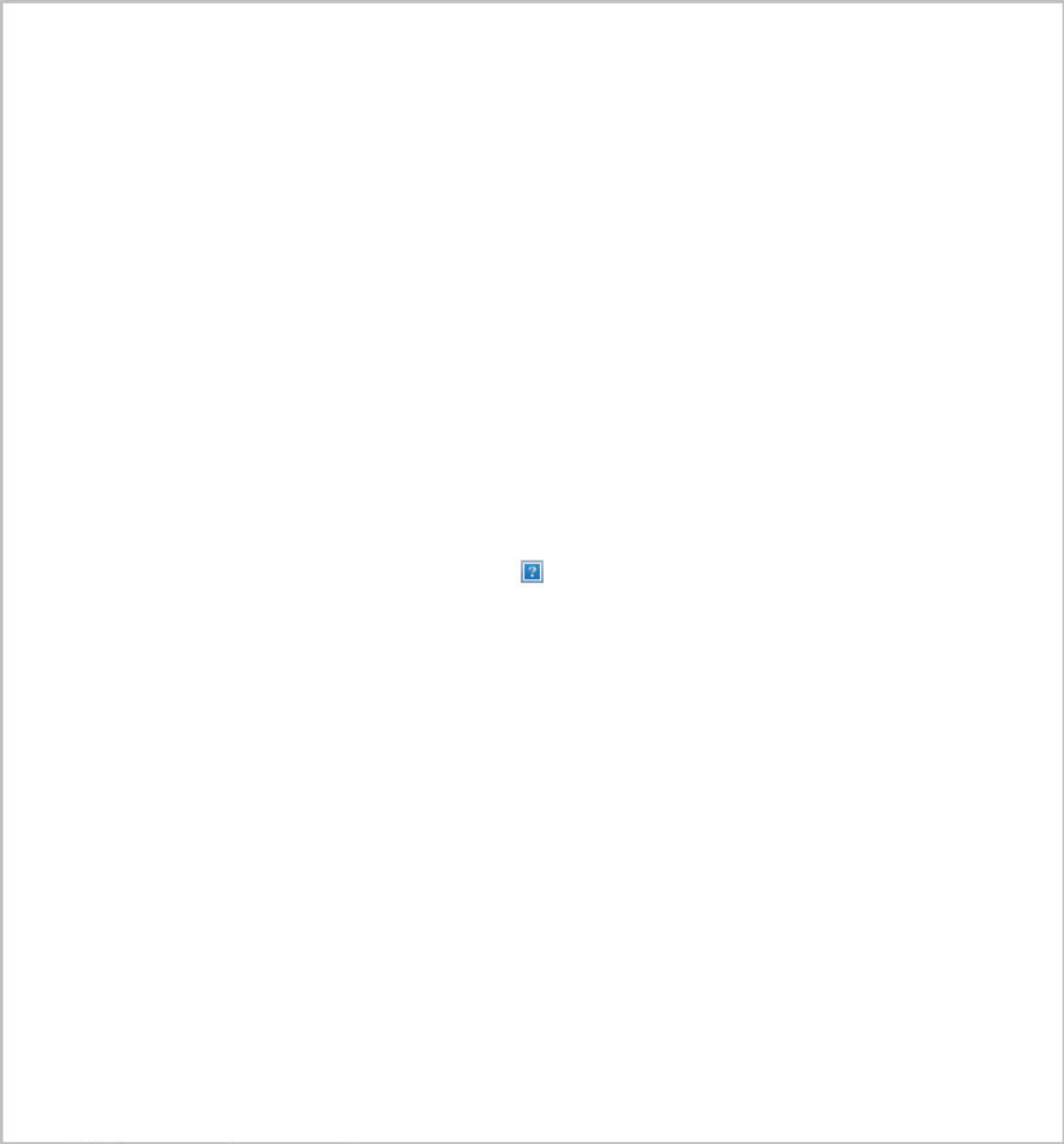


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary

pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Kawerau ā Maki may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED].

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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[REDACTED]

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**Auckland**, Hamilton, Cambridge,  
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**From:** [Magdalena Regnault](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Friday, 1 November 2024 2:25:00 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

Kia ora [REDACTED]

Thank you very much for confirming interest on behalf of Te Kawera ā Maki to be involved in this application for Milldale Stages 4C and 10-13 on behalf of FHLd and that you will work alongside your Ngāti Manuhiri whanaunga. We have also now received confirmation from [REDACTED] on behalf of Ngāti Manuhiri confirming interest to be involved in this project.

We are keen to arrange some time with yourself and [REDACTED] on behalf of FHLd, to have a kōrero about this next stage of development at Milldale, and Te Kawerau ā Maki and Ngāti Manuhiri's involvement as we commence preparation of the application under the Fast-Track Approvals Bill, including the preparation of a CIA.

How are you placed for a kick-off hui on Teams either next Thursday 7 November in the morning, or Friday 8 November any time after 11am?

Looking forward to hearing from you,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner



PO Box 457  
Wellington 6140  
Level 3  
Brandon House  
149 Featherston St  
Wellington 6011

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Auckland, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

[barker.co.nz](https://barker.co.nz)

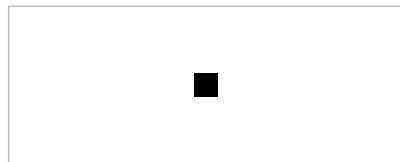
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---

**From:** [REDACTED] >  
**Sent:** Wednesday, 30 October 2024 11:00 am  
**To:** Magdalena Regnault <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora Magdalenar,

Thank you for reaching out to us. I have spoken with [REDACTED] briefly about this. Just signalling our interest to engage through these next phases of the design, alongside our Ngati Manuhiri whanaunga.



---

**From:** Tiaki Trust [REDACTED]  
**Sent:** Wednesday, 30 October 2024 9:44 am  
**To:** [REDACTED] <[REDACTED]>  
**Subject:** Fw: Milldale Fast-track Project – Stages 4C, 10 – 13

**From:** Assistant <[REDACTED]>  
**Sent:** Tuesday, October 29, 2024 2:33:52 PM  
**To:** Tiaki Trust [REDACTED]  
**Cc:** Magdalena Regnault <[REDACTED]>  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

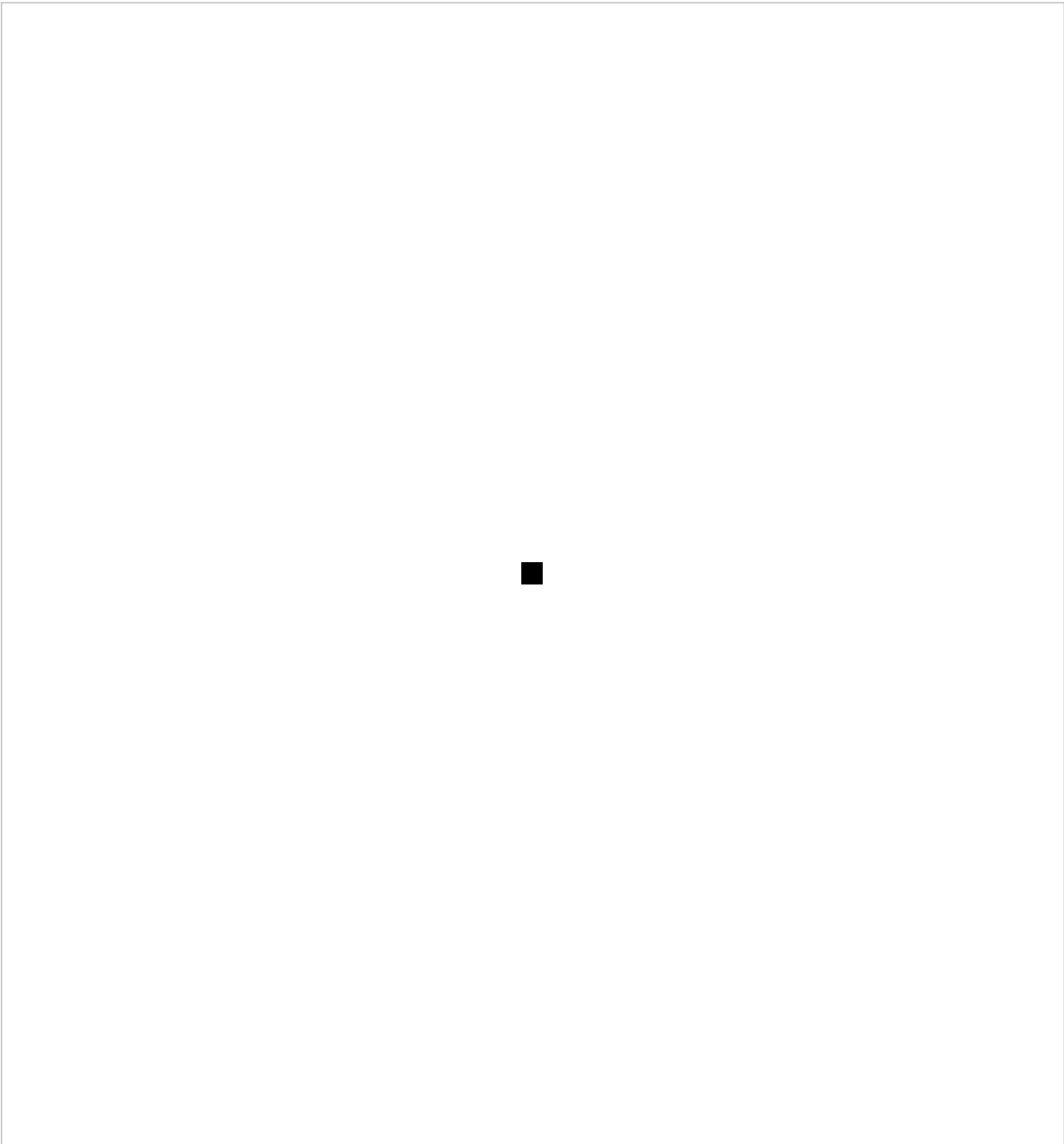


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for



contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Kawerau ā Maki may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnaud [REDACTED]

