
MINUTE 2 OF THE EXPERT PANEL
Invitations to comment

Milldale North [FTAA-2608-1280]

19 November 2026

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[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2024 (the Act).

[2] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n) of the Act. Sections 53(2)(d) to (g) do not apply to this application. The Panel considers the persons identified in Appendix 1 must be invited for comment.

[3] Section 53(2)(h) and (i) state that the owners and occupiers of the land adjacent to the land the application relates to must be invited to comment.

[4] After considering the information from the Applicant and the advice from the EPA, and having now reviewed the application material, the Panel has determined that the owners and occupiers of land shaded orange and purple on the Maps in Appendix 2 and listed in Appendix 3 should be invited to comment.

[5] The Panel has considered section 53(3) and determined that it is appropriate to invite comments from the following parties:

(a) FENZ
(b) Watercare Services Ltd
(c) Tūpuna Taonga o Tāmaki Makaurau Trust/ Whenua Haumi Roroa o Tāmaki Makaurau Limited Partners

[6] Section 54(1) of the Act requires that the Panel must specify in the invitation a date for when comments must be received by the EPA on behalf of the Panel (which must be 20 working days after the date on which the invitation is given under section 53).

[7] The date invitations to comments will be given will be 19 November 2026. Comments must be made to the EPA:

(a) by email to substantive@fasttrack.govt.nz;
(b) by post to Private Bag 63002, Wellington 6140, New Zealand; or
(c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011

[8] Comments must be received by 17 December 2026.

[9] The application may be accessed on the Fast-track website here:

https://www.fasttrack.govt.nz/projects/milldale-north

[10] The Fast-track website will be updated as information is made available to the Panel.



David Hill
Milldale North Expert Panel Chair

Appendix 1 – Parties invited to comment under section 53(2) of the Act

Section of Act	Description from Act	Party identified
53(2)(a)	the relevant local authorities	Auckland Council
53(2)(b)	the relevant iwi authorities	• Ngāti Manuhiri Settlement Trust • Te Rūnanga o Ngāti Whātua • Ngā Maunga Whakahii o Kaipara Development Trust • Ngāti Whātua Ōrākei Trust • Te Kawerau Iwi Settlement Trust • Te Ākitai Waiohua Waka Taua Inc • Ngāi Tai ki Tāmaki Trust • Ngāti Pāoa Iwi Trust • Ngaati Whanaunga Incorporated Society • Ngāti Maru Rūnanga Trust • Ngāti Tamaterā Treaty Settlement Trust • Hako Tūpuna Trust • Te Patukirikiri Iwi Trust
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest	• Ngāti Manuhiri Settlement Trust • Ngāti Whātua Ōrākei Trust • Ngā Maunga Whakahii o

