

Josh Kennedy

Subject: FW: Milldale Stage 5 subdivision
Attachments: P20-248-0001-0006-GE-S5.pdf; Milldale Stage 5 UD Diagrams Rev 2.pdf

From: Katie Bowdler s 9(2)(a)
Sent: Thursday, 2 December 2021 11:08 AM
To: Kaitiaki s 9(2)(a); Gabriel Kirkwood s 9(2)(a); Te Ao Rosieur
s 9(2)(a)
Tetaritaiao Kaiparamoana
s 9(2)(a) Tetaritaiao Kaiparamoana s 9(2)(a)

Subject: Milldale Stage 5 subdivision

Tēnā koutou,

We write to you on behalf of Fulton Hogan Land Development Limited regarding the Milldale Stage 5 subdivision application. We are seeking confirmation as to whether you have any interest in and / or feedback on this application.

In summary the proposal involves:

- The creation of 138 vacant lots, 6 superlots, 1 esplanade reserve and 2 drainage reserves to vest in Council;
- Streetscape specimen tree planting;
- Riparian planting on those areas of stream P5, P7 and Waterloo Stream that will be vested with Council as local purpose (drainage) / esplanade reserves; and
- The proposal will not involve any streamworks or vegetation removal;
- All bulk earthworks within the site have been approved as part of the Milldale Stage 4, 5A and 5B earthworks consents. The proposal will involve secondary minor earthworks to establish roads and drainage trenching. Best practice erosion and sediment control measures will be designed to meet the standards set out by GD2016/005.

Please refer to the draft subdivision plans attached. As we are in early stages, specialist reporting is not currently available.

We are looking to submit the resource consent in January 2022.

We welcome further discussion of the development and the opportunity to meet with you and undertake a site walkover of the property.

A proposed day for a site visit to cover the Stage 4G subdivision, Waterloo Park site, and Stage 5 subdivision site has been proposed for Thursday 16th December at 10am.

It would be greatly appreciated if you could provide any responses before next Thursday 9th December.

Please let me know if you have any questions or if you require any additional information.

I will be in contact with you regarding one more application in Milldale, the upgrade of the existing Wainui Road / Argent Lane intersection and connecting roads. I hope to be in contact with you next week with this documentation.

Ngā mihi,
Katie

Euan Williams

From: Euan Williams
Sent: 3 November 2023 4:02 pm
Subject: Milldale Consent Projects - Initial expression of interest

Tēnā koe,

On behalf of Fulton Hogan Land Development Limited (FHLDL), I am contacting you regarding four proposed consenting projects at Milldale.

- The first relates to Stage 6F residential subdivision comprising 51 vacant residential lots, two super lots and supporting roading and infrastructure;
- The second project involves Stage 7 residential comprising involves 296 vacant residential lots, 10 super lots, one recreational reserve, three local purpose (drainage) reserves, and supporting roading and infrastructure;
- Thirdly, this project relates to Stage 8 residential subdivision and involves 81 vacant residential lots, seven super lots, and supporting roading and infrastructure; and
- Lastly, the fourth relates to Stage 9 residential and local centre subdivision and involves 13 vacant residential lots, five super lots, 3 vacant commercial lots, a suburb park, and supporting roading and infrastructure. The proposal also seeks to reclaim three wetlands that will be offset by restoring and enhancing an existing wetland system on a rural site 1500m west of the site.

The location of the projects are detailed in Figure 1 below:

