

Memorandum on Completeness and Scope

File	FTAA-2608-1280
Application	Milldale Stages 14 -17 (Milldale North)
To	Manager LOA/ Team Leader LOA
From	[REDACTED], Application Lead
Date	10 September 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Milldale Stages 14 -17 (Milldale North) application, lodged by Fulton Hogan Land Development Limited (the Applicant), received by the Fast-track Team on 20/08/2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 31 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.

5. The Application was referred by the Minister for inclusion in the Fast-track consenting process under section 28 of the Act. The Minister accepted the referral application on 23 March 2026 and notified the EPA of the decision on the referral application on 23 March 2026.
6. The Application was lodged on 20/08/2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)). This application was not subject to a further information request and therefore the date by which the EPA must make a decision under 46 is **10 September 2026**.
7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - Notify the Panel Convener they can set up an expert consenting panel to make a decision on the application (if complete and within scope); or
 - return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The referred project is:

“The project is described as the development of a 231-hectare extension of the existing Milldale urban area, located approximately 20 km north of the Albany Centre in Auckland.

The project comprises:

- *approximately 1,500 residential lots*
 - *commercial and community facilities*
 - *an integrated transport network*
 - *a comprehensive stormwater network*
- a) the option of private water supply and wastewater infrastructure either on a temporary or permanent basis if connections to Watercare infrastructure is not available when required*
 - b) a 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement.*

The project will require the proposed approvals:

- *resource consents under the Resource Management Act 1991”.*

9. The applicant describes the activity at section 3.0 (page 11) of the substantive application as:

“The Project includes 1,401 dwellings and one commercial lot co-located with the Neighbourhood Park in Stage 14H. Specifically, the Project includes:

- *926 residential lots and associated stand-alone dwellings;*
- *44 residential super lots and 475 associated terraced housing dwellings;*

- One commercial super lot and up to 1000m² of associated commercial floorspace;
- Two neighbourhood parks (totalling 6,684m²); and
- 18.25ha of other open space in the form of esplanade and drainage reserves.

A range of infrastructure is required to support the development. Specifically, the Project includes:

- A series of improvements to the existing road network, including intersection upgrades at key locations;
- A network of new roads within the development that fully integrate with the roading hierarchy and public and active transport network in Milldale;
- A stormwater network including drainage reserves to vest;
- A private water supply network, including a groundwater and surface water take, a production groundwater bore, intake structures, water storage, and associated water treatment; and
- A private wastewater network, including a wastewater treatment plant (WWTP) and wastewater wetlands”.

10. Page 12 of the substantive application confirms the application is for a resource consent which is consistent with the Referral Decision.
11. **Approximate number of residential lots:** The Referral Decision refers to the project including “approximately 1,500 residential lots”, whereas the application documents refer to the project including “1,401 dwellings”, comprising 926 residential lots and 44 residential super lots (which will contain 475 associated terraced housing dwellings). While I note that the number of residential lots and super lots is less than that described in the Referral Decision, page 41 of the substantive application confirms that the super lots will subsequently be subdivided into individual dwelling lots. This will result in a total of 1,401 dwellings. Given that the Referral Decision refers to “approximately 1,500 residential lots”, I consider that the project described in the substantive application remains within scope. I also note that the application area of 231 hectares is consistent between the Referral Decision and the application documents
12. **Commercial and community facilities:** The substantive application states the project will include two neighbourhood parks with a combined area of approximately 6,684 m². The western neighbourhood park is co-located with the proposed commercial lot. Page 156 of the substantive application states the Project will also provide play spaces, esplanade areas and access to Te Korowai o Maraeariki, ensuring that residents have convenient access to a range of recreational opportunities.
13. **An integrated transport network:** The substantive application includes information on a multi-modal transport network that is proposed within the development itself as well as a range of transport upgrades that are proposed to the surrounding existing road network (see page 25 and also page 48 of the substantive application). I consider in the alternative, the ancillary transport

upgrades to the surrounding existing road networks would be involved in, or support and be subsidiary to the referred project.

14. **A comprehensive stormwater network:** The substantive includes information on the stormwater network. Page 51 of the substantive application states *“the stormwater system will form part of the public stormwater network and will comprise primary reticulation, communal treatment and detention devices, stream recharge systems and overland flow paths”*. Page 52 stated it will *“comprise a piped network that collects runoff from roads, jointly owned access lots, residential and commercial lots and other impervious surfaces. It will convey runoff from events up to the 10% annual exceedance probability storm to the relevant wetland, bioretention or stream-recharge device before discharge to a receiving watercourse”*. Appendix 33 provides further details on the stormwater network.
15. **The option of private water supply and wastewater infrastructure either on a temporary or permanent basis if connections to Watercare infrastructure is not available when required:** The substantive application documents confirm the project includes a private water supply and wastewater network which would be owned, operated and maintained by the applicant if required. The application documents state (from page 36) *“In the case of water supply, Watercare has confirmed that there is capacity available, however, a private option is proposed if Council decides not to allocate that capacity to support Stages 14-17. A private wastewater solution is proposed because Watercare has advised that there are constraints at the Army Bay WWTP that will not be resolved until approximately 2031. The subdivision layout and infrastructure networks has been designed to accommodate public connections should Watercare decide to service the development with water supply and wastewater in the future”*.
16. **A 129-hectare ecological restoration area with walking and cycling networks, riparian planting and wetland enhancement:** As noted from page 119 of the substantive application, the development is generally separated from the Ōrewa Awa by substantial setbacks, and the land north of the awa will form part of Te Korowai o Maraeariki, comprising approximately 132 ha of indigenous restoration, wetland and riparian enhancement, ecological management and public access. Page 8 confirms this area will include publicly accessible walking and cycling networks.
17. Based on the above information, I consider that the application relates solely to the referred project.

Fast-track consenting application process

Legislative context

18. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
 - complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;

- the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations) in respect of the application is paid.
19. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

20. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, 1 substantive applications for each stage of a project if the Minister has determined that the project may proceed in stages (either under s 21(1)(a) or s 37A). Section 42(4) lists the approvals that may be sought under the Act.
21. This application has been lodged by Fulton Hogan Land Development Limited. This person is an authorised person under the Act as they are the person identified as the authorised person in the referral notice of decision.
22. The approvals being sought are:
- an approval described in section 42(4)(a), (c) or (d) (resource consent, certificate of compliance or designation);
 - A resource consent, change to or cancellation of a resource consent: **checklist A**;
 - including subdivision or reclamation: **checklist A1**;
23. All of the above listed approvals are of the type set out in section 42(4) of the Act.
24. For each of the approvals sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

25. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

26. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.

27. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
28. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **sufficient** detail to satisfy the purpose for which it is required.

Ineligibility

29. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.
30. The list of ineligible projects includes activities:
 - on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
 - on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
 - in a customary marine or protected customary rights area without written agreement from the rights holder/group;
 - within an aquaculture settlement area without the required authorisation;
 - activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
 - that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977 ; or
 - on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
 - That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.
 - That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
 - That are undertaken for the purposes of an offshore renewable energy project.
31. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Notification by applicant

32. Pre-lodgement requirements for a listed project require the applicant to notify in writing the persons and groups referred to in section 29(1)(aa). The persons and groups notified have 20 working days to

respond from the date of the notice. The applicant must not lodge their substantive application until each 20 working day period has elapsed.

33. I have checked and reviewed the dates of notification sent to the persons or groups in section 29(1)(aa) and confirmed that the application has lodged their application only after each 20-working day period has elapsed.

Fees and levies

34. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:
- Application fee in the sum of \$250,000 plus GST;
 - Levy in the sum of \$140,000 plus GST.

Consultation

35. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:
- Auckland Council for:
 - an approval described in section 42(4)(a) (resource consent)
36. A summary of the consultation is included as Appendix 2.

Assessment of compliance for each section of each application form

37. I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.
38. My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.
39. The EPA must now decide whether the substantive application has a competing application under section 47A(1) (under delegation from the Minister for Infrastructure under section 47C) within 10 working days from the date of the completeness decision.
40. Once the EPA has made the decision under section 47A(1), the EPA must notify the panel convener that an expert consenting panel can be set up to commence consideration and decision of the application.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	Assessment of Environmental Effects, Section 9, pages 36 - 60	Addressed , as stated by the applicant.
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	Assessment of Environmental Effects, Section 8, pages 28-35. Section 8.4, Page 34 specifically for statement on statutory and Customary Rights Areas.	Addressed , as stated by the applicant. A description and map of the site at which the activity is to occur can be found in section 8 (from page 29) of the substantive application. (i - iii) N/A – see page 34 of substantive application.
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being:	Assessment of Environmental	Addressed , as stated by the applicant.

	• section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid.	Effects, Sections 7.4-7.5, pages 286 - 28	Applicant confirms the application complies with section 42, 43 and 44 and relates solely to the referred project at page 13 of the substantive application. All fees have levies have been paid.
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).	Appendix 8 Names and Addresses of Adjacent Owners and Occupiers	Addressed, as stated by the applicant. Adjacent property owner and occupier details – appendix 8. Project site owner details – page 30 of substantive application.
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	Assessment of Environmental Effects, Sections 9.9 - 9.10, page 59	Addressed, as stated by the applicant. Page 59 of the substantive application: <i>“There are no other activities that are part of the Project to which the consent application relates”.</i>

5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Assessment of Environmental Effects, Section 10, pages 60 - 71	Addressed. See sections 9.9 - 9.10 (from page 59) of the substantive application.
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	Assessment of Environmental Effects, Section 16.1, pages 168 - 170	Addressed , as stated by the applicant.
5(1)(h) (and also clauses 5(2) and 5(3))	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority.	Assessment of Environmental Effects, Section 12, pages 124 - 161	Addressed , as stated by the applicant. The Applicant has assessed the following documents it considered relevant in section 12 of the substantive application: • National environmental standards (NES-CS, NES-F, (NES-DW, NES-AQ) – from page 124. • National policy statements (NPSUD, NPS-FM, NPS-IB, NPS-NH, NPS-I, NPS-HPL) - from page 126. • New Zealand coastal policy statement – N/A (page 133).

	This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being: • any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and • any other requirements in any of those documents.		• Regional policy statement (AUP) - from page 133. • Other plans can be found from page 155. • Planning documents recognised by Iwi (Te Kawerau ā Maki Iwi Management Plan) - from page 164. The objectives and policies the applicant considers relevant are assessed throughout section 12 of the substantive application in the pages identified above. A detailed rules assessment of the AUP has also been provided in appendix 51.
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— (i) identification of the relevant provisions in those Treaty settlements; and	Assessment of Environmental Effects, Section 15.2, pages 164-167	Addressed, as stated by the applicant.

	(ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area		
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;	Assessment of Environmental Effects, Section 15.3 - 15.4, page 168	Addressed , as stated by the applicant.
5(1)(k)	Any conditions that the applicant proposes for the resource consent.	Appendix 52 - Proposed Conditions	Addressed , as stated by the applicant. Appendix 52 - Proposed Conditions.
5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	Appendix 5 - Section 30 letter	Addressed , as stated by the applicant. Appendix 5 - Section 30 Letter. Letter from Auckland Council dated 22 June 2026. Application lodged on 20 August 2026 (within 3 months).
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	Assessment of Environmental Effects, Section	Addressed . See below.

		11, pages 71 - 123	
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	Assessment of Environmental Effects, Section 11, pages 71 - 123	Addressed. See below.
6	(1) The assessment of an activity's effects on the environment must include the following information: (a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: (c) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:	Assessment of environmental effects - section 11, Appendix 47 - hazardous substances assessment; appendix 40 - water and wastewater treatment plant design report; appendix 41 - treated wastewater	Addressed, as stated by the applicant. a. See section 11 from page 72 and various supporting technical reports (i.e., appendix 15, 20, 23, 24, 29) b. See section 11.2 from page 99 and also appendix 47. c. See section 11.10 and 11.11 from page 94 – 99. i. See appendices 40 - 43 – information on discharges. See appendix 23 and 24 – information on the sensitivity of the receiving environment and an assessment of effects.

	(d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal: (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: (h) an assessment of any effects of the activity on the exercise of a protected customary right.	wetland assessment; appendix 43 - air discharge assessment; appendix 24 - surface water ecology assessment	ii. See appendix 41 (from page 11). d. See section 11.21 (from page 122) and various supporting technical assessments (appendix 15, 20, 23, 29) and management plans (appendix 32 and 46). e. See section 13 (from page 161) and appendix 7. f. See appendix 7, pages 12 and 15. g. See section 11.21 and associated management plans (appendix 32 and 46) and conditions (appendix 52). h. N/A – see section 15.4 (from page 168).
7	The assessment of an activity's effects on the environment must cover the following matters: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:	Assessment of environmental effects - section 11; Appendix 15 - landscape and visual	Addressed, as stated by the applicant. a. See from sections 11.1 -11.2 (from page 73) and 11.20 (from page 118) as well as supporting technical reports (appendix 13, 15 and 18).

(b) any physical effect on the locality, including landscape and visual effects: (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: (f) any unreasonable emission of noise: (g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	assessment; Appendix 23 - ecological impact assessment; appendix 40 - water and wastewater treatment plant design report; appendix 41 - treated wastewater wetland assessment; appendix 43 - air discharge assessment; appendix 24 - surface water ecology assessment; appendix 48 -	b. See section 11.19 (from page 117) and appendix 15. c. See section 11.14 (from page 100) and appendix 20, 23 and 24. d. See sections 11.5, 11.16, 11.14, 11.20 (starting from page 83). Also see appendix 7, 11, 12, 20, 21 and 22). e. See sections 11.10 and 11.11 from page 94. Also see appendix 40, 41 and 43. f. See section 11.17 (from page 113) and appendix 48. g. See section 12.2.24 (from page 130) and also appendix 29 and 33.
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		acoustics assessment; appendix 33 - stormwater assessment;	
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	Assessment of Environmental Effects report - section 10.4, pages 68 - 70	Addressed , as stated by the applicant. See section 10.4 (from page 69) and also see also see appendix 51.
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document	Not applicable	N/A.
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made	Not applicable	N/A.

	under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.		
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CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
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If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.

8(1)(a)	The position of all new boundaries	Appendix 17 - scheme plans Phase 1 and Phase 2	Addressed , as stated by the Applicant.
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	Appendix 17 - scheme plans Phase 1 and Phase 2	Addressed , as stated by the Applicant.

8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	Appendix 17 - scheme plans Phase 1	Addressed , as stated by the Applicant. Also see section 9.4.1.2 from page 43 of the substantive application. <i>“Local purpose (esplanade) reserves are proposed along the southern margin of the Ōrewa Awa..”</i>
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	Appendix 17 - scheme plans Phase 1	Addressed , as stated by the Applicant.
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	Appendix 17 - scheme plans Phase 1	Addressed , as stated by the Applicant. Specifically, see page 4 of appendix 17 – scheme plans Phase 1.
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	Not applicable	N/A.
8(1)(g)	The locations and areas of land to be set aside as new roads	Appendix 17 - scheme plans Phase 1	Addressed , as stated by the Applicant.

If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in

clause 8(2) below. If no reclamation consent is sought, please enter n/a.

8(2)(a)	The location of the area to be reclaimed	Not applicable	N/A.
8(2)(b)	If practicable, the position of all new boundaries	Not applicable	N/A.
8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	Not applicable	N/A.

Appendix 2: Consultation Summary

The following agencies were consulted with to inform the assessment of the application for completeness. Each agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. **Consultation with Auckland Council** as the relevant consent authority for the following approvals under the Resource Management Act 1991:
 - Resource consent (section 42(4)(a) of the Act)

Response from Auckland Council received on 28 August 2026

28 August 2026



Environmental Protection Authority (EPA)

Attention: [REDACTED]

info@fasttrack.govt.nz

Dear [REDACTED]

SUBJECT: MILLDALE Stages 14 - 17 FAST-TRACK SUBSTANTIVE LODGEMENT COMPLETENESS CHECK FTAA-2608-1280

Thank you for your notification letter (dated 21 August 2026) regarding the lodgement of the Substantive Milldale Stages 14-17 (Milldale North) application which relates to the development of a 231-hectare extension of the existing Milldale urban area.

In terms of your request as to whether the submitted documentation meets the requirements of sections 42 and 43 of the Act, and is provided in sufficient detail to satisfy the purpose for which it is required in accordance with section 44 of the Act, I note that an initial planning check of the lodgement has been undertaken by Auckland Council and I am of the view that the application does meet the requirements of the Act.

However, we note that the following clarification / updates have been flagged to the agent and we envisage that new / updated plans or details will be submitted in response to these requests, though deem that these are not necessary to 'pass' the completeness check:

- **Urban design plans** (Appendix 13): Legend descriptions to be updated
- **Wastewater and water treatment plant:** Further elevations and bulk massing details, landscape screening details are required, plus decommissioning details / plans, plus the addition of an associated condition
- **Retaining walls:** Further details / plans illustrating parks and drainage reserves interfaces, including elevational plans and fencing details.
- **Te Korowai o Maraeariki Ecological restoration area:** Indicative details and plans are included within the lodgement for this area, but there are no associated conditions which secures these proposed works.

I can also confirm that the written notice prepared by Council in accordance with section 30 of the Act (dated 22 June 2026) remains accurate and final at the time of receiving your letter.

If you have any questions or require further clarification, please do not hesitate to contact me by email / phone.

Carly Hinde
Premium Project Lead
Premium Resource Consents
Auckland Council