
MINUTE 2 OF THE EXPERT PANEL

Invitation to comment
Milldale [FTAA-2503-1038]

1 July 2025

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (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), where relevant. **Appendix 1** provides the list of prescribed persons relevant to this project.

[3] Section 53(2)(h) and (i) state that the owners and occupiers of land to which the substantive application relates, and the land adjacent to that land, must be invited to comment. The Application included an appendix (*Appendix 1D: Names and addresses of adjacent owners and occupiers*) that identified the names and addresses of owners and occupiers of the project site and the land adjacent to the site. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*.

[4] In determining which land parcels may be considered adjacent to the site, the Panel are of the view that the proposed offsetting site is 'land to which the substantive application relates' and therefore the owners and occupiers of that land, and the land adjacent to it, are invited to comment. The list of land parcels whose owners and occupiers will be invited to comment is included in **Appendix 2**.

[5] The Panel has considered section 53(3) of the Act and determined that the following additional parties should be invited to comment due to the applicant having consulted with them regarding the application:

- (a) Auckland Transport
- (b) Watercare Services Limited
- (c) Healthy Waters
- (d) Ngāti Paoa Trust Board
- (e) Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū
- (f) Ngātiwai Trust
- (g) The owners and occupiers of the following land parcels:
 - (i) 94 Cemetery Road
 - (ii) 1 Pāpākiri Road
 - (iii) 3 Pāpākiri Road
 - (iv) 5 Pāpākiri Road
 - (v) 9 Pāpākiri Road
 - (vi) 11 Pāpākiri Road

[6] The invitation to comment is dated 1 July 2025 and the due date for comments is 20 working days after this date (section 54 of the Act), namely, **29 July 2025**.

[7] Comments must be filed with the EPA no later than **11:59pm on 29 July 2025** via:

- (a) 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



Daniel Minninnick
Milldale Expert Panel Chair

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

| Section of Act | Description from Act | Relevant party |
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| 53(2)(a) | Relevant local authorities | 1. Auckland Council |
| 53(2)(b) | Relevant iwi authorities | 2. Ngāti Manuhiri Settlement Trust 3. Te Rūnanga o Ngāti Whātua 4. Ngā Maunga Whakahii o Kaipara Development Trust 5. Ngāti Whātua Ōrākei Trust 6. Te Kawerau Iwi Settlement Trust 7. Te Ākitai Waiohūa Waka Taua Inc 8. Ngāi Tai ki Tāmaki Trust 9. Ngāti Paoa Iwi Trust 10. Ngaati Whanaunga Incorporated Society 11. Ngāti Maru Rūnanga Trust 12. Ngāti Tamaterā Treaty Settlement Trust 13. Hako Tupuna Trust 14. Te Patukirikiri Iwi Trust |
| 53(2)(c) | any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest 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 | 15. Ngāti Manuhiri Settlement Trust 16. Ngā Maunga Whakahii o Kaipara Development Trust 17. Ngāti Whātua Ōrākei Trust 18. Te Kawerau Iwi Settlement Trust 19. Ngāi Tai ki Tāmaki Trust 20. Tūpuna Taonga o Tāmaki Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership 21. Ngāti Tamaterā Treaty Settlement Trust 22. Te Ākitai Waiohūa Settlement Trust 23. Ngāti Paoa Iwi Trust |

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| | | 24. Ngaati Whanaunga Ruunanga Trust 25. Ngāti Maru Rūnanga Trust |
| 53(2)(d) | any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates | N/A |
| 53(2)(e) | any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates | N/A |
| 53(2)(f) | ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou | N/A |
| 53(2)(g) | the tangata whenua of any area within the area to which | N/A |

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| | the substantive application relates that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996 | |
| 53(2)(h) | the owners of the land to which the substantive application relates and the land adjacent to that land | See Appendix 2 |
| 53(2)(i) | the occupiers of the land to which the substantive application relates and the land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified | See Appendix 2 |
| 53(2)(j) | the Minister for the Environment and other relevant portfolio Ministers | <ul style="list-style-type: none"> 26. Minister of Housing 27. Minister for Infrastructure 28. Minister for RMA Reform 29. Minister for Transport 30. Minister for Auckland 31. Minister for Arts, Culture and Heritage 32. Minister for Treaty of Waitangi Negotiations 33. Minister for Tourism and Hospitality 34. Minister of Conservation 35. Minister for Māori Crown Relations: Te Arawhiti 36. Minister of Local Government |

