

Euan Williams

From: DEWE, Gregory [redacted]
Sent: 18 August 2025 9:59 am
To: Euan Williams; Rachel Morgan
Subject: FW: Milldale Open Space Provision

Hi;

Please see below from Council confirming they have agreed to two parks within the Fast Track Area. Stages 12 and 13 have swapped around since this time but we still end up with tow parks. I will provide some more material to address the parks query raised in the RFI from last Friday.

Regards

Greg Dewe | Operations Manager | [Fulton Hogan Land Development Ltd](#) | Mobile [redacted]

From: Rahman Bashir [redacted]
Sent: Monday, 16 December 2024 3:55 pm
To: CONNOLLY, Sean [redacted]
Cc: DEWE, Gregory [redacted] Rachel Morgan [redacted] Allan Christensen [redacted] Cas Hannink [redacted]
Subject: Milldale Open Space Provision

Kia ora, Sean.

Thanks for the time on the phone last week and indicating your willingness to remove one neighbourhood park from stage 11.

I have explored and rationalised the discussion on whether we keep stage 13 NP or not.

We have come to the conclusion in discussion with my manager that we will not look to acquire the stage 13 neighbourhood park.
In relation to figure 1 below, a 450m pedestrian catchment is the main tool we use in understanding the need for open space.

		Walking distance	Radial distance proxy
Neighbourhood Park	High and medium density	400m	300m
	Low density	600m	450m
Suburb Park	High and medium density	1000m	750m
	Low density	1500m	1125m

Figure 1: Policy Reference

Figure 2 below is a provision map applying the catchments.
In relation to the stage 12 catchment, and the approved stage 7 catchment, the overlaps afforded to stage 13 reflects on an appropriate level of OS provision.

I am also aware that there the future urban zone to the south has a planned network which has a strong capacity to cover any gaps in stage 13.

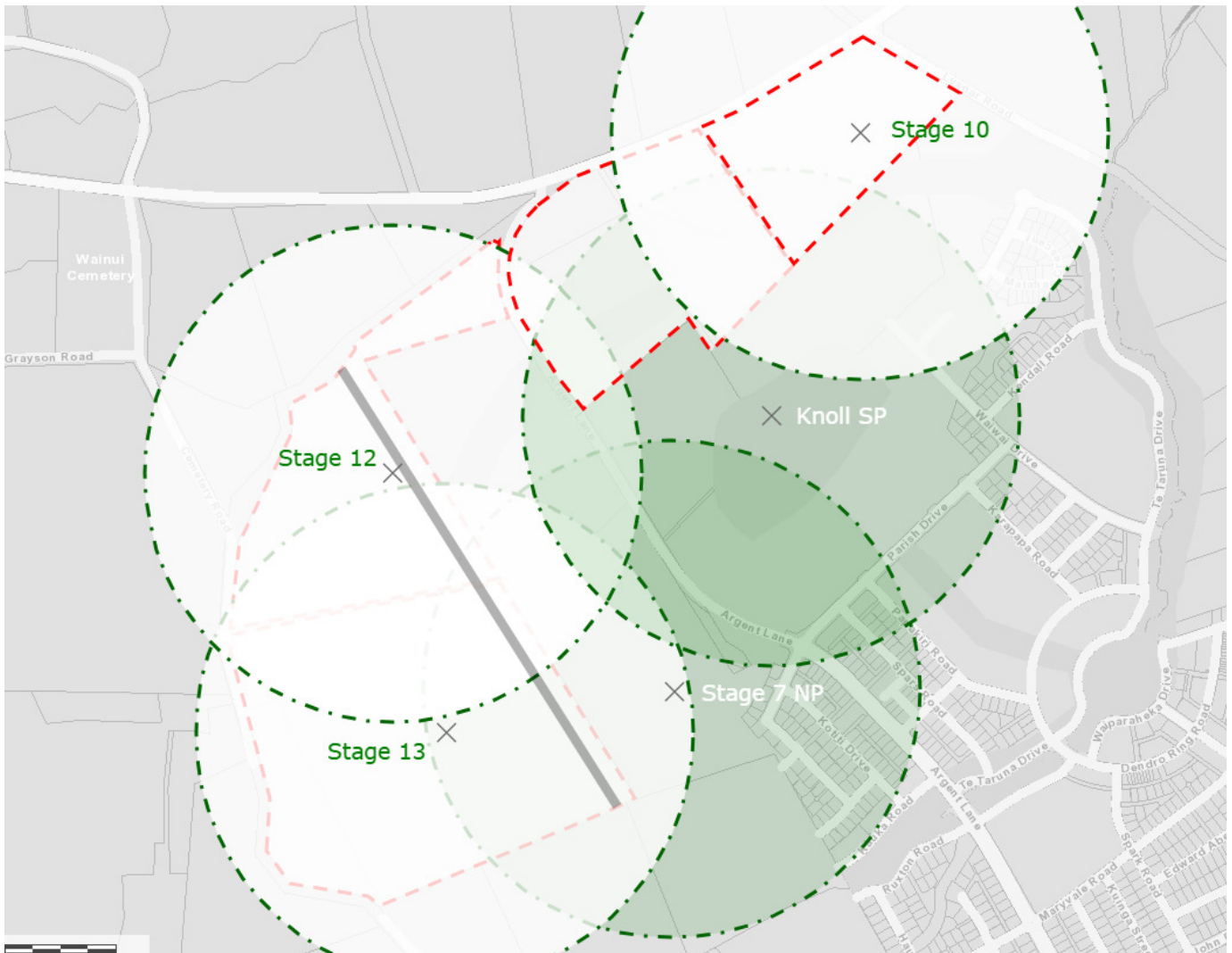


Figure 2: Catchment Plan

If you need further justification, I can provide some quantitative data to show the trade-offs in catchments – what the areas of overlaps are if we were to take stage 13 in relation to the gaps if we were not to take it.

- To clarify our position.
 - Stage 11 removed due to catchment afforded by stage 10 and the Knoll. As well as future planned network with the future urban zone to the north.
 - Stage 13 to be removed, due to catchment afforded by stage 7 and stage 12 park as well as future urban zone catchment to the south.

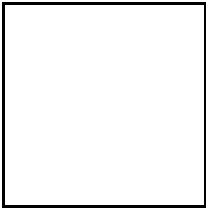
Hope to hear from you soon.

Ngā mihi

Rahman Bashir | Principal Property Provision Specialist

BUrbPlan(Hons) | MUrbDes

Property and Commerical Business| Parks & Community Facilities Department



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