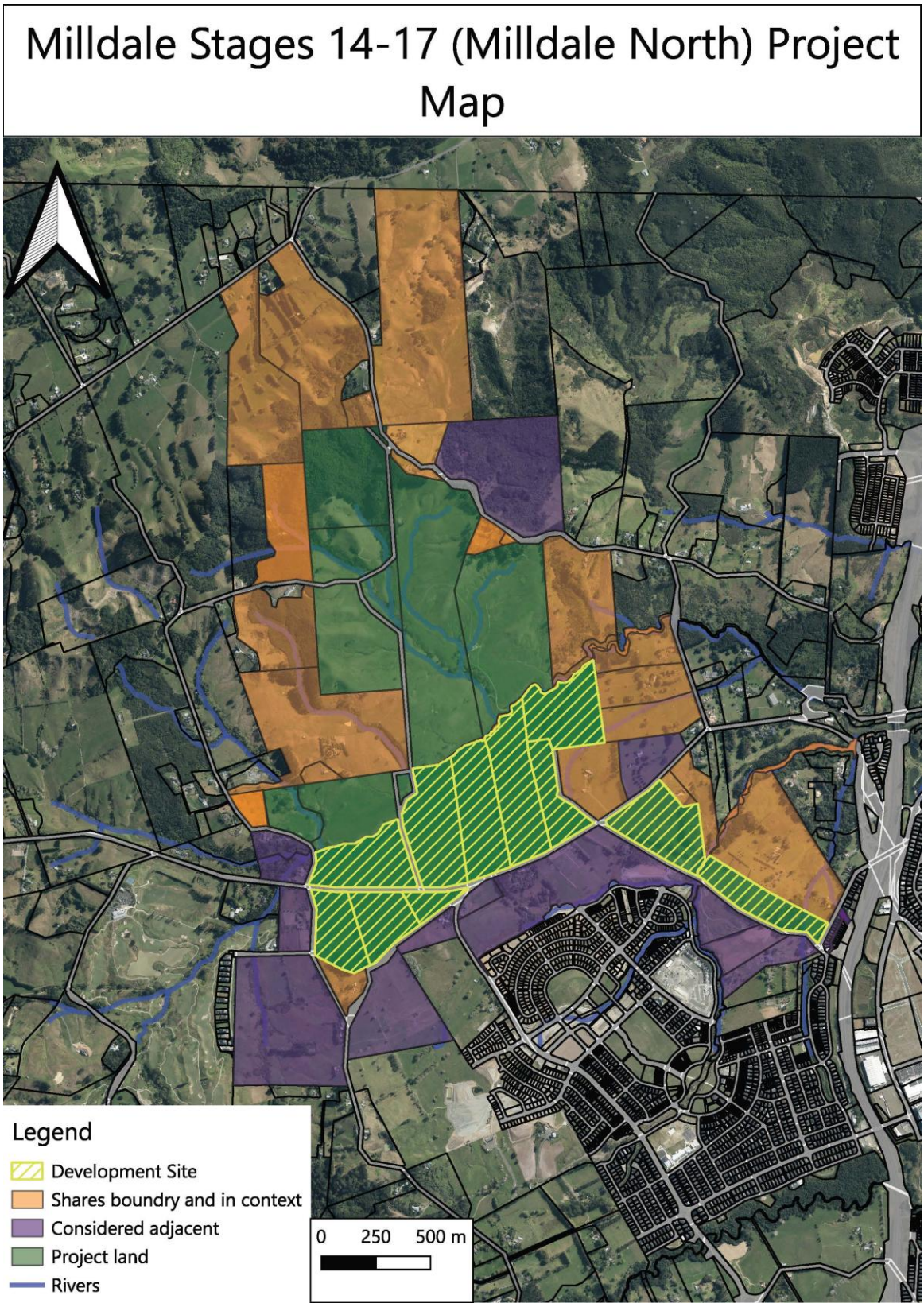
	under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	Kaipara Development Trust • Te Kawerau Iwi Settlement Trust • Ngāi Tai ki Tāmaki Trust • Ngāti Pāoa Iwi Trust • Ngaati Whanaunga Ruunanga Trust • Te Rūnanga o Ngāti Whātua • Ngāti Tamaterā Treaty Settlement Trust • Ngāti Maru Rūnanga Trust • Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership • Te Patukirikiri Iwi Trust • Te Ākitai Waiohua Settlement Trust • Hako Tūpuna Trust • Ngāti Te Ata Claims Support Whānau Trust
53(2)(h)	owners of the land to which the substantive application relates	Refer Appendices 2 & 3
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	Refer Appendices 2 & 3

53(2)(j)	The Minister for the Environment and other relevant portfolio Ministers	Minister for Auckland Minister for Building and Construction Minister of Conservation Minister for Economic Growth Minister for the Environment Minister of Housing Minister of Infrastructure Minister of Local Government Minister for Māori Crown Relations – Te Arawhiti Minister for Regional Development Minister for RMA Reform
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	Auckland Transport
53(2)(m)	if the approvals sought in the substantive application include— (i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5: (ii) an approval described in	The Director-General of Conservation.

	section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6: (iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6: (iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7: (v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10: (vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11 (vii)an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.	
53(2)(n)	any persons or groups specified	New Zealand Transport Agency

	by the Minister under section 27(3)(b)(iii).	Waka Kotahi

Appendix 2 – Map of Adjacent land parcels whose owners and/or occupiers are invited to comment



Appendix 3: s53(2)(h) & (i) – Land parcels whose owners and/or occupiers are invited to comment

117 Upper Orewa Road
51 Cemetery Road
36 Sidwell Road
419 Wainui Road
427 Wainui Road
64 Gervin Road
462 Wainui Road
15 Upper Orewa Road
29 Upper Orewa Road
Lot 2 DP 473507, Gervin Road
260 Upper Orewa Road
251 Upper Orewa Road
333 Upper Orewa Road
1085 Weranui Road
230 Upper Orewa Road
62 Gervin Road
180 Upper Orewa Road
215 Upper Orewa Road
171A Gervin Road
163 Upper Orewa Road
171A Gervin Road
159 Upper Orewa Road
44 Gervin Road
37 Upper Orewa Road
43 Sidwell Road
37 Sidwell Road
39 Sidwell Road
33 Sidwell Road
29 Sidwell Road
45 Sidwell Road
47 Sidwell Road
31 Sidwell Road
26 Cemetery Road
15 Endsley Rise
35 Sidwell Road
49 Sidwell Road
41 Sidwell Road
440 Wainui Road
1 Gervin Road
27 Gervin Road
68 Cemetery Road
168 Argent Lane
166 Argent Lane
167 Argent Lane
72 Lysnar Road
Lot 2 DP 64368, Endsley Rise