

22 August 2025

Milldale Expert Consenting Panel  
C/O – Environmental Protection Authority  
Attn: Daya Thomson  
Via email: [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz) / [daya.thomson@epa.govt.nz](mailto:daya.thomson@epa.govt.nz)

Tēnā koe Daya

**Milldale Stages 4C , 10 – 13 – Applicant’s Response to Further Information Request (File Ref: FTAA-2503-1038)**

We refer to the Milldale Expert Consenting Panel’s request dated 15 August 2025, for further information from Fulton Hogan Land Development Limited (FHL) under section 67 of the Fast-track Approval Act (2024) (FTAA).

The Applicants response to the further information requested by the Milldale Expert Panel is set out in **Table 1** appended to this letter, and should be read in conjunction with the following attachments:

**Attachment 1**    Engineering Memorandum

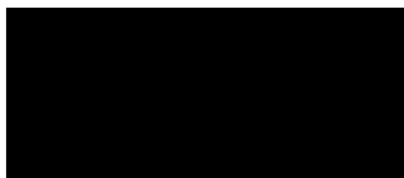
**Attachment 2**    Email from Rahman Bashir dated 16/12/2024

**Attachment 3**    Milldale Reserves Plan

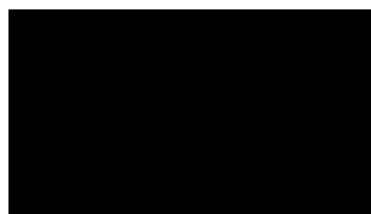
**Attachment 4**    Volume 8: Milldale Stages 10 – 13, 4C and WWTP Updated Conditions of Consent - *Revised 22 August 2025*

We trust that this further information addresses the Expert Panel’s request. Please do not hesitate to contact us should additional clarification be required.

Yours sincerely | Nāku noa, nā



**Euan Williams**  
Principal Planner, Wood & Partners  
Consultants Limited



**Rachel Morgan**  
Director, Barker & Associates Limited

**Table 1: FHLD Response to Further Information Requested by the Milldale Expert Panel**

No.	Item	FHLD Response
A	Surface Water Diversion - Suggestions provided by Council have not been incorporated	We refer the Expert Panel to proposed Stage 10-13 Subdivision Condition 96 [ <i>Stream Erosion and Stabilisation Works</i> ] that requires the consent holder to design and construct new stream channel alignments for each respective subdivision stage in accordance with the recommendations of the Stream Erosion Assessment (previously attached as <i>Appendix 71</i> to our response to comments submitted 5 August 2025). Measures detailed in this assessment will mitigate erosion risk including soft engineering measures that will be refined at detailed design and the Engineering Approval (EA) stage, and then implemented as part of the subdivision civil works. The condition, as drafted, provides certainty that any required works or erosion control measures are tailored to the respective watercourse, so that any known or expected adverse erosion and scour effect is adequately mitigated.
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.	<p>The Engineering Memorandum in <b>Attachment 1</b> confirms that the stormwater discharges from Stages 10–13 and Stage 4C are authorised under the Auckland Council’s region-wide Network Discharge Consent (<b>NDC</b>), through the Wainui East Stormwater Management Plan (<b>SMP</b>). The Wainui East SMP is an approved SMP under the NDC, and the stormwater management approach adopted for these stages is in general accordance with it. As such, no new consent is required for stormwater discharges.</p> <p>Previous stages of the Milldale development have followed the same stormwater management approach and have been accepted by Auckland Council as being covered by the NDC via the Wainui East SMP. No separate stormwater discharge consents have been required for those stages.</p> <p>In relation to the temporary Wastewater Treatment Plant (<b>WWTP</b>), while it is located outside the Wainui East SMP area and the NDC catchment, the stormwater discharges associated with this activity have been assessed in <b>Volume 4</b> of the Application and are deemed to be a <b>permitted activity</b> under the AUP(OP).</p> <p>With respect to proposed Condition 101, this relates to the preparation of an Operation and Maintenance Manual (<b>OMM</b>) to support the vesting of public stormwater management devices with Auckland Council. The</p>

