

24 November 2025

Ministry for the Environment

Attn: Listed Projects Team

Via email: s 9(2)(a)

To Whom It May Concern,

Milldale North Fast Track Referral Application Covering Letter

This letter accompanies, and is in support of, the Fast Track Referral Application package for Milldale North, on behalf of Fulton Hogan Land Development (FHLD).

Milldale North

The site is approximately 231 hectares and is located immediately adjacent to the existing Milldale urban area and represents the logical next stage of the Milldale development. Key components of the proposal include:

Residential development:

- Approximately 1,500 residential lots, including 69 terraced housing super lots, located south of the Ōrewa Awa in a range of typologies and sizes.

Ecological restoration:

- A 129 hectare ecological restoration area north of the Ōrewa Awa, including walking and cycling networks to enhance recreation, biodiversity, and amenity.
- Extensive riparian and wetland enhancement along the Ōrewa Awa and Waterloo Creek.

Commercial and community facilities:

- Provision for supporting commercial and community facilities, including a proposed early childhood education centre.

Infrastructure:

- Extensions to the roading and transport network (including the active mode connection to the Milldale town centre and Waterloo Reserve) to service the new lots, which will be a logical continuation of the Milldale network and build on the significant investment in transport infrastructure already delivered or underway in the Milldale area.
- Implementation of a comprehensive stormwater management strategy based on the Wainui East Stormwater Management Plan, which is consistent with earlier stages of the Milldale development.

- Interim private water supply and wastewater infrastructure should Watercare’s available capacity at the Army Bay wastewater treatment plant (WWTP) and water supply network be constrained in the short to medium term.

Milldale North can be efficiently serviced through a combination of existing and proposed infrastructure. Two feasible options are available for both water supply and wastewater servicing, being either a connection to the public network or on-site private infrastructure (including a groundwater bore and wastewater treatment plant). FHLD intend to consent both options provide flexibility. Power and telecommunications services will be extended from the established Milldale networks.

The application supports the delivery of a development that will provide substantial regional and community benefits, including but not limited to:

- A significant uplift in regional housing supply through the delivery of approximately 1,500 dwellings, supporting a well-functioning housing market and responding to ongoing demand in north Auckland.
- A diverse range of typologies including detached dwellings, terraced housing and super lot opportunities, contributing to a varied and resilient residential community.
- Long-term economic benefits including an estimated \$697 million in GDP, 616 FTE jobs per year during the eight-year build period, and approximately \$179 million in annual consumer spending once occupied.
- Significant ecological and public amenity gains through extensive indigenous revegetation, riparian enhancement, wetland redevelopment, and the creation of a predator-proof sanctuary zone.
- Enhanced transport outcomes through delivery of a multi-modal Wainui Road corridor, upgraded intersections, and improved active transport connections.
- Carbon sequestration benefits of 188,500–252,000 tonnes CO₂-e over 50–80 years via the ecological restoration programme.

Conclusion

The Fast Track Referral Application package for Milldale North, is accompanied by a suite of specialist memorandums which summarise the specific aspects of the proposal, provide a high level assessment of statutory and non-statutory documents, consider the potential effects of the proposal and potential mitigation, and the deliverability of this project.

Our project team is ready to prepare a comprehensive resource consent application that best utilises the fast-track process to ensure Milldale North is delivered in a more timely and cost-efficient way.

We would welcome the opportunity to meet and present our application in further detail along with continuing to working collaboratively with Ministry for the Environment and affected parties by the project.

If you have any questions or would like further information, please feel free to touch base.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



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