

Memorandum

To: Daniel Minhinnick –Milldale Expert Panel Chair

From: Euan Williams (Wood & Partners Consultants Limited); Rachel Morgan (Barker & Associates Limited)

Date: 19 September 2025

Re: Minute 4 of the Expert Panel Invitation to comment on Draft Conditions Milldale [FTAA-2503-1038]

Dear Panel Members,

This Memorandum sets out the applicant's response to the draft decision and conditions received from the Expert panel on 5 September 2025.

The applicant emphatically agrees with the Panel decision to grant consent subject to conditions and appreciates the Expert Panel's considered assessment of the relevant matters under the FTAA.

It is noted in relation to the draft conditions, and in accordance with Panel Minute 5, a separate Joint Witness Statement (JWS) recording the outcome of conferencing on conditions has been prepared and will be submitted to the Panel independently. The JWS reports on areas of agreement and disagreement between the Applicant, Fulton Hogan Land Development Limited (FHLD) and Auckland Council on the draft Conditions of Consent for the Milldale Fast Track application. The outcome of the conferencing and the details in the JWS will not be detailed here.

In relation to the Expert Panel's draft additional conditions and amendments to conditions detailed in that document, we respond as follows:

1. *Landscape maintenance*

The applicant accepts a three year maintenance period for the maintenance of streetscape and accessway planting (draft condition 108). This is reflected in the JWS.

2. *Emergency Storage for the Temporary WWTP*

The applicant accepts an emergency storage condition (draft condition 51) and proposes that the storage be sufficient to accommodate 8 hours of operational failure. This has been agreed to by Watercare Services Limited and is reflected in the JWS.

We acknowledge Auckland Council will be providing comments on conditions to the Expert Panel today. In accordance with Minute 4, we will provide a response to the Auckland Council comments (as provided for under section 70(4)) by Friday, 26 September 2025. This will include a full and complete set of conditions recommended by the applicant, and will include the Panel conditions referred to above, and those agreed at conferencing as detailed in the JWS.

We trust the above assists in the Expert Panel's final considerations, and are happy to assist the Expert Panel if and when required.



Euan Williams

Principal Planner, Wood & Partners
Consultants Limited



Rachel Morgan

Director, Barker & Associates Limited