

**From:** Andrew Braggins s 9(2)(a)  
**Sent:** Thursday, 11 May 2023 5:27 pm  
**To:** Samantha Maxwell  
**Cc:** Fast Track Consenting; Nick Mattison s 9(2)(a)  
**Subject:** [COMMERCIAL]Verran Mews

**MFE CYBER SECURITY WARNING**

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Kia ora Sam,

I am writing with a brief update on this application.

We have received a copy of Auckland Council and Watercare's feedback on the proposal. We have noted that Watercare have advised that:

- *Watercare have specified that there is insufficient capacity to cater to the proposed development. The downstream network of the proposed discharge Wastewater (WW) line has several properties currently suffering from wastewater overflows. The additional flow from this development of 110 units will increase these properties' overflow volume and frequency.*
- *There was insufficient information provided during the assessment. The developer must provide capacity calculations until the nearest 300mm WW line.*

At this stage we are not clear on what is causing the bottleneck and we are engaging with Watercare to identify and resolve the issue, e.g. it is not uncommon for capacity constraints to arise due to broken / compromised pipework.

I wanted to check whether you felt that the standard condition that is usually imposed on fast-track proposals was sufficient to resolve this concern (e.g. condition 6(a) of the Kepa Road Apartments project (Schedule 56), an assessment of the relevant infrastructure for three waters services that—

- i. identifies the existing condition and capacity of that infrastructure; and
- ii. identifies any upgrades to that infrastructure that are required in connection with the residential development; and
- iii. identifies any funding required to carry out those upgrades (including who will provide that funding); and
- iv. contains information on any discussions held, and any agreements made between the authorised person and Auckland Council or Watercare Services Limited (or both) about the relevant infrastructure (including discussions and agreements about the matters referred to in subparagraphs (i) to (iii));

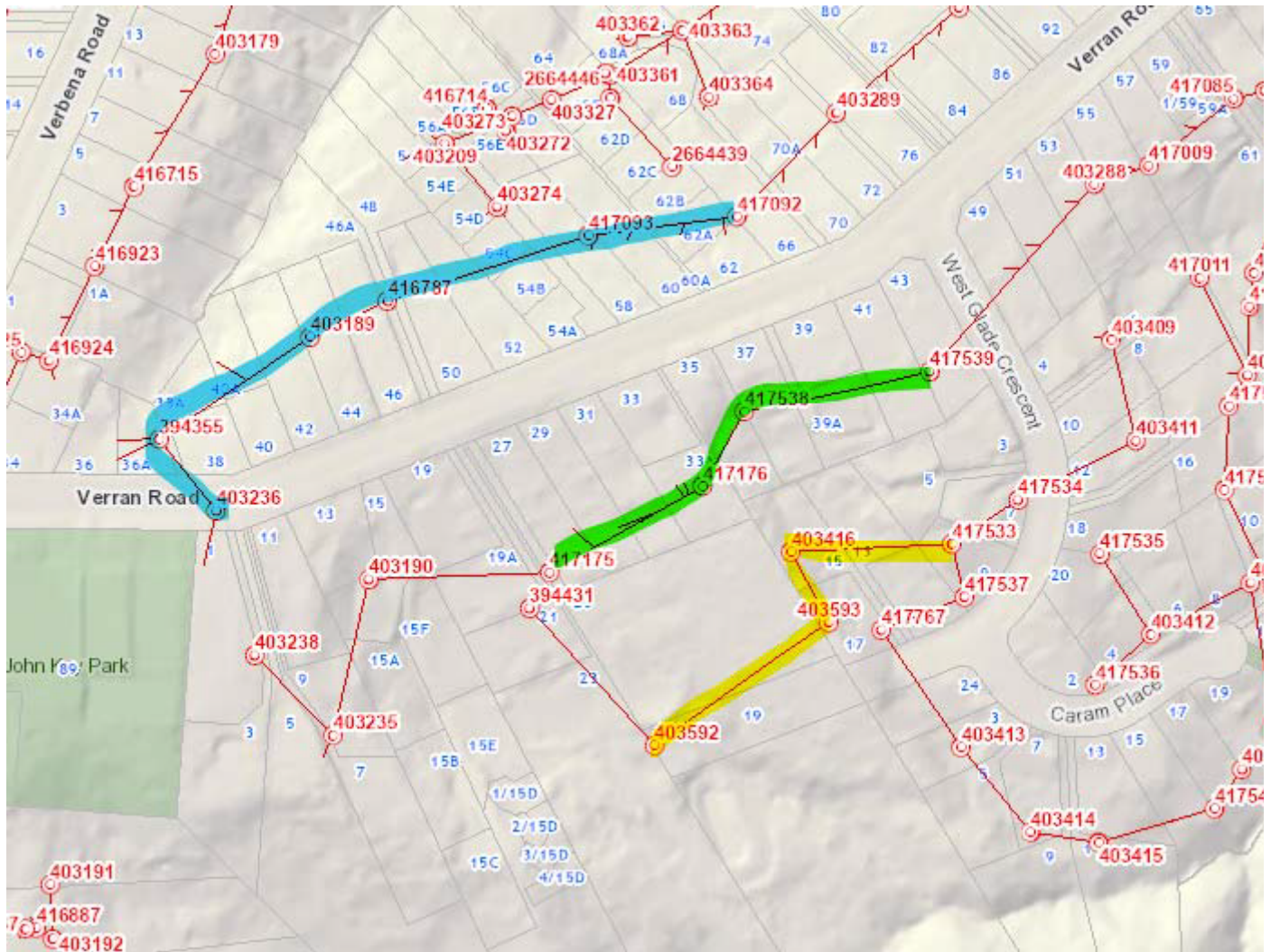
If not, then I have been advised that there are 3 different sewer lines which could potentially be connected into, as marked yellow, green and blue below, highlighting that there are a range of alternative solutions.