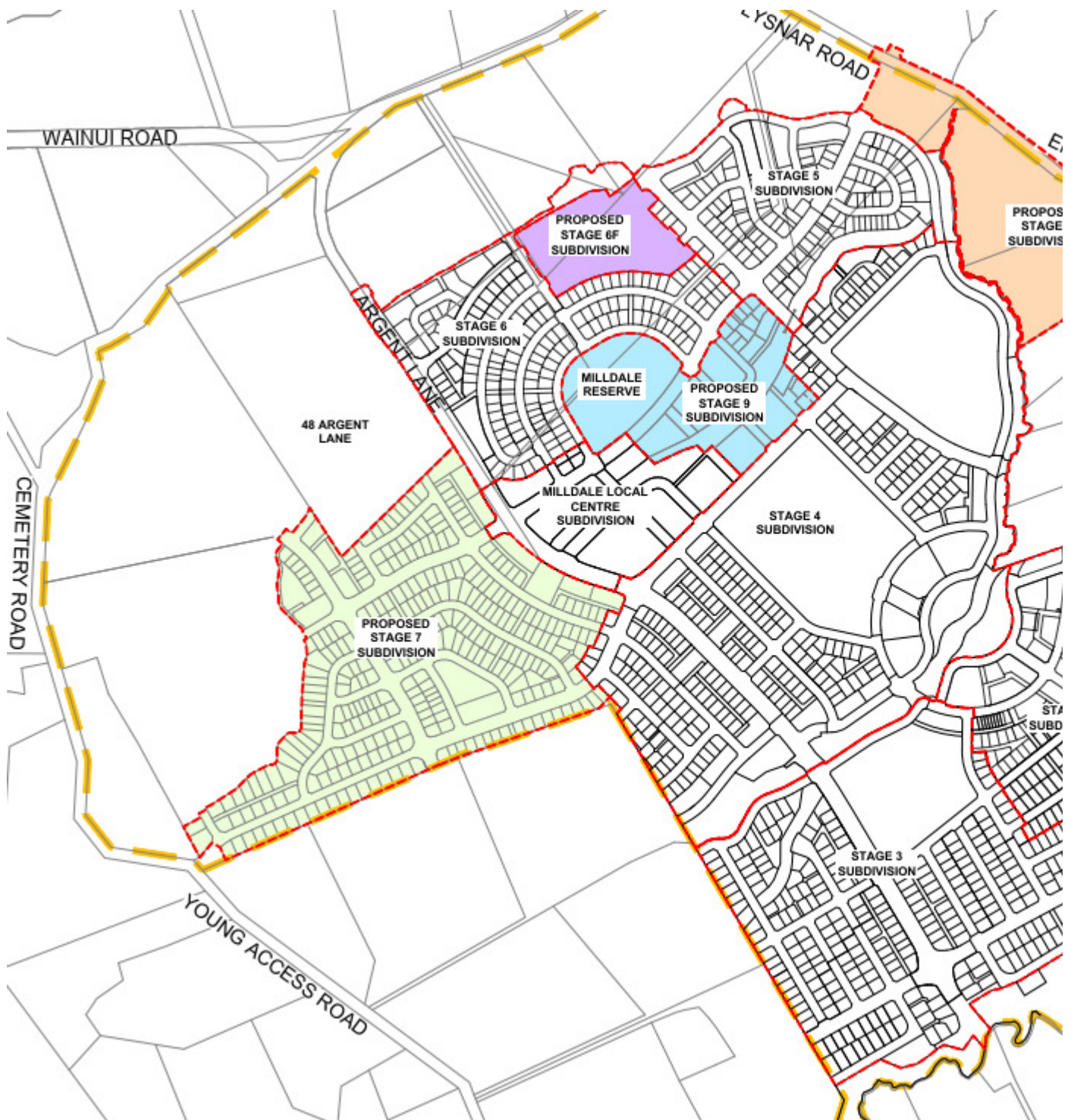


Figure 1 – Milldale Consents

Wainui Precinct

By way of background, the Wainui precinct was master planned through the Unitary Plan process and a precinct plan was developed to secure the road layout, key stream networks, location of residential and commercial areas, and reserves. While the significant watercourses in the development will be retained and enhanced, in order to develop the land, smaller watercourses will need to be removed or re-aligned where appropriate. The Milldale development has currently completed three residential stages, while a further two stages are near completion or under construction. As part of the Milldale Project, the Weiti Stream, Waterloo Creek, and other significant tributaries of the Waterloo Creek are being retained, enhanced and re-planted, and transferred to public ownership.

Proposal 1 – Stage 6F Residential Subdivision

The Stage 6F subdivision proposal involves 51 vacant residential lots, two super lots, pedestrian accessways and a public roading network. Site works will also be undertaken to accommodate necessary building platforms, retaining

walls, roading networks, suitable infrastructure services, and other utilities. This stage ties into Stage 6 which is currently under construction and Stage 5 which is largely completed.

