



Milldale Stages 14-17 Design Outcomes & Controls Document

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A background image of a modern, single-story house with a teal overlay. The house features a gabled roof, large windows, and a dark front door. A wooden picket fence runs along the front yard, and a concrete sidewalk leads to the entrance. The sky is cloudy.

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1.0 Introduction

1.1 Milldale

Milldale Stages 14-17 encompasses an area of approximately 100 hectares, all of which is located immediately north from the emerging suburb of Milldale which has been under development since 2016. It is currently located within the Future Urban Zone and is defined by several distinctive landscape features including the Ōrewa Awa and several unnamed tributaries as well as Waterloo Creek, which itself extends through to already constructed parts of Milldale. These features, along with the established road network across Milldale, has informed the development of the Masterplan as shown in Figure 1.

Larger lots are generally dispersed around the periphery of the development or in areas where there is a need to manage topographical changes. Higher density development is concentrated centrally within the development in areas with high natural amenity and direct connections back to Milldale Town Centre and the proposed school campus immediately east of the Site.

1.2 Vision

The vision for Milldale is that “everything’s right here”. It is intended to be more than a wonderful place to live, it offers a great lifestyle, with all the modern amenities a growing community needs. Milldale is the complete package.

The range of properties across Milldale are designed to cater for a wide variety of lifestyles, from first home buyers to growing families or those about to retire – there is something for everyone.

Milldale Stages 14-17 represents an extension of this vision and design philosophy. It has been designed to provide a seamless transition between the established parts of Milldale and will, in time, be viewed as part of the wider neighbourhood of Milldale.

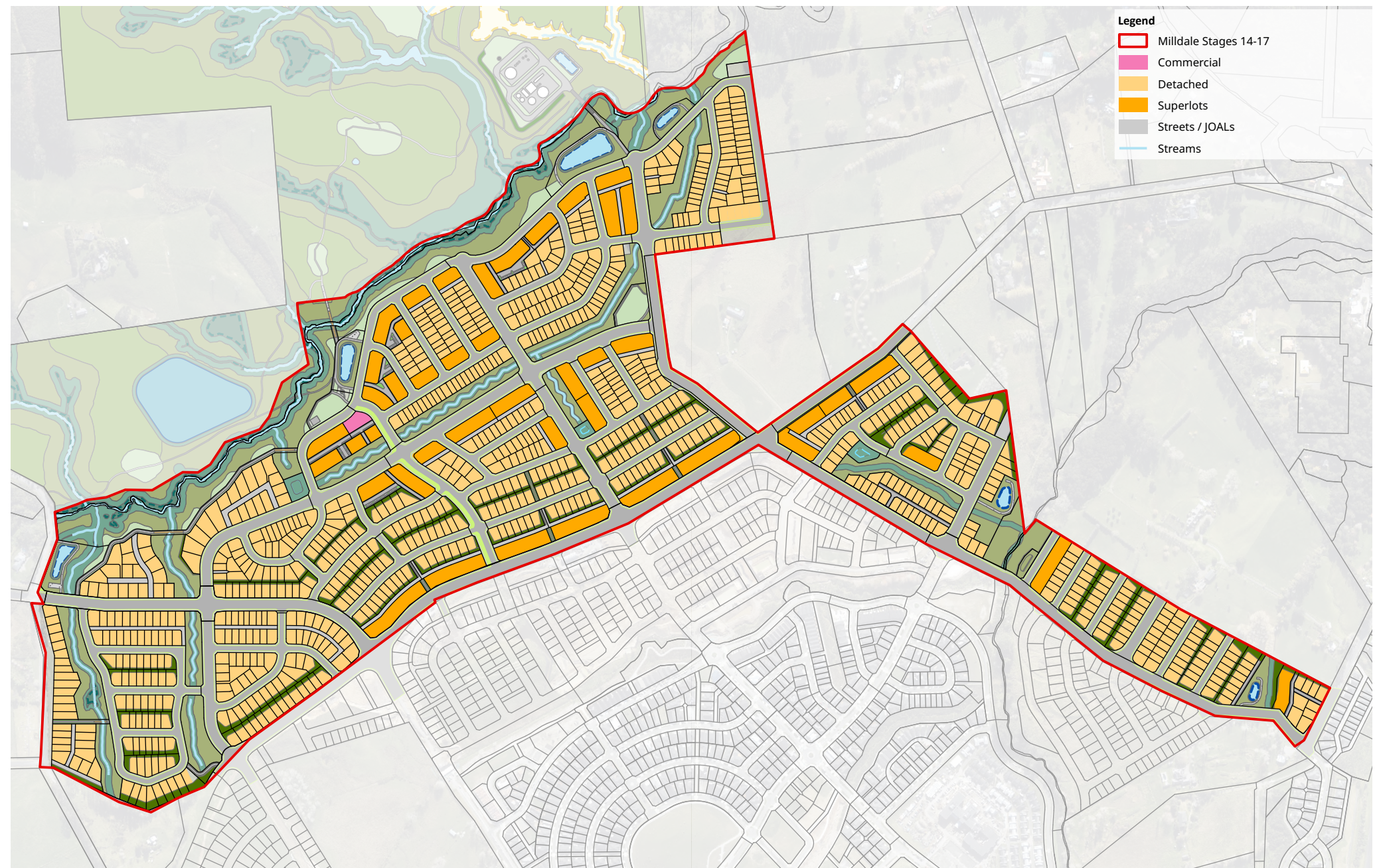


Figure 1 - Milldale Stages 14-17 Masterplan

1.3 About this document

This Design Outcomes and Controls Document (DOC) is intended to provide a clear and co-ordinated framework to manage the design and delivery of high-quality built form and landscaping across the Milldale Stages 14-17.

