



Invitation to comment on Fast-track referral application for the Milldale North project under the Fast-track Approvals Act 2024 – FTAA-2511-1142

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Thu 18/12/2025 8:43 AM

To Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:
Minister for Economic Growth
Minister for Regional Development
Minister for the Environment
Associate Minister of Housing

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Fulton Hogan Land Development Limited for referral of the Milldale North project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2511-1142).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **20 working days** of receipt of this email, being 5 February 2026. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you

haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Milldale North
Applicant	Fulton Hugon Land Development Limited
Location	Milldale, Auckland
Project description	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area. The project comprises:</p> <ul style="list-style-type: none"> • approximately 1,500 residential lots • commercial and community facilities • an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1 (SH1) and transit corridors • the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time • 129-hectare ecological restoration area with walking and cycling network, extensive riparian and wetland enhancement

Yours sincerely

Hon Chris Bishop
Minister for Infrastructure



Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2511-1142

Phil Wilson
Chief Executive
Auckland Council

s 9(2)(a)

Dear Phil

Invitation to provide written comments on an application for referral of the Milldale North project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Milldale North project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Auckland Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Auckland Council **must** provide comments advising on the following matters:

1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.
2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Antonia Croft.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)



s 9(2)(a)



Appendix A – Project summary details

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Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1 (SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991

FTAA-2511-1142

John Linstead
Hako Tūpuna Trust

hako@xtra.co.nz

Tēnā koe John

Invitation to provide written comments on an application for referral of the Milldale North project under the Fast-track Approvals Act 2024

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

If the Minister decides to accept the application and to refer the project, the applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1142
Project name	Milldale North
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1(SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991.

FTAA-2511-1142

James Palmer
Chief Executive Officer
Ministry for the Environment

s 9(2)(a)

Dear James

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The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to seek comments on a referral application from the relevant administering agencies). I invite the Ministry for the Environment to provide written comments on the referral application as the administering agency for the Resource Management Act 1991.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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Yours sincerely

A handwritten signature in black ink, consisting of a large, stylized 'I' followed by a horizontal line that tapers to the right.

Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

adminagencyftaa@mfe.govt.nz

Appendix A – Project summary details

Application number	FTAA-2511-1142
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Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1 (SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991.

FTAA-2511-1142

Dame Naida Glavish
Ngā Maunga Whakahii o Kaipara Development Trust

admin@kaiparamoana.com

Tēnā koe Dame Naida

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

tetaritaiao@kaiparamoana.com

s 9(2)(a)

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FTAA-2511-1142

Boni Renata
General Manager
Ngaati Whanaunga Incorporated Society

s 9(2)(a)

Tēnā koe Boni

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)

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FTAA-2511-1142

Boni Renata
General Manager
Ngaati Whanaunga Ruunanga Trust

s 9(2)(a)

Tēnā koe Boni

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Ilana Miller
General Manager, Delivery and Operations

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FTAA-2511-1142

Wiremu Peters
Chair
Te Patukirikiri Iwi Trust

s 9(2)(a)

Tēnā koe Wiremu

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

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admin@patukirikiri.co.nz

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FTAA-2511-1142

Terrence Hohneck
Ngāti Manuhiri Settlement Trust

info@ngatimanuhiri.iwi.nz

Tēnā koe Terrence

Invitation to provide written comments on an application for referral of the Milldale North project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Milldale North project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1142
Project name	Milldale North
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1(SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991.

FTAA-2511-1142

Waati Ngamane
Chair
Ngāti Maru Rūnanga Trust

office@ngatimaru.iwi.nz

Tēnā koe Waati

Invitation to provide written comments on an application for referral of the Milldale North project under the Fast-track Approvals Act 2024

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

eu@ngatimaru.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1142
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FTAA-2511-1142

John Hutton
Chief Executive Officer
Ngāti Pāoa Iwi Trust

ceo@paoa.co.nz

Tēnā koe John

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)
info@paoa.co.nz
chair@paoa.co.nz

Appendix A – Project summary details

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Project name	Milldale North
Applicant name	Fulton Hogan Land Development Limited
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FTAA-2511-1142

Michelle Wilson
Chief Executive Officer
Ngāti Tamaterā Treaty Settlement Trust

s 9(2)(a)

Tēnā koe Michelle

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

chair@tamatera.iwi.nz

s 9(2)(a)

rma@tamatera.iwi.nz

admin@tamatera.iwi.nz

Appendix A – Project summary details

Application number	FTAA-2511-1142
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Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1(SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991.

