
MINUTE 2 OF THE EXPERT PANEL

Invitation to comment
Milldale [FTAA-2503-1038]

1 July 2025

[1] This minute addresses invitations to comment on the application under section 53 of the Fast-track Approvals Act 2025 (the Act).

[2] In accordance with section 53(2) of the Act, the Expert Panel must invite comments from persons listed in sections 53(2) (a) to (n), where relevant. **Appendix 1** provides the list of prescribed persons relevant to this project.

[3] Section 53(2)(h) and (i) state that the owners and occupiers of land to which the substantive application relates, and the land adjacent to that land, must be invited to comment. The Application included an appendix (*Appendix 1D: Names and addresses of adjacent owners and occupiers*) that identified the names and addresses of owners and occupiers of the project site and the land adjacent to the site. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*.

[4] In determining which land parcels may be considered adjacent to the site, the Panel are of the view that the proposed offsetting site is 'land to which the substantive application relates' and therefore the owners and occupiers of that land, and the land adjacent to it, are invited to comment. The list of land parcels whose owners and occupiers will be invited to comment is included in **Appendix 2**.

[5] The Panel has considered section 53(3) of the Act and determined that the following additional parties should be invited to comment due to the applicant having consulted with them regarding the application:

- (a) Auckland Transport
- (b) Watercare Services Limited
- (c) Healthy Waters
- (d) Ngāti Paoa Trust Board
- (e) Te Ara Rangatū o Te Iwi o Ngāti Te Ata Waiohū
- (f) Ngātiwai Trust
- (g) The owners and occupiers of the following land parcels:
 - (i) 94 Cemetery Road
 - (ii) 1 Pāpākiri Road
 - (iii) 3 Pāpākiri Road
 - (iv) 5 Pāpākiri Road
 - (v) 9 Pāpākiri Road
 - (vi) 11 Pāpākiri Road

[6] The invitation to comment is dated 1 July 2025 and the due date for comments is 20 working days after this date (section 54 of the Act), namely, **29 July 2025**.

[7] Comments must be filed with the EPA no later than **11:59pm on 29 July 2025** via:

- (a) email to substantive@fasttrack.govt.nz;
- (b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011



Daniel Minninnick
Milldale Expert Panel Chair

Appendix 1 – Parties invited to Comment under section 53(2) of the Act

Section of Act	Description from Act	Relevant party
53(2)(a)	Relevant local authorities	1. Auckland Council
53(2)(b)	Relevant iwi authorities	2. Ngāti Manuhiri Settlement Trust 3. Te Rūnanga o Ngāti Whātua 4. Ngā Maunga Whakahii o Kaipara Development Trust 5. Ngāti Whātua Ōrākei Trust 6. Te Kawerau Iwi Settlement Trust 7. Te Ākitai Waiohūa Waka Taua Inc 8. Ngāi Tai ki Tāmaki Trust 9. Ngāti Paoa Iwi Trust 10. Ngaati Whanaunga Incorporated Society 11. Ngāti Maru Rūnanga Trust 12. Ngāti Tamaterā Treaty Settlement Trust 13. Hako Tupuna Trust 14. Te Patukirikiri Iwi Trust
53(2)(c)	any relevant Treaty settlement entities, including, to avoid doubt,— (i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and (ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area	15. Ngāti Manuhiri Settlement Trust 16. Ngā Maunga Whakahii o Kaipara Development Trust 17. Ngāti Whātua Ōrākei Trust 18. Te Kawerau Iwi Settlement Trust 19. Ngāi Tai ki Tāmaki Trust 20. Tūpuna Taonga o Tāmaki Makaurau Trust/Whenua Haumi Roroa o Tāmaki Makaurau Limited Partnership 21. Ngāti Tamaterā Treaty Settlement Trust 22. Te Ākitai Waiohūa Settlement Trust 23. Ngāti Paoa Iwi Trust

		<p>24. Ngaati Whanaunga Ruunanga Trust</p> <p>25. Ngāti Maru Rūnanga Trust</p> <p>26. Te Rūnanga o Ngāti Whātua</p> <p>27. Ngāti Te Ata Claims Support Whānau Trust</p> <p>28. Taonga o Marutūāhu Trustee Limited/Marutūāhu Rōpū Limited Partnership</p>
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	N/A
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application relates	N/A
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe	N/A

	moana o ngā hapū o Ngāti Porou	
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	N/A
53(2)(h)	the owners of the land to which the substantive application relates and the land adjacent to that land	See Appendix 2
53(2)(i)	the occupiers of the land to which the substantive application relates and the land adjacent to that land unless, after reasonable inquiry, an occupier cannot be identified	See Appendix 2
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	29. Minister of Housing 30. Minister for Infrastructure 31. Minister for RMA Reform 32. Minister for Transport 33. Minister for Auckland 34. Minister for Arts, Culture and Heritage 35. Minister for Treaty of Waitangi Negotiations

