RESIDENTIAL DESIGN OUTCOMES & CONTROLS

PROJECT **MILLDALE STAGES 10 - 13**
Wainui East, Auckland, New Zealand

FOR **Fulton Hogan Land Development Ltd (FHLD)**

DATE **1/08/2025**

STATUS **Final Rev 2**

1.0 INTRODUCTION

This Residential Design Outcomes & Controls (RDOC) document establishes a set of core and secondary design controls that are intended to enable medium-density development. To enable this, the relevant provisions from the Auckland Unitary Plan: Operative in Part (AUP) and Residential - Mixed Housing Urban Zone (MHU) with amendments to reflect the site context. These controls have been created for the development of 13 future superlots within Stages 10 - 13 of the Milldale development (Lots 1007-1013, 1017-1021, and 1027). While these superlots are currently zoned SHZ, they are intended to accommodate a higher density more aligned with the MHU Zone. This is due to their strong connectivity to the Wainui Arterial Road corridor and associated public transport services, potential to integrate with development on the northern side of Wainui Road in the future, and because of the sites' close proximity to natural and recreational amenities.

The purpose of this document is to set out the design controls that will guide the design and implementation of future residential developments within these superlots. The controls aim to ensure high-quality urban outcomes by managing built form, streetscape integration, and overall neighbourhood character in line with the higher density of development enabled as well as the emerging character of Milldale. This document will be used by developers, planners, and urban designers to assess compliance with the intended urban structure and ensure that new housing typologies align with the desired urban design outcomes.

Indicative superlot testing was completed as part of the Milldale Stages 10 - 13 Subdivision Consent Urban Design Report (Section 5.0) to assess the anticipated built outcomes for these lots. The Residential Design Outcomes & Controls document has been informed by AUP standards, assessment criteria, and the Milldale Design Guidelines. These frameworks will enable an urban form which aligns with the anticipated built character of the Milldale area.