Proposal 2 – Stage 7 Residential Subdivision

The Stage 7 subdivision proposal involves 295 vacant residential lots, 10 super lots, one recreational reserve, three local purpose (drainage) reserves and a roading network. Site works will be undertaken to accommodate necessary building platforms, retaining walls, roading networks, infrastructure services and utilities.

Proposal 3 – Stage 8 Residential Subdivision

The Stage 8 subdivision proposal involves 81 vacant residential lots, seven super lots, pedestrian accessways and a public roading network. Bulk earthworks will also be undertaken to accommodate necessary building platforms, retaining walls, roading networks, suitable infrastructure services, and other utilities. This stage also incorporates a road bridge across Waterloo Creek and a new pedestrian bridge across Waterloo Creek to tie into the recently completed Milldale Stage 4.

Proposal 4 – Stage 9 Residential and Local Centre Subdivision

The Stage 9 subdivision proposal involves 13 vacant residential lots, five super lots, three large commercial lots, pedestrian accessways, a pedestrian bridge over an existing watercourse traversing the site (Stream P5), bulk earthworks, and a public roading network (including a culvert crossing of the stream), retaining walls, roading networks, infrastructure services and utilities. Bulk earthworks are required to align site levels with the surrounding stages and ensure land is above flood levels. As a result of earthworks and road construction, three degraded wetlands comprising 3400m² will be reclaimed. The proposed works will facilitate the construction of roads in line with the Wainui Precinct Plan and Unitary Plan zoning. No new buildings are proposed on the local centre zoned lots as these will be delivered by future tenants/owners of the respective sites. FHLDL propose to compensate for the removal of wetlands by restoring and enhancing an existing wetland system on land they own 1500m to the west. The new wetland area (including a planted buffer) comprises an area of 1.77 hectares and will be fenced, planted and protected by way of an on-going covenant. The restoration works reflect FHLDLs commitment to undertaking appropriate biodiversity compensation within the local catchment and seek to engage with mana whenua groups to discuss the project.

Next Steps

We welcome further discussion of any of the development projects listed above and welcome the opportunity to meet with you and undertake a site walkover of the Milldale project sites. Specifically, we would like to know whether:

- you like to engage further on any of the listed projects, and what aspects of the consents they have a particular interest in; and
- you like to attend an on-site meeting with any other iwi groups interested in a site walkover.

If you wish to engage further with the project or require any further information, please let me know by 13 November 2023. I will then arrange a suitable day for a site visit for those parties who have expressed an interest in the application(s).

If you have any questions, or would like to discuss any aspect of the above projects, please contact me on [s 9\(2\)\(a\)](#)

Nga mihi,
Euan



Euan Williams

Principal Planner

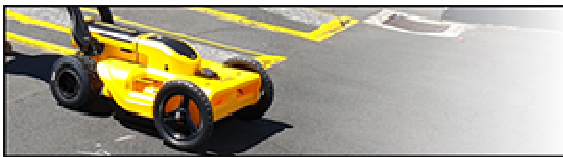
s 9(2)(a)

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Underground Service Location

Reveal depth & location of underground assets for designs and excavations



Euan Williams

From: Manuhiri Kaitiaki Charitable Trust s 9(2)(a)
Sent: 17 January 2024 4:59 pm
To: Katie Bowdler; Te Ao Rosieur; Dylan Pope; s 9(2)(a)
Cc: Jamie Whyte; Euan Williams
Subject: RE: LUC60425348 at 131 Argent Lane Upper Orewa

Kia ora Katie

Thank you for the email, we will await your update before progressing any further


Ngā mihi



Helayna Tane

Kaitiaki Taiao
Resource Management Unit

s 9(2)(a)

 2-4 Elizabeth Street, Warkworth

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From: Katie Bowdler s 9(2)(a)
Sent: Wednesday, January 17, 2024 3:57 PM
To: Manuhiri Kaitiaki Charitable Trust s 9(2)(a); Dylan Pope s 9(2)(a)
s 9(2)(a)
Cc: Jamie Whyte s 9(2)(a); Euan Williams s 9(2)(a)
Subject: RE: LUC60425348 at 131 Argent Lane Upper Orewa

Kia ora Helayna

Thanks for getting in touch and confirming Ngati Manuhiri's interest in the project.