FTAA-2511-1142

Josie Smith
Chair
Ngāti Te Ata Claims Support Whānau Trust

s 9(2)(a)

Tēnā koe Josie

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

taiao@ngatiteata.iwi.nz

s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1142
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Applicant name	Fulton Hogan Land Development Limited
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FTAA-2511-1142

Clare Adams
Ngāti Whātua Ōrākei Trust

s 9(2)(a)

Tēnā koe Clare

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1142
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FTAA-2511-1142

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency

s 9(2)(a)

Dear Brett

Invitation to provide written comments on an application for referral of the Milldale North project under the Fast-track Approvals Act 2024

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I write under delegation from the Minister and in accordance with section 17(5) of the Act. I invite you to provide written comments on the referral application.

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Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process.

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fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

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Yours sincerely

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

EnvironmentalPlanning@nzta.govt.nz

s 9(2)(a)

[Redacted]

Appendix A – Project summary details

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FTAA-2511-1142

Paul Majurey

Taonga o Marutūāhu Trustee Limited / Marutūāhu Rōpū Limited Partnership

s 9(2)(a)

Tēnā koe Paul

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

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FTAA-2511-1142

Nigel Denny
Te Ākitai Waiohua Settlement Trust

s 9(2)(a)

Tēnā koe Nigel

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)
kaitiaki@tekitai.com
s 9(2)(a)

Appendix A – Project summary details

Application number	FTAA-2511-1142
Project name	Milldale North
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1(SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991.

FTAA-2511-1142

Nigel Denny Snr
Chair
Te Ākitai Waiohua Waka Taua Inc

akitai.waka.taua@gmail.com

Tēnā koe Nigel

Invitation to provide written comments on an application for referral of the Milldale North project under the Fast-track Approvals Act 2024

An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Milldale North project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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Nāku noa, nā

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Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

kaitiaki@teakitai.com

Appendix A – Project summary details

Application number	FTAA-2511-1142
Project name	Milldale North
Applicant name	Fulton Hogan Land Development Limited
Project summary details	<p>The project is for the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.</p> <p>The project comprises:</p> <ul style="list-style-type: none">• approximately 1,500 residential lots• commercial and community facilities• an integrated transport network with internal roads, walking and cycling links, public transport connections to State Highway 1(SH1) and transit corridors• the option of a comprehensive stormwater network, interim private water supply and wastewater infrastructure if connection to Auckland Council infrastructure is not viable or available in time• a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement. <p>The project will require the proposed approvals:</p> <ul style="list-style-type: none">• resource consents under the Resource Management Act 1991.

FTAA-2511-1142

Te Warena Taua
Chair
Te Kawerau Iwi Settlement Trust

tiaki@tekawerau.iwi.nz

Tēnā koe Te Warena

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An application has been received by the Minister for Infrastructure (the Minister) from Fulton Hogan Land Development Limited (the applicant) for referral of the Milldale North project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā



Ilana Miller
General Manager, Delivery and Operations

Appendix A: Project summary details

s 9(2)(a)

admin@tekawerau.iwi.nz

Appendix A – Project summary details

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Applicant name	Fulton Hogan Land Development Limited
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FTAA-2511-1142

Wiremu Peters
Chair
Te Patukirikiri Iwi Trust

s 9(2)(a)

Tēnā koe Wiremu

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Ilana Miller
General Manager, Delivery and Operations

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admin@patukirikiri.co.nz

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FTAA-2511-1142

Dame Naida Glavish
Te Rūnanga o Ngāti Whātua

runanga@ngatiwhatua.iwi.nz

Tēnā koe Dame Naida

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Ilana Miller
General Manager, Delivery and Operations

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s 9(2)(a) [Redacted]
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FTAA-2511-1142

Paul Majurey

Chair

Tūpuna Taonga o Tāmaki Makaurau Trust / Whenua Haumi Roroa o Tāmaki Makaurau Limited
Partnership

s 9(2)(a)

Tēnā koe Paul

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