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
[REDACTED]  
  
PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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**Auckland**, Hamilton, Cambridge,  
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**From:** Magdalena Regnault  
**To:** [redacted]  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 12 November 2024 10:00:00 am  
**Attachments:** [image001.png](#)  
[image002.png](#)

Kia ora [redacted]

Just tried giving you a quick call to arrange a time for the kick-off hui that better suited you. Do have any availability this week?

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner

Level 2  
60 Cuba Street  
Te Aro  
Wellington 6011

[barker.co.nz](#) [redacted]

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Christchurch, Queenstown, Wānaka

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**From:** Magdalena Regnault  
**Sent:** Tuesday, 5 November 2024 9:16 am  
**To:** [redacted] <[redacted]@barker.co.nz>  
**Cc:** [redacted] <[redacted]@barker.co.nz>; [redacted] <[redacted]@barker.co.nz>; [redacted] <[redacted]@barker.co.nz>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora [redacted]

I hope you've been well.

Just following up on the below, would a kick-off hui on Teams either Thursday morning, or Friday any time after 11am work for you?

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner

PO Box 457  
Wellington 6140  
Level 3  
Brandon House  
149 Featherston St  
Wellington 6011

[barker.co.nz](#) [redacted]

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Christchurch, Queenstown, Wānaka

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**From:** Magdalena Regnault  
**Sent:** Friday, 1 November 2024 2:25 pm  
**To:** [redacted] <[redacted]@barker.co.nz>  
**Cc:** [redacted] <[redacted]@barker.co.nz>; [redacted] <[redacted]@barker.co.nz>; [redacted] <[redacted]@barker.co.nz>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora [redacted]

Thank you very much for confirming interest on behalf of Te Kawera ā Maki to be involved in this application for Milldale Stages 4C and 10-13 on behalf of FHLD and that you will work alongside your Ngāti Manuhiri whanaunga. We have also now received confirmation from [REDACTED] behalf of Ngāti Manuhiri confirming interest to be involved in this project.

We are keen to arrange some time with yourself and Helayna, and [REDACTED] on behalf of FHLD, to have a kōrero about this next stage of development at Milldale, and Te Kawerau ā Maki and Ngāti Manuhiri’s involvement as we commence preparation of the application under the Fast-Track Approvals Bill, including the preparation of a CIA.

How are you placed for a kick-off hui on Teams either next Thursday 7 November in the morning, or Friday 8 November any time after 11am?

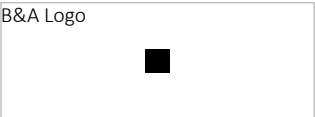
Looking forward to hearing from you,

Ngā mihi | Kind regards,

MAGDALENA REGNAULT  
Senior Planner  
[REDACTED]

PO Box 457  
Wellington 6140  
Level 3  
Brandon House  
149 Featherston St  
Wellington 6011

[barker.co.nz](http://barker.co.nz) [REDACTED]



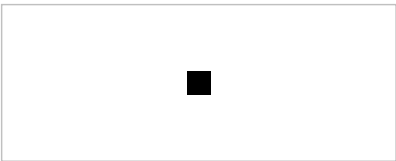
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Christchurch, Queenstown, Wānaka

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**From:** [REDACTED] >  
**Sent:** Wednesday, 30 October 2024 11:00 am  
**To:** Magdalena Regnault <[REDACTED]>  
**Cc:** [REDACTED] <[REDACTED]>  
**Subject:** RE: Milldale Fast-track Project – Stages 4C, 10 – 13

Kia ora Magdalenar,

Thank you for reaching out to us. I have spoken with [REDACTED] briefly about this. Just signalling our interest to engage through these next phases of the design, alongside our Ngati Manuhiri whanaunga.



**From:** Tiaki Trust <[REDACTED]>  
**Sent:** Wednesday, 30 October 2024 9:44 am  
**To:** [REDACTED] [REDACTED] [REDACTED] >  
**Subject:** Fw: Milldale Fast-track Project – Stages 4C, 10 – 13

**From:** Assistant <[REDACTED]>  
**Sent:** Tuesday, October 29, 2024 2:33:52 PM  
**To:** Tiaki Trust <[REDACTED]>  
**Cc:** Magdalena Regnault <[REDACTED]>  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHL'D'), in relation to the area of land identified in **Figure 1** below known as Milldale.

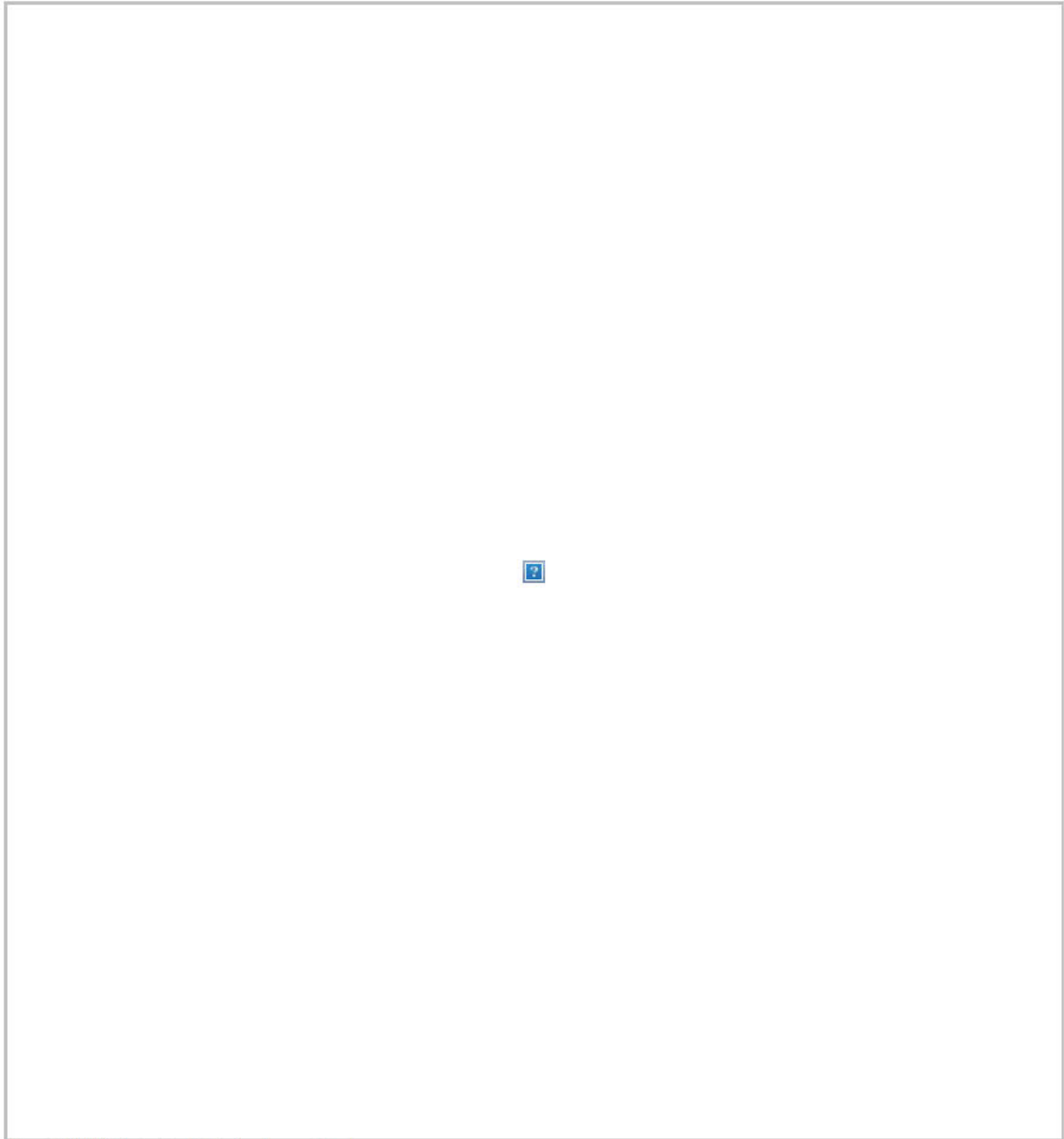


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHL'D is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to

infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Kawerau ā Maki may have in this proposal and would value your feedback and inputs during the current design and consenting process.