The purpose of this document is to set out design controls that will guide the design and implementation of future development across these next stages of Milldale. This includes provisions related to vacant lot development (i.e. detached housing), as well as duplexes, terraced houses, and small-scale commercial buildings. The proposed 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 sought as well as emerging character of Milldale to date. This document will be used by developers, planners, and urban designers to assess compliance with the intended urban structure and ensure that new buildings and activities align with the desired urban design outcomes for the Milldale development.

The DOC incorporates three key sections with design controls covering:

- 1 Detached Dwellings (across varying lot sizes);**
- 2 Medium Density Dwellings on specified superlots (including apartments, terraces, duplexes and smaller detached dwellings); and**
- 3 Non-residential development on the Commercial Lot (3029).**

Within each section, the DOC sets out a series of “Core Controls” that establish a ‘building envelope’ on each lot. Development on the relevant lots must comply with Core Controls approved by the consent and are required to be certified at the building consent stage. This is required by a condition of consent. If a developer seeks to develop lots in a manner which is not consistent with the Core Controls, a Section 221 variation or ‘new’ resource consent to authorise the development will be required.

In addition to these Core Controls, qualitative aspects of development and addressed through a series of discretionary guidelines intended to give effect to urban design outcomes that allow for aspects of design to respond to the unique context of each individual lot across the next stages of the Milldale development.

Council’s statutory role will consist of monitoring that the conditions of the consent have been complied with. The lot developer shall provide to Auckland Council, plans adequate for the purposes of undertaking the monitoring along with a completed checklist as provided in Appendix 1. 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.

1.4 The Process

All building and landscape plans must be submitted to the Milldale Stages 14-17 Design Review Panel (DRP) for approval before any submission of building consent (or resource consent if seeking to deviate from the Core Controls).

The following information must be submitted to the DRP, to illustrate the compliance with the core controls and design outcomes:

- Completed Design Approval Form;
- Site plan: Including site coverage calculations, setbacks, levels, contours, house and garage footprints, entrance path and driveway;
- Floor plans;
- Elevations: Including height in relation to boundary compliance;
- Landscape plan: Including information on all hard and soft landscaping elements including retaining walls, fencing, pavement, decking, outdoor structures (e.g. pergola) and planting schedules;
- Specification documents, including external colour and material selections, where applicable; and
- 3D rendered images (if available).

All plans and drawings provided for each application should be legible and to scale of either 1:100 or 1:200, with a north arrow, and the relevant lot information and street name. The DRP aims to review and respond to fully completed and compliant applications within 10 working days. It is strongly recommended that applicants submit a concept design to the DRP for feedback in advance of full building consent documentation to avoid unnecessary rework if the design does not comply with the core controls or does not adequately respond to the identified design outcomes.

If the DRP finds the design does not fully comply with the core controls or design outcomes, then details of the design’s inconsistencies with the Design Guidelines will be provided. You will then have an opportunity to revise and re-submit your design proposal. In all instances when a design deviates from the design outcomes, the DRP may still issue a confirmation if they believe it will produce good built form outcome, provided they document their reasoning. However, a design confirmation granted for a variation does not set a precedent, and future variations are not guaranteed approval.

Following the design review, if the DRP is satisfied the design fully complies with the Design Guidelines, then a design certification will be issued. This certification must be included with your application for building consent.

1.5 Detached Dwellings

The Milldale Stages 14-17 Consent [consent reference number] enables the development of up to 926 detached dwellings. This includes dwellings on “regular lots” (ranging from 250m² to 450m²) and “larger lots” (up to 1,723m² in size).

Larger lots have been identified to help respond to the more constrained site conditions and are predominantly located in the western portion of the Site in proximity to Gervin Road. Their location is shown in Figure 2.

These controls and guidelines in Section 2 of this DOC apply to all residential lots not identified as a Medium Density Superlot.

1.6 Medium Density Dwellings

Medium Density Dwellings could include duplex, terraced or walk-up apartment typologies as well as narrow / small lot detached dwellings.

Up to 475 units across these typologies have been provided for and consented within specified superlots shown in Figure 2. High-level design testing has been undertaken for each superlot to understand the potential maximum yield depending on typology and to provide sufficient certainty to inform infrastructure planning requirements.

It is intended that vehicle access to these typologies will predominantly be rear loaded from JOALS as the superlots are primarily located along key transport corridors. There are some instances where garages and parking may be accessed directly from a public street as an alternative to rear loading.