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| | | <p>37. Minister for Building and Construction</p> <p>38. Minister for Land Information</p> <p>39. Minister for the Environment</p> <p>40. Minister for Regional Development</p> |
| 53(2)(k) | relevant administering agencies | <p>41. Heritage New Zealand Pouhere Taonga</p> <p>42. Ministry for the Environment</p> |
| 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 | N/A |
| 53(2)(m) | <p>if the approvals sought in the substantive application include—</p> <p>(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:</p> <p>(ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6:</p> <p>(iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6:</p> <p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p> <p>(v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10:</p> | 43. Director-General of Conservation |

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| | <p>(vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11</p> <p>(vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.</p> | |
| 53(2)(n) | any persons or groups specified by the Minister under section 27(3)(b)(iii) | N/A |

Appendix 2 – Land parcels whose owners and/or occupiers are invited to comment

| Legal appellations are used where no address is known | | |
|-------------------------------------------------------|------------------|---------------------|
| 9 Cemetery Road | 39 Pāpākiri Road | 522 Wainui Road |
| 51 Cemetery Road | 4 Karapapa Road | 569 Wainui Road |
| 68 Cemetery Road | 6 Karapapa Road | 597 Wainui Road |
| 86 Cemetery Road | 8 Karapapa Road | 106 Young Access |
| 96 Cemetery Road | 14 Karapapa Road | 108 Young Access |
| 104 Cemetery Road | 16 Karapapa Road | 142 Young Access |
| 120 Cemetery Road | 18 Karapapa Road | 33 Te Taruna Drive |
| 13 Pāpākiri Road | 20 Karapapa Road | 38 Te Taruna Drive |
| 15 Pāpākiri Road | 22 Karapapa Road | 40 Te Taruna Drive |
| 19 Pāpākiri Road | 24 Karapapa Road | 42 Te Taruna Drive |
| 21 Pāpākiri Road | 26 Karapapa Road | 44 Te Taruna Drive |
| 23 Pāpākiri Road | 28 Karapapa Road | 61 Te Taruna Drive |
| 25 Pāpākiri Road | 419 Wainui Road | 87 Te Taruna Drive |
| 27 Pāpākiri Road | 419 Wainui Road | 73 Te Taruna Drive |
| 29 Pāpākiri Road | 427 Wainui Road | 260 Te Taruna Drive |
| 31 Pāpākiri Road | 440 Wainui Road | 261 Te Taruna Drive |
| 33 Pāpākiri Road | 462 Wainui Road | 285 Te Taruna Drive |
| 35 Pāpākiri Road | 480 Wainui Road | 287 Te Taruna Drive |

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| 37 Pāpākiri Road | 500 Wainui Road | 289 Te Taruna Drive |
| 291 Te Taruna Drive | 117 Upper Orewa Road | 14 Frith Street |
| 293 Te Taruna Drive | 159 Upper Orewa Road | 15 Purua Street |
| 295 Te Taruna Drive | 163 Upper Orewa Road | 72 Lysnar Road |
| 295A Te Taruna Drive | 180 Upper Orewa Road | 17 Fallowdown Street |
| 299 Te Taruna Drive | 215 Upper Orewa Road | 2 Moyle Street |
| 313 Te Taruna Drive | 230 Upper Orewa Road | 22 Dendro Ring Road |
| 321 Te Taruna Drive | 260 Upper Orewa Road | Lot 6000 DP 606441 |
| 337 Te Taruna Drive | 333 Upper Orewa Road | Lot 5700 DP 606441 |
| 339 Te Taruna Drive | 1 Gervin Road | Lot 1 DP 589819 |
| 341 Te Taruna Drive | 27 Gervin Road | Lot 5001 DP 588538 |
| 343 Te Taruna Drive | 62 Gervin Road | Lot 2 DP 473507 |
| 345 Te Taruna Drive | 64 Gervin Road | 525 Wainui Road |
| 347 Te Taruna Drive | 171A Gervin Road | 16 Lysnar Road |
| 349 Te Taruna Drive | 1085 Weranui Road | 507 Wainui Road |
| 351 Te Taruna Drive | 147 Argent Lane | 168 Argent Lane |
| 353 Te Taruna Drive | 12 Lees Street | 167 Argent Lane |
| 355 Te Taruna Drive | 3 McDonnell Street | 107 Cemetery Road |
| 357 Te Taruna Drive | 36 Sidwell Road | 131A Argent Lane |
| 400 Te Taruna Drive | 48 Spars Road | |