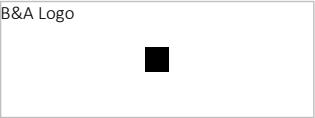
If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault (██████████).

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
██████████  
██████████

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) 



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**From:** [REDACTED]  
**To:** [Magdalena Regnault](#); [Euan Williams](#); [Hannah O'Kane](#)  
**Subject:** FW: Milldale site visit -Te Kawerau a Maki / Ngati Manuhiri  
**Date:** Friday, 20 December 2024 9:14:29 am  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

See below team

Ngā mihi | Kind regards,

RACHEL MORGAN  
Director



[barker.co.nz](mailto:rachel.morgan@barker.co.nz)



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---

**From:** Rachel Morgan  
**Sent:** Friday, 20 December 2024 9:13 am  
**To:** [REDACTED] <[REDACTED]>  
**Subject:** RE: Milldale site visit -Te Kawerau a Maki / Ngati Manuhiri

Thanks [REDACTED] that's terrible news! I'm pleased to hear that you're on the mend.

If you'd prefer to do a CIR no issues with leaving this to January if you prefer? We would be very grateful if you could let us know a general timeframe for this.

If you need any other info just sing out

Ngā mihi | Kind regards,

RACHEL MORGAN  
Director



[barker.co.nz](mailto:rachel.morgan@barker.co.nz)



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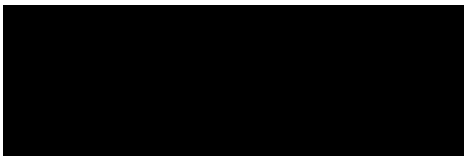
---

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Friday, 20 December 2024 9:05 am  
**To:** Rachel Morgan <[REDACTED]>  
**Subject:** Re: Milldale site visit -Te Kawerau a Maki / Ngati Manuhiri

Kia ora Rachel,

Apologies – I ended up in hospital last week for an emergency surgery and am only just returning now to complete tasks. Ideally, I would do a CIR (outlining cultural values etc for the WTP) which would be after Christmas.

I could potentially do a letter/memo today – I will try my absolute best!



---

**From:** Rachel Morgan <[REDACTED]>  
**Date:** Wednesday, 18 December 2024 at 12:47 PM  
**To:** [REDACTED] Manuhiri Kaitiaki Charitable Trust <[REDACTED]>  
[REDACTED], [REDACTED], [REDACTED], [REDACTED]  
**Subject:** RE: Milldale site visit -Te Kawerau a Maki / Ngati Manuhiri

Kia ora [REDACTED]

Just following up on my email below. I appreciate its only a couple of days before the break but it would be great to get an understanding of your timing for this and/or if you need any further information.

Ngā mihi | Kind regards,

RACHEL MORGAN  
Director

barker.co.nz

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**From:** Rachel Morgan

**Sent:** Monday, 9 December 2024 2:00 pm

**To:** [REDACTED] Manuhiri Kaitiaki Charitable Trust <[REDACTED]>; [REDACTED]

[REDACTED]; Euan Williams [REDACTED]

**Subject:** RE: Milldale site visit -Te Kawerau a Maki / Ngati Manuhiri

Kia ora [REDACTED]

It was great to meet you both last week to discuss the Milldale fast track proposal.

Please see here for a link to the plans the temporary WWTP we discussed and a preliminary draft of the landscaping plan. [REDACTED]

As discussed, we are progressing with preparing a resource consent application for the last remaining stages of the Milldale development. This includes stages 10-13 at the northern part of the site, and Stage 4C located centrally within the THAB zone.

The proposed temporary wastewater treatment plant is located on the north-eastern edge of the site. As [REDACTED] explained, ideally this will never be built and it is very much a backup option, should the upgrades to the Army Bay WWTP not progress as per Watercare's current schedule. However, if it is required, having the resource consent to hand will enable Fulton Hogan to progress with the development until such time as the upgrades occur.

We would be grateful if you could provide a letter (or similar) outlining your feedback on this proposal before the Christmas break ideally. This will support the lodged application, which we are aiming to get in with the EPA Jan/Feb 2025. We will of course, continue to work with you post-lodgement as the proposal and conditions progress.

Please feel free to call if you have any queries.

Ngā mihi | Kind regards,

RACHEL MORGAN  
Director

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-----Original Appointment-----

**From:** Rachel Morgan

**Sent:** Tuesday, 19 November 2024 12:17 pm

**To:** Rachel Morgan; [REDACTED] Manuhiri Kaitiaki Charitable Trust; [REDACTED]

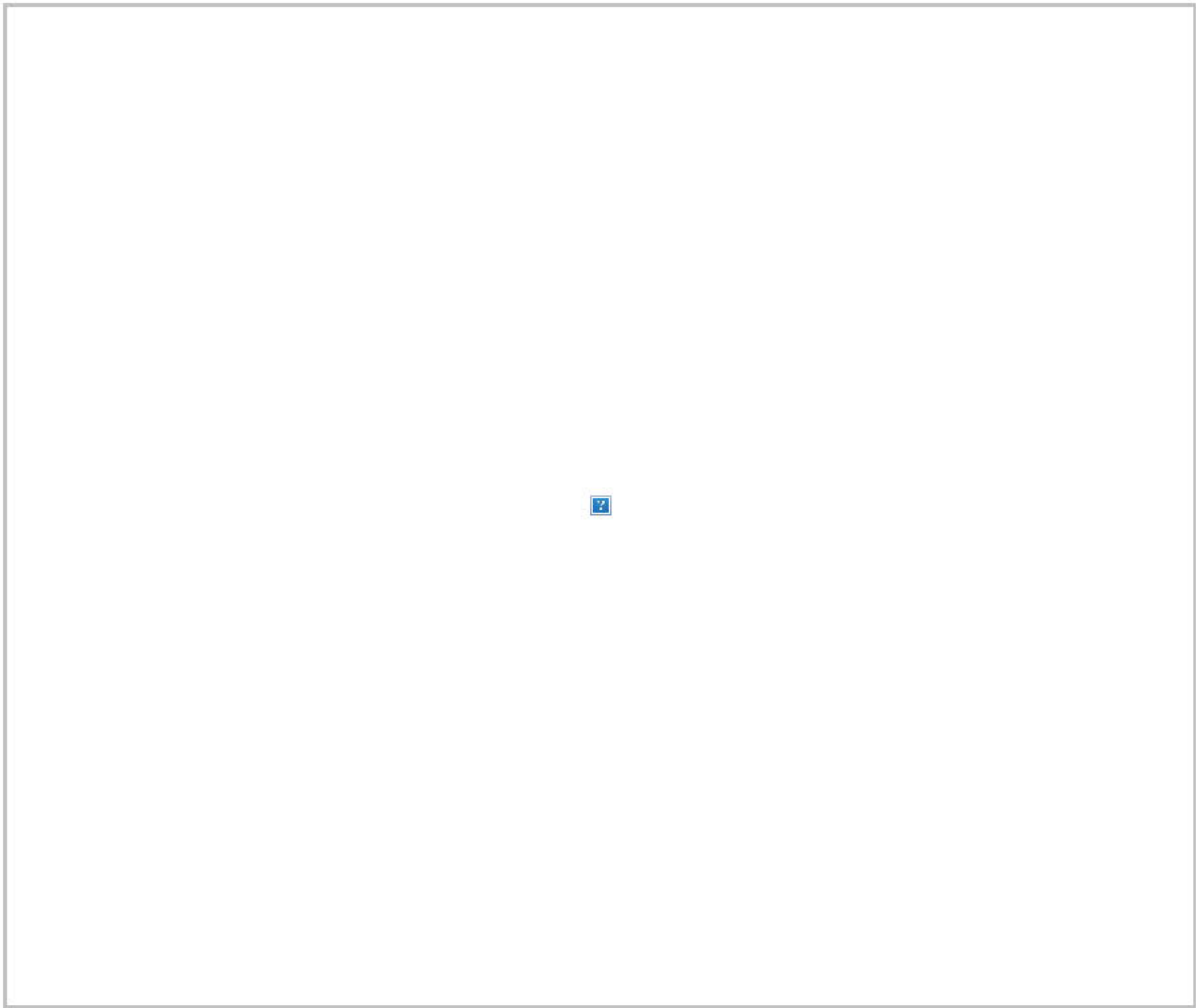
**Cc:** [REDACTED]

**Subject:** Milldale site visit -Te Kawerau a Maki / Ngati Manuhiri

**When:** Thursday, 5 December 2024 1:30 pm-3:30 pm (UTC+12:00) Auckland, Wellington.

**Where:** Meet on site - end of Lysnar Road by the gate (see map below)

We will have a simple set of plans to talk through on site. We can head back to office if need be after.



