



Outlook

Milldale – Stages 4C and 10 to 13 [FTAA-2503-1038]

From [REDACTED] <[REDACTED]>
Date Thu 3/07/2025 7:13 PM
To FastTrack Substantive <substantive@fasttrack.govt.nz>

To Whom It May Concern,

I am writing to raise my objection and express deep concern regarding the proposed development by Fulton Hogan Land Development Limited for Milldale – Stages 4C and 10 to 13, currently under review by the expert panel under the Fast-track Approvals Act 2024.

As a resident of the area, I understand the need for housing, but I strongly believe the current proposal—particularly the high-density townhouses and terrace houses—will negatively impact the character, safety, and livability of the Karapapa Road area unless reconsidered and rebalanced.

Key Concerns:

1. Loss of Open Space Used by Community

The proposed development site, particularly the section along **Karapapa Road between Lees Street and Parish Drive**, is currently used informally by residents for dog walking, casual football, and general outdoor recreation. This is one of the few remaining open spaces within walking distance for local families and pet owners.

The only nearby “local playground” near the town centre is too small, paved, and lacks grassed areas—making it unsuitable for running, ball games, or dog exercise.

We urge the panel to **preserve a meaningful portion of this corridor as public green space**, not as a token strip, but a real park-like area that serves our growing population.

2. Overdevelopment and Unsuitable Housing Density

The proposed townhouses and terrace housing—many of which have only one car space despite having 3–4 bedrooms—will lead to severe **street overflow parking** on Karapapa Road. This area is already narrow and cannot safely support 3–4 cars per household parked on the street.

This will:

- Obstruct fire trucks, ambulances, rubbish trucks, and delivery services.
- Create dangerous conditions for pedestrians, particularly school children walking nearby.
- Increase traffic, noise, and reduce air quality due to vehicle emissions.

- Lead to more car damage, which has already been an issue on this road due to tight corners and truck movement.

We believe this section of the development is being **over-intensified**, particularly for a quiet residential street adjacent to a school zone.

3. Mismatch with Existing Neighbourhood Character

Karapapa Road is currently lined with **single-storey homes with modest sections**. Introducing dense, multi-storey townhouses directly along this road will drastically alter the streetscape and clash with the character of the existing homes.

We propose that the **stretch from Lees Street to Parish Drive be reserved for low-density, single-storey detached homes**, in keeping with the current scale and design of the area. This would ease transition into the higher-density areas elsewhere in Milldale and preserve the visual and social character of Karapapa Road.

4. Tight Subdivisions Reduce Livability

Recent trends in ultra-tight subdivisions—with minimal setbacks, lack of green buffers, and homes with virtually no private outdoor space—have led to concerns around long-term livability, mental health, and community cohesion. Packing in more units without regard for quality of life is not a sustainable approach.

We urge the panel to:

- Avoid repeating this pattern in the Karapapa corridor.
- Consider a mixed-density approach, ensuring homes have private green space and the neighbourhood retains breathing room.

In Summary:

We respectfully request that the panel **reconsiders the layout and density of the development along Karapapa Road**, and that:

- The corridor between **Lees Street and Parish Drive** is reserved for low-density, single-storey dwellings;
- A **usable public green space** is incorporated along this stretch;
- Townhouse density is **reduced or shifted** further from Karapapa Road and other existing low-rise residential areas.

We support well-designed, community-sensitive development—but this proposal, in its current form, sacrifices key aspects of safety, sustainability, and open space for short-term housing numbers.

Thank you for taking the time to consider the voices of local residents.