



**Te Tāhuhu o
te Mātauranga**
Ministry of Education

Via email: [REDACTED]

29 July 2026

To whom it may concern,

Re: Milldale North Fast Track Application by Fulton Hogan Land Development

Introduction

This letter is in response to a request from Fulton Hogan Land Development (FHLD) to advise the EPA of the Ministry of Education's involvement with the substantive application that FHLD intends to submit under the Fast Track Approval Act.

The Crown owns two parcels of land on Upper Ōrewa Road adjacent to Fulton Hogan's land holdings. The two parcels were acquired for Education Purposes. The northern parcel of 5.6ha was acquired in 2018 and the southern parcel of 6.8ha was acquired in 2023. The total current landholding is around 12.4ha. The Ministry plans to acquire the parcel between the existing two titles, to connect the two titles and have a land holding of approximately 19ha. The intention is to designate this land for education purposes to enable the delivery of a secondary school and a primary school to serve population growth.

The Ministry of Education

The Minister of Education is the requiring authority for state schools throughout New Zealand under section 166 of the Resource Management Act 1991.

The Ministry is responsible for planning, managing and operating the Crown-owned school property portfolio and has an interest in ensuring that surrounding urban development enable safe and efficient ways to travel to school that reduce reliance on the use of private vehicles.

Structure Plan

As the education sites were added to the network to serve the planned urban growth in the area, in 2023 the Ministry was invited to participate in the Wainui Future Urban Zone Structure Plan process led by FHLD. The Ministry participated in meetings with FHLD on how the education sites could be serviced and discussions about the type

and form of the connections from Wainui Road through to our sites. A school precinct reflecting our existing and proposed land holdings was included in the structure plan prepared to support the private plan change and the supporting documentation for the fast-track application.

It is important to the Ministry that safe active mode connections are delivered as part of the development of surrounding residential areas to our sites. This is critical in enabling walking and cycling to school and reduces the effects of travel to school on the transportation network. In addition, it allows the Ministry to use its sites for education buildings and spaces by reducing the need for parking infrastructure. Because the site will contain a secondary school, the site will also serve a wider catchment and bus access will also be required. Fulton Hogan Land Development have indicated the location of an access point into our site through to Wainui Road, and we understand that there is also a green connection proposed to the south of our site that will connect the wider area to the future school site.

The Ministry also attended meetings that FHLD arranged with Auckland Transport which discussed the roading infrastructure in the wider area such as roundabouts on Wainui Road.

Fast Track Approvals Act Application

FHLD has consulted with the Ministry on the above application and worked through detailed matters regarding access and servicing arrangements between our adjacent landholdings. Through this exercise and at our request FHLD amended their initial layout to include a road running along our common boundary to increase our road frontage on the western side of our site.

The discussions with FHLD have also covered public servicing that might be available and opportunities to manage streams and watercourses across both sites. This included the location and potential diversion of watercourses that impact both the Ministry's and FHLD site.

In terms of servicing, we understand that it is FHLD's preference to connect to the Watercare networks but in case connections are not made available FHLD have included on-site private solutions for both water and wastewater.

In terms of the intermittent waterway that runs from the property south of the FHLD land, through the FHLD and into the Ministry land we are working with FHLD on an ultimate solution to address this issue. To this end FHLD are proposing to create a balance lot in this location to provide the Ministry time to finalise the plans for our landholdings. If it transpires that the waterway can remain in its current location FHLD have advised us they will seek a consent to culvert the watercourse through their site so as to provide the final portion of the road connection. Alternatively, if the Ministry needs to realign this watercourse then FHLD has advised they will

concurrently seek to do the same to again enable the final portion of the road connection.

Conclusion

FHLD have invited us to participate in and consulted with us in the development of their landholdings adjacent to the Ministry land. A connection from Wainui Road to our site has been identified as an important connection to enable multi-modal access to our site in the future and has been included in the plans prepared by FHLD.

Ngā mihi

Gemma Hayes
Planning Manager
Land Investment and Planning
School Property

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