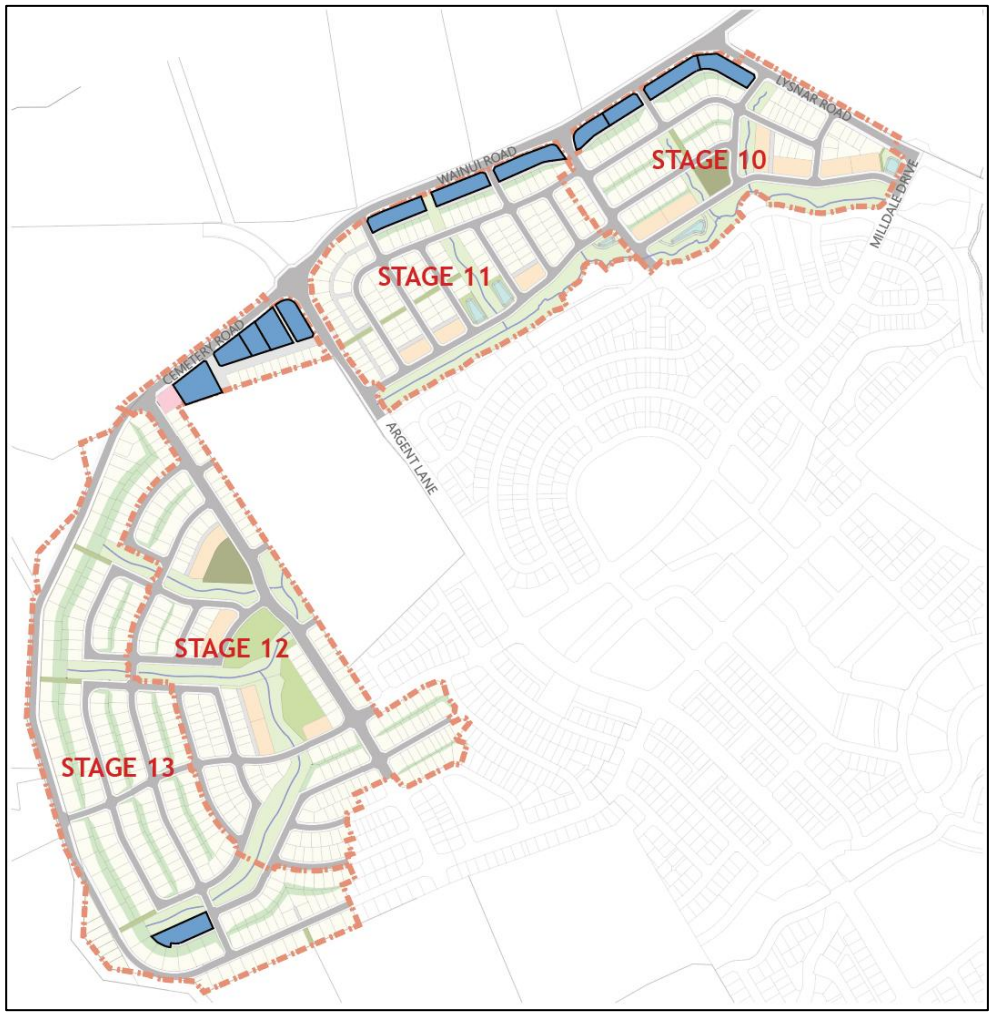


Figure 1. Stage 10-13 Superlots to apply RDOC (Lots 1007 – 1013, 1017 – 1021 and 1027 shown in Blue)

1.1 THE PROCESS

Each superlot has the benefit of an approved resource consent FTAA-2503-1038 which sets, amongst other elements, the “building envelope” parameters for development (refer to Section 2) via conditions of consent in advance of a dwelling itself being designed (or buildings if attached dwellings are proposed).

The approved resource consent FTAA-2503-1038 also contains a condition that the dwelling design must be in accordance with the core design controls in the RDOC. In addition, each lot has a consent notice on the title that requires development of the lot to be in accordance with the RDOC.

Council’s statutory role will consist of monitoring and certifying that the conditions of the consent have been complied with. The lot developer shall provide plans to Auckland Council adequate for the purposes of undertaking the certification, along with a completed checklist as provided in Appendix 2. In accordance with the approved resource consent, the lot developer is required to submit the certification to Auckland Council as part of the building consent application for the proposal.

Should the Lot Developer not comply with the RDOC requirements, a Section 221 variation would be required to be submitted to Auckland Council for approval.

2.0 CORE DESIGN CONTROLS

The Core Design Controls establish mandatory standards for the proposed superlots that residential units on the superlots must comply with. These controls integrate rules from the Residential – Mixed Housing Urban Zone, with amendments, and balance increased site density with high-quality design outcomes. By setting clear standards, particularly for elements that impact streetscape and visual amenity, the controls ensure that the superlots can accommodate the anticipated density while maintaining a cohesive neighbourhood character. This approach supports a well-designed, visually appealing urban environment that aligns with the broader vision for the area.

2.1 MAXIMUM NUMBER OF UNITS

Purpose:

- Enable a density which supports the anticipated built environment, whilst contributing to neighbourhood character and ensuring positive design outcomes.

Control:

a. The number of dwellings on each superlot must not exceed the maximum specified in the tables below:

STAGE 10

Superlot	Maximum Number of Units
1007	14
1008	15
1009	9
1010	10

STAGE 11

Superlot	Maximum Number of Units
1011	17
1012	15
1013	15

STAGE 12

Superlot	Maximum Number of Units
1017	13
1018	16
1019	9
1020	11
1021	16

STAGE 13

Superlot	Maximum Number of Units
1027	14

2.2 BUILDING HEIGHT

Purpose:

- Enable dwellings of up to three storeys in height;
- Minimise visual dominance effects;
- Maintain a reasonable standard of residential amenity for adjoining sites; and
- Provide some flexibility to enable variety in roof forms.

Control:

a. Buildings must not exceed 11m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m.

2.3 HEIGHT IN RELATION TO BOUNDARY (HIRB)

Purpose:

- Manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

Control:

a. Buildings must not project beyond a 45 degree recession plane measured from a point 3m vertically above ground level along the side and rear superlot boundaries.

2.4 YARDS

Purpose:

- Contribute to the character of the streetscape and provide sufficient space for landscaping within the front yard;
- Maintain a reasonable standard of residential amenity for adjoining sites; and
- Enable buildings and services on the site or adjoining sites to be adequately maintained.

Control:

a. A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in 'Table 1 Yards Minimum Depth' below.

TABLE 1: YARDS MINIMUM DEPTH

Yard	Minimum Depth
Front	2.5m
Side	1m
Rear	1m

2.5 MAXIMUM IMPERVIOUS AREA

Purpose:

- Manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- Support the functioning of riparian yards, water quality and ecology;
- Reinforce the building coverage and landscaped area controls; and
- Limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

Control:

a. The maximum impervious area must not exceed 60% of the site area.

2.6 BUILDING COVERAGE

Purpose:

- Manage the extent of buildings consistently with the character of the neighbourhood of buildings surrounded by open space.

Control:

a. The maximum building coverage must not exceed 50% of the net site area.

2.7 LANDSCAPED AREA

Purpose:

- Provide for quality living environments consistent with the character of the neighbourhood; and
- Contribute to a quality streetscape character.

