

Hon Chris Bishop

Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Leader of the House
Associate Minister of Finance
Associate Minister for Sport and Recreation



FTAA-2503-1038

Daniel Minninnick
Fast-track Expert Panel Chair
substantive@fasttrack.govt.nz

Dear Daniel,

Thank you for the invitation to comment on the proposed draft decision and conditions for the Milldale Stages 4C and 10-13 application by Fulton Hogan Land Development Limited, submitted under the Fast-track Approvals Act 2024 (FTAA –2503-1038). I am responding in my capacity as Minister Responsible for RMA Reform and Minister for Infrastructure.

I wish to express my strong support for projects that contribute to housing supply and infrastructure delivery such as the Milldale proposal. This project, providing 1,155 dwellings in a comprehensively planned manner, represents a significant contribution to Auckland's development capacity and housing choice. It aligns well with the Government's priorities for housing, economic growth and infrastructure investment.

Housing and infrastructure are critical drivers for growing New Zealand. The Government considers our current planning system has not sufficiently enabled the scale or pace of development required to meet the needs of our growing population. In response, we have established the FTAA and launched the Going for Housing Growth programme. This programme forms part of the Government's plan to tackle New Zealand's persistent housing shortage. It is designed to accelerate housing delivery, unlock land for development, and ensure infrastructure keeps pace with demand.

Further detail regarding my comments on the draft decision is provided in Appendix 1.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Bishop'.

Hon Chris Bishop
Minister Responsible for RMA Reform
Minister for Infrastructure

Appendix 1 – Comments on the Milldale Stages 4C and 10-13 project – FTAA-2503-1038

National Policy Statement on Urban Development 2020 and Going for Housing Growth Programme

This project forms the final stage of the master-planned Milldale development. It is consistent with the National Policy Statement on Urban Development 2020 and well-aligned to the Government's Going for Housing Growth programme as it:

- provides for an additional 1,155 dwellings, increasing capacity and expanding housing choice in Auckland
- supports mixed-use development and a well-functioning urban environment by including commercial and retail zoning, and its proximity to planned public transport infrastructure
- demonstrates innovation and responsiveness to infrastructure constraints, including a temporary solution to wastewater that ensures service continuity. This approach also reflects the Government's principle of "growth paying for growth", where development contributes to the cost of enabling infrastructure.

Taken together, these elements reinforce the project's alignment with the Government's housing and infrastructure priorities and its potential to deliver meaningful benefits for Auckland.