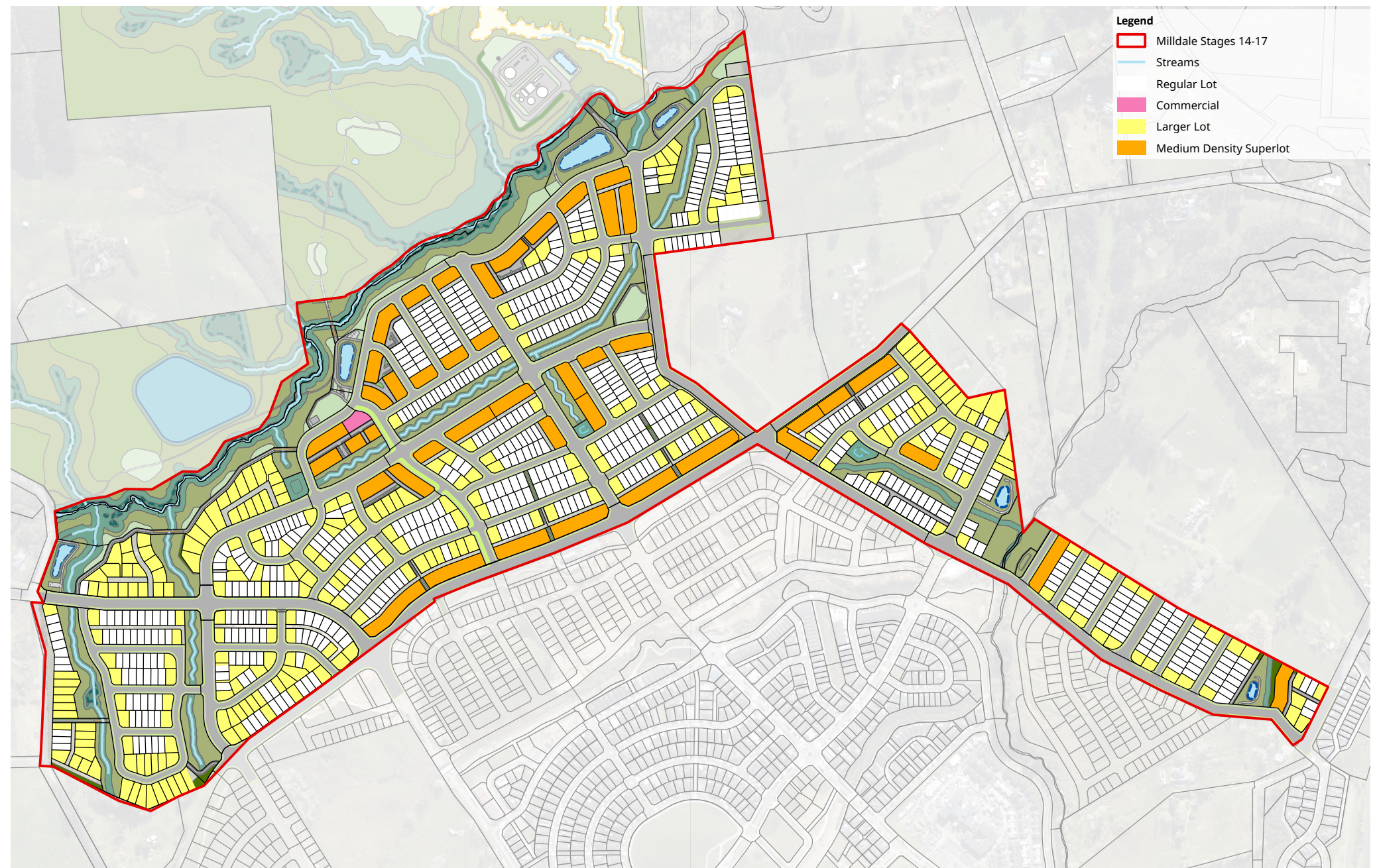


Figure 2 - Residential Lot Types



2.0 Detached Dwellings

2.1 Core Controls

Detached dwelling designs are required to comply with the approved resource consent parameters in Table 1.

These Core Design Controls establish mandatory standards for the proposed vacant lots that residential dwellings must comply with. These controls integrate rules from the Residential – Mixed Housing Suburban 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.



Figures 3 and 4 - Typical design response for detached dwellings in Milldale demonstrating the intended character of development

Table 1 - Detached Dwelling Core Controls	
Density	One dwelling per lot
Building Coverage	- Maximum 50% of the net site area for regular lots - Maximum 40% of the net site area or 300m² for larger lots (whichever is the lesser)
Building Height	Maximum 8m, except that roofs with a pitch of 15 degrees or more may exceed this height by 1m.
Impermeable Area	- Maximum 60% of the net site area for regular lots - Maximum 50% of the net site area for larger lots
Landscaped area - within front yard	Minimum 50% of the front yard to be planted and landscaped with a mix of shrubs, trees or groundcover plants (including grass).
Landscaped area - overall site	- Minimum 40% of the net site area for regular lots - Minimum 50% of the net site area for larger lots
Front yard setback	- Minimum 3m to the front façade - Minimum 5m for a garage door
Side and rear yard setbacks	- Minimum 1m - Minimum 1.5m on larger lots
Height in relation to boundary recession plane (HIRB)	3m + 45 degrees, except no HIRB control applies for both regular and larger lots to boundaries along roads, JOALs or open spaces
Street interface and passive surveillance provisions	Both the ground level and upper-level frontages of a Dwelling must have at least one window or glazed door to a habitable room or kitchen.
Outdoor living space	Minimum 20m² in area with a minimum dimension of 4m and has a gradient not exceeding 1 in 20 for a Dwelling at the ground floor.

Table 1 - Detached Dwelling Core Controls

Outlook space	- Minimum dimension 6m x 4m from the principal living room - Minimum dimension 1m x 1m for all other habitable rooms <i>Outlook spaces must be clear and unobstructed by buildings and not extend over an outlook spaces or outdoor living space required by another dwelling on an adjoining lot.</i> <i>Outlook spaces may be over driveways and footpaths within the site or over a public street or other open space.</i> <i>Outlook spaces may be under or over a balcony.</i> <i>Outlook spaces required from different rooms within the same lot may overlap.</i>
Fences and retaining walls	- The maximum height of a fence within the front yard is either: 1.4m; or 1.8m if the fence is at least 25% visually open as viewed perpendicular to the front boundary. - The maximum height of a fence within a side or rear yard is 2m. - Where the side or rear yard aligns with a boundary to an open space (including riparian margins), the maximum height is 1.8m if the fence is at least 25% visually open as viewed perpendicular to the boundary. - The maximum height of a retaining wall within the front yard is 1m. - Where a retaining wall within the front yard is proposed, the maximum height of a fence on top of the retaining is 1.2m and must be at least 50% visually open as viewed perpendicular to the front boundary. - The maximum height of a retaining wall within the side or rear yard is 1.5m. - Where a retaining wall within the side or rear yard is proposed, the maximum combined height of the fence and retaining is 3m provided that the total fence height does not exceed 1.8m.
Rainwater tanks	A rainwater tank is allowed provided it complies with the standards of H4.6.16 of the Auckland Unitary Plan (as at August 2026)

Figures 5 and 6 - Contemporary roof forms, garage setbacks and clear front doors present on existing dwellings in Milldale.

2.2 Secondary Design Controls

The Secondary Design Controls establish qualitative standards for residential lots to meet. They primarily 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.