Kia ora [REDACTED]

As discussed, this is a site meeting to discuss the project in more detail. We will get the lead engineer from Apex along to discuss the temporary WWTP in more detail. We will send you through some further information on this by the end of the week so you can review ahead of time.

And thanks again for working with us on this pre-Christmas – we really appreciate it as we know it's a very busy time.

Ngā mihi | Kind regards,

RACHEL MORGAN  
Director

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz)



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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 12:54:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

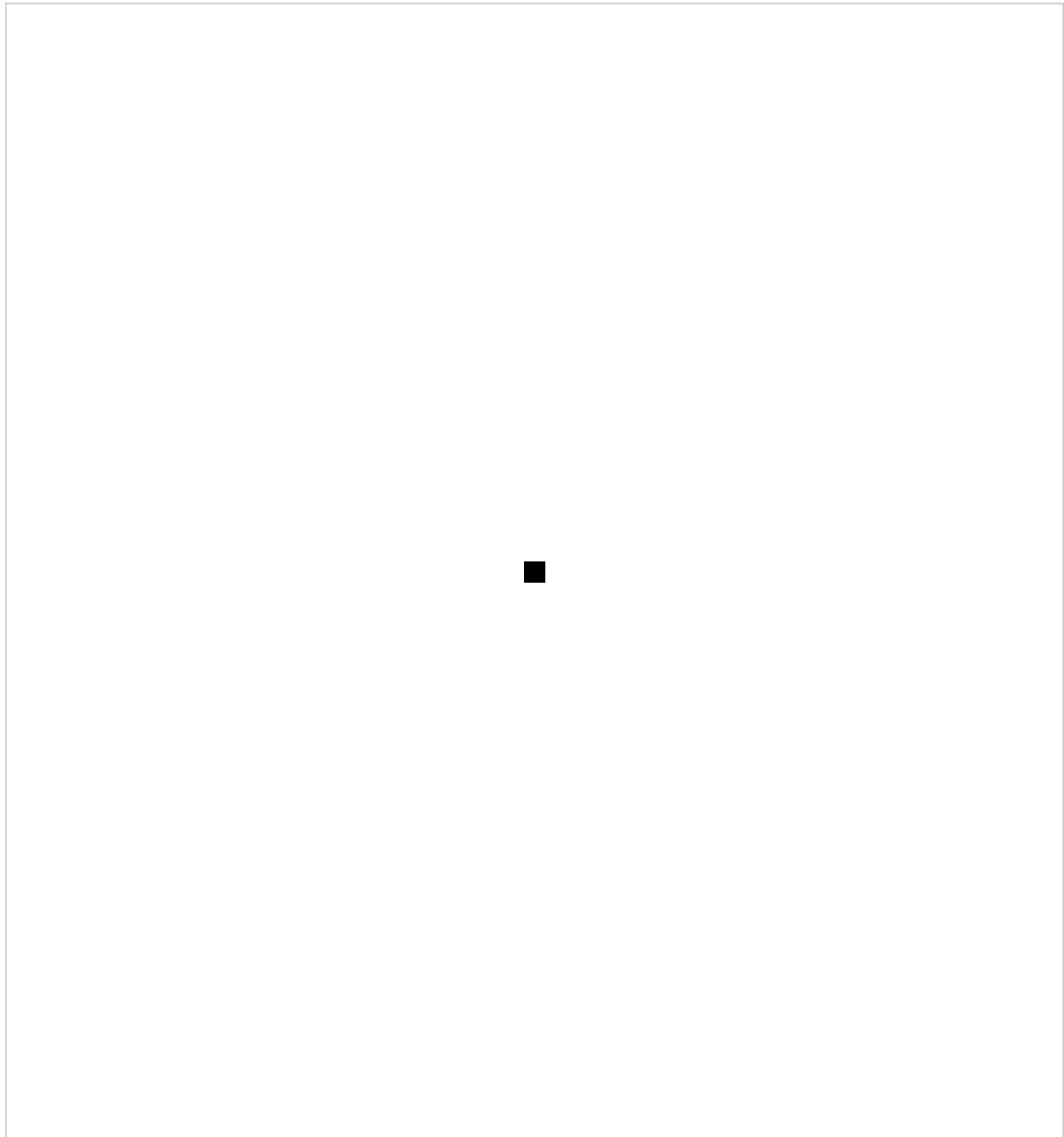


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLd is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Whātua o Kaipara may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 11:29:00 am  
**Attachments:** [image003.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

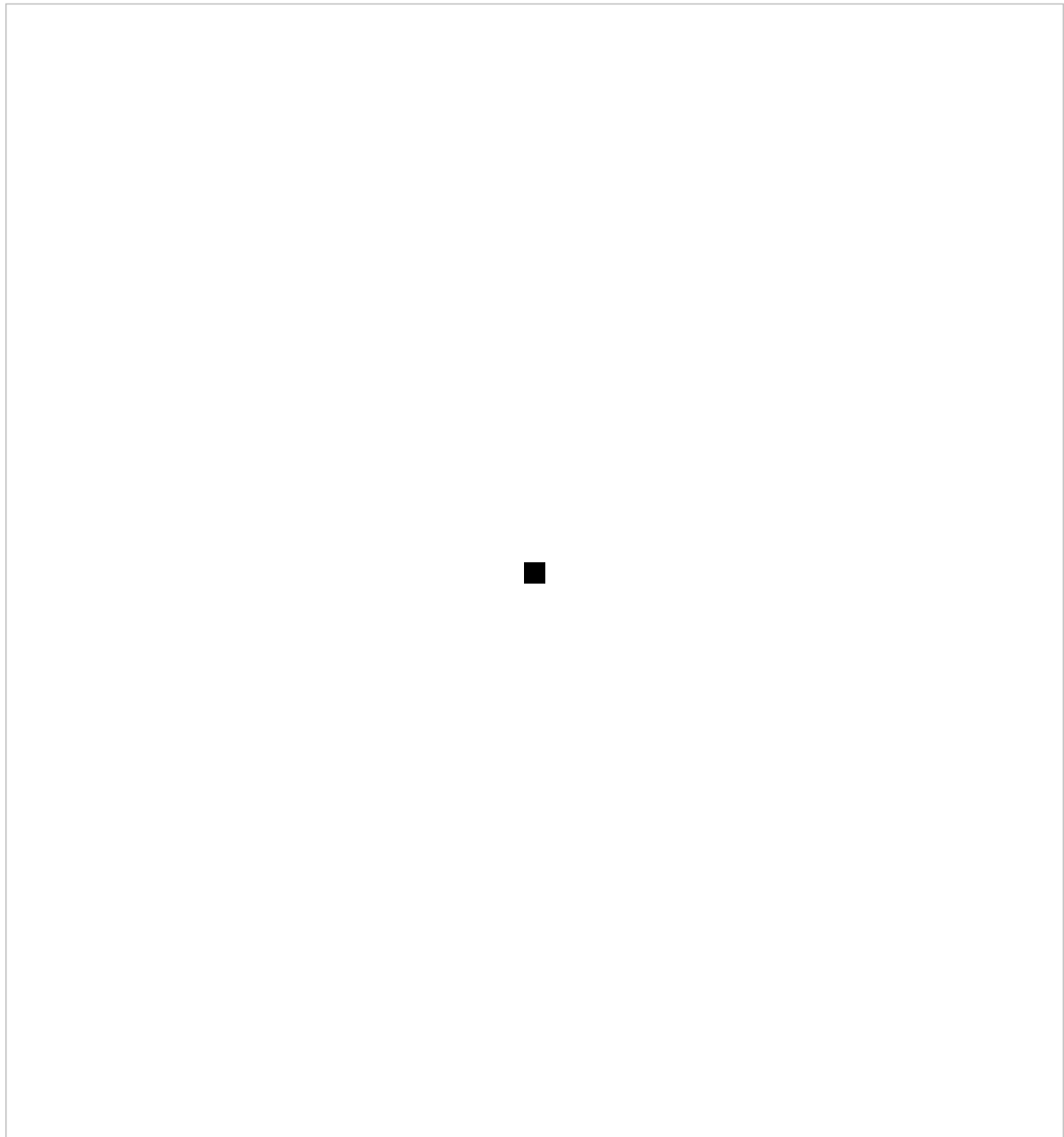


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act (‘FTAA’). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāi Tai ki Tāmaki may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 2:45:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