		<p>OMM is not a mechanism for confirming consent status under the NDC but is a standard engineering requirement that ensures the long-term functionality of stormwater infrastructure.</p> <p>The OMM sets out how each stormwater device is to be operated and maintained to ensure it continues to perform as designed and to minimise environmental effects. It includes details such as inspection and maintenance procedures, responsibilities for ongoing management, and how the system will respond to storm events. The OMM provides Council with the assurance that, once vested, the stormwater network will remain effective and maintainable over the long term.</p>
C	Wastewater – Is finalisation required regarding the agreed outcome for the fate of Reverse Osmosis (RO) reject water.	<p>As with most engineering technical issues there will be a solution, and this will be determined by the time the Trade Waste Agreement is entered into with Watercare (<b>WSL</b>). In this regard, the process is akin to detailed engineering work required for Engineering Approvals occurs post-resource consent approval and prior to construction. To this end discussions with WSL are on-going and there is a workshop with technical experts scheduled for Monday 25 August 2025.</p> <p>We refer the Expert Panel to the Memorandum of Counsel previously attached as <b>Appendix 7X</b> to our response to comments dated 5 August 2025, which concludes WSL has a <u>separate</u> process (to resource consenting) regarding applications to connect to its infrastructure. In our opinion, the evidence of Matthew Savage (Apex) and Dylan Walton (peer reviewer for Auckland Council) demonstrate that there are no technical issues outstanding with the temporary WWTP. In fact, the Council’s peer reviewer Mr Walton is of the opinion that the level of wastewater treatment provided by the new plant is extremely high and, in his experience, may be the ‘best’ treatment provided for residential wastewater ever experienced in practice in New Zealand<sup>1</sup>. Watercare’s further information request has been responded to by Mr Savage, and the detail of this can be worked through with Watercare as part of FHLD’s Bylaw applications.</p> <p>Therefore, we maintain that the fate of the RO reject water is not required to be finalised for the Expert Panel to decide on the Milldale application. Additionally, the technical assessments provided with the application and supplied to WSL confirm that the effects of the WWTP on the receiving environment are less than minor.</p>

<sup>1</sup> Refer to A5 – Wastewater Memo of the Council’s comments.

D	Regulatory Engineering - Additional conditions may be needed for private (non-NDC) stormwater consents and their management.	We maintain that additional stormwater consents are not required and that approach to stormwater management is in general accordance with the Wainui East SMP and NDC. We refer the Expert Panel to the Infrastructure Reports for Stages 10-13, WWTP and Stage 4C and is consistent with previous subdivision stages at Milldale which have also include private stormwater management devices. This is also addressed in the response to Item B above.
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.	The Wainui East Integrated Transport Assessment (ITA) does not require the upgrade of Wainui Road with any specific development threshold within the Precinct. This differentiates the Wainui Road upgrade with the Pine Valley Road intersection upgrade which is listed as a development trigger in the approved ITA. Therefore, in condition 55, FHLD has proposed the Wainui Road upgrade be completed prior to the completion of the immediately adjacent stages (Stages 11C or 10D) so that civil works are coordinated and delivered when required.
F	Transport Standards – Suggested conditions in bullet points 2, 3, and 4 of Section 8 of the Council Transport Memo (Annexure 21) remain unresolved.	<p><b>Council Suggested Additional Condition:</b> <i>Prior to the occupation of residential units, the consent holder must ensure maintaining a 2.0m separation is maintained between adjacent vehicle crossings as noted in AUP _E27.6.4.2.1.</i></p> <p><b>FHLD Comment:</b> It is unclear what aspect of the application this relates to and what effect it is expected to be mitigated. Regardless, the condition is a repetition of an existing standard in the Unitary Plan and there is no need to repeat the standard by way of a condition. If a crossing for a future dwelling on a vacant lot does not meet the stated 2m separation, resource consent will be sought at that time. Therefore, this condition is not necessary.</p> <p><b>Council Suggested Additional Condition:</b> <i>Prior to the occupation of residential units, the consent holder must ensure to maintain a 0.6m fence/ &gt;50% permeable fence/ low level landscape design at the southwest and from the northeast on Local Road 02 (in front of Stage 4c- lot 491), will have sufficient visibility and sight distance as they approach the driveway.</i></p>

**FHLD Comment:** The applicant's traffic engineer's expert advice was to provide low or no fencing on this corner to ensure safe visibility. The fencing plan and landscape plan submitted with the application reflects this advice as indicated below. Therefore, this condition is not necessary as the outcome required is already part of the proposal.



