



MILLDALE

B&A
Urban & Environmental

Milldale North

Fast Track Referral Application Drawing Package

31 October 2025

Site Context

The application site encompasses approximately 231 hectares of land surrounding the existing Milldale development which is currently under construction. The applications ite can be broken down into three broad areas as follows:

- Approximately 18ha of land north of Lysnar Road / Endsley Rise in the eastern portion of the site;
- Approximately 82ha of land south of the Orewa Awa and north Wainui Road and / or Milldale Stages 11 - 12; and
- Approximately 131ha of land north of the Orewa Awa.

The sites are zoned a mixture of Future Urban Zone (FUZ) and Rural Production Zone. The sites that fall within the FUZ are also part of a parallel Private Plan Change request that was lodged with Auckland Council in March 2024.

Stages 10 - 13 of the Milldale development was approved under a Fast Track Application in October 2025. These stages represent the final "live-zoned" sites under the control of Fulton Hogan Land Development (FHLD) and are expected to developed pregressively through to 2033.

The site is also located in close proximity to the Delmore listed Fast Track Application site.

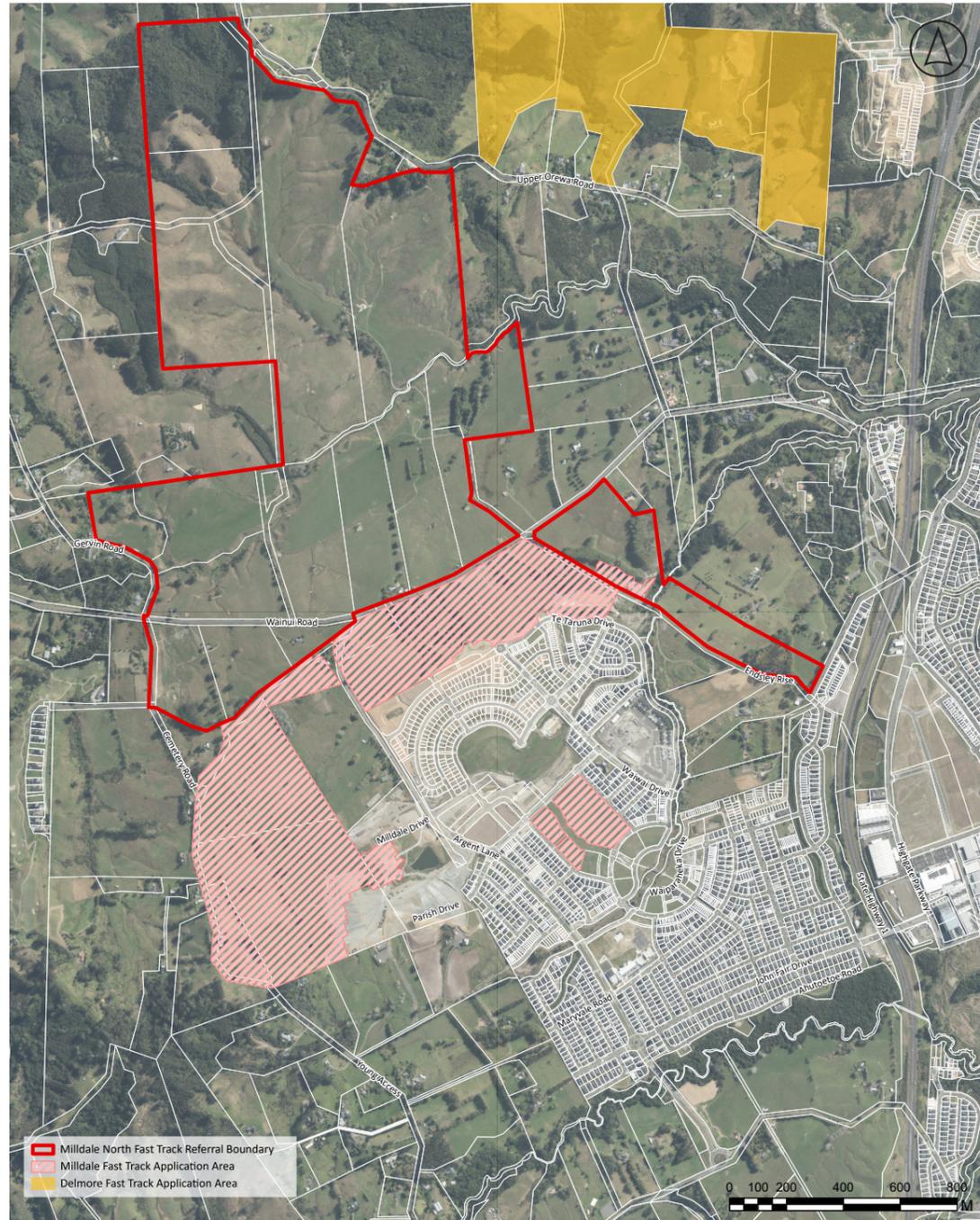


Figure 1: Site Context

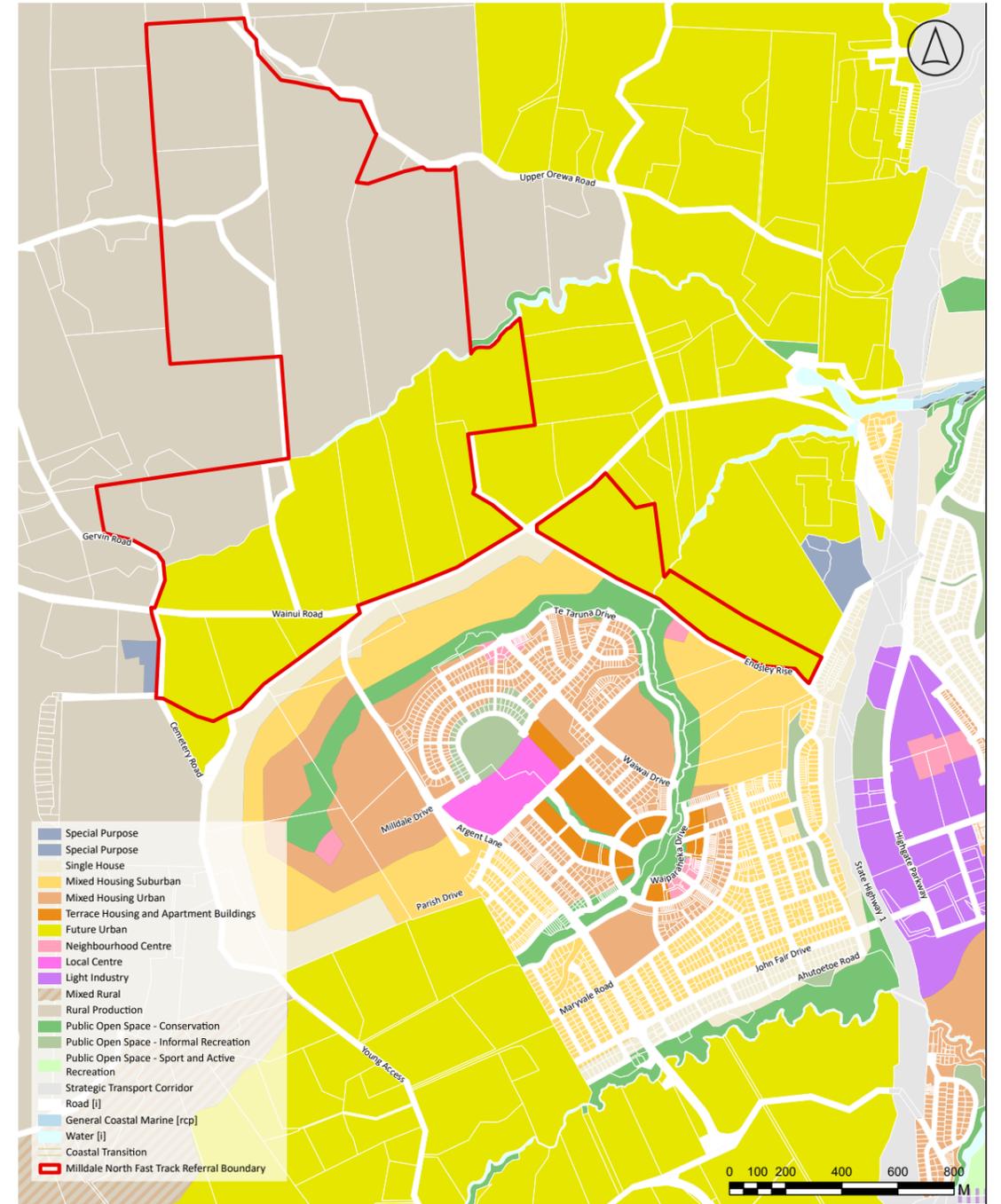


Figure 2: Auckland Unitary Plan Zoning

