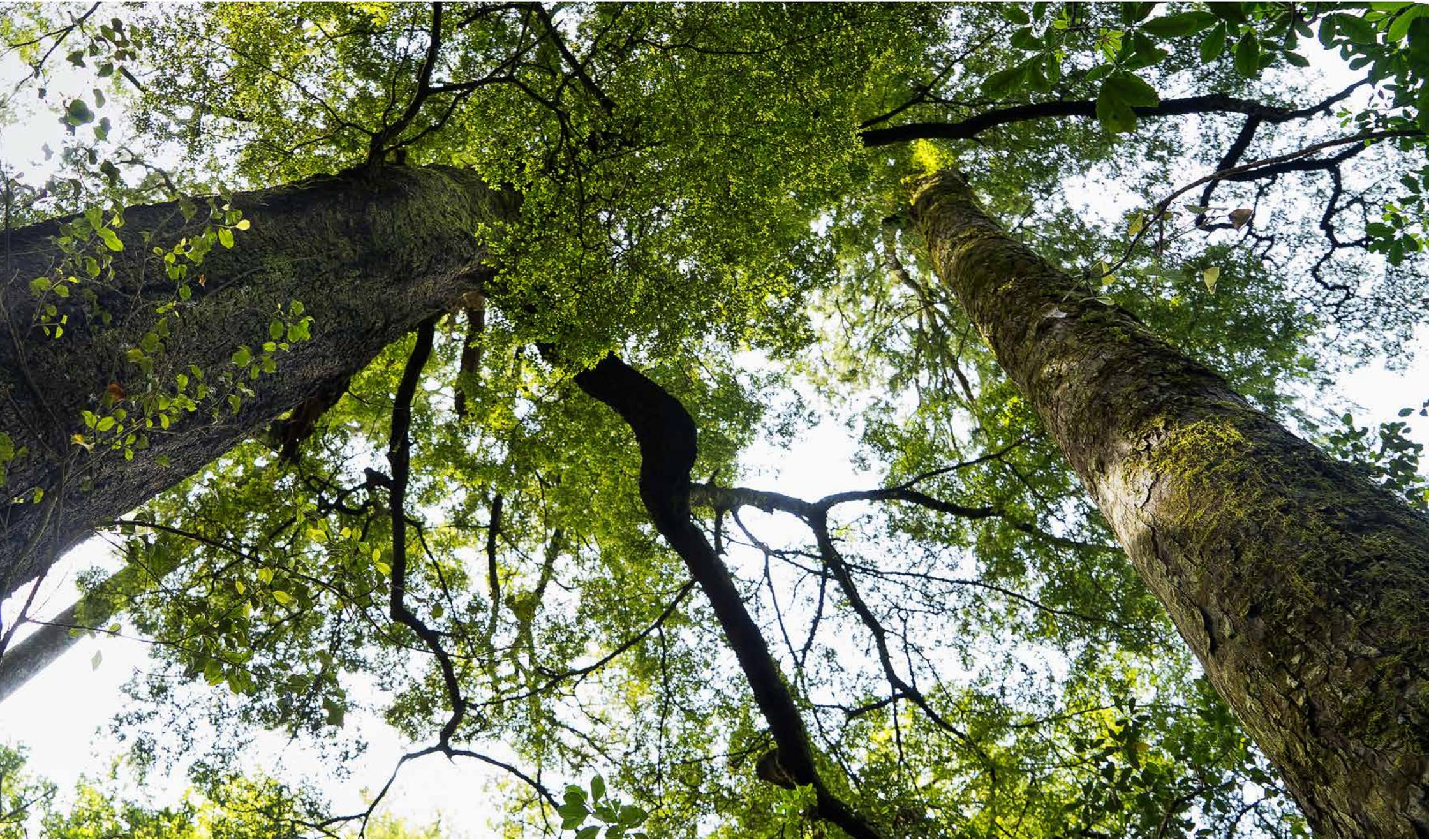




MILLDALE



everything's right here



Location, it's one of the first rules in real estate and it provides the foundation for a successful investment in your future.

As far as Auckland locations go, Silverdale and the surrounding neighbourhood is arguably the most promising growth area to emerge this decade.

Situated just 25 minutes north of Auckland City, Milldale is located directly opposite Millwater and Silverdale, off the Millwater interchange to the west of State Highway 1.

Bordered by Wainui Rd and the Orewa River to the north, and Pine Valley Rd and the Weiti River to the south, Milldale is a gently undulating valley that is drenched in northerly sun.

Thanks to the popularity of Millwater, everything to make yourself at home is already right at your doorstep. Just moments away from the rapidly expanding Silverdale Retail Centre, Highgate Business Park and Silverdale Industrial Centre, residents are in zone for several public schools with a number of private schools also available. Enjoy a growing number of cafes, bars and restaurants, plus world class recreational and medical facilities, all just minutes from the many beaches of the Hibiscus Coast.