**Council Suggested addition to Condition 27:** *Additional point to Item#27- Waste Management Plan.*

*f. The information regarding the JOALs with no turnaround area/ D-area or loading bay must be provided to the Council-appointed waste management contractors to ensure safe vehicle tracking.*

*g. In case of any change in decision regarding the vehicle access or bin collection, this must be coordinated with residents, Auckland Council and Auckland Council-appointed waste management contractors.*

**FHLD Comment:** A waste management plan (WMP) and waste truck tracking have already been provided with the application documents, including tracking on those JOALs with no turn around area. Refer to waste management plans 2050-RD series. The applicant's proposed condition 27 was drafted from consultation held with the waste management team at Auckland Council. If there are any changes proposed to the consented WMP from what is shown on the approved plans referenced in Condition 1, a revised WMP needs to be submitted to Council for approval prior to the occupation of the dwellings. Therefore, the addition to the condition is not required.

G

Healthy Waters – Several amendments to conditions suggested by Healthy Waters have not been addressed.

To clarify, the Healthy Waters Matters have been addressed in **Appendix 7V** to our response to comments submitted 5 August 2025 and are repeated below for ease of reference. The Table follows the sequence of the Healthy Waters Memo dated 29 July 2025, and also notes where a condition is modified with a revised set of conditions included in **Attachment 4**.

Healthy Waters Feedback	Where Matter is Addressed in Appendix 7V
Stages 10-13 Condition 115 – Consent Notice Site-Wide Stormwater Management	<p>Addressed on Page 22. FHLD now have no objection to this wording being added as suggested. Condition 118 can therefore be amended as follows:</p> <p>118. Hydrology mitigation of runoff from buildings and paved areas on all residential lots within the development must be achieved <u>at-source within the individual lots</u>, and in accordance with the requirements of the 'Wainui Stormwater Management Plan, Ref: Job No.31720, dated 07-09-2016' as well as 'Auckland Council GD01'. The stormwater management system must be installed in conjunction with the erection of any buildings and must be maintained to the specified capacity and standard.</p>
Stage 4C Condition 38A – Consent Notice Private SW	<p>Addressed on Page 44.</p> <p>A consent notice is not required as this matter is adequately addressed by the proposed covenant in condition 38. A covenant is more practical than a consent notice as it is a standalone document and easier for residents to understand and implement. There is no need to duplicate.</p> <p>It is noted the covenant condition is consistent with previous subdivision stages at Milldale which have also include private stormwater management devices.</p>

		Stage 4C Condition 40 – OLFP	Revised Comment: It is not necessary to introduce wording that could potentially undermine the management of stormwater as detailed in the application documents. The wording of this condition as proposed by the applicant is as has been imposed by Council on previous stages. We also do not consider it necessary to also refer to the Healthy Waters Team in this condition.
		Stage 4C Condition 47 –SW Devices	<p>Addressed on Page 45.</p> <p>Given all works need to be undertaken in accordance with the SMP, this condition is not required. The detailing of the stormwater devices will be finalised at the Engineering Approval stage. The specialist reporting and plans submitted with the application ensures the management of stormwater for Stages 10-13, Stage 4C including JOALs have been designed in general accordance with the SMP. It is not necessary to introduce wording that could potentially change the scope of the approval and undermine the management of stormwater as detailed in the application documents.</p>
		Stage 4C Condition 52A –OMMs	<p>Addressed on Page 46.</p> <p>OMMs are provided as part of the Engineering Approval stage. The condition has been amended to include reference to timing of this Manual being provided. The standard wording of this condition is for it to be submitted to Council, and we do not consider it necessary to also refer to the Healthy Waters Team in this condition.</p>
		Stage 4C Condition 34 and 34A – OMMs for JOAL	Addressed on Page 74.