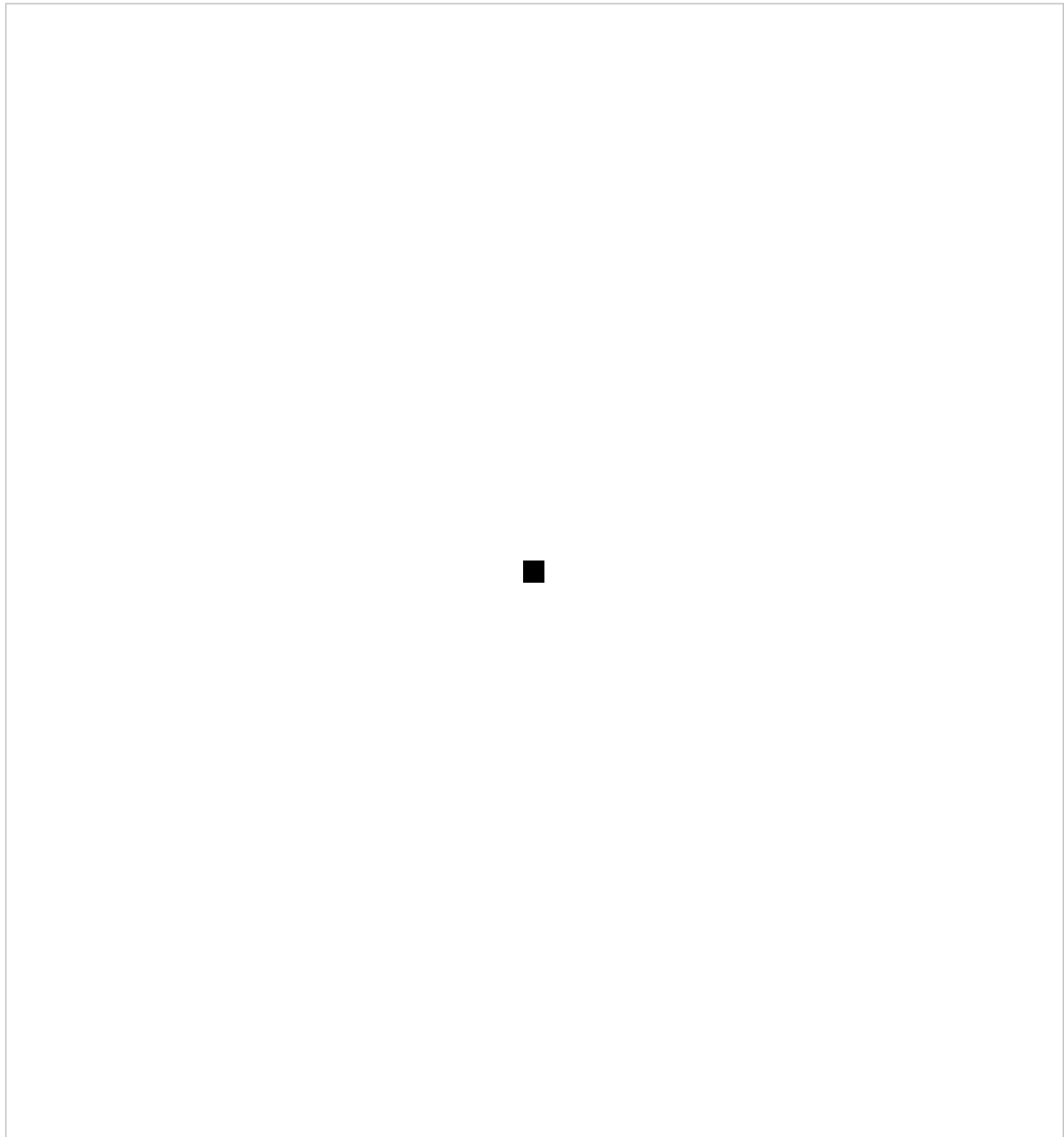


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLd is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Pāoa may have in this proposal and would value your feedback and inputs during the current design and consenting process.

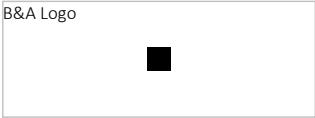
If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]



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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 12:40:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

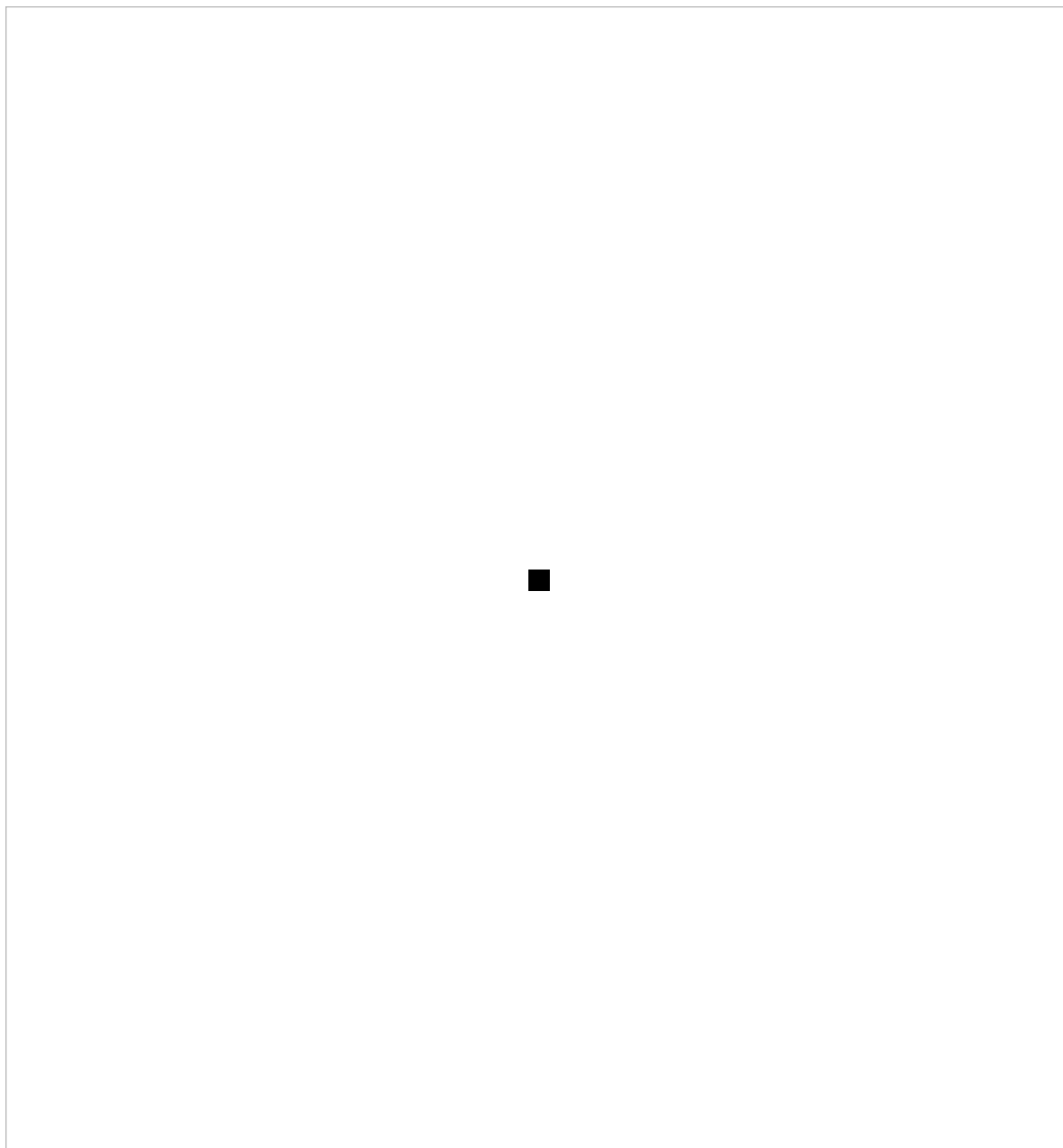


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages 4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act (‘FTAA’). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Te Ata may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 12:44:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