Proposed Wainui Structure Plan

A comprehensive analysis of the wider environment's qualities, features and characteristics informed the identification of appropriate opportunities and constraints for future development of the Milldale North area has been undertaken over the past 2.5 years. This was used to inform a draft concept structure plan for the Milldale North area which indicated key structural elements of movement and land use as well as specific road cross sections, open space and other place making recommendations. The draft concept structure plan was then used as part of wider stakeholder and public engagement, including with Auckland Council.

Feedback received on the draft concept structure plan was generally supportive. Key aspects of relevance to future development in the area included:

- Take advantage of the opportunity presented by the Ōrewa River in terms of stormwater, ecological and amenity functions;
- A preference to utilise streets to front major open spaces and esplanade reserves;
- Ensure adequate connections to and from the future education campus and Milldale local centre;
- A need to future proof the ability for buses to utilise a range of street corridors to provide flexibility for future public transport routes; and
- A need to provide separated corridors for walking and cycling that are well-connected to existing parks in Milldale.

The analysis of the site and surrounds, combined with feedback received from a range of stakeholders and technical experts, has informed the development of the Milldale Structure Plan which has formed the basis of a Private Plan Change request. This Structure Plan spatially identifies key structural elements of movement and land use, densities, open space and ecology that are considered important is supporting development and has been used to inform a Masterplan.

Legend

- | | |
|--|-----------------------------------|
| Structure Plan Area | Indicative Active Mode Highway |
| Wainui Precinct (Under construction) | Planned Major Parks |
| Significant Ecological Areas | Planned Neighbourhood Parks |
| Ecological Protected Area Network (EPAN) | Indicative Major Parks |
| Bush Covenants | Indicative Neighbourhood Parks |
| Indicative Lower Density Residential | Indicative Active Mode Connection |
| Indicative Medium Density Residential | Indicative Rapid Transit Route |
| Indicative Higher Density Residential | Indicative Rapid Transit Station |
| Milldale Local Centre | Motorway |
| Indicative Neighbourhood Centres | Indicative Arterial Road |
| Potential Education Campus | Indicative Collector Roads |
| Indicative Streams | Indicative Reserve Edge Roads |
| Indicative New Esplanade Reserves | Motorway Crossing |