			The consent notice is addressed through the proposed covenant as discussed above.
		Stages 10-13 Condition 84A– Consent Notice Private SW	<p>Addressed on Page 19.</p> <p>The proposed covenant condition adequately addresses this. Council should not be required to be a third party to private stormwater maintenance requirements. The covenant has adequate provisions embedded in its wording to enable Council to enforce maintenance requirements should owners not comply. A consent notice is not required in addition to the covenant.</p>
		Stages 10-13 Condition 99A – OMM Public SW	<p>Addressed on Page 21.</p> <p>OMMs are provided as part of the EA stage. The condition has been amended to include reference to timing of this Manual being provided. The standard wording of this condition is for the OMM to be submitted to Council. We do not consider it necessary to also refer to the Healthy Waters Team in this condition.</p>
		Stage 4C Condition 38A – Consent Notice Private SW	<p>Addressed on Page 44.</p> <p>As previously stated, the proposed covenant condition adequately addresses this. Council should not be required to be a third party to private stormwater maintenance requirements. The covenant has adequate provisions embedded in its wording to enable Council to enforce maintenance requirements should owners not comply. A consent notice is not required in addition to the covenant.</p>
		Stage 4C Condition 52A – OMM Public SW	Addressed on Page 46.



			OMMs are provided as part of the EA stage. The condition has been amended to include reference to timing of this Manual being provided. The standard wording of this condition is for the OMM to be submitted to Council. We do not consider it necessary to also refer to the Healthy Waters Team in this condition.
		Stage 4C Condition 65 – Consent Notice - Site-Wide Stormwater Management	Note: This consent notice is already on the parent titles and will be carried down to the proposed lots automatically. We are not seeking these existing notices be removed.
		Stage 4C Condition 34A – Consent Notice	Addressed on Page 74.  As previously stated, the proposed covenant condition adequately addresses this. Council should not be required to be a third party to private stormwater maintenance requirements. The covenant has adequate provisions embedded in its wording to enable Council to enforce maintenance requirements should owners not comply. A consent notice is not required in addition to the covenant.
		[Stage 4C] Additional Condition 1– Raingarden Media	Addressed on Page 47.  Final raingarden details will be designed at the Engineering Approval stage.
		[Stages 10-13] Additional Condition 2 – Communal Stormwater Devices	Addressed on Page 22.  The applicant is responsible for the construction of the devices which are vested with Council at s224(c) in an acceptable state. Inspections by Council as part of the s224 approval process ensures this is the case. The responsibility for maintenance passes Council at that point on the basis it is managing stormwater from public roads.

		[Stages 10-13 and Stage 4C] Additional Condition 3– Bond	<p>Addressed on Pages 22 and 47.</p> <p>The applicant is responsible for the construction of the devices which are vested with Council at s224(c) in an acceptable state. Inspections by Council as part of the s224(c) approval process ensures this is the case. The responsibility for maintenance passes to Council at that point on the basis it is managing stormwater from public roads. Furthermore, this would represent another unnecessary cost to the development. The previous nine stages have not required such a condition and there have been no negative issues arising from not having such a condition.</p>
		[Stages 10-13 and Stage 4C] Additional Condition 4– Retaining Walls	<p>Addressed on Pages 23 and 48.</p> <p>This condition is not required. As detailed in the Application Drawings, all retaining walls have been contained within private lots. Note this excludes retaining associated with culvert headwalls which will be public assets.</p>
		[LUC201 and LUC301] Additional Condition 5– Flood Risk	<p>Addressed on Page 3 and 40.</p> <p>All stormwater discharges are in accordance with the Wainui East SMP. This matter has been adequately assessed in the Application Documentation, including expert reporting addressing flooding. A condition addressing this is not warranted.</p>
		[Stages 10-13 and Stage 4C] Additional Condition 6– SW Asset Acceptance	<p>Addressed on Pages 23 and 48.</p> <p>The proposed stormwater devices and associated land is detailed on the Application Drawings. The extent of land to vest is determined at the consent approval stage. It is</p>