Control:

a. The minimum landscaped area must be at least 35% of the net site area; and

b. at least 50% of the area of the front yard must comprise landscaped area that incorporates a mix of shrubs, trees or groundcover plants (including grass) in accordance with section 3.3.

2.8 OUTLOOK SPACE

Purpose:

- Ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- In combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

Control:

a. The minimum dimensions for a required outlook space are listed in 'Table 2 Outlook Space' below:

TABLE 2: OUTLOOK SPACE	
Outlook	**Minimum Dimension**
Living Room	6m x 4m
Principal Bedroom	3m x 3m
Other Habitable Rooms	1m x 1m

2.9 OUTDOOR LIVING SPACE

Purpose:

- Provide buildings with outdoor living spaces that are of a functional size and dimension, have access to sunlight, and are accessible from the dwelling.

Control:

a. A dwelling at ground floor level must have an outdoor living space that is at least 20m² that comprises ground floor space that:

   i. Has no dimension less than 4m and has a gradient not exceeding 1 in 20;

   ii. is accessible from the dwelling; and

   iii. is free of buildings, parking spaces, servicing and manoeuvring areas.

b. The outdoor living space must be located either:

   i. to the north, east or west of the building / dwelling to which it relates; or

   ii. if located to the south (between 135 and 225 degrees) of the building / dwelling to which it relates, the southern boundary of that outdoor living space must be

   iii. separated from the building by at least 2m + 0.9(h), where (h) is the height of the building.

2.10 MEASUREMENT OF FENCE HEIGHT

Purpose:

- Enable fences and walls to be constructed on a front, side or rear boundary to a height sufficient to:
  - provide privacy for buildings while enabling opportunities for passive surveillance of the street or adjoining public place; and
  - minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

Control:

a. Fences or walls or a combination of these structures must not exceed the height specified below, measured from the ground level at the boundary:

b. Within the front yard, either:

   i. 1.4m in height, or

   ii. 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or

   iii. 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

c. Within the side and rear yards: 2m.

2.11 CAR PARKING & ACCESS

Purpose:

- Contribute to the effective, efficient and safe operation of Wainui Road; and
- Locate and design access to provide for safe, effective and efficient pedestrian movement to and from sites.

Control:

a. Vehicle access must not be provided from Wainui Road. Vehicle access to superlots must be via JOALS.

b. Each dwelling must incorporate a minimum 1m wide pathway between the primary dwelling entrance (e.g. front door) and footpath within the adjoining public street. The pathway must be made from a firm, stable and slip resistant surface.

3.0 SECONDARY DESIGN CONTROLS

The Secondary Design Controls establish mandatory standards for the proposed superlots that residential units on the superlots must comply with. They address matters of design detail. The controls focus on delivering a high standard of amenity and streetscape outcomes. While allowing diversity in design, the controls ensure a consistent level of quality across the development and support the creation of a cohesive and well-designed urban environment.

3.1 FRONT FAÇADE & STREETSCAPE INTERFACE

Purpose:

- Buildings have distinct, visually engaging façades with quality materials and varied design elements;
- Buildings incorporate adequate glazing, articulation, and features like louvres, pergolas, or bay windows towards the street or reserve frontage;
- The building form of the dwellings allows for additional forms that enhance visual interest and break up building bulk; and
- Buildings avoid repetitive, plain, monotonous façades and ensure a well-defined entrance facing the street.

Controls:

a. All primary entrances to dwellings must be visible from the street frontage and must incorporate appropriate weather protection (e.g. canopy).

b. Street-facing elevations at both ground floor and upper floors must include at least one window (or glazed door) to a habitable room or the kitchen.

c. Façades must incorporate a mix of solid materials (e.g., masonry, brick, stone, textured plaster) contrasted with lightweight elements (e.g., timber, Linea weatherboard, metal cladding, glass, louvres, shutters).

d. Rainwater tanks must not be located within the front yard unless fully underground.

e. Ancillary items such as bin stores, mechanical serving, and gas cylinders must be screened when viewed from streets or other public open spaces.

f. Hipped roof forms must not be used as the primary roof form along street frontages or other public open spaces.

3.2 MATERIALS & COLOURS

Purpose:

- Building materials and colours complement the architecture of the dwelling(s) and deliver a quality streetscape character.

Controls:

a. Primary external materials must use neutral, muted, or earth-toned colours to ensure a cohesive and enduring streetscape. Stronger, contrasting colours may be applied to architectural features such as entryways, columns, trims, or decorative elements to create visual interest.

b. The total number of cladding types on a building must be limited to three to ensure simple, elegant building forms.