		<p>36. Minister for Tourism and Hospitality</p> <p>37. Minister of Conservation</p> <p>38. Minister for Māori Crown Relations: Te Arawhiti</p> <p>39. Minister of Local Government</p> <p>40. Minister for Building and Construction</p> <p>41. Minister for Land Information</p> <p>42. Minister for the Environment</p> <p>43. Minister for Regional Development</p>
53(2)(k)	relevant administering agencies	<p>44. Heritage New Zealand Pouhere Taonga</p> <p>45. Ministry for the Environment</p>
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	N/A
53(2)(m)	<p>if the approvals sought in the substantive application include—</p> <p>(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p> <p>(ii) an approval described in section 42(4)(e) (concession), the persons listed in clause 5 of Schedule 6:</p> <p>(iii) an approval described in section 42(4)(g) (conservation covenant), the persons listed in clause 44 of Schedule 6:</p>	<p>46. Director-General of Conservation</p>

	<p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p> <p>(v) an approval described in section 42(4)(k) (marine consent), the persons listed in clause 5 of Schedule 10:</p> <p>(vi) an approval described in section 42(4)(l) or (m) (access arrangement), the persons listed in clause 5 of Schedule 11</p> <p>(vii) an approval described in section 42(4)(n) (mining permit), the person listed in clause 18 of Schedule 11.</p>	
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii)	N/A

Appendix 2 – Land parcels whose owners and/or occupiers are invited to comment

Legal appellations are used where no address is known		
9 Cemetery Road	39 Pāpākiri Road	522 Wainui Road
51 Cemetery Road	4 Karapapa Road	569 Wainui Road
68 Cemetery Road	6 Karapapa Road	597 Wainui Road
86 Cemetery Road	8 Karapapa Road	106 Young Access
96 Cemetery Road	14 Karapapa Road	108 Young Access
104 Cemetery Road	16 Karapapa Road	142 Young Access
120 Cemetery Road	18 Karapapa Road	33 Te Taruna Drive
13 Pāpākiri Road	20 Karapapa Road	38 Te Taruna Drive
15 Pāpākiri Road	22 Karapapa Road	40 Te Taruna Drive
19 Pāpākiri Road	24 Karapapa Road	42 Te Taruna Drive
21 Pāpākiri Road	26 Karapapa Road	44 Te Taruna Drive
23 Pāpākiri Road	28 Karapapa Road	61 Te Taruna Drive
25 Pāpākiri Road	419 Wainui Road	87 Te Taruna Drive

27 Pāpākiri Road	419 Wainui Road	73 Te Taruna Drive
29 Pāpākiri Road	427 Wainui Road	260 Te Taruna Drive
31 Pāpākiri Road	440 Wainui Road	261 Te Taruna Drive
33 Pāpākiri Road	462 Wainui Road	285 Te Taruna Drive
35 Pāpākiri Road	480 Wainui Road	287 Te Taruna Drive
37 Pāpākiri Road	500 Wainui Road	289 Te Taruna Drive
291 Te Taruna Drive	117 Upper Orewa Road	14 Frith Street
293 Te Taruna Drive	159 Upper Orewa Road	15 Purua Street
295 Te Taruna Drive	163 Upper Orewa Road	72 Lysnar Road
295A Te Taruna Drive	180 Upper Orewa Road	17 Fallowdown Street
299 Te Taruna Drive	215 Upper Orewa Road	2 Moyle Street
313 Te Taruna Drive	230 Upper Orewa Road	22 Dendro Ring Road
321 Te Taruna Drive	260 Upper Orewa Road	Lot 6000 DP 606441
337 Te Taruna Drive	333 Upper Orewa Road	Lot 5700 DP 606441
339 Te Taruna Drive	1 Gervin Road	Lot 1 DP 589819
341 Te Taruna Drive	27 Gervin Road	Lot 5001 DP 588538
343 Te Taruna Drive	62 Gervin Road	Lot 2 DP 473507
345 Te Taruna Drive	64 Gervin Road	525 Wainui Road
347 Te Taruna Drive	171A Gervin Road	16 Lysnar Road
349 Te Taruna Drive	1085 Weranui Road	507 Wainui Road
351 Te Taruna Drive	147 Argent Lane	168 Argent Lane

353 Te Taruna Drive	12 Lees Street	167 Argent Lane
355 Te Taruna Drive	3 McDonnell Street	107 Cemetery Road
357 Te Taruna Drive	36 Sidwell Road	131A Argent Lane
400 Te Taruna Drive	48 Spars Road	