			important to note any updates to plans prior to EA and s223 stage would invalidate the resource consent approval.
		[Stages 10-13 and Stage 4C] Additional Condition 7– BPO	<p>Addressed on Pages 23 and 48.</p> <p>The proposed stormwater devices are detailed on the Application Drawings and in the supporting Application Documentation. The proposal is in general accordance with the Wainui SMP.</p>
		[Stages 10-13 and Stage 4C] Additional Condition 8– Geomorphic Risk	<p>Addressed on Pages 24 and 49.</p> <p>This condition is not required as a Geomorphic Risk Assessment has been provided in Volume 7.</p>
		[Stages 10-13 and Stage 4C] Additional Condition 9– SW Model	<p>Addressed on Pages 23 and 48.</p> <p>This condition is not required as a copy of the Stormwater Model has been provided in Volume 7.</p>
H	Parks - Conditions relating to park management, vesting, and potential provision by an incorporated society have not been responded to.	<p>By way of background the two proposed parks in Stages 10C and 12C were agreed with Auckland Council in December 2024 (see email from Rahman Bashir dated 16/12/2024 in <b>Attachment 2</b>). Previous to this, Council had agreed to four public parks within this portion of Milldale. These are identified as Parks 3, 4, 5 and 6 on the plan in <b>Attachment 3</b>. These were agreed in 2017 when the project commenced, reconfirmed again in 2019 and again in 2023. The Governing Body of Auckland Council approved the acquisition of 12 Neighbourhood Parks, with a combined area of up to 4.8 hectares, and one Suburb Park of 3.0 hectares within the Wainui Precinct in October 2017.</p> <p>Through the engagement undertaken prior to submitting the substantive Fast-track application, Council advised they no longer wanted all four reserves, and only wished to acquire two additional parks within Stages 10-13 (16/12/2024 email in <b>Attachment 2</b>). Accordingly, FHLD initiated changes to plans to provide for this outcome.</p>	