2.2.1 Architecture and Built Form

The purpose of secondary design controls relating to architecture and built form are to:

- Ensure buildings have distinct, visually engaging façades with quality materials and varied design elements;
- 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:

- All primary entrances to dwellings must be visible from the street frontage and must incorporate appropriate weather protection (e.g. canopy).
- Corner lots should be designed to address both street frontages by methods including placement of habitable rooms, optimising glazing and façade articulation along both frontages.
- Gable roof ends facing the street or single pitch roofs, both with steeper pitches, are encouraged as primary roof forms across Milldale.
- Hipped roof forms must not be used as the primary roof form along street frontages or other public open spaces.
- Garage doors must be set back at least 0.5m from the main front façade line of the dwellings.



2.2.2 Materials & Colours

The purpose of these controls is to ensure building materials and colours complement the architecture of the dwelling(s), support an aesthetically coherent development 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) 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).
- (c) The colour of any miscellaneous exterior items such as rainwater tanks and heat pumps must be complementary to the colour of the dwelling and site fencing.
- (d) The total number of cladding types on a building must be limited to three to ensure simple, elegant building forms.



Figures 7 - Typical materials utilised across Milldale include weatherboards, shiplap, long-run roofing and brick.

2.2.3 Landscaping

The purpose of these controls is to ensure hard and soft landscaping features enhances the visual quality of the street, softens hard materials and provides privacy.

Controls:

- (a) Each dwelling must include provision for at least one specimen tree (minimum bag size of 45L) on the lot.
- (b) All landscaping and planting required by the Core Design Controls must include species provided for within the Planting Palette provided in Appendix 1.
- (c) Paling fences must not be constructed along boundaries with public open spaces (including riparian margins). Fences along these boundaries must adopt an open black pool-style design for continuity with the wider Milldale development.
- (d) Outdoor features including pergolas, louvre systems, pools and garden sheds must be located to the rear of the dwelling.

2.3.4 Servicing

The purpose of these controls is to ensure ancillary design features such as bin stores, mechanical servicing, and gas cylinders are designed as an integral component of the site and do not detract from streetscape or neighbourhood amenity.

Controls

- (a) All waste bins must be screened (with a minimum height of 1.2m) from direct views from any adjoining street or public open space.
- (b) Mechanical servicing (e.g. heat pumps), and gas cylinders must be screened when viewed from streets or other public open spaces.
- (c) Where applicable, solar panels shall be integrated into the roof pitch, preferably on north-facing roof planes, and located within the ridgeline and eave profile.
- (d) Roof-mounted equipment must be positioned to reduce visibility from the public realm. This includes television aerials, and satellite dishes.

3.0 Medium Density Dwellings

3.1 Core Controls

Medium Density Dwelling designs are required to comply with the approved resource consent parameters in Table 2.

These 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.

In terms of Density, these Design Guidelines provide some inbuilt flexibility to make minor amendments to the total number of dwellings delivered on a superlot, so long as it does not exceed the minimum or maximum number of dwellings specified in Table 3. This allows individual superlot developers to make variations to the typologies (e.g. wider terraced housing units) should this be required to suit market preferences at the time of development. For the avoidance of doubt, any changes to the lot boundary would still require a variation to the underlying subdivision consent.



Figure 8 - Existing terraced housing in Milldale.

Table 2 - Medium Density Dwelling Core Controls	
Density	The number of dwellings on each superlot must not exceed or fall below the specified numbers set out in the density table (Table 3). <i>Note: Where a development seeks to provide less than the maximum number of dwellings, a separate s127 application will be required to enable this to occur.</i>
Building Coverage	Maximum 50% of the net site area
Building Height	Maximum 11m, except that roofs with a pitch of 15 degrees or more may exceed this height by 1m
Impermeable Area	Maximum 70% of the net site area
Landscaped area - within front yard	Minimum 50% of the front yard to be planted and landscaped with a mix of shrubs, trees or groundcover plants (including grass).
Landscaped area - overall site	Minimum 30% of the net site area
Front yard setback	- Minimum 1.5m to the front façade - Minimum 5m for a garage door - Minimum 1m for communal surface car parking areas
Side and rear yard setbacks	- Minimum 1m, except: - where a JOAL forms the rear or side boundary no such setback is required - where a common wall or zero-lot detached typology is proposed no such setback is required

Table 2 - Medium Density Dwelling Core Controls	
Height in relation to boundary recession plane (HIRB)	4m + 60 degrees, except no HIRB control applies to boundaries along roads or open spaces or where a common wall is proposed - For the avoidance of doubt, the HIRB control still applies where a zero-lot detached typology is proposed
Street interface and passive surveillance provisions	- Ground level and upper-level frontages of a Dwelling (for terraces and duplexes only) must both have a window or glazed door to a habitable room or kitchen - Each Dwelling (for detached, terraces and duplexes only) must incorporate a minimum 1m pathway between the dwelling entrance (e.g. front door) and footpath within the adjoining public street. - Each Building (for apartment typologies only) must incorporate a minimum 1.5m pathway between the building entrance and footpath within the adjoining public street - The required pathway must be made from a firm, stable and slip resistant surface
Garages fronting public streets	- Any detached, duplex, or terraced dwelling where an internal garage fronting a public street is proposed, must be no narrower than 6m. - Garage doors fronting a public street must be no greater than 3m in width.
Outdoor living space	Minimum 20m² in area with a minimum dimension of 4m and has a gradient not exceeding 1 in 20 for a Dwelling at the ground floor.
Outlook space	- Minimum dimension 6m x 4m from the principal living room - Minimum dimension 1m x 1m for all other habitable rooms <i>Outlook spaces must be clear and unobstructed by buildings and not extend over an outlook spaces or outdoor living space required by another dwelling on an adjoining lot.</i> <i>Outlook spaces may be over driveways and footpaths within the site or over a public street or other open space.</i> <i>Outlook spaces may be under or over a balcony.</i> <i>Outlook spaces required from different rooms within the same lot may overlap.</i>

