

To: Rachel Morgan, Director – Barker & Associates Limited

From: Cam Wallace, Partner – Barker & Associates Limited

Date: 25 July 2025

Re: **Milldale Stage 4C – Urban Design Response to Comments**

Tēnā koe

This Memo has been prepared in response to a comment received from the Milldale Expert Panel (Item 2C) as part of Minute 3, dated 15 July 2025. The comments provided identified concerns related to urban design matters. In particular, the following was requested:

- Provide additional detail regarding the rationale for the proposed density of development within Stage 4C. This should include consideration of the relevant AUP objectives and policies (within the Regional Policy Statement and the Terrace Housing and Apartment Buildings zone).

The above point regarding the rationale of the proposed density and the consideration of the relevant AUP objective and policies is addressed below.

AUP Objectives and Policies

The proposal consists of terrace housing which is in line with the objectives of the Auckland Unitary Plan (AUP) Regional Policy Statement (RPS) and Terrace Housing and Apartment Building (THAB) Zone which both seek to enable more intensive residential development through the provision of a variety of different housing typologies. In particular, terraced houses:

- Support a more compact urban form in appropriate locations;
- Deliver housing choice and provide opportunities for more affordable