

[REDACTED]

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Yes you can share this, Grant.

Kind regards

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: 147 Argent Lane Stormwater issues

Hi [REDACTED]

We would like to share this correspondence as part of our fast track application and also provide your details for EPA to contact. I trust this is okay?

Thanks and regards,

Grant Fahey | Construction Manager | [Fulton Hogan Land Development Ltd](#) |

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] issues

Hi [REDACTED],

Thanks for the update and confirmation. Yes I agree, council will ensure that there is no net increase in stormwater to your clients site. As the plan I previously sent, shows we have directed all stormwater to detention ponds that will store and release flow from our property at a reduced rate into your clients site.

We are also;

- Upgrading Argent Lane and diverting stormwater away from your clients site into catchpits then the stream
- Upgrading the culvert at base of your clients property to convey water away from your site quicker

Thanks and regards,

Grant Fahey | Construction Manager | [Fulton Hogan Land Development Ltd](#) |

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: 147 Argent Lane Stormwater issues

Hi Grant,

My client has assessed these reports and the issues and is happy for the works to proceed. They are aware that these works may reduce the Wetlands shown on the Plan by 68% and they do not have an issue with that.

Their only real concern is that these works that are being undertaken all around them might concentrate stormwater from areas beyond their boundaries to the extent that their property becomes overburdened with storm water and thereby cause them serious tortious damage.

I have advised them that they are entitled to rely on the expert consultants that have been involved with this project to have taken all those concerns into account during the design phase, and that the Council's assessment of the project has considered those reports and have found them satisfactory when issuing the resource consent.

Kind regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Subject: RE: 147 Argent Lane - Fence reinstatement

H [REDACTED]

Any consideration of the potential wetland should be weighed and balanced against good drainage design. The attached drawings show our stormwater layout, with the only discharge point being the stream running through 147 Argent Lane, which we consider the best option for the site. The requirements under the RMA to address wetlands are relatively new and untested, so we have taken a conservative approach to maximize our likelihood of achieving consent.

If you have any questions, please let us know. We are happy to set up a meeting in person or via Teams.

Thanks and regards,

Grant Fahey | Construction Manager | [Fulton Hogan Land Development Ltd](#) |

[REDACTED]

[REDACTED]

Subject: 147 Argent Lane - Fence reinstatement

Thanks [REDACTED]

See link to our ecology reporting below. Are you able to share any existing ecology information

[REDACTED]

In regards to potential offer I have forwarded on your note to the part of the business that manages acquisitions and they will be in contact in the near future.

Thanks and regards,

Grant Fahey | Construction Manager | [Fulton Hogan Land Development Ltd](#) |

[REDACTED]

[REDACTED]

Subject: RE: Adjoining Site Letter - 147 Argent Lane

Hi Grant & Magdalena,

I have discussed your letter with my client.

There is a lot to consider here, and my client does not have the benefit of access to the ecological reports that you have available to you.

On the face of it, the significant reduction in wetland does not appear to overly affect my client's use of the property, however, they would like the chance to assess the reports that you have commissioned and received and have their own ecological consultants report to them on your report.

Could I therefore request that you supply me such report or reports that you have that have produced this assessment of the reduction in wetlands for review.

You have stipulated that my client responds by 21st March, 3 days away, now. That is not enough time. Our client requests an extension until next Wednesday 26th March to respond, subject to a timely receipt of your report/s.

[REDACTED]

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Subject: Adjoining Site Letter - 147 Argent Lane

Hi [REDACTED]

As I mentioned last week please see attached letter for your client [REDACTED] the owner of the property Lot 4 DP 151229, 147 Argent Lane, Wainui. I note that the address has changed on council website from 48 Argent to 147 Argent Lane, so the letter refers to this new address.

I am happy to assist with any queries but please include any correspondence to Magdalena (cc'd) as she needs to keep track of our engagement with neighbours.

Thanks and regards,

Grant Fahey | Construction Manager | [Fulton Hogan Land Development Ltd](#) |

[REDACTED]

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17 March 2025

Owner of Lot 4 DP 151229
147 Argent Lane (formerly 48 Argent lane)
Wainui 0992
Auckland

Tēnā koe

Milldale Fast-track Project - Stages 4C, 10 – 13, temporary WWTP

Fulton Hogan Land Development Limited seeking to undertake subdivision and ancillary works associated with the final stages of the Milldale development; being stages 4C, 10 – 13 as detailed in **Figure 1** below.



Figure 1: Milldale Illustrative Masterplan detailing the location of Stages 4C, 10 – 13. Source: Woods

The development of these stages will enable an additional 1,200 residential dwellings which will progressively be ready for occupation from mid-2027. Additionally, a temporary wastewater treatment plant (WWTP) is being proposed to support the development in the event it is required.

We are currently progressing through the consenting process, with the view of an application now being lodged in March 2025.

The project is a listed project under the *Fast-Track Approvals Act* ('FTAA'). This means that instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can be considered by an independent panel which is established after being lodged with the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken.

We have previously tried to contact you on two occasions; November 2024 and January 2025 via a letter drop. However, access to your site was restricted due to development in the surrounding area.

The purpose of this letter is to inform you that a property you own or occupy has been identified as being potentially affected by the partial reclamation of a potential wetland at your property. Six *potential* wetlands have been conservatively mapped on your property as shown in **Figure 2** below. These wetlands have been mapped as '*potential wetlands*' on the basis that they could not be fully assessed and delineated due to site ownership restrictions.



Figure 2: Potential wetlands at 147 Agent Lane. Source: Viridis Environmental Consultants.

Hydrological testing has found that most wetlands in the area rely on groundwater. However, the north-western wetland mainly gets water from rainfall and surface runoff in its upper area, while its lower area is fed by groundwater.

As part of the development, stormwater will be redirected away from this wetland. This means surface water will reduce by 66%, and groundwater levels will drop by 70%. Over time, as work progresses, the wetland size is expected to shrink from 6,300m² to about 2,025m², which is a 68% reduction.

The subdivision design allows for future development in the area. The roads have been planned to connect smoothly with any future work on your property, following local zoning rules and the Wainui Precinct Plan.

FHLD has explored ways to redirect surface water back to the wetland, but all options required either changes to your property or did not meet stormwater engineering standards.

We would be happy to receive any feedback on this matter, including if you support the project. If you have any questions please email [REDACTED] We would appreciate your feedback by 21 March 2025.

Under the FTAA, the independent panel will invite comments from the owners and occupiers of land that is considered to be an affected party.

If you would like your contact details to be shared with the EPA to assist them in seeking your comments, we kindly ask that you provide us with your name, address and email address. If you are not the owner of the property, please let us know and also provide us with the owner's contact details. To advise these details please email magdalenar@barker.co.nz. Any personal information you supply will be passed on to the EPA for its use with regard to the project but will otherwise remain confidential.

For more information on Fast-Track Approvals Act please refer to <https://www.fasttrack.govt.nz/>

Yours sincerely | Nāku noa, nā

Fulton Hogan Land Development Ltd

[REDACTED]

Hi [REDACTED]

I'm sending you this as you have purchased 5001 in stage 4C1 and 5009 in stage 4B which neighbour Stage 4C of our Fast Track application to inform you on what we are doing. Please see below and attached.

FHLD is currently progressing through the consenting process, with the view of a resource consent application now being lodged in March 2025. The project is a listed project under the *Fast-Track Approvals Act* ('FTAA'). This means that instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can be considered by an independent panel which is established after being lodged with the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. Under the FTAA, the independent panel will invite comments from the owners and occupiers of land that is considered to be an affected party.

Thanks and Regards

Sean Connolly | [Fulton Hogan Land Development Ltd](#) | [REDACTED]

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14 March 2025

[REDACTED]

Tēnā koe

Milldale Fast-track Project - Stages 4C, 10 – 13

Fulton Hogan Land Development Limited seeking to undertake subdivision and ancillary works associated with the final stages of the Milldale development; being stages 4C, 10 – 13 as detailed in **Figure 1** below. The development of these stages will enable an additional 1,200 residential dwellings which will progressively be ready for occupation from mid-2027.



Figure 1: Milldale Illustrative Masterplan detailing the location of Stages 4C, 10 – 13. Source: Woods

We are currently progressing through the consenting process, with the view of a resource consent application now being lodged in March 2025.

The project is a listed project under the *Fast-Track Approvals Act* ('FTAA'). This means that instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can be considered by an independent panel which is established after being lodged with the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken.

The purpose of this letter is to inform you that a property you own or occupy has been identified as being potentially affected by construction noise. The Construction Noise and Vibration Assessment undertaken by Styles Group has identified a source of increased noise over and above permitted levels relating to the construction of accessway 4200 during (see **Figure 2** below). Due to the proximity of the noise to the future residential buildings on your site, Styles Group have recommended that an acoustic barrier be erected along the common boundary whilst the accessway works are completed over a one-to-two-week period in order to mitigate potential construction noise effects. This recommendation has been adopted as a condition of consent.

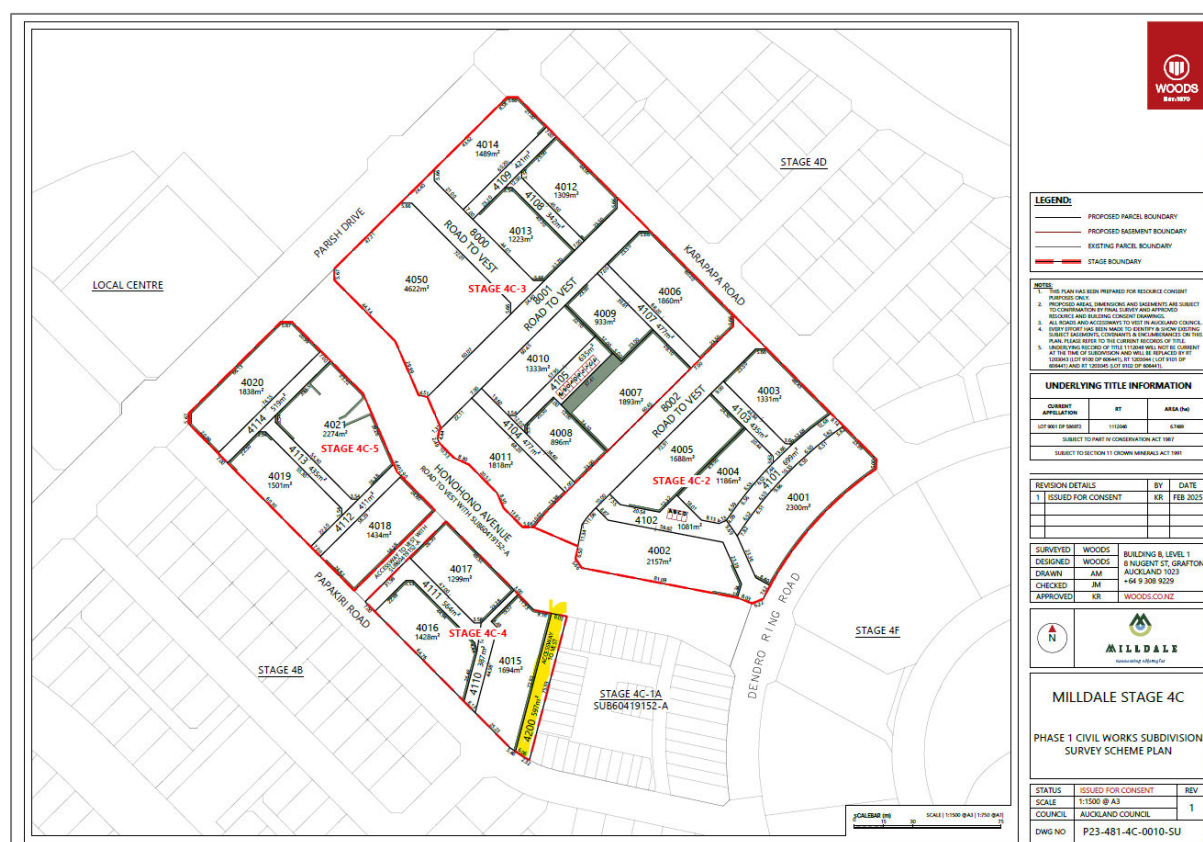


Figure 2: Stage 4C Scheme Plan identifying accessway 4200 in yellow. Source: Woods.

We would be happy to receive any feedback on this matter, including if you support the project with the adoption of the acoustic barrier. If you have any questions please email [REDACTED] We would appreciate your feedback by 21 March 2025.

Under the FTAA, the independent panel will invite comments from the owners and occupiers of land that is considered to be an affected party.

If you would like your contact details to be shared with the EPA to assist them in seeking your comments, we kindly ask that you provide us with your name, address and email address. If you are not the owner of the property, please let us know and also provide us with the owner's contact details. To advise these details please email magdalenar@barker.co.nz. Any personal information you supply will be passed on to the EPA for its use with regard to the project but will otherwise remain confidential.

For more information on Fast-Track Approvals Act please refer to <https://www.fasttrack.govt.nz/>

Yours sincerely | Nāku noa, nā

Fulton Hogan Land Development Ltd

[REDACTED]

Hi [REDACTED]

Now attached

Thanks and Regards

Sean Connolly | [Fulton Hogan Land Development Ltd](#) | [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Milldale FTAA - [REDACTED]

Hi [REDACTED]

I'm sending you this as you have purchased Lot 5000 which neighbours Stage 4C of our Fast Track application to inform you on what we are doing. Please see below and attached.

FHLD is currently progressing through the consenting process, with the view of a resource consent application now being lodged in March 2025. The project is a listed project under the *Fast-Track Approvals Act* ('FTAA'). This means that instead of being considered by Auckland Council under the Resource Management Act 1991, a resource consent application can be considered by an independent panel which is established after being lodged with the Environmental Protection Agency (EPA) | Te Mana Rauhi Taiao under an alternative consenting pathway. Notwithstanding, a full assessment of environmental effects against the relevant planning provisions (i.e. Auckland Unitary Plan) must still be undertaken. Under the FTAA, the independent panel will invite comments from the owners and occupiers of land that is considered to be an affected party.

Thanks and Regards

Sean Connolly | [Fulton Hogan Land Development Ltd](#) | Milldale | [REDACTED]
[REDACTED]

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14 March 2025



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Milldale Fast-track Project - Stages 4C, 10 – 13

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[illegible]

Figure 2: Stage 4C Scheme Plan identifying accessway 4200 in yellow. Source: Woods.

We would be happy to receive any feedback on this matter, including if you support the project with the adoption of the acoustic barrier. If you have any questions please email [REDACTED] We would appreciate your feedback by 21 March 2025.

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Yours sincerely | Nāku noa, nā

Fulton Hogan Land Development Ltd