

**First name:** Jason

**First name:** Louise

**Last name:** Dickinson

**Postal address:** [REDACTED]

**Mobile phone:** [REDACTED]

**Email:** [REDACTED]

**Email:** [REDACTED]

We consent to receive emails and our email addresses are correct

We are writing in response to the notice of application by Fulton Hogan Land Development Limited under the Fast-track Approvals Act 2024, concerning the Milldale Stages 4C and 10–13 project. We are the owners of the adjacent property at [REDACTED], and wish to comment on the potential effects of the proposed development on our land and living environment.

### **1. Construction Impacts**

As an adjoining landowner, we are concerned about the scale and duration of the proposed earthworks and infrastructure works. These activities may result in:

- Increased dust, noise and vibration, particularly during early earthworks and roading stages
- Potential visual impacts from ongoing heavy construction and machinery movements
- Traffic disruption on Wainui Road due to construction access and haul routes

### **2. Stormwater and Flood Risk**

We note the development will introduce additional impervious surfaces and alter existing stormwater patterns. While we understand a Stormwater Management Plan is in place, we seek reassurance that:

- There will be no increase in overland flow or surface flooding onto our land
- Any stream diversions or enhancements in our vicinity are properly engineered to protect adjoining land

### **3. Property Valuation and Planning Inconsistency**

Our most recent property valuation, issued by Auckland Council, shows a significant decrease in land value from \$3,675,000 to \$1,500,000. This reduction seems inconsistent and difficult to reconcile given that a large-scale residential development is progressing immediately adjacent to our property.

It raises serious concerns about how land values are being assessed in light of significant infrastructure investment and housing intensification in the surrounding area

and suggests that the land development in our area is having a negative impact on our property.

We believe this matter warrants consideration by the Panel.

#### **4. Privacy, Amenity and Future Use**

The proposed high-density residential development, if positioned directly adjacent to our property boundary, may:

- Adversely affect our privacy, views and rural-residential amenity
- Introduce increased noise and light pollution once occupied
- Impact potential future uses of our land due to proximity to urban development

#### **5. Transport Noise and Our PPF Classification**

We note that our property at [REDACTED] is listed in the application as a Protected Premises and Facility (PPF) and identified under the Altered Road – Category A noise classification. This indicates that our home is recognised as being directly affected by upgrades to nearby roads.

If these thresholds are exceeded as a result of the road alterations, we understand the developer must provide noise mitigation.

We request that:

- We are consulted on proposed mitigation measures, should they be required
- Any mitigation be carried out at no cost to us, in line with the obligations associated with Category A noise effects on PPFs

#### **6. Engagement and Conditions**

We would like to be kept informed of any proposed draft conditions of consent and request the opportunity to comment on those once available. We also request that our comments be formally acknowledged and considered by the Panel in its assessment.

Regards,

Jason and Louise Dickinson