Finally, I presume that there are no concerns about the planning / urban design assessment. It generally highlights a number of positive attributes and while there are a few concerns about the 3/4 storey nature of some of the internal blocks, Todd Elder, Senior Planner notes that the plan provisions are capable of managing the effects of the proposal.

This seems to highlight that there will be detailed design matters that require resolution through the expert consenting panel and, in this regard, I would note that Auckland Council is now very complimentary of the Nola

Estate project which they were originally unsupportive of – even the 3 storey buildings in the central area. By the way, Nola Estate has also been nominated for a number of awards by the NZ Property Council.

Happy to discuss if any queries arise from this.



Nga mihi / kind regards



**Andrew Braggins | Director**

s 9(2)(a)

Level 4 B:HIVE Building 72 Taharoto Road,  
Smales Farm, Auckland 0622

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**From:** Samantha Maxwell s 9(2)(a)

**Sent:** Monday, April 24, 2023 1:35 PM

**To:** Andrew Braggins s 9(2)(a)

**Cc:** Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>; Nick Mattison s 9(2)(a)

**Subject:** RE: [COMMERCIAL]Following up on your interest in the Fast-track Consenting process

Kia ora Andrew,

At this stage we don't have any further questions, however I will be in touch if anything comes up!

Ngā mihi nui,

**Samantha Maxwell (she/her)**

*Analyst / Kaitātari*

*Fast Track Consenting Team*

Ministry for the Environment | Manatū Mō Te Taiao

s 9(2)(a)

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From: Andrew Braggins s 9(2)(a)

Sent: Monday, 24 April 2023 9:02 am

To: Samantha Maxwell s 9(2)(a)

Cc: Fast Track Consenting <[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)>; Nick Mattison s 9(2)(a)

Subject: RE: [COMMERCIAL]Following up on your interest in the Fast-track Consenting process

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Kia ora Samantha,

I just wanted to check in on Verran Mews as we are still endeavouring to get pre-application feedback from Auckland Council. Has the MfE consultation process ended and were there any queries which we could assist with?

Nga mihi / kind regards



**Andrew Braggins | Director**

s 9(2)(a)

Level 4 B:HIVE Building 72 Taharoto Road,  
Smales Farm, Auckland 0622

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From: Samantha Maxwell s 9(2)(a)  
Sent: Monday, March 27, 2023 1:51 PM  
To: Andrew Braggins s 9(2)(a) >  
Cc: Fast Track Consenting <[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)>  
Subject: RE: [COMMERCIAL]Following up on your interest in the Fast-track Consenting process

Kia ora Andrew,

Thank you for your time on the phone, as discussed there are a few points that we may seek further clarification on a later date in a formal capacity. This includes:

1. a planning assessment to address Section 104D of the Resource Management Act 1991
2. an estimated construction timeframe/and or timeline.

Ngā mihi nui,  
Samantha Maxwell (she/her)  
Analyst | Kaitātari  
Fast Track Consenting Team

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From: Andrew Braggins s 9(2)(a)  
Sent: Monday, March 27, 2023 12:31 PM  
To: Samantha Maxwell s 9(2)(a)  
Subject: RE: [COMMERCIAL]Following up on your interest in the Fast-track Consenting process

### **MFE CYBER SECURITY WARNING**

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Hi Sam,

I hope things are going well with you.

I think you might be reviewing the Verran Road fast-track application? I appreciate that you guys are really snowed under at the moment, so I just wanted to touch base and see if there were any queries / questions you might have, so I could start to get underway in preparing a response.

Nga mihi / kind regards



**Andrew Braggins | Director**

s 9(2)(a)

Level 4 B:HIVE Building 72 Taharoto Road,  
Smales Farm, Auckland 0622

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**From:** Samantha Maxwell s 9(2)(a)

**Sent:** Monday, December 5, 2022 3:28 PM

**To:** Andrew Braggins s 9(2)(a)

**Cc:** Fast Track Consenting <[fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)>

**Subject:** [COMMERCIAL]Following up on your interest in the Fast-track Consenting process

Kia Ora Andrew,

I am touching base as there are several projects which you have had a conversation and/or a meeting with one of our team regarding the Fast-track consenting process.

We wanted to check in with you to find out if you intend to lodge before the Fast-track Consenting Act repeal date of 8 July 2023. The indicative cut-off date we are providing to allow time for an application to receive an order in council prior to the repeal date is mid-February. While you are still able to apply after February, there is increasing risk an application would not make it through the process.

To help us with workflow planning, it would be greatly appreciated if you could give us an update on your progress on the following projects, and any others you may intend to lodge:

- Out of Scope
- Out of Scope
- Out of Scope

As always, the Fast Track Consenting team is happy to assist with any support you may need to help keep your potential fast-track application moving.

Ngā mihi nui,

**Samantha Maxwell (she/her)**

*Analyst | Kaitātari*

*Fast Track Consenting Team*

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