



Milldale FTAA-2503-1038 – Stages 4C and 10 to 13

From [REDACTED]
Date Thu 3/07/2025 6:50 PM
To FastTrack Substantive <substantive@fasttrack.govt.nz>

To Whom It May Concern,

I am writing to formally object to the proposed development submitted by Fulton Hogan Land Development Limited under the Fast-track Approvals Act 2024, specifically the Milldale project – Stages 4C and 10 to 13 – currently under consideration by the expert panel.

As a local resident, I have serious concerns about the negative impact this development, particularly the planned high-density townhouse and terrace housing, will have on the Karapapa Road area and the broader community. My key concerns are as follows:

1. **Loss of Vital Community Space:**

The land proposed for development is currently used informally by local residents for outdoor recreation, dog walking, and casual sports. In a suburb with already limited green space, this area serves an important community function. The nearby “local playground” near the town centre is small, lacks open grassy areas, and does not serve as a viable replacement.

2. **Traffic and Parking Overflow on Karapapa Road:**

The planned townhouses appear to include only a single parking space per dwelling. However, with 3-4 bedroom units, each household is likely to have multiple vehicles (3-4 in practice), resulting in excessive street parking. This has the potential to significantly congest Karapapa Road, which is a narrow residential street.

This congestion poses:

- A **safety risk** for children, especially with the local school just a 2-minute walk away.
- Access issues for **emergency vehicles, rubbish collection, and delivery services**.
- An increased likelihood of **accidents and vehicle damage**, which has already occurred in the area due to large trucks navigating parked-up streets.

3. **Light and Environmental Pollution:**

Increased housing density will contribute to additional light pollution and noise, eroding the quiet residential character of the area and impacting local biodiversity and residents' quality of life.

Request for Reconsideration:

I strongly urge the Panel and relevant authorities to reconsider the use of this site. At the very least, I propose reducing the housing density, particularly around Karapapa Road, to preserve essential public

space and mitigate the safety, traffic, and environmental issues outlined above.

Our community values thoughtful, balanced development - not one that prioritises quantity over livability.

Thank you for considering this submission.