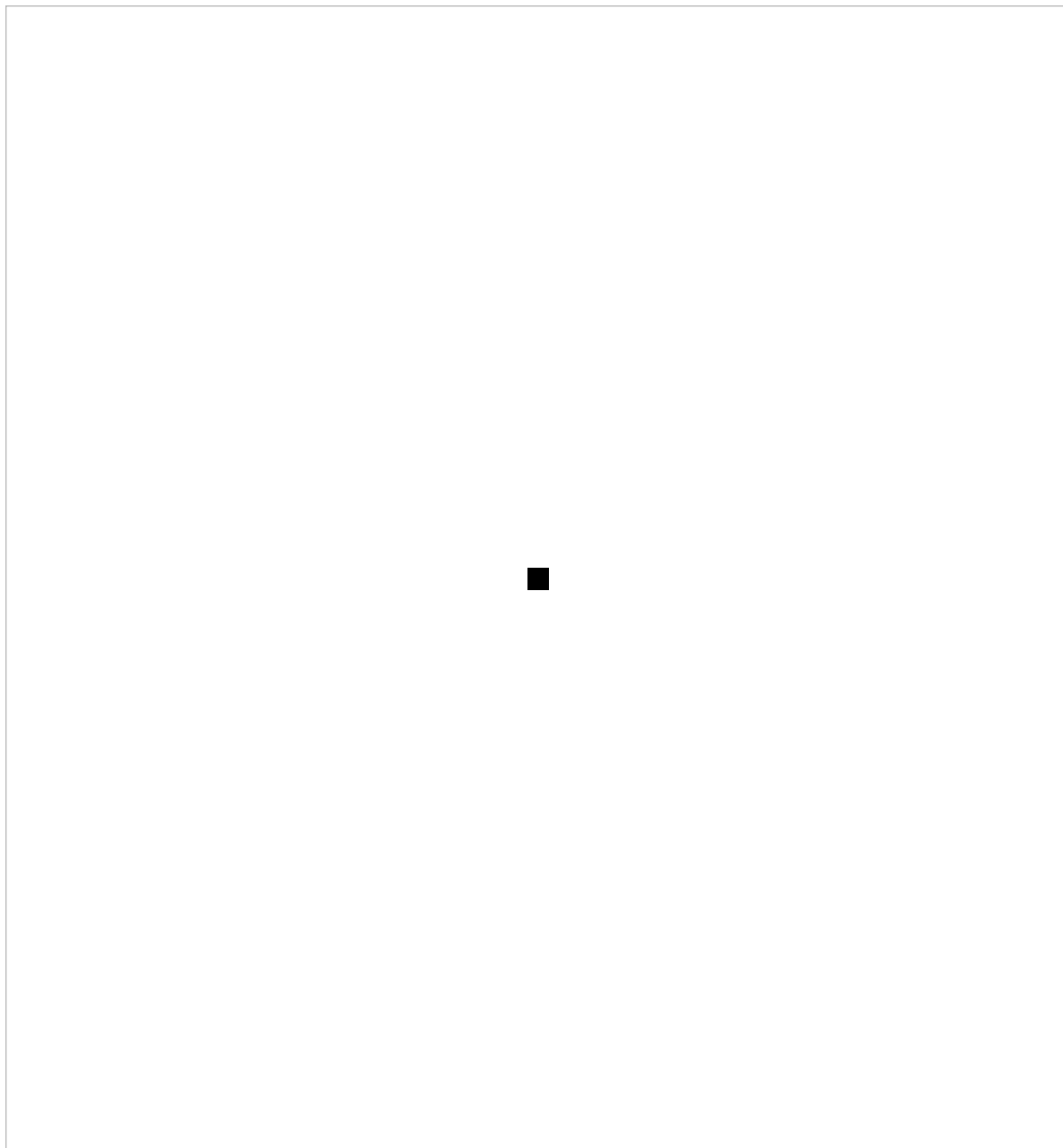


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLd is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngātiwai may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault (██████████).

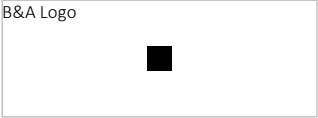
Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
██████████

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 2:31:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

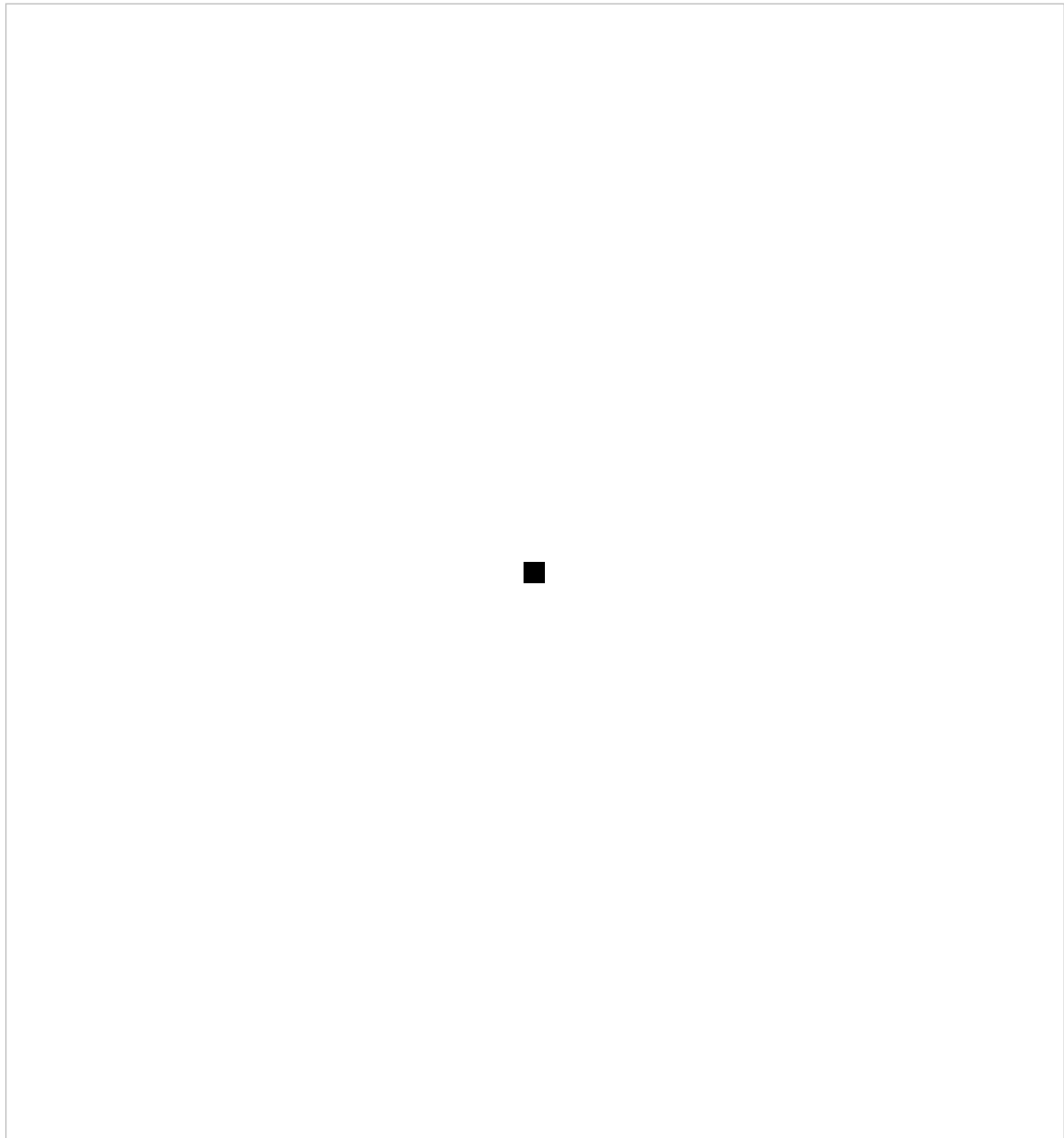


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

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4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

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We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Ākitai Waiohūa may have in this proposal and would value your feedback and inputs during the current design and consenting process.

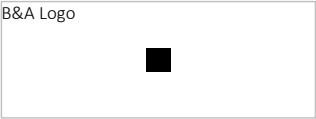
If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]



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**Auckland**, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 2:43:00 pm  
**Attachments:** [image002.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLD'), in relation to the area of land identified in **Figure 1** below known as Milldale.

