

File ref: FTAA-2503-1038

15 August 2025

Gregory Dewe
Fulton Hogan Land Development Limited
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Tēnā koe

Request for information from Fulton Hogan Land Development Limited (the applicant) in relation to the Milldale application under the Fast-track Approvals Act 2024

The Milldale Expert Panel (the Panel) has directed the Environmental Protection Authority (EPA) to request further information from you under section 67 of the Fast-track Approvals Act 2024 (the Act), relating to the Milldale application.

At the direction of the Panel, the EPA is seeking the following information:

1. The Panel seeks clarification and responses to several matters raised by the Council, which do not appear to have been fully addressed in the applicant's response to comments. Specifically, the Panel requests the confirmation or advice from the applicant as to its position on the following matters:
 - a. Surface Water Diversion - Suggestions provided by Council have not been incorporated
 - b. Stormwater – Unclear whether stormwater discharges will be covered under the existing Network Discharge Consent (NDC) or if a new consent is required. This may be referenced in Condition 101, but clarification is needed.
 - c. Wastewater – Is finalisation required regarding the agreed outcome for the fate of Reverse Osmosis (RO) reject water.
 - d. Regulatory Engineering - Additional conditions may be needed for private (non-NDC) stormwater consents and their management.
 - e. Auckland Transport (AT) Road Upgrades – Inconsistencies in the wording of limit conditions for Pine Valley Road and Wainui Road upgrades; acceptability needs to be confirmed.
 - f. Transport Standards – Suggested conditions in bullet points 2, 3, and 4 of Section 8 of the Council Transport Memo (Annexure 21) remain unresolved.
 - g. Healthy Waters – Several amendments to conditions suggested by Healthy Waters have not been addressed.

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- h. Parks - Conditions relating to park management, vesting, and potential provision by an incorporated society have not been responded to.
- i. Air (for WWTP) – Reviewer has proposed alternative conditions (e.g., Conditions 84, 101, and 104), but no response is evident.
- j. Contamination (Dust Management Plan) – Suggested amendments have not been addressed.

Supply of Information

In accordance with section 67(2) of the Act the applicant must:

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by 22 August 2025.

If the information requested is not received, the Panel must proceed as if the request for further information has been declined.

Please note, the information will be provided to the Panel, the applicant and every person who provided comments on the application. The information will also be made available on the Fast-track website.

If you have any questions, please contact Application Lead, Daya Thomson by email at info@fasttrack.govt.nz

Nāku noa, nā



Daya Thomson

Application Lead