As an update, we are currently in the process of amending the project scope for the Stage 7 subdivision consent (BUN60425347, LUC60425348) and will be in touch with you to arrange a site visit to talk through the proposal when this has progressed further.

Nga mihi
Katie



Katie Bowdler
Senior Planner

s 9(2)(a)

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Underground Service Location
Reveal depth & location of underground assets for designs and excavations

From: Manuhiri Kaitiaki Charitable Trust s 9(2)(a)
Sent: Tuesday, January 16, 2024 3:21 PM
To: Dylan Pope s 9(2)(a) Katie Bowdler s 9(2)(a)
s 9(2)(a)
Subject: LUC60425348 at 131 Argent Lane Upper Orewa

Kia ora,

I hope this email finds you well. You are receiving this email on behalf of the Manuhiri Kaitiaki Charitable Trust to provide you with essential information regarding the named Resource Consent Application (RCA) and the upcoming cultural assessment process. Ngati Manuhiri holds a vested interest in this area and is eager to further engage in discussions concerning the proposed works.

You'll find a letter attached to this email that breaks down the entire process. It includes details on our fees, estimated timeframes for different report types, and a friendly request for your acknowledgment of mana whenua consultation terms. Please take a moment to go through the attached letter, as it's filled with key information to help our collaboration run smoothly.

If you have any questions, concerns, or comments regarding this process, don't hesitate to reach out to our dedicated team. We're here to assist and welcome any questions or feedback you might have.

For your convenience, we'd appreciate your acknowledgment of the terms as outlined in the attached letter. If you're on board, kindly reply via email to s 9(2)(a) at your earliest convenience. To make our collaboration hassle-free and prevent any potential invoicing issues, please include the correct billing information in your response.

Your understanding and cooperation in this process are greatly appreciated, and we look forward to working closely with you to ensure a successful cultural assessment of your RCA.

Thank you for your prompt attention to these matters.

Ngā mihi maioha,



**MANUHIRI KAITIAKI
CHARITABLE TRUST**

Helayna Tane

Kaitiaki Taiao
Resource Management Unit

s 9(2)(a)



2-4 Elizabeth Street, Warkworth

Euan Williams

From: Euan Williams
Sent: 3 November 2023 4:02 pm
Subject: Milldale Consent Projects - Initial expression of interest

Tēnā koe,

On behalf of Fulton Hogan Land Development Limited (FHLDL), I am contacting you regarding four proposed consenting projects at Milldale.

- The first relates to Stage 6F residential subdivision comprising 51 vacant residential lots, two super lots and supporting roading and infrastructure;
- The second project involves Stage 7 residential comprising involves 296 vacant residential lots, 10 super lots, one recreational reserve, three local purpose (drainage) reserves, and supporting roading and infrastructure;
- Thirdly, this project relates to Stage 8 residential subdivision and involves 81 vacant residential lots, seven super lots, and supporting roading and infrastructure; and
- Lastly, the fourth relates to Stage 9 residential and local centre subdivision and involves 13 vacant residential lots, five super lots, 3 vacant commercial lots, a suburb park, and supporting roading and infrastructure. The proposal also seeks to reclaim three wetlands that will be offset by restoring and enhancing an existing wetland system on a rural site 1500m west of the site.

The location of the projects are detailed in Figure 1 below:

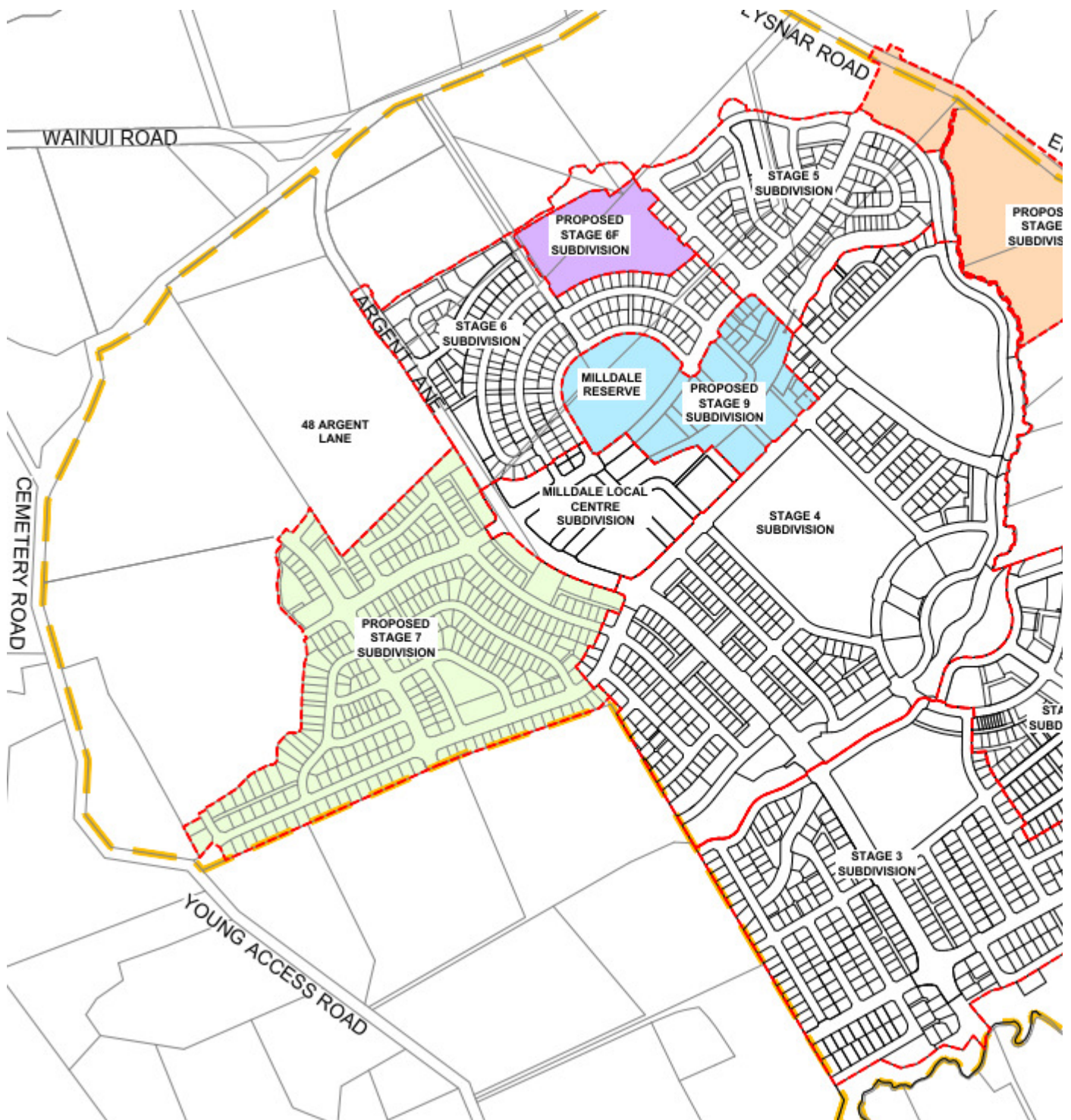


Figure 1 – Milldale Consents

Wainui Precinct

By way of background, the Wainui precinct was master planned through the Unitary Plan process and a precinct plan was developed to secure the road layout, key stream networks, location of residential and commercial areas, and reserves. While the significant watercourses in the development will be retained and enhanced, in order to develop the land, smaller watercourses will need to be removed or re-aligned where appropriate. The Milldale development has currently completed three residential stages, while a further two stages are near completion or under construction. As part of the Milldale Project, the Weiti Stream, Waterloo Creek, and other significant tributaries of the Waterloo Creek are being retained, enhanced and re-planted, and transferred to public ownership.

Proposal 1 – Stage 6F Residential Subdivision

The Stage 6F subdivision proposal involves 51 vacant residential lots, two super lots, pedestrian accessways and a public roading network. Site works will also be undertaken to accommodate necessary building platforms, retaining

walls, roading networks, suitable infrastructure services, and other utilities. This stage ties into Stage 6 which is currently under construction and Stage 5 which is largely completed.

Proposal 2 – Stage 7 Residential Subdivision

The Stage 7 subdivision proposal involves 295 vacant residential lots, 10 super lots, one recreational reserve, three local purpose (drainage) reserves and a roading network. Site works will be undertaken to accommodate necessary building platforms, retaining walls, roading networks, infrastructure services and utilities.

Proposal 3 – Stage 8 Residential Subdivision

The Stage 8 subdivision proposal involves 81 vacant residential lots, seven super lots, pedestrian accessways and a public roading network. Bulk earthworks will also be undertaken to accommodate necessary building platforms, retaining walls, roading networks, suitable infrastructure services, and other utilities. This stage also incorporates a road bridge across Waterloo Creek and a new pedestrian bridge across Waterloo Creek to tie into the recently completed Milldale Stage 4.

Proposal 4 – Stage 9 Residential and Local Centre Subdivision

The Stage 9 subdivision proposal involves 13 vacant residential lots, five super lots, three large commercial lots, pedestrian accessways, a pedestrian bridge over an existing watercourse traversing the site (Stream P5), bulk earthworks, and a public roading network (including a culvert crossing of the stream), retaining walls, roading networks, infrastructure services and utilities. Bulk earthworks are required to align site levels with the surrounding stages and ensure land is above flood levels. As a result of earthworks and road construction, three degraded wetlands comprising 3400m² will be reclaimed. The proposed works will facilitate the construction of roads in line with the Wainui Precinct Plan and Unitary Plan zoning. No new buildings are proposed on the local centre zoned lots as these will be delivered by future tenants/owners of the respective sites. FHLDL propose to compensate for the removal of wetlands by restoring and enhancing an existing wetland system on land they own 1500m to the west. The new wetland area (including a planted buffer) comprises an area of 1.77 hectares and will be fenced, planted and protected by way of an on-going covenant. The restoration works reflect FHLDLs commitment to undertaking appropriate biodiversity compensation within the local catchment and seek to engage with mana whenua groups to discuss the project.

Next Steps

We welcome further discussion of any of the development projects listed above and welcome the opportunity to meet with you and undertake a site walkover of the Milldale project sites. Specifically, we would like to know whether:

- you like to engage further on any of the listed projects, and what aspects of the consents they have a particular interest in; and
- you like to attend an on-site meeting with any other iwi groups interested in a site walkover.

If you wish to engage further with the project or require any further information, please let me know by 13 November 2023. I will then arrange a suitable day for a site visit for those parties who have expressed an interest in the application(s).

If you have any questions, or would like to discuss any aspect of the above projects, please contact me on [s 9\(2\)\(a\)](#)

Nga mihi,
Euan



Euan Williams

Principal Planner

BA, MSc (Res. Mngt.) (Hons), MNZPI

s 9(2)(a)

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Euan Williams

From: Manuhiri Kaitiaki Charitable Trust s 9(2)(a)
Sent: Thursday, 2 March 2023 17:23
To: Euan Williams
Subject: Re: Milldale Consent Projects - Initial expression of interest

Kia ora Euan,

Confirming we need further engagement.

Nga mihi,

Delma O'Kane

Ngāti Manuhiri Settlement Trust

NGATI MANUHIRI
SETTLEMENT TRUST

s 9(2)(a)

A: 2-4 Elizabeth Street, Warkworth **P:** P.O Box 117, Warkworth 0910



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From: Euan Williams s 9(2)(a)
Date: Monday, 27 February 2023 at 4:18 PM
To: Euan Williams s 9(2)(a)
Cc: Euan Williams s 9(2)(a)
Subject: RE: Milldale Consent Projects - Initial expression of interest

Tēnā koe,

I am following up my previous email from 13 February that outlined several Milldale projects.

This is a reminder that for those mana whenua who wish to engage further with the project or require any further information, please contact me. I will then arrange a suitable day for a site visit for those parties who have expressed an interest in the application(s).

Nga mihi,

Euan



Euan Williams

Planning Manager

BA, MSc (Res. Mngt.) (Hons), MNZPI

s 9(2)(a)

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From: Euan Williams s 9(2)(a)
Sent: Monday, 13 February 2023 10:12 am
To: Euan Williams s 9(2)(a)
Subject: Milldale Consent Projects - Initial expression of interest

Tēnā koe,

I trust you are well despite the recent flooding and weather events.

On behalf of Fulton Hogan Land Development Limited (FHLDL), I am contacting you regarding four proposed consenting projects at Milldale.

- The first is a proposal to reclaim 250m of drain that is currently classified as intermittent stream and the approach FHLDL are taking to compensate the stream loss by removing an existing twin barrel culvert and restoring the natural stream channel at Okoromai Bay at Shakespear Regional Park.
- The second project relates to Stage 6 residential subdivision comprising 165 residential lots, 8 superlots and supporting roading and infrastructure.
- The third project involves subdivision of the Milldale Town Centre area and the realignment of approximately 430m of intermittent stream.
- Lastly, the fourth project relates to Stage 4C residential area and involves the construction of a central spine road and three large lots that will ultimately be developed in stages for terraced housing and apartments.

The locations of the projects are detailed in Figure 1 below:

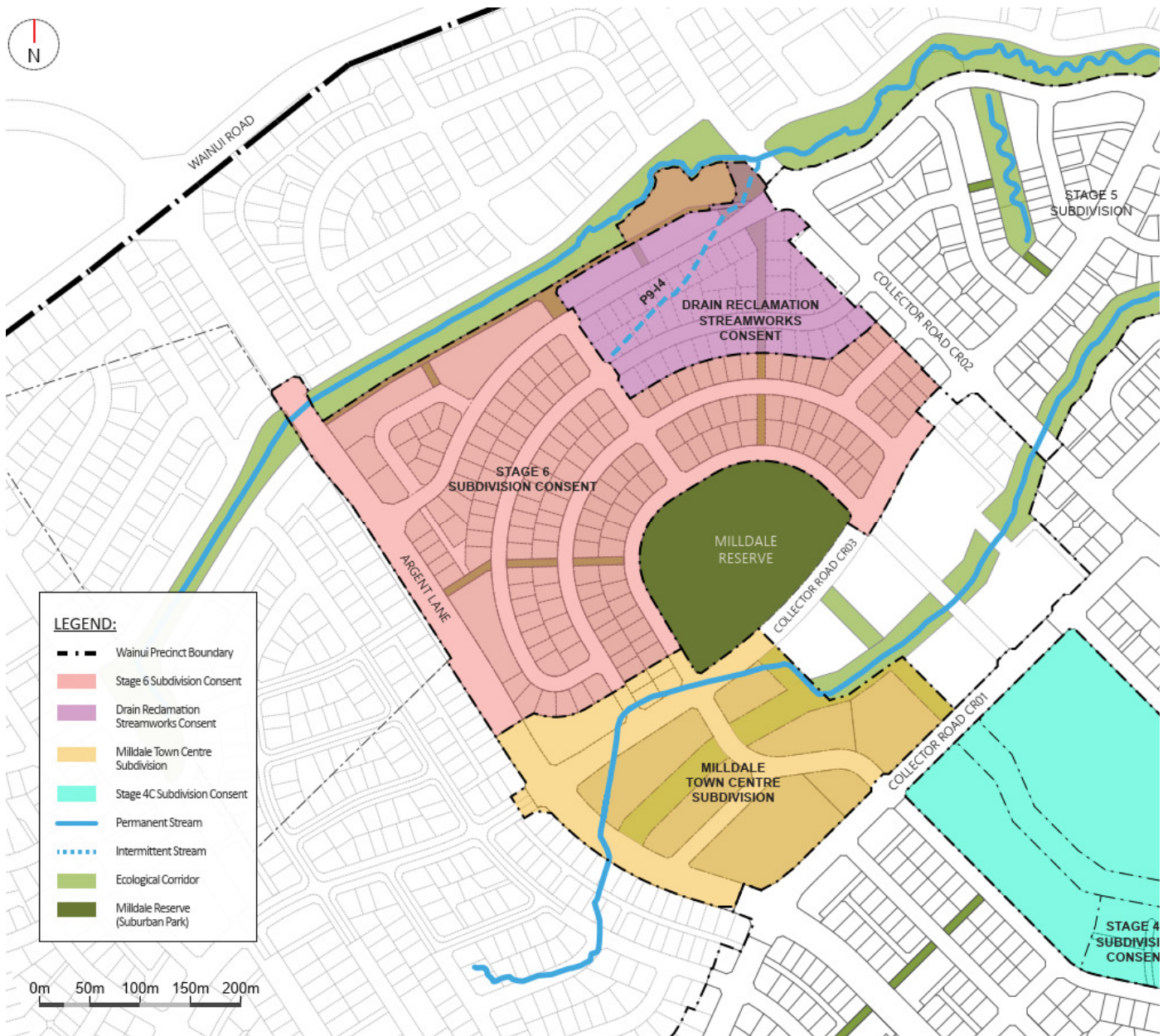


Figure 1 – Milldale Consents

Wainui Precinct

By way of background, the Wainui precinct was master planned through the Unitary Plan process and a precinct plan was developed to secure the road layout, key stream networks, location of residential and commercial areas, and reserves. While the significant watercourses in the development will be retained and enhanced, in order to develop the land, smaller watercourses will need to be removed or re-aligned where appropriate. The Milldale development has currently completed three residential stages, while a further two stages are near completion or under construction. As part of the Milldale Project, the Weiti Stream, Waterloo Creek, and other significant tributaries of the Waterloo Creek are being retained, enhanced and re-planted, and transferred to public ownership.

Proposal 1 – Reclaiming a 250m drain

We are currently preparing a streamworks resource consent application which seeks to reclaim 250m of drain (identified as Stream P9-14) that is currently classified as intermittent stream. The upper half of this watercourse was classified as an artificial drain and has now been filled. The proposed streamworks will facilitate the construction of roads and residential sections in line with the Wainui Precinct Plan and Unitary Plan zoning. FHLDL propose to compensate for the stream loss by removing an existing twin barrel culvert at Okoromai Bay at Shakespear Regional Park and restore the stream channel to its historic alignment and re-vegetating the riparian margins. The restoration works reflect FHLDLs commitment to undertaking appropriate biodiversity compensation within the local catchment and seek to engage with mana whenua groups to discuss the project. Clough and Associates have been engaged to prepare an archaeological report for the site at Okoromai Bay. The draft report confirms the works will have no identified effects on previously recorded archaeological sites.

Proposal 2 – Stage 6 Residential Subdivision

The Stage 6 subdivision proposal involves 165 vacant residential lots, eight super lots, one local purpose (drainage) reserve and a roading network. Site works will also be undertaken to accommodate necessary building platforms, retaining walls, roading networks, suitable infrastructure services, and other utilities. Earthworks have largely been completed for this part of the site.

Proposal 3 – Milldale Town Centre Subdivision

The town centre application includes subdivision within the Milldale Town Centre. The proposed subdivision will create 12 vacant lots, new road network and accessways, and a drainage reserve. No new buildings are proposed as these will be delivered by future tenants/owners of the respective sites. An existing watercourse traverses the site in an east west orientation (Stream P5). The proposal includes the realignment and restoration of approximately 430m of intermittent stream to within a newly created drainage reserve. The project will result in new riparian planting within the realigned stream and stream restoration of nearby streams to achieve a more natural stream profile. The proposal also includes site works to enable future development, including earthworks and streamworks, and removal of 5 existing culverts.

Proposal 4 – Stage 4C Residential Subdivision

The proposal involves the construction and vesting of a central public spine road and three large lots. The site will be developed in multiple stages for terraced housing and apartments by FHLDLs build partners. Stage 4C is located adjacent to completed subdivision stages and to the south of the Milldale Town Centre.

Next Steps

We welcome further discussion of any of the development projects listed above and welcome the opportunity to meet with you and undertake a site walkover of the Milldale project sites and Okoromai Bay. Specifically, we would like to know:

- Would you like to engage further on any of the listed projects and what aspects of the consents they have a particular interest in; and
- Would you like to attend an on-site meeting. If so, are you happy to attend alongside other iwi groups, or would they prefer to attend separately?

If you wish to engage further with the project or require any further information, please let me know by 21 February 2023. I will then arrange a suitable day for a site visit for those parties who have expressed an interest in the application(s).

If you have any questions, or would like to discuss any aspect of the above projects, please contact me on s 9(2)(a)

Nga mihi,
Euan



Euan Williams

Planning Manager

BA, MSc (Res. Mngt.) (Hons), MNZPI

s 9(2)(a)

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