Milldale offers easy access to all the amenities a busy urban life demands, providing the option to live, work and play in your own backyard, because everything's right here!



A PLACE TO CALL HOME

Thoughtfully designed to create a sense of community by catering for a wide variety of lifestyles, Milldale has a property that's just right for you, ranging in size and type to accommodate first home buyers, a growing family or those wishing to retire in style.

A

The first stages to be released are in the east with easy access to Millwater and the amenities within Silverdale.

B

As further stages are released, greater access from the south through Pine Valley Road will allow the development of the central hubs within Milldale.

C

A bridge from stage 2 crossing the motorway, linking Milldale with Millwater through Highgate Business Park, will become the ultimate connection to a wide range of amenities this growing area has to offer.

D

Links to Wainui Rd through Argent Lane and later on through Lysnar Rd and Cemetery Rd will expand Milldale further northwest, providing Auckland's growing demand for new housing with over 4500 homes.

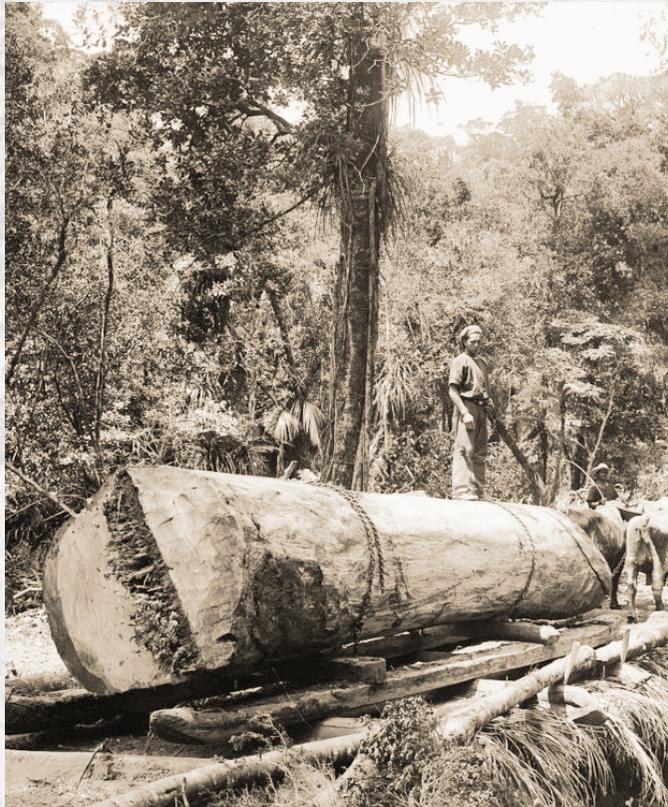


MILLDALE



PROSPERITY THROUGH THE AGES

Bordered by the tributaries of the Weiti River to the south and Orewa River to the north, Milldale was once a densely forested valley, offering its Maori occupants a wealth of resources. Many pa sites were located alongside the rivers, providing easy access to freshwater crayfish and mussels, eel, flounder and waterfowl. Beneath the forest canopy days were spent snaring forest birds; gathering fruits and berries for food or medicine, harvesting flax for weaving and felling trees for waka. The Waipaharakeke settlement at the Weiti headwaters, later known as the Wade and where Silverdale is located today, marked the start of an overland walkway that now forms the southern boundary of Milldale. While the Orewa estuary was the beginning of a northern portage to the west coast through Kaukapakapa.



With the arrival of European settlers in the early eighteenth century, the valley's large Kauri stands and river access continued to provide for local inhabitants. Rugged sawyer gangs felled timber under licence and milled it on site, then it was transported with the aid of river networks for use as building material to satisfy the growing Auckland demand. Partially cleared, land was then purchased and surveyed into smaller farm lots that were rich in Kauri gum and later planted into orchards.

By the turn of the nineteenth century dairy farming began to flourish and once again the land provided new ways to bolster the steady advancement north. The region's growing popularity saw the Great North Road pass directly through Wainui, reducing dependence upon coastal steamers and creating a gateway to the many riches of this bountiful land. Further roads were formed from locally sourced granite, enabling greater trade routes to support the thriving community.



1700

1800

1900



Rapid growth followed as a rich landscape provided the increasing number of settlers a steady source of work. This was a profitable time, and many made their claim to positions of status as land was developed and families established their base to prosper throughout the district. The area grew its reputation as a place of great opportunity, founded by likeminded individuals forming a supportive community spirit. Access to local beaches and the coastal lifestyle also provided an idyllic setting to relax and enjoy time with family and friends.



The continued expansion of Auckland once again found opportunity within the region with the creation of Millwater in 2008. Through considerable infrastructure investment over ten short years, the hub of Silverdale was transformed to support New Zealand's largest and most popular new development. A busy retail centre, commercial and industrial zones, plus health and recreational facilities add to the many trades required to assist growth, providing an ever increasing source of employment for its residents.