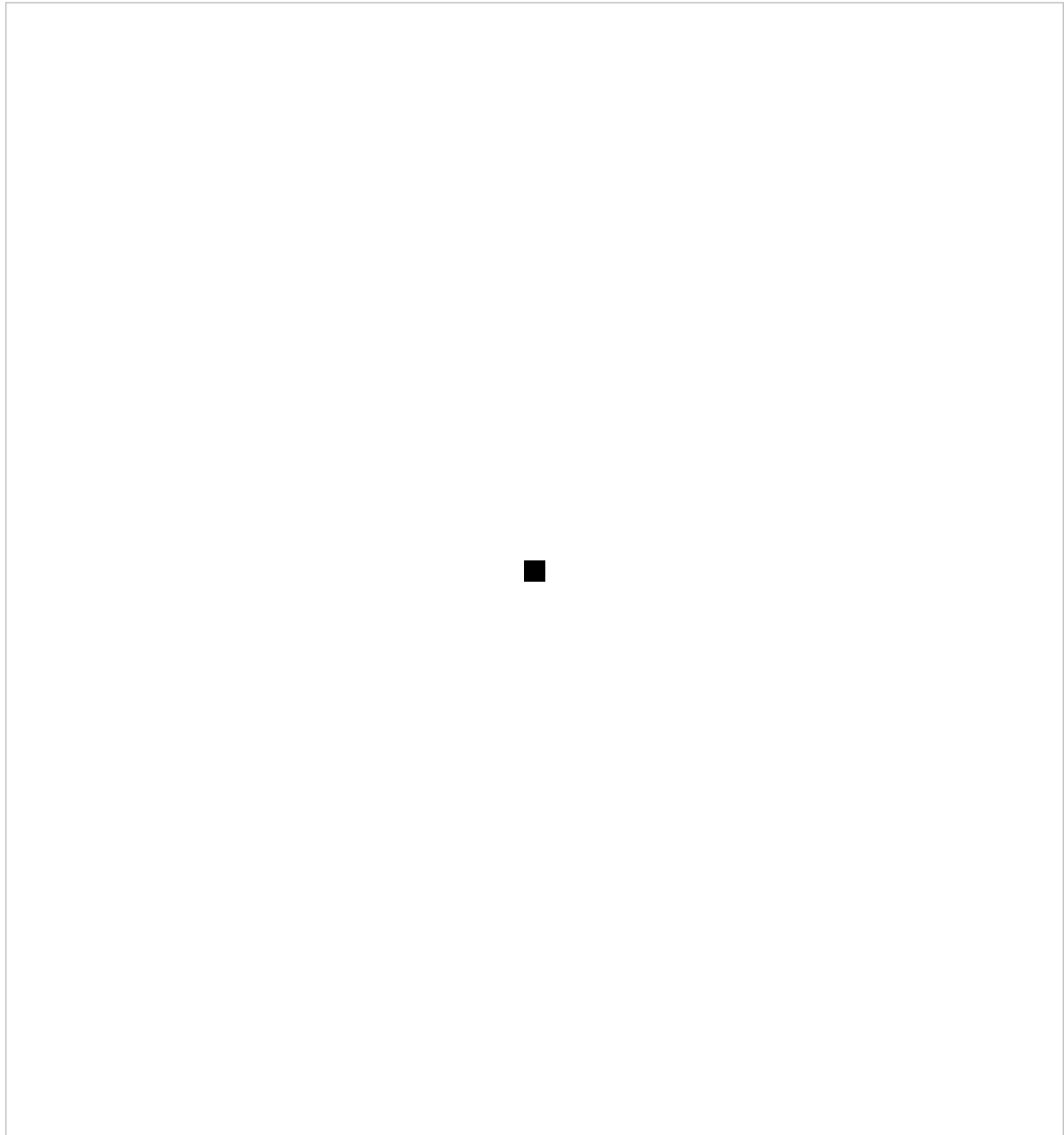


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Maru may have in this proposal and would value your feedback and inputs during the current design and consenting process.

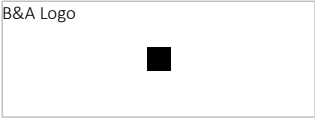
If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault ( [REDACTED] )

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]



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**Auckland**, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 12:48:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

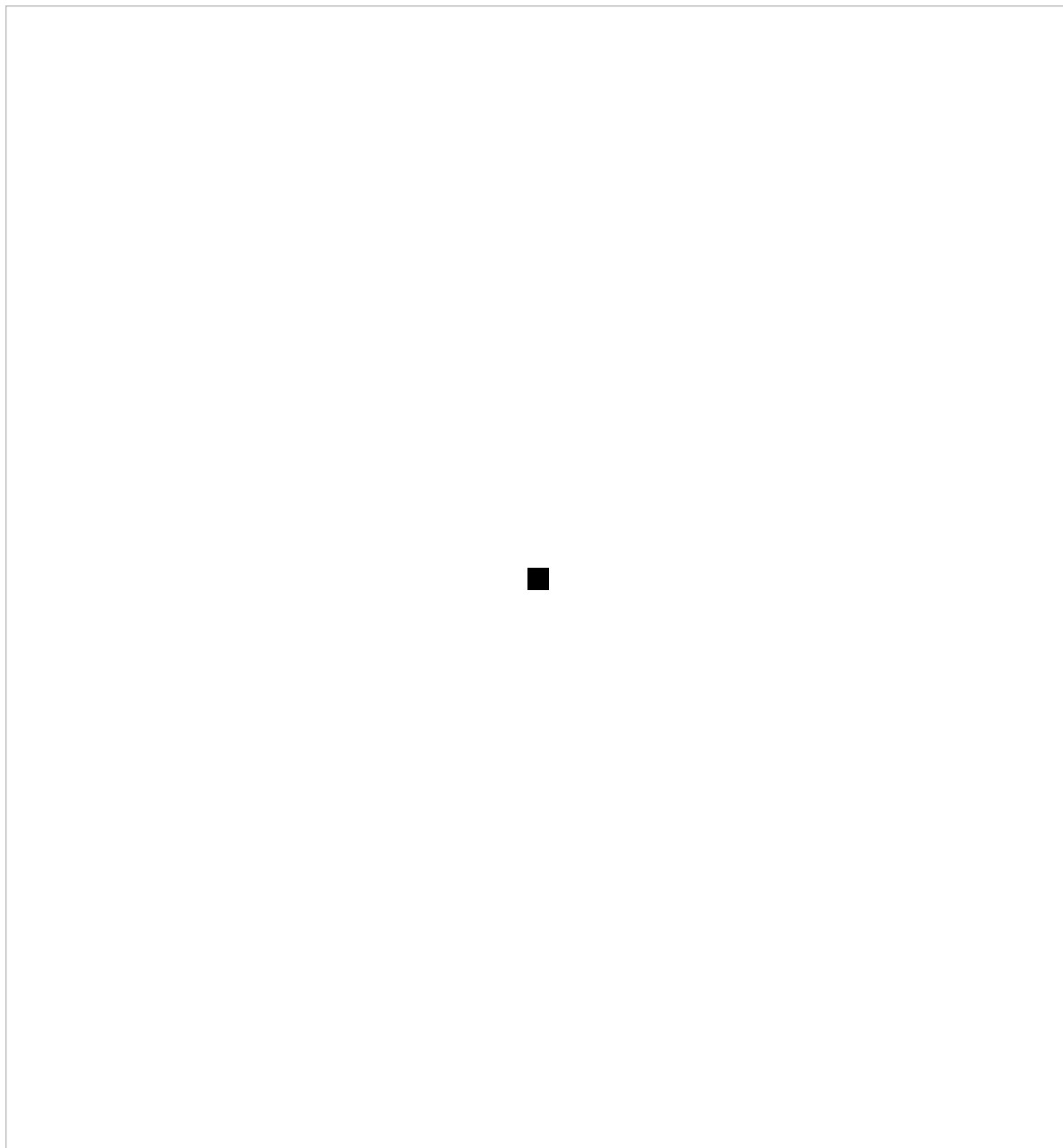


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLd is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Whanaunga may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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**Auckland**, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 2:27:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLd'), in relation to the area of land identified in **Figure 1** below known as Milldale.