	<p>The proposed wording of condition 84 within Stages 10-13 enables vesting land in lieu of reserve provided an unconditional agreement has been entered to purchase the land (willing buyer/willing seller scenario). As detailed in the proposed condition, FHLD retain the land as a balance lot for further development if an agreement has not been entered into. The wording of Condition 84 is standard Council practice and has been imposed on consents throughout Auckland for some time, including at Milldale since 2019. This condition was included in the most recent consent issued for Stage 7 last year which included vesting Park 2 as indicated on the Milldale reserves plan in <b>Attachment 3</b>. There is no merit or justification to change this approach.</p> <p>The suggestion from the Council that the applicant should now be in a position to provide land for reserves at no cost to Council and maintain the same (via an Incorporated Society) while at the same time paying Development Contributions and residents paying rates, some of which goes to maintaining reserves, is not fair or reasonable.</p> <p>Aside from determining which properties would be included in an Incorporated Society (note, none exist at Milldale), it would also be difficult to determine how the society would practically enforce who is allowed to use the park and how its long term maintenance is to be funded if all residents in Milldale and wider afield had access to it. Milldale has been designed and planned since 2016 to include a network of public parks to meet the open space needs of the immediate community and wider area. There is no resource management or policy justification for Council to promote what is effectively the privatisation of public amenities instead of using collected development contributions to fund the acquisition and development of neighbourhood parks.</p> <p>We also reiterate that we disagree with Council's concern regarding the differentiation between land in lieu of reserves (parks) and drainage reserves. Currently the proposed FHLD conditions require:</p> <ul style="list-style-type: none"> <li>• Lots 6000-6022 must vest in the Council as a Local Purpose (<b>Drainage</b>) Reserve; and</li> <li>• Lots 7000 and 7002 must vest in Council as land in lieu of reserve to be held by Council as a <b>park</b>.</li> </ul> <p>As stated in our previous feedback to Auckland Council comments (page 19, condition 80), there is no ability to vest land as Land in Lieu of Reserve for drainage purposes. This will not be accepted by LINZ as it not a 'parcel intent usage' and survey approval will not be granted by LINZ. Therefore, there is no need to further differentiate parcel intent within the proposed conditions.</p>
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I	<p>Air (for WWTP) – Reviewer has proposed alternative conditions (e.g., Conditions 84, 101, and 104), but no response is evident.</p>	<p><b>Council suggested change to Condition 84:</b> <i>Beyond the boundary of Lot 4 DP 353309, there must be no odour and/or dust caused by the discharge which, as verified by the Council assessor, is the cause of a noxious, dangerous, offensive or objectionable effect.</i></p> <p><b>FHLD Comment:</b> The applicant’s proposed wording provides clarity regarding the site identification by stating the legal description. The applicant’s wording also provides a robustness regarding <b>verification</b> of the discharge by a <u>suitably qualified and experienced person</u> rather than ‘in the opinion of the council’ as suggested by Council. The proposed wording is reasonable and enforceable. Therefore, the applicant does not agree to the change requested by Council. We therefore recommend that Condition 84 is amended as follows and included in a revised set of conditions in <b>Attachment 4</b>:</p> <p style="text-align: center;"><b>84. Odour &amp; Dust Discharges</b></p> <p style="text-align: center;">Beyond the boundary of Lot 4 DP 353309, there must be no odour and/or dust caused by the discharge which, as verified by <del>the</del> <u>a suitably qualified and experienced person</u> <del>Council assessor</del>, is the cause of a noxious, dangerous, offensive or objectionable effect.</p> <p><b>Council suggested change to Condition 101 and deletion of 102:</b> <i>The council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied:</i></p> <p><i>a. Details of the nature of the discharge;</i></p> <p><i>b. An explanation of the cause of the incident; and</i></p> <p><i>c. Details of remediation action taken.</i></p> <p><b>FHLD Comment:</b> The applicant has no objection to the wording of Condition 101 being amended as suggested by the Council. This results in the deletion of condition 102. We therefore recommend that Conditions 101 and 102 are amended as follows and included in a revised set of conditions in <b>Attachment 4</b>:</p> <p style="text-align: center;"><b>101. Notification of Potential Non-Compliance</b></p>
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		<p>The Consent Holder must notify the Council as soon as practicable, and as a minimum requirement within 24 hours, of the Consent Holder becoming aware of any accidental discharge, mechanical failure, or other circumstances which has resulted in, or is likely to result in, a breach of any condition of this consent. The council must be notified as soon as practicable in the event of any significant discharge to air, which results or has the potential to result in a breach of air quality conditions or adverse effects on the environment. The following information must be supplied:</p> <ul style="list-style-type: none"> <li>a. Details of the nature of the discharge;</li> <li>b. An explanation of the cause of the incident; and</li> <li>c. Details of remediation action taken</li> </ul> <p><del>102. The Consent Holder must, within 7 days of the incident occurring, provide a written report to the Council, identifying the condition breached, possible causes, steps undertaken to remedy the effects of the incident and measures that will be undertaken to ensure future compliance.</del></p> <p><b>Council suggested change to Condition 104:</b> <i>Under section 128 of the RMA, the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost in September 2025 and annually thereafter in order to:</i></p> <ul style="list-style-type: none"> <li><i>a. Deal with any significant adverse effects on the environment arising from the exercise of the consent which was not foreseen at the time the application was considered and which is appropriate to deal with at the time of the review.</i></li> <li><i>b. Consider the adequacy of conditions which prevent nuisance and adverse effects beyond the boundary of the Site, particularly if regular or frequent complaints have been received and validated by an enforcement officer.</i></li> <li><i>c. Consider developments in control technology and management practices that would enable practical reductions in the discharge of contaminants to air.</i></li> <li><i>d. Alter the monitoring requirements, including requiring further monitoring, or increasing or reducing the frequency of monitoring.</i></li> </ul>
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		<p><i>e. Take into account any Act of Parliament, regulation, national policy statement, regional policy statement or relevant regional plan that relates to limiting, recording or mitigating emissions by this consent.</i></p> <p><i>Or, the consent may be reviewed by the Manger Resource Consents at any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.</i></p> <p><b>FHLD Comment:</b> The Council's suggested wording of condition 104 is largely the same as the applicant except for clause e. Clause e introduces wording that is contrary to section 128 of the RMA and undermines the integrity of consent. Therefore, the addition to the condition is not required.</p>
J	Contamination (Dust Management Plan) – Suggested amendments have not been addressed.	<p>Auckland Council's technical specialist has requested the Dust Management Plan condition refer to the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016). The applicant has no objection to this wording being added as suggested. Condition 6 is therefore amended as follows and included in a revised set of conditions in <b>Attachment 4</b>:</p> <p><b>6. Dust Management Plan</b></p> <p>Prior to the commencement of any earthworks or construction activity on the site, the Consent Holder must submit a final Dust Management Plan (DMP) to Council for approval. The purpose of the DMP is to outline the potential causes and effects of dust that could be generated during the earthworks phase of the development, and to outline the mitigation measures that could be incorporated by the nominated contractor to avoid objectionable or nuisance emission of dust beyond the site boundary. The final DMP must be prepared in general accordance with the application documents referenced in condition 1 <u>and the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016).</u></p>