

Milldale Fast-Track

29/07/2025 – Auckland Council Response

Annexure 29:

Policy

**Specialist Response Template – Fast-track Approvals Act 2024 –
Substantive Application**

Technical Specialist Memo - Policy

To: Dylan Pope – Lead Planner & Carly Hinde - PPL

From: Dave Paul, Senior Policy Planner,
North, West and Islands Planning
Planning, Policy and Governance

Date: 21/07/2025

1.0 APPLICATION DESCRIPTION

Application and property details

Fast-Track project name: Milldale

Fast-Track application number: BUN60446761 & FTAA-2503-1038

Site address: Wainui Road, Milldale, Upper Orewa

2.0 Executive Summary / Principal Issues

- Uncertainty about the wastewater solution
- No other policy issues because the land is zoned for development.

3.0 Documents Reviewed

- Volume 1 Milldale Evaluation and Overview Report

4.0 Additional Reasons for Consent Not included in AEE

N/A

5.0 Specialist Assessment

This proposal is seeking resource consent for land that is already zoned a range of urban zones.

I have concerns that there is no certainty about the wastewater treatment and disposal option. This has been addressed by other specialists. My concern is that if wastewater capacity is not available at the Army Bay treatment plant, there is no certainty that there is a wastewater treatment solution until resource consent is granted for the onsite wastewater treatment and disposal option. This makes it difficult to determine if the proposal is consistent with various levels of policy regarding the integrated provision of infrastructure.

As the proposal is seeking resource consent for land that is already zoned a range of urban zones, I have no other policy concerns as the land is expected to be developed and the resource consents sought are a continuation of the development that has already occurred at Milldale.

6.0 Section 67 Information Gap

Except certainty about a wastewater treatment and disposal option, I do not consider that there are policy related section 67 information gaps.

7.0 Recommendation

Key Headings

Consider the resource consent application for the on-site wastewater disposal option before granting consent for the rest of the proposal, to be certain that there is a wastewater disposal option available.

Subject to there being certainty about wastewater disposal, from a policy perspective I support the granting of resource consent.

8.0 Proposed Conditions

No comments