3.3 FENCING & BOUNDARY TREATMENTS

Purpose:

- Fencing fronting reserves contribute to passive surveillance and the visual amenity of public spaces.

Controls:

a. Paling fences must not be constructed along reserve boundaries. Fences along reserve boundaries must adopt an open black pool-style design for continuity with the wider Milldale development.

3.4 LANDSCAPING

Purpose:

- Planting enhances the visual quality of the street, softens hard materials and provides privacy.

Controls:

a. All landscaping and planting required by the Core Design Controls must include species provided for within the Planting Palette provided in **Appendix 1**.

b. Each dwelling must include provision for at least one specimen tree (minimum bag size of 45L) on the lot.

4.0 DESIGN CONTROL DIAGRAMS

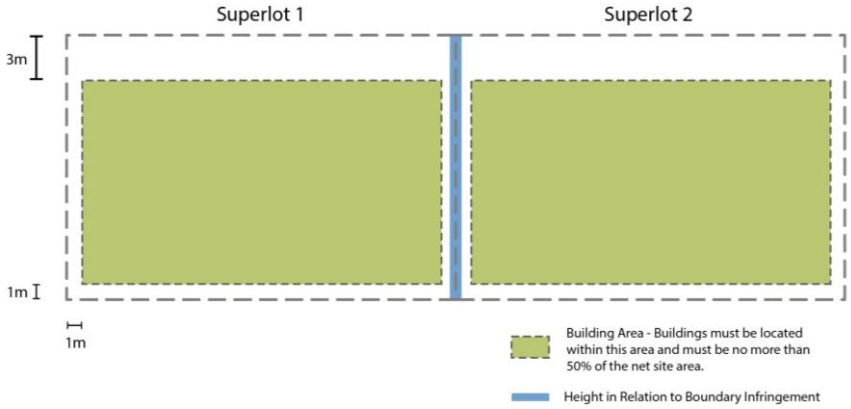


Figure 2. Building Coverage and Yard Setbacks

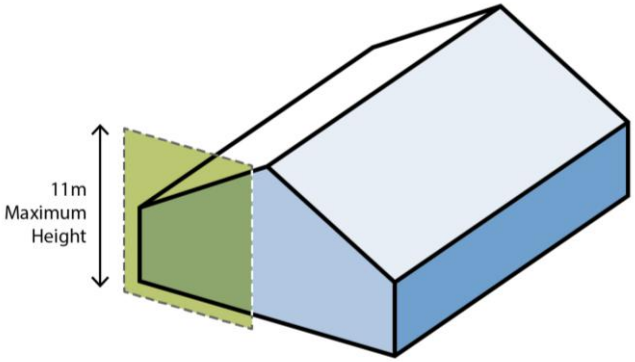
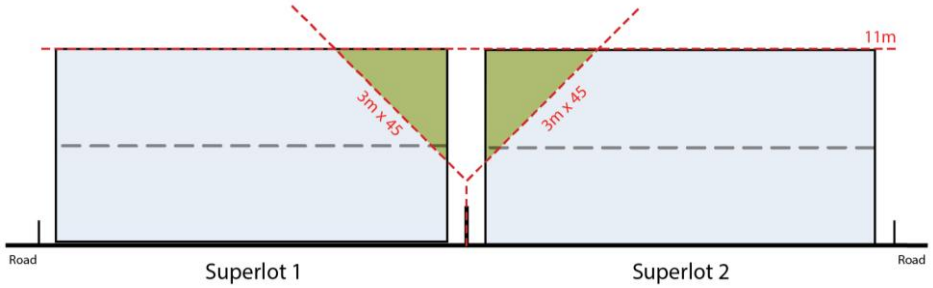


Figure 4. Maximum Building Height



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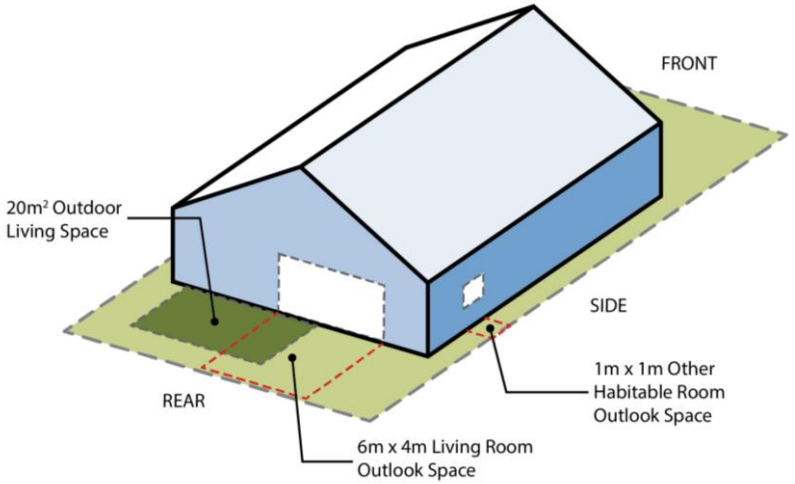

Figure 4. Maximum Building Height

APPENDIX 1 PLANTING PALLETTE

Alectryon excelsus

Citrus Spp.

Metrosideros

Prunus ‘Kanzan’

Pyrus ‘Aristocrat’

Rhopalostylis ‘Pitt Island’

Sophora chathamica

ACCESSWAY PLANTING

Dietes grandiflora *Lomandra tanika*

RAIN GARDEN MIX

Apodasmia similis *Dianella ' Little Jess'*

JOAL PLANTING

Lomandra 'Lime Tuff'

PLANT MIX 01

Lomandra tanika *Libertia ixioides* *Hebe 'First Light'* *Helichrysum 'Limelight'* *Phormium 'Emerald Gem'* *Phormium 'Dark Delight'*

PLANT MIX 02

Lomandra tanika *Dietes grandiflora*

PLANT MIX 03

Corokia 'Geenty's Green' *Dietes grandiflora*

PLANT MIX 04

Arthropodium 'Matapouri Bay' *Loropetalum 'China Pink'* *Phormium 'Emerald Gem'*

STAGE 4C
Resource Consent Planting Schedule

BOTANICAL NAME	COMMON NAME	MIN. BAG SIZE	MIN. HEIGHT WHEN PLANTED (mm)	MATURE HEIGHT (mm)	MATURE SPREAD (mm)	SPACING (crs or p/m ^{2})
TREE						
Alectryon excelsus	Titoki	45L	2000	6000	4000	As Shown
Citrus Spp.	*Citrus Spp.*	45L	2000	4000	1500	As Shown
Magnolia grandiflora 'DD Blanchard'	Evergreen Magnolia	45L	2500	5000	4000	As Shown
Metrosideros 'Mistral'	Pohutukawa	45L	2500	4000	4000	As Shown
Prunus 'Kanzan'	Ruby-Red Flowers	45L	2500	5000	4000	As Shown
Pyrus 'Aristocrat''	Ornamental Callery Pear	45L	2500	8000	5000	As Shown
Rhopalostylis 'Pitt Island'	Pitt Island Nikau	45L	2500	10000	4000	As Shown
Sophora microphylla	Kowhai	45L	2500	6000	3000	As Shown
SHRUB & GROUNDCOVER						
ACCESSWAY PLANTING						
Lomandra Tanika	Lomandra	2L	300	1000	1000	3 p/m^2
Dietes grandiflora	Wild Iris	2L	300	800	600	3 p/m^2
RAIN GARDEN MIX						
Apodasmia similis	Oioi	2L	300	1000	1000	3 p/m^2
Dianella ' Little Jess'	Little Jess	2L	400	400	400	4 p/m^2
JOAL PLANTING						
Lomandra 'Lime Tuff'	Green Lomandra	2L	300	600	600	3 p/m^2
PLANT MIX 01						
Lomadra tanika	Lomandra	2L	300	1000	1000	3 p/m^2
Libertia ixioides	NZ Iris	2L	300	500	500	4 p/m^2
Hebe 'First Light'	Hebe hybrid	2L	300	400	500	3 p/m^2
Helichrysum 'Limelight'	Licorice Plant	2L	300	600	800	3 p/m^2
Phormium 'Emerald Gem'	Dwarf Flax Cultivar	2L	400	800	800	3 p/m^2
Phormium 'Dark Delight'		2L	300	500	500	4 p/m^2
PLANT MIX 02						
Lomandra Tanika	Lomandra	2L	300	1000	1000	3 p/m^2
Dietes grandiflora	Wild Iris	2L	300	800	600	3 p/m^2
PLANT MIX 03						
Corokia 'Geenty's Green'	Corokia	12L	300	1000	600	4 p/m^2
Camellia sasanqua	Camellia	12L	300	1000	600	4 p/m^2
PLANT MIX 04						
Arthropodium 'Matapouri Bay'	Rock Lily	2L	300	400	500	3 p/m^2
Loropetalum 'China Pink'	Chinese Fringe Flower	2L	200	1000	800	3 p/m^2
Phormium 'Emerald Gem'	Dwarf Flax Cultivar	2L	400	800	800	3 p/m^2