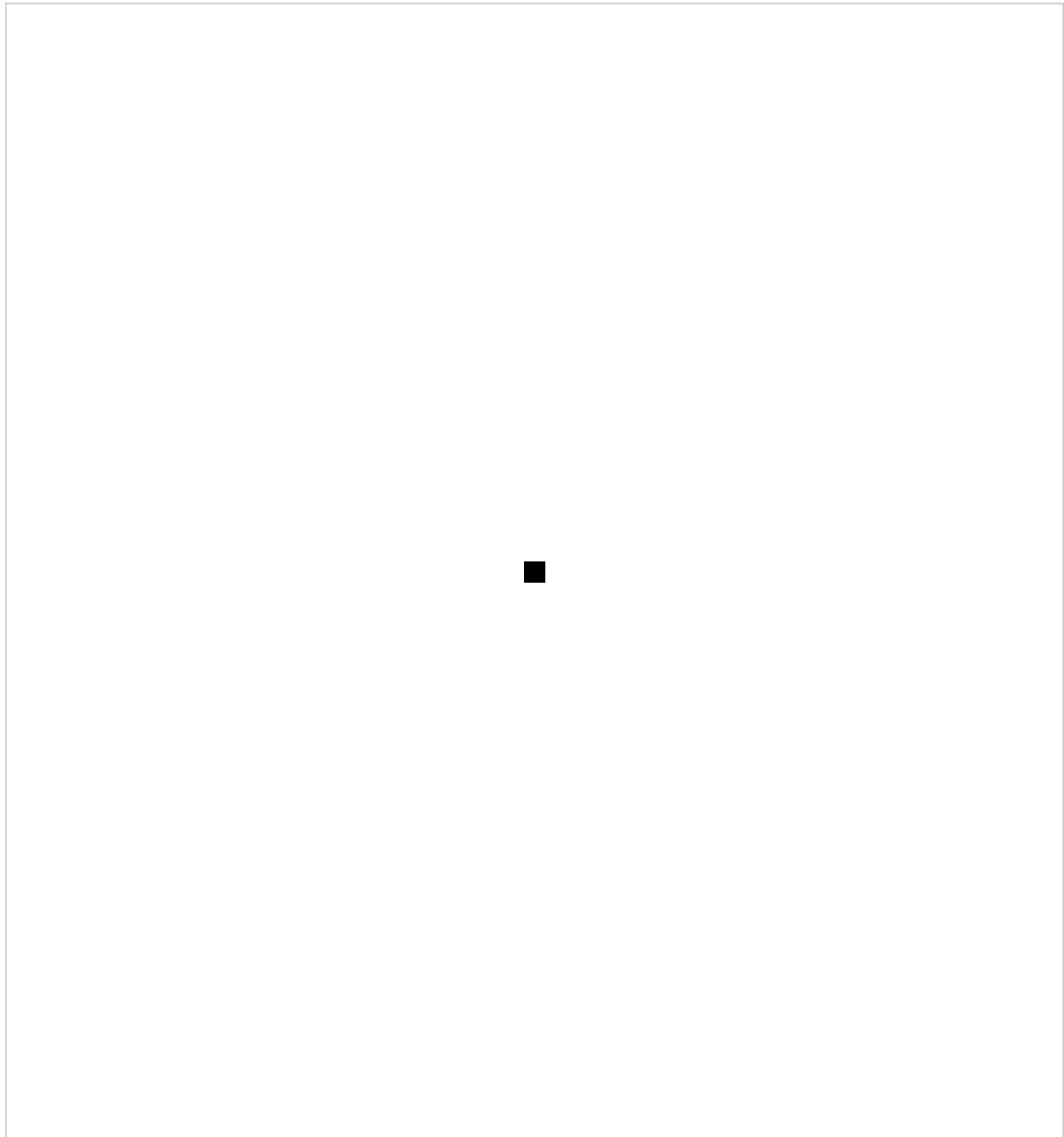


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLd is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Ngāti Whātua Ōrākei may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

---

**IZZY GREEN**  
Assistant  
[REDACTED]

PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

[barker.co.nz](http://barker.co.nz) [REDACTED]

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**Auckland**, Hamilton, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

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**From:** [Assistant](#)  
**To:** [REDACTED]  
**Cc:** [Magdalena Regnault](#)  
**Subject:** Milldale Fast-track Project – Stages 4C, 10 – 13  
**Date:** Tuesday, 29 October 2024 2:38:00 pm  
**Attachments:** [image001.png](#)

---

Tēnā koe,

We trust that this email finds you well. We are writing to you on behalf of Fulton Hogan Land Development ('FHLD'), in relation to the area of land identified in **Figure 1** below known as Milldale.

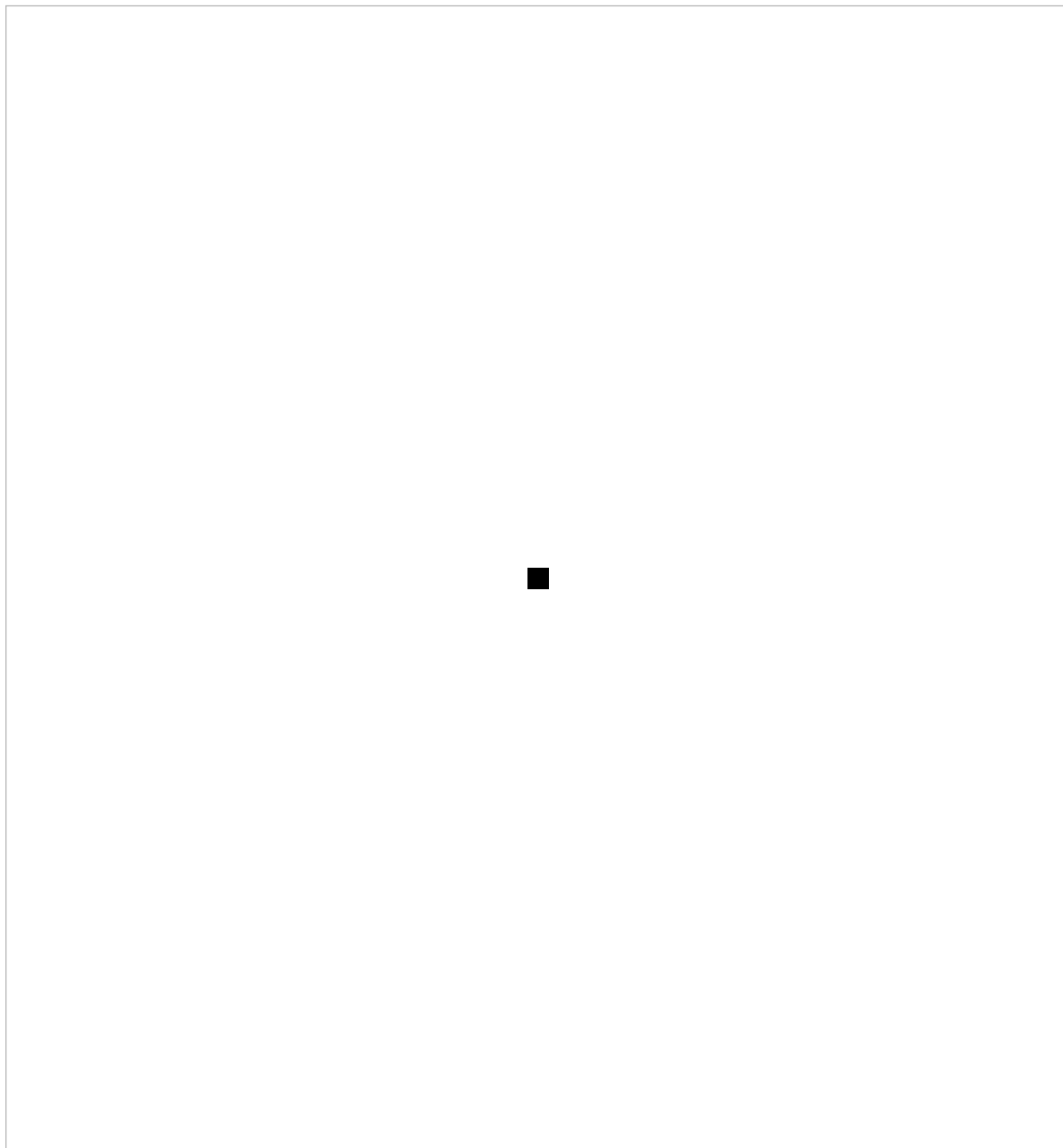


Figure 1: Milldale Illustrative Masterplan. Source: Woods

Milldale is a master planned community designed to provide 4,500 dwellings, including commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. The Council has approved bulk earthworks and subdivision consents for the first nine stages of Milldale, with approximately 2,000 residential lots consented to date. New dwellings have been constructed in the subdivision stages, with Stages 1–6 already completed and more under construction. The development aims to provide a diverse range of housing options, schools, and businesses over the next 5 – 6 years.

The Milldale development is making a significant contribution to the wider Silverdale area by providing new housing, commercial spaces, and schools. Additionally, the ongoing construction of this project is boosting the local economy by creating jobs including for contractors and tradespeople.

FHLD is now seeking to undertake subdivision and bulk earthworks associated with the final stages of the development being stages

4C, 10 – 13. The development of these stages will enable an additional 1,200 residential dwellings which will be progressively ready for occupation from mid-2027.

A temporary wastewater treatment pumpstation is proposed to service a portion of the Milldale development in response to infrastructure capacity limitations in the current network. Wastewater will be captured and treated on land owned by FHLD, adjacent to the development. The treated wastewater would then be discharged to land through a constructed wetland system. The temporary pumpstation will be decommissioned when the public wastewater network upgrades to be undertaken by Watercare at the Army Bay facility are completed, which is currently scheduled for 2032.

We are seeking to engage with you early on this project, as we progress through the consenting process, with the view of a resource consent application being lodged in January 2025. This proposal is a Listed Project in Part A of Schedule 2 of the Fast-track Approval Act ('FTAA'). As such, this application is being made in accordance with the FTAA instead of the RMA.

We recognise the interest that Te Rūnanga o Ngāti Whātua may have in this proposal and would value your feedback and inputs during the current design and consenting process.

If you would like to meet to discuss the proposal in further detail and attend an on-site hui, please confirm your interest and availability by the 15<sup>th</sup> of November by contacting Magdalena Regnault [REDACTED]

Ngā mihi | Kind regards,

**IZZY GREEN**  
Assistant  
[REDACTED]  
[REDACTED]  
PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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