

Milldale Fast-Track

29/07/2025 – Auckland Council Response

Annexure 17:

Urban Design

memo

Date: 5 June 2025

To: Dylan Pope, Consultant Planner (DCS Limited)
For: Premium Unit, Planning and Resource Consents Department

Copy: Carly Hinde, Principal Project Lead
Premium Unit, Planning and Resource Consents Department

From: Peter Kensington, Consultant Specialist – Landscape Architect (KPLC Limited)
For: Tāmaki Makaurau Design Ope, Planning and Resource Consents Department

Re: FTAA-2503-1038 – Milldale Fast-track Application

An application under the Fast-track Approvals Act 2024 by Fulton Hogan Land Development Limited to authorise: Stages 10-13 and Stage 4C (non-complying activities) of the Milldale development, together with a supporting temporary wastewater treatment plant (discretionary activity). Collectively Stages 10-13 and Stage 4C will provide capacity for approximately 1,155 detached and terrace dwellings and supporting commercial services in the form of a compact neighbourhood centre.

Wainui Road, Argent Lane, Lysnar Road and Cemetery Road, Wainui / Upper Orewa.

Auckland Council references: BUN60446761 / BUN60446767 / BUN60446804

Assessment of landscape effects – specialist review comments

Tēnā koe Dylan

Introduction

I confirm that I have reviewed all of the application documents and I have undertaken a site visit.

I note that the application proposal is located within urban residentially zoned land and is generally consistent with the Auckland Unitary Plan (Operative in part), the Wainui Precinct and the Milldale Masterplan. The proposal is the final stages of a comprehensively master planned development.

Overall review summary

I concur with the summary of relevant landscape and visual effects related matters, which is set out in the application overview report (at Volume 1 page 63) which states that:

“The proposal is consistent with the land use and development outcomes sought by the zones that apply to the sites under the AUP(OP), and the visual effects of the development are, therefore, clearly anticipated. The proposal integrates high quality landscaping within the proposed network of streets, open spaces and riparian margins of waterways that will significantly enhance the visual and landscape of the site compared with the existing environment.”

From a landscape and visual effects perspective therefore, I confirm that I agree with the application material that the application proposals do not raise any significant relevant issues or concerns.

Review of proposed consent conditions

I note that fairly standard landscape design, implementation and maintenance / management type conditions have been recommended by the application. My review of these draft conditions agrees with the intent of these proposed conditions; however, I recommend the following minor changes:

1. For Stages 10-13
 - (a) Conditions 100 and 101 include a superfluous “a” word in the first sentence.
 - (b) Condition 105 – I suggest the two-year maintenance period should be at least three-years (or possibly five-years).
2. For Stage 4c
 - (a) Condition 53 includes a superfluous “a” word in the first sentence.
 - (b) Condition 56 – I suggest the two-year maintenance period should be at least three-years (or possibly five-years).
3. For all three – while not a landscape and visual effects related matter, I suggest that the section 357 advice notes should be deleted, as these will not be relevant.

Finally, I suggest that reference to the term “landscape planting” in the conditions should be rephrased, as this is not a technically correct term. I suggest a more technically correct reference should simply be to the term “planting” or amend to refer to the specific purpose of the planting.

Please let me know if you require any further specialist review advice.

Ngā mihi

Peter Kensington

Consultant Specialist – Landscape Architect

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