

From: Richard Clare
To: Ashiley Sycamore
Cc: Referral; Kate Dahm; Stuart Milsom
Subject: RE: Milbrow Estate - Referral application
Date: Thursday, 21 May 2026 2:11:44 pm
Attachments: image001.jpg
979716.pdf
Response to MfE Initial Compliance Check Query 3 - 21.05.26.pdf
371509.pdf
371510.pdf

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Ashiley,

Thank you again for today's discussions.

Please find attached and below in blue our clarification in response to the points raised. Happy to discuss any of the matters further as required.

Kind regards

Richard Clare Senior Planner

Sigma Consultants Ltd.
1281 Hinemoa Street, Rotorua 3010
P.O. Box 553, New Zealand

P
E
W

s 9(2)(a)
www.sigmiconsult.co.nz

From: Ashiley Sycamore s 9(2)(a) >
Sent: Thursday, 21 May 2026 11:32 am
To: Richard Clare s 9(2)(a)
Cc: Referral <referral@fasttrack.govt.nz>
Subject: RE: Milbrow Estate - Referral application

You don't often get email from s 9(2)(a). [Learn why this is important](#)

Kia ora Richard,

Thanks for your time on the phone.

As discussed, could you please provide the following to support the initial compliance check for Milbrow Estate (FTAA-2604-1223):

1. A copy of all the Records of Title relevant to the project area. – As provided earlier attached to this email for ease of reference.
2. Confirmation that the project scope also includes the construction of 90 new dwellings, including any associated land use consents for the new dwellings. – to confirm the project scope does include the 92 dwellings and associated land use consents for the new dwellings as per Section 4 of the Submission Document.
3. Specific commentary/assessment on the “cost-effective” component of section 22(1)(i) in relation to the project, being “whether referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes”. - Please find attached further comment regarding Section 22(1)(i) happy to discuss as required.

Could you please provide this by EOD? Happy to discuss if you need additional time.

Let me know if you have any questions.

Thanks,

Ashiley Sycamore

Senior Advisor – Fast-track Operations | Kaitohutohu Matua

Ministry for the Environment | Manatū Mō Te Taiao

s 9(2)(a) | environment.govt.nz

From: Ashiley Sycamore

Sent: Thursday, 21 May 2026 10:55 am

To: 'richardc@sigmaconsult.co.nz' s 9(2)(a)

Cc: Referral <referral@fasttrack.govt.nz>

Subject: Milbrow Estate - Referral application

Kia ora Richard,

I'm completing an initial review of the referral application for Milbrow Estate (FTAA-2604-1223) and I had a couple of queries. Would you be able to give me a call back today when you have a chance? My number is below.

Thanks,

Ashiley Sycamore

Senior Advisor – Fast-track Operations | Kaitohutohu Matua

Ministry for the Environment | Manatū Mō Te Taiao

s 9(2)(a) | environment.govt.nz