Table 2 - Medium Density Dwelling Core Controls	
Fences and retaining walls	- The maximum height of a fence within the front yard is either: 1.4m; or 1.8m if the fence is at least 25% visually open as viewed perpendicular to the front boundary. - The maximum height of a fence within a side or rear yard is 2m. - Where the side or rear yard aligns with a boundary to an open space (including riparian margins), the maximum height is 1.8m if the fence is at least 25% visually open as viewed perpendicular to the boundary. - The maximum height of a retaining wall within the front yard is 1m. - Where a retaining wall within the front yard is proposed, the maximum height of a fence on top of the retaining is 1.2m and must be at least 50% visually open as viewed perpendicular to the front boundary. - The maximum height of a retaining wall within the side or rear yard is 1.5m. - Where a retaining wall within the side or rear yard is proposed, the maximum combined height of the fence and retaining is 3m provided that the total fence height does not exceed 1.8m.
Rainwater tanks	A rainwater tank is allowed provided it complies with the standards of H4.6.16 of the Auckland Unitary Plan (as at August 2026)

Table 3 - Superlot Density Table					
Superlot	Min. Dwellings	Max. Dwellings	Superlot	Min. Dwellings	Max. Dwellings
3000	11	12	3022	5	6
3001	12	12	3023	6	7
3002	11	12	3024	14	16
3003	10	11	3025	12	13
3004	10	12	3026	8	10
3005	11	13	3027	13	15
3006	9	10	3028	13	14
3007	9	10	3030	11	13
3008	9	10	3031	3	3
3009	6	7	3032	5	5
3010	11	13	3033	8	9
3011	15	17	3034	11	12
3012	13	15	3035	8	9
3013	8	9	3036	13	15
3014	8	9	3037	16	18
3015	10	12	3038	10	11
3016	4	5	3039	10	11
3017	8	9	3040	10	10
3018	6	8	3041	8	9
3019	7	8	3042	14	15
3020	5	6	3043	15	16
3021	5	6	3044	10	12

Note: The figures in Table 3 above have been informed by site testing of each superlot and are dependant on the width of terraced housing proposed and the superlots specific site context. For example, it is assumed that terraced lots fronting Wainui Road would be wider to accommodate both parking and outdoor living space to the rear of the dwelling. The range therefore provides flexibility in delivering slightly wider or narrower terraced houses (e.g. 5m vs 6m) to respond to market needs at the time of development.

3.2 Secondary Design Controls

The Secondary Design Controls establish qualitative standards related to development on each superlot. They primarily 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.

3.2.1 Site Layout

The purpose of secondary design controls relating to site layout are to:

- Ensure dwellings are oriented to maximise passive surveillance of streets, parks and other publicly accessible spaces
- Provide residents with functional private outdoor living areas that enhance amenity and are fit for purpose for the type, size and layout of the dwelling.

Controls:

- Buildings shall be oriented to directly address adjoining public streets through the orientation of building façades, entrances and habitable rooms. Buildings located on corner sites shall address both street frontages.
- Outdoor living spaces shall be located and oriented to maximise sunlight access and shelter from prevailing winds. Where an outdoor living space is located directly south of a dwelling, increased depth should be provided where practicable to improve sunlight access during winter months.
- Where outdoor living areas are provided for along a street facing façade, they should be appropriately screened through the use of landscaping and/or visually permeable fencing to allow balance of passive surveillance, streetscape amenity and onsite privacy.



Figure 9 - Low-level landscaping, permeable fencing and screening positioned at the front of a terraced house to deliver on-site amenity and a quality streetscape for terraced housing in Milldale.

3.2.2 Architecture and Built Form

The purpose of secondary design controls relating to architecture and built form are to:

- Ensure buildings have distinct, visually engaging façades and roof forms that contribute to a positive streetscape experience;
- 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) Variety in rooflines and roof profiles within the same streetscape is encouraged. Gable roof ends facing the street or single pitch roofs, both with steeper pitches, are encouraged as primary roof forms across Milldale.
 - (b) Hipped roof forms must not be used as the primary roof form along street frontages or other public open spaces.
 - (c) Long runs of terraces fronting streets must use modulated building forms to help break down their perceived mass. Where superlots are greater than 60m in width, terraces should include a physical break of at least 2m between buildings.
 - (d) Where proposed, balconies shall be designed as integrated into the overall architectural form, detailing and composition of the building.
 - (e) All primary entrances to dwellings must be visible from the street frontage and must incorporate appropriate weather protection (e.g. canopy).
 - (f) For terraced housing buildings, corner units within a terrace building should be designed to provide additional articulation, glazing and visual interest relative to middle units on the secondary street façade.
 - (g) Hipped roof forms must not be used as the primary roof form along street frontages or other public open spaces.
 - (h) Garage doors must be set back at least 0.5m from the main front façade line of the dwellings.



Figure 10 - A modulated building form, roof line variation and well proportioned glazing deliver a positive street frontage.

3.2.3 Materials & Colours

The purpose of these controls is to ensure building materials and colours complement the architecture of the dwelling(s), support an aesthetically coherent development 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) 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).
- (c) The colour of any miscellaneous exterior items such as rainwater tanks and heat pumps must be complementary to the colour of the dwelling and site fencing.
- (d) The total number of cladding types on a building must be limited to three to ensure simple, elegant building forms.

3.2.4 Landscaping

The purpose of these controls is to ensure hard and soft landscaping features enhances the visual quality of the street, softens hard materials and provides privacy.

Controls:

- (a) Each dwelling must include provision for at least one specimen tree (minimum bag size of 45L) on the lot.
- (b) All landscaping and planting required by the Core Design Controls must include species provided for within the Planting Palette provided in Appendix 1.
- (c) Paling fences must not be constructed along boundaries with public open spaces (including riparian margins). Fences along these boundaries must adopt an open black pool-style design for continuity with the wider Milldale development.
- (d) Outdoor features including pergolas, louvre systems, pools and garden sheds must be located to the rear of the dwelling.