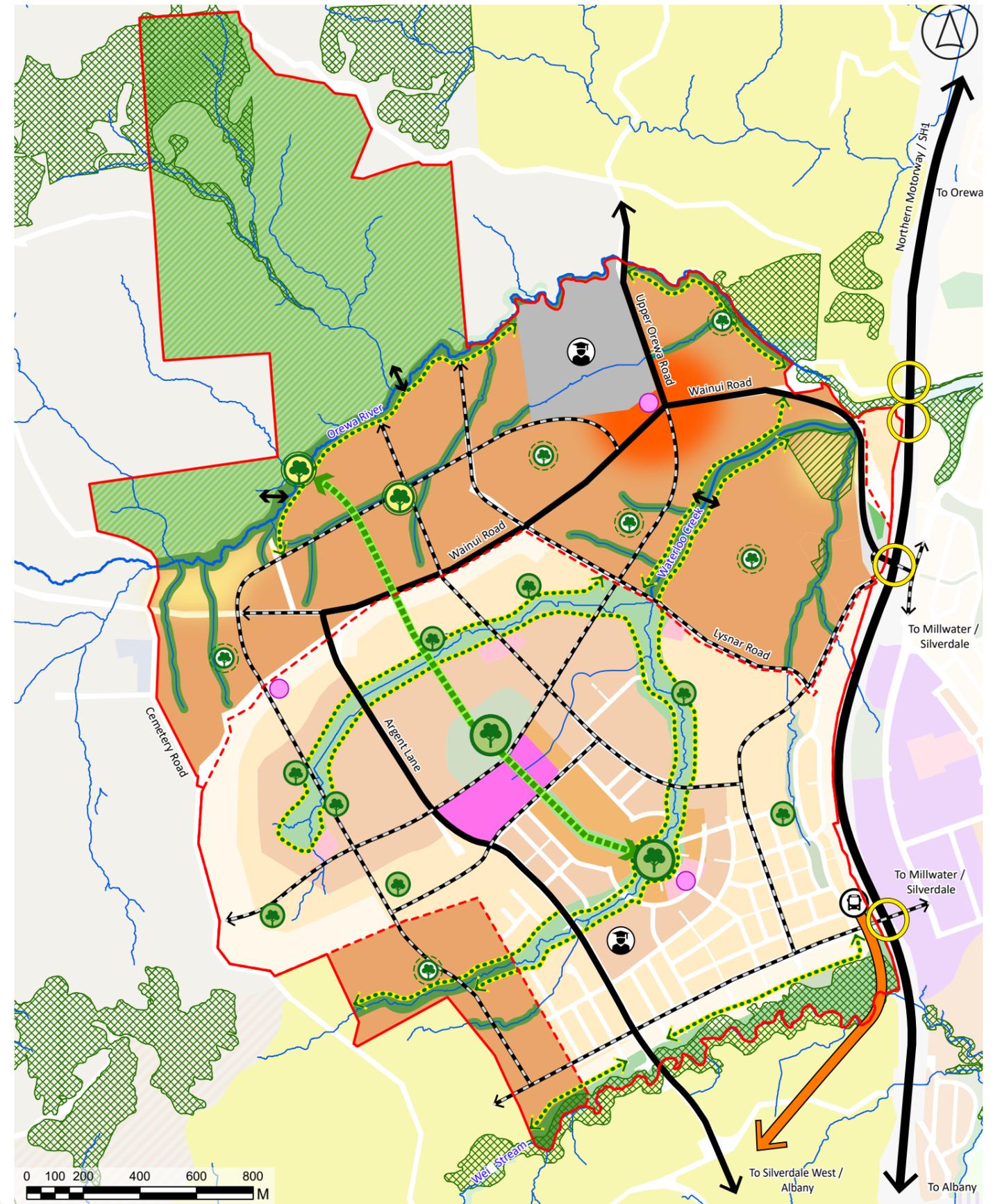
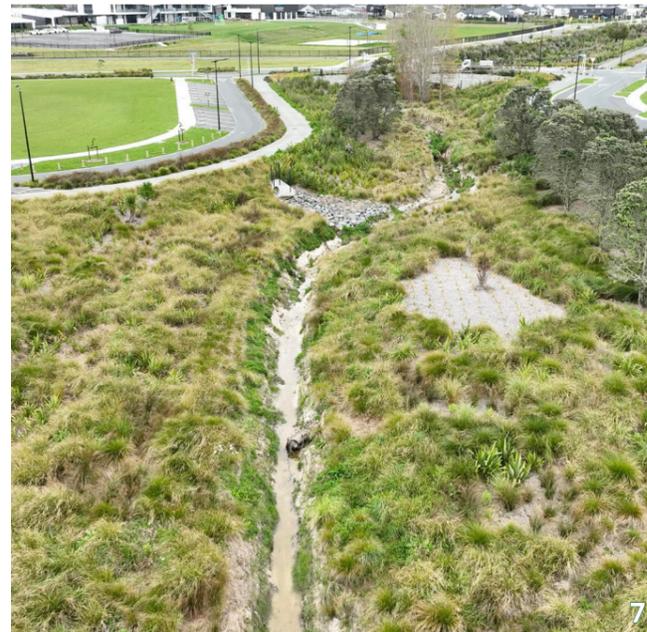


Figure 3: Proposed Wainui Structure Plan

Development Precedents - Milldale



The ongoing development of the successful Milldale neighbourhood to date demonstrates the intent and vision to be extended across the Milldale North Fast Track Area. This includes the delivery of a wide variety of houses, parks, social infrastructure and commercial centres.

- 1 - Contemporary terraced housing on Parish Drive; 2. The Waterloo Neighbourhood Centre; 3. Detached Housing on Henl Lane; 4. Neighbourhood Parks and Playgrounds; 5. Detached Housing on Tipu Crescent; 6. Waterloo Reserve and the merging Milldale Neighbourhood;
- 7. Extensive riparian enhancement and revegetation of Waterloo Creek; 8. The Hibiscus Collection Apartments on Waiparaheka Drive; 9. The newly opened Ahutoetoe Primary School in Milldale.