Now capable of providing a complete and balanced lifestyle, this enviable community has the foundations to sustain our ambition to live, work and play in arguably one of New Zealand's most desirable neighbourhoods. Milldale now offers that opportunity, pioneered by all those who have gone before, established for generations to come.



2000

2100 & BEYOND

THE COMPLETE PACKAGE

There are some very good reasons why this part of Auckland has become such a popular place to live. Its proximity to the coastal lifestyle, coupled with the most modern amenities a new development can provide, Milldale has everything on its doorstep. Residents are just minutes from Silverdale village and retail centre, including a range of cafes, restaurants and bars, recreational and medical facilities. As well as an array of sports fields located on the water's edge of Millwater, Milldale is in zone for a range of public and private schools catering for children of all ages. If work takes you away from the rapidly growing retail, commercial or industrial zones in nearby Silverdale and Highgate, then easy access to motorways north and south pose no problem for commuters. This is supported by an ever expanding public transport service.



- 1 Silverdale Retail Centre and Mall
- 2 Northern Arena Gym & Swim Centre
- 3 Silverdale Medical Centre
- 4 Silverdale Village and market
- 5 Millwater Central shops
- 6 PAK'nSAVE
- 7 Bunnings
- 8 Kings Plant Barn
- 9 Silverdale Industrial Zone
- 10 Highgate Business Park
- 11 Millwater Sports Grounds (Metro Park)
- 12 Butler Stoney Park
- 13 Whangaparaoa Peninsula - 11 beaches and Shakespear Park
- 14 Estuary Cycleway/Walkway - Te Ara Tahuna shared path
- 15 Orewa beach - to Waiwera and Wenderholm Park
- 16 Kayak Launch
- 17 Silverdale Primary
- 18 Orewa College
- 19 Kingsway College
- 20 Kingsway Primary
- 21 Stella Maris Primary
- 22 BP Service Station
- 23 Millwater Interchange
- 24 Gull Self Service Station
- 25 Wainui Golf Club
- 26 To Wainui School (6km)
- 27 Silverdale Interchange
- 28 Park & Ride
- 29 Snowplanet & Silverdale Adventure Park





LIVING THE DREAM

With no shortage of recreational activities within easy reach of Milldale, residents are spoiled for choice. Whether a love of the land takes you along the numerous walks or tracks in the near vicinity, or you hear a calling for the coastal lifestyle, there are plenty of established pastimes on offer.

The Orewa estuary cycleway/walkway, or Te Ara Tahuna shared path, is a very popular way to enjoy the local atmosphere, from the expansive views across the water to the many friendly faces within the local community. The sports grounds at Millwater are another very busy part of this community, regularly hosting teams spanning from the North Shore to Walkworth. Closer to home, the southern boundary of Milldale boasts an impressive stand of established Totara that lines the tributaries to the Weiti river, and the location for a tranquil walkway as part of stages 2 and 3 completion.

Out to sea, adventures range from swimming, surfing or sailing, to fishing, diving and everything in between. Having 13 beaches within 20 mins plus access to the many Islands of the Hauraki Gulf, the Hibiscus Coast truly is nature's playground.



BUILDING FUTURES

Creating your dream home can be very a simple experience when you choose to build your future within Milldale.

Through a process that has been proven over more than 10 years throughout Millwater, you can choose from a selection of Approved Building Companies, then personalise one of their house and land packages to -create the home of your dreams.

On occasions, land will be released for sale directly to the public, and of course you can engage you're own architect with the understanding that all house designs, fencing and landscaping are subject to approval by the Developers.

Careful planning has been undertaken to ensure the environment and Milldale's occupants are catered for at every level, with the objective to create harmony between the areas natural assets and the people that live within it.

This approach allows for the best use of the land and respect for it's resources, while offering Milldale's residents security that their investment is future proof, free of conflict with local authorities and neighbours alike, providing all the comforts of modern life.

This balanced approach is the basis for the Milldale Design Guidelines, a thoughtful document developed to enhance neighbourhoods in the growing community.



Design Guidelines and Covenants have been developed to give purchasers the freedom to create their dream home within a framework that maintains a high level of integrity and quality.

Ensuring a high standard of construction and maintenance during and after the building process further strengthens your investment and minimises disruption to residents as Milldale grows. These guidelines are intended to protect what makes Milldale unique: its natural environment, proximity to local amenities and its diverse community. Their purpose is to create harmony between location, buildings and neighbours.

By promoting building and landscape designs that enhance their surroundings, we can protect both the environment and your investment.



To ensure the highest overall quality and aesthetics, owners are encouraged to be considerate of neighbouring homes within the Milldale community. You can be confident your investment in Milldale will be enhanced by your neighbour and that the overall aesthetics of the community will be maintained to the highest level. Full documentation is available from the Milldale sales team.





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