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**MINUTE 3 OF THE EXPERT PANEL**

Milldale Project Overview Briefing and Site Visit Minute  
Milldale [FTAA-2503-1038]

(15 July 2025)

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[1] This minute formally documents the project overview briefing held on 10 July 2025 with the Applicant and Auckland Council. It formally records the request for information discussed during the Project Overview Briefing and records details of the site visit that took place afterward with the Applicant.

[2] The attendees at the briefing were the Expert Panel members, the EPA Application Lead, the Applicant, and Auckland Council. Prior to the briefing, the Applicant provided a PowerPoint presentation intended for use at the briefing, which will be made available on the website shortly.

During the briefing, the Applicant provided an overview of the Application/Project with reference to the PowerPoint presentation. The Expert Panel members had an opportunity to ask questions about the Application. During the discussion, the Applicant indicated it would supply/address the following information:

- (a) Provide examples of the granted 'blanket' land use consents from the earlier stages of Milldale.
- (b) Submit an update on discussions with Watercare in relation to acceptance of waste from the proposed temporary wastewater treatment plant.
- (c) Provide additional detail regarding the rationale for the proposed density of development within Stage 4C. This should include consideration of efficiency (including efficient use of resources), saleability, and the relevant AUP objectives and policies (within the Regional Policy Statement and the Terrace Housing and Apartment Buildings zone). Tied to this, clarification is also sought as to the yield assumption for Stage 4C within the economics

report.

[3] This information is formally requested under section 67 of the Fast Track Approvals Act. The panel requests that this information be provided by 25 July 2025.

[4] The Council provided input during the discussion, and it is understood that discussions are ongoing between the Applicant and Council. The period for comment from invited parties is still open. It would assist the Panel if the Council's feedback clearly identifies any areas where agreement has not been reached and where further information is intended to be provided but is not available as of the feedback closing date.

[5] The Applicant's response to feedback should clearly identify changes to plans and/or consent conditions resulting from engagement with the Council or other stakeholders and/or in response to feedback received.

[6] Post-briefing, the Panel conducted a site visit together. The map attached as **Appendix 1** identifies the areas visited on the site. The Expert Panel wishes to record its thanks to the Applicant team for facilitating the briefing and the site visit, and to the Council for its attendance at the briefing.

[7] Heritage New Zealand Pouhere Taonga's section 51 has been provided to the panel and will be uploaded to the website shortly.

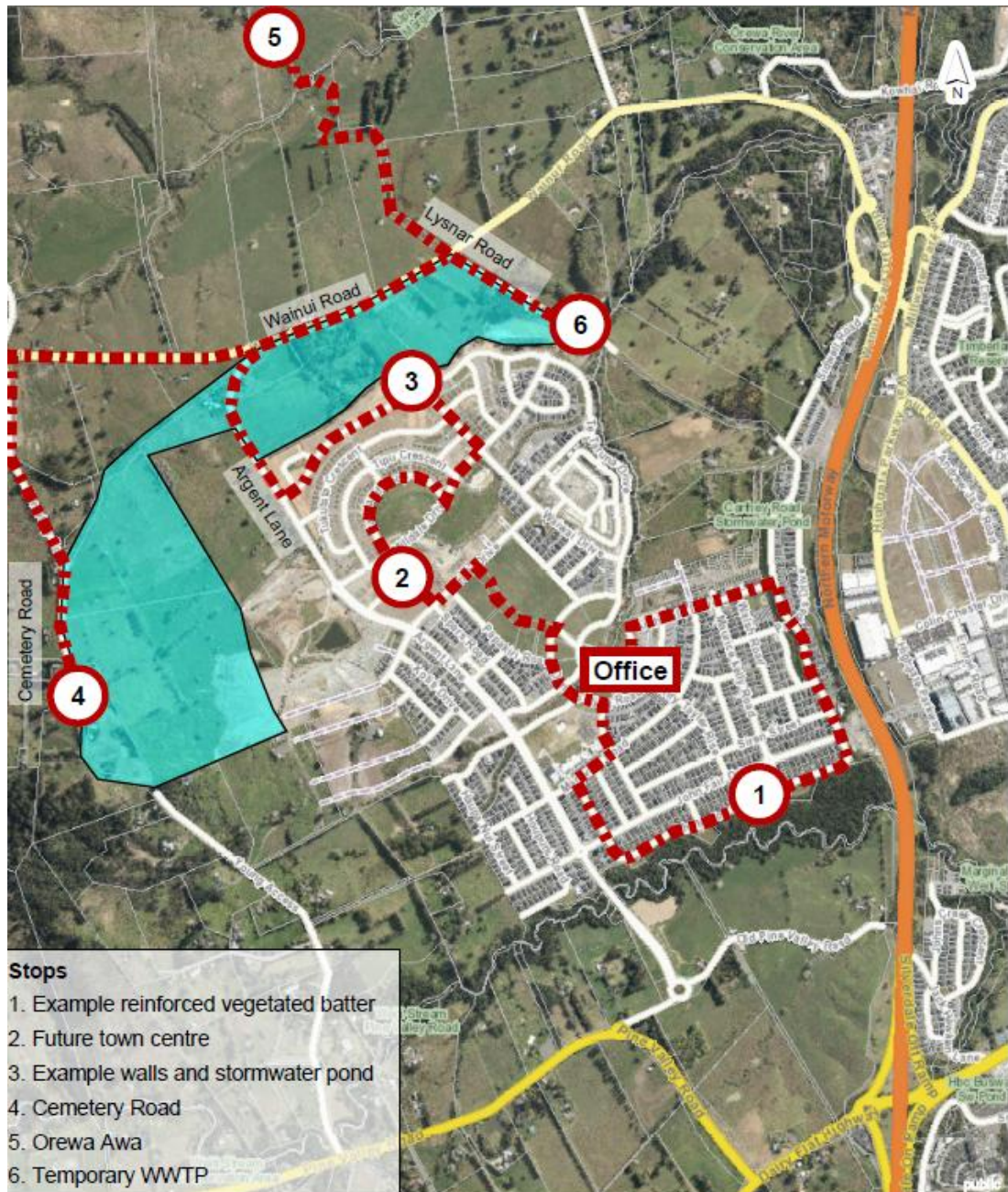
[8] The next steps are as follows:

- (a) Applicant's response to the information requests in this minute is due on 25 July 2025;
- (b) Comments from invited parties will be due by 29 July 2025;
- (c) the Applicant's response to the comments will be due by end of 5 August 2025.



Daniel Minhinnick  
Milldale Expert Panel Chair

## Appendix 1 – Site Visit Route



**DISCLAIMER:**  
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### FAST TRACK CONSENT SITE VISIT

0 75 150 225  
Metres

Scale @ A4  
= 1:15,000

Date Printed:  
8/07/2025