3.2.5 Servicing

The purpose of these controls is to ensure ancillary design features such as bin stores, mechanical servicing, and gas cylinders are designed as an integral component of the site and do not detract from streetscape or neighbourhood amenity.

Controls

- (a) All waste bins must be screened (with a minimum height of 1.2m) from direct views from any adjoining street or public open space.
- (b) Mechanical servicing (e.g. heat pumps), and gas cylinders must be screened when viewed from streets or other public open spaces.
- (c) Where applicable, solar panels shall be integrated into the roof pitch, preferably on north-facing roof planes, and located within the ridgeline and eave profile.
- (d) Roof-mounted equipment must be positioned to reduce visibility from the public realm. This includes television aerials, and satellite dishes.

3.2.6 Access & Parking

The purpose of these controls is to contribute to the effective, efficient and safe operation of strategic routes through the development and to provide for safe, effective and efficient pedestrian movement to and from sites.

Controls:

- (a) Vehicle access to any medium density superlot must not be provided from (refer to Figure 11):
 - i. Wainui Road; █
 - ii. Central Collector Road; █
 - iii. Identified Park Edge Roads; and █
 - iv. Active Mode Corridor (excluding a single, consolidated JOAL crossing). █
- (b) Vehicle access to any medium density superlots which adjoins these roads must be via JOALS.
- (c) Where vehicle access is proposed from public streets to a superlot, driveway crossings must be provided in a paired configuration.
- (d) Where car parking pads are provided in front of dwellings, they shall be clearly defined and include space for landscaping and a pedestrian path to the dwelling, rather than extending as an undifferentiated hardstand across the site
- (e) Each dwelling (excluding apartment units) 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.
- (f) Where any at-grade, communal car parking area is proposed this must be separated from any adjoining street, public open space and building by a landscaping strip no less than 1m wide.

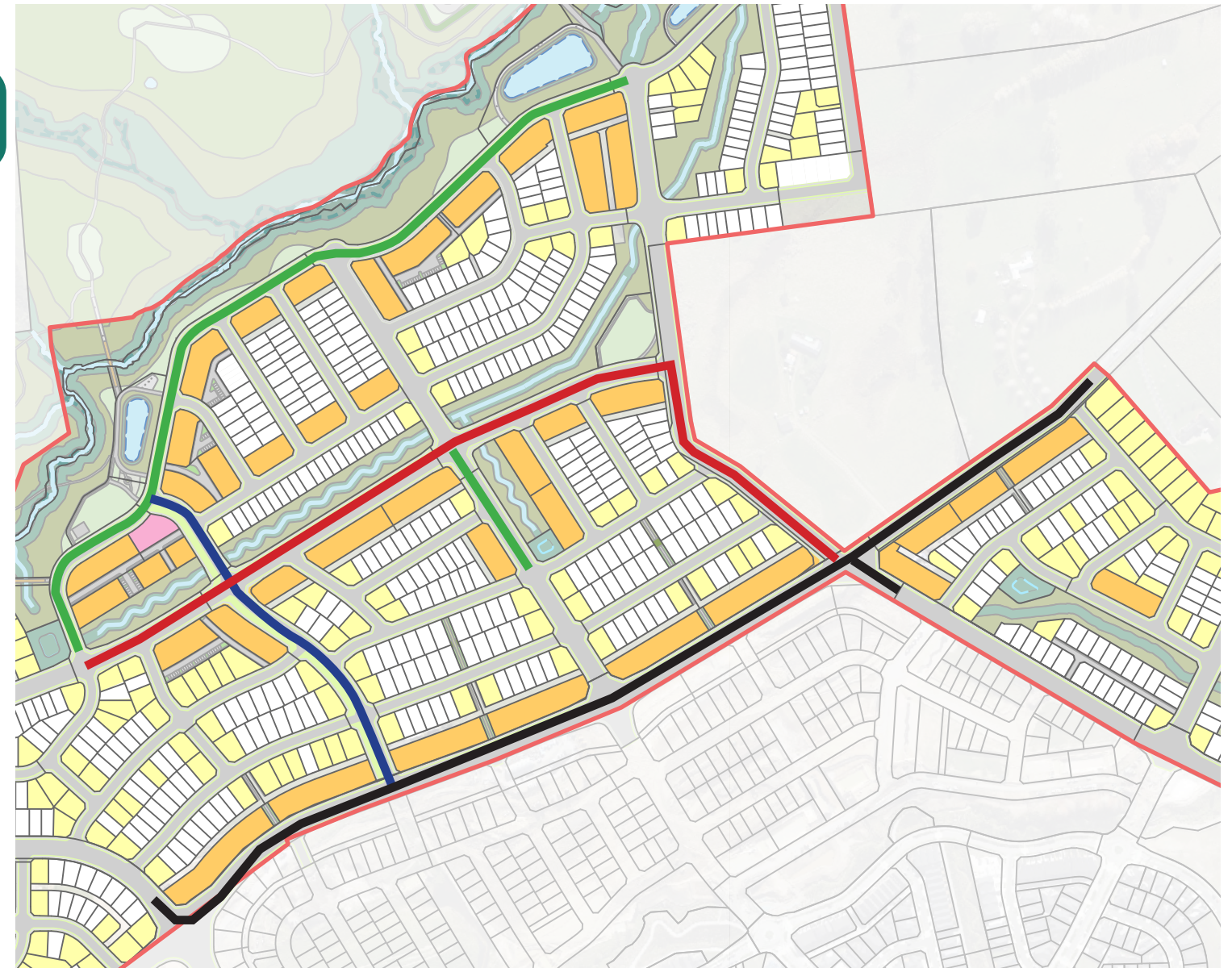


Figure 11 - Vehicle Access Restrictions



Figure 12 - An existing JOAL in Milldale incorporating material changes and landscaping to delineate parking areas for individual properties.

4.0 Commercial Development

4.1 Core Controls

Detached dwelling designs are required to comply with the approved resource consent parameters in Table 4.

The approved consent provides for small scale commercial development to occur on Lot 3029 up to a maximum cap of 1,000m² of commercial floorspace which could include Food & Beverage (e.g. café, restaurant) or small-scale retail (e.g. dairy) uses.



Figures 13 and 14 - Design response for the established Waterloo Neighbourhood Centre demonstrating the type of development anticipated by the DOC

Table 4 - Lot 3029 Core Controls

Building Height	Maximum 9m
Front yard setback	A commercial building must be within 2m of the front boundary for at least 75% of the street frontage.
Side and rear yard setbacks	A minimum 3m where this adjoins a residential lot.
Height in relation to boundary recession plane (HIRB)	3m + 45 degrees, except no HIRB control applies to boundaries along roads, JOALs or open spaces
Streetscape interface	- The ground floor street facing façades of commercial building(s) must be not less than 50% glazed - A minimum floor-to-floor height of 4m is required for the ground floor of a commercial building - A landscape buffer of 2m in depth must be provided along the street frontage between a public street and car parking, loading, or service areas which are visible from that frontage. This rule excludes access points.
Residential Activities	- Where an integrated commercial and residential development is proposed, all residential units must comply with the Core Controls set out in Table 3 relating to Medium Density Dwellings. - No residential activities may locate at ground floor.
Fences	- The maximum height of a fence along boundaries with a public street or open space (including riparian margins) is 1.8m if the fence is at least 50% visually open as viewed perpendicular to the boundary. - The maximum height of a fence on side and rear boundaries is 2.0m

4.2 Secondary Design Controls

4.3.1 Site Layout

The purpose of secondary design controls relating to site layout are to:

- Create buildings that reinforce the street network through consistent street frontage and active corner development;
- Minimise the visual dominance of vehicle parking and service areas along public streets; and
- Establish a site layout that contributes to a safe, attractive and highly walkable public realm

Controls:

- (a) Buildings shall be positioned to directly front each adjoining public street frontage, with no intervening vehicle parking or manoeuvring areas between the building and the street.
- (b) Building placement shall also emphasise the street corner through the location of the primary building entrance and/or the orientation of occupied internal spaces towards both street frontages.
- (c) A principal pedestrian entrance to each building shall be located within 10m of a street corner and be directly accessible from the adjoining public footpath.

4.2.2 Architecture and Built Form

The purpose of secondary design controls relating to architecture and built form are to:

- Create attractive, well-proportioned buildings that positively contribute to the character and identity of the development;
- Clearly define building entrances and encourage active engagement with adjoining streets and public spaces; and
- Avoid long, repetitive or visually monotonous façades that detract from the quality of the public realm.

Controls:

- (a) Buildings should be designed to avoid overly bulky or dominant forms, with building mass broken down through façade articulation, including recessed or projecting elements, material or roof form. Continuous unarticulated street-facing façades shall not exceed 20m in length.
- (b) Street-facing elevations at ground floor (and upper floors where provided) shall include clear glazed windows and/or doors to regularly occupied internal spaces to provide opportunities for passive surveillance of adjoining public streets.
- (c) Principal pedestrian entrances shall be clearly identifiable from the adjoining street through architectural emphasis, including a canopy, recess, projection, change in material or similar design treatment
- (d) Where buildings front the Park Edge Road, they shall have a continuous ground floor canopy projecting 2m from the façade over the adjoining footpath with a minimum clearance height of 3m

Figures 15 and 16 - Signage integrated into the facade near the primary entrances; and waste and recycling contained within a screened enclosure within a rear JOAL.

4.2.3 Materials, Colours, Signage and Landscaping

The purpose of these controls is to ensure building materials and colours support the delivery of contemporary commercial architecture and support an aesthetically coherent development as part of the wider Milldale North development.

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 colour of any miscellaneous exterior items such as rainwater tanks, heat pumps, or air conditioning units must be complementary to the colour of the building and/ or screened from view.
- (c) The total number of cladding types on a building must be limited to three to ensure simple, elegant building forms.
- (d) Building signage shall be integrated with the building and shall not project above façades, roof lines and parapets, or outwards from the building facade by greater than 0.5m.
- (e) Each retail unit proposed shall include, at entrance points, a sign that identifies the name of the business.
- (f) All landscaping and planting required by the Core Design Controls must include species provided for within the Planting Palette provided in Appendix 1.

4.2.4 Servicing

The purpose of these controls is to ensure ancillary design features such as bin stores, mechanical servicing, and gas cylinders are designed as an integral component of the site and do not detract from streetscape or neighbourhood amenity.

Controls

- (a) Waste and recycling storage areas shall be incorporated within buildings or enclosed by durable screening that is integrated with the architectural design of the building.
- (b) Waste and recycling storage areas must be positioned to be serviced from the adjoining JOAL.
- (c) Mechanical plant, air conditioning units, ventilation equipment, and other building services shall be integrated into the building design and screened from public streets and adjoining public open spaces. Roof-mounted plant shall be concealed within the building form (e.g. through use of a parapet) or by appropriately designed screening that forms part of the overall architectural composition.
- (d) Meter boxes and utility cabinets visible from public streets shall be incorporated into the building façade and finished to complement the building architecture.



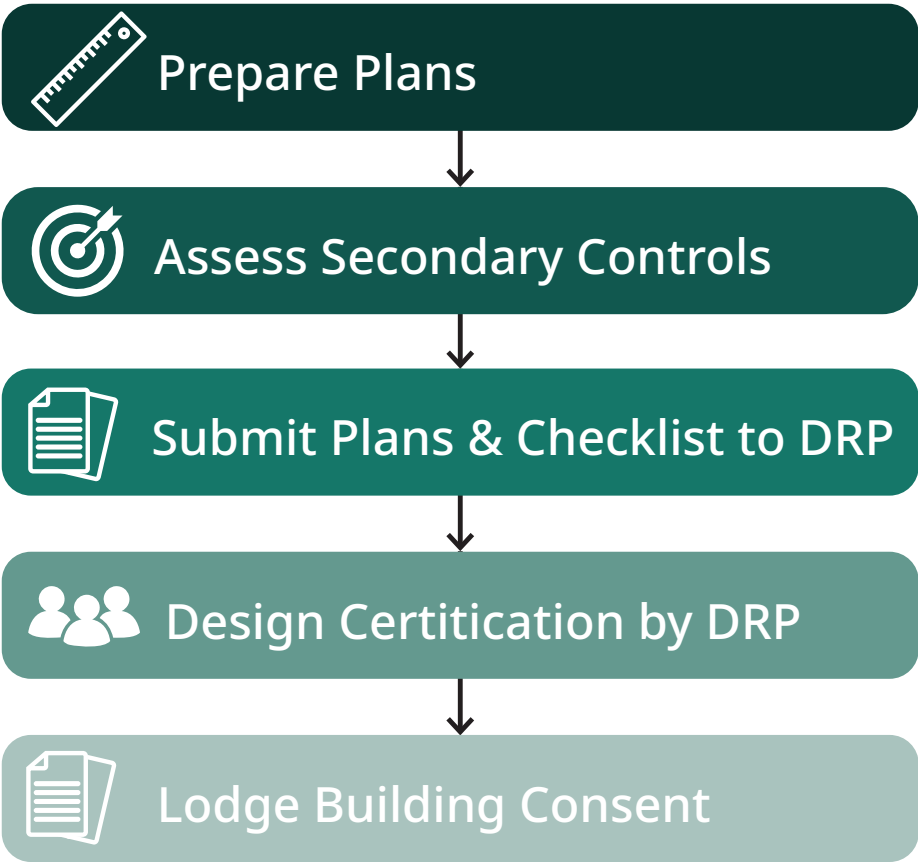
5.0 Design Review Panel

5.1 Panel Composition

The Milldale Design Review Panel (DRP) has the responsibility of assessing whether a proposed project meets the requirements of the DOC and the degree to which it is aligned with the design outcomes.

The Design Review Panel must comprise at least two members, one of which must be a professional advisor who is independent of the consent holder (and lot developer, where they are different). At a minimum the professional advisor must be a full member of the New Zealand Planning Institute (NZPI) or a Registered Urban Designer with the Urban Designers Institute of Aotearoa (UDIA). The other may be a representative of Fulton Hogan Land Development (FHLD).

The certification from the Design Review Panel must include a statement from the professional advisor state that they are a full member of the NZPI or UDIA, and that they are independent of the consent holder and lot developer (where different).



Appendix 1 - Landscape Palette

Plant Information				Mature Size		
Botanical Name	Common Name	Grade at Planting (L)	Height at Planting (m)	Spacing (p/m2)	Approx. Height (m)	Approx. Width (m)
Specimen Trees						
<i>Sophora microphylla</i>	Kōwhai	45.0	2.5	Minimum 1 per lot combined total	6.0	3.0
<i>Prunus 'Kanzan'</i>	Flowering Cherry	45.0	2.5		5.0	4.0
<i>Alectryon excelsus</i>	Titoki	45.0	2.0		6.0	4.0
<i>Pyrus 'Aristocrat'</i>	Ornamental Pear Tree	45.0	2.5		8.0	5.0
<i>Magnolia grandiflora 'DD Blanchard'</i>	Evergreen Magnolia	45.0	2.5		5.0	4.0
<i>Citrus Spp</i>	Citrus Spp	45.0	2.0		4.0	1.5
<i>Metrosideros 'Mistral'</i>	Pohutukawa	45.0	2.5		4.0	4.0
JOAL Front Plant Mix						
<i>Hebe 'First Light'</i>	Hebe hybrid	2.0	0.3	3	0.4	0.5
<i>Libertia ixioides</i>	NZ Iris	2.0	0.3	4	0.5	0.5
<i>Helichrysum 'limelight'</i>	Licorice Plant	2.0	0.3	3	0.6	0.8
<i>Phormium cookianum 'Emerald green'</i>	Dwarf Mountain Flax	2.0	0.4	3	0.8	0.8
<i>Phormium 'Dark delight'</i>		2.0	0.3	4	0.5	0.5
<i>Lomandra Tanika</i>	Lomandra	2.0	0.3	3	1.0	1.0
<i>Corokia 'Geenty's Green'</i>	Corokia	12.0	0.3	4	1.0	0.6
Driveway Plant Mix						
<i>Lomandra 'Lime Tuff'</i>	Green Lomandra	2.0	0.3	3	0.6	0.6
<i>Dietes grandiflora</i>	Wild Iris	2.0	0.3	3	0.8	0.6
Front Yard Amenity Plant Mix						
<i>Anthropodium 'Matapouri Bay'</i>	Rock Lily	2.0	0.3	3	0.4	0.5
<i>Loropetalum 'China Pink'</i>	Chinese Fringe Flower	2.0	0.2	3	1.0	0.8
<i>Phormium cookianum 'Emerald green'</i>	Dwarf Mountain Flax	2.0	0.4	3	0.8	0.8



Kowhai



Titoki



Flowering Cherry



Ornamental Pear



Evergreen Magnolia



Pōhutukawa



Citrus Spp



Licorice Plant



Dark Delight



Dward Mountain Flax



Green Lomandra



Lomandra Tanika



Wild Iris



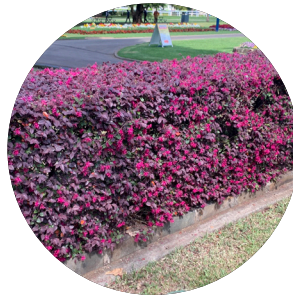
Corokia



Hebe hybrid



Rock Lily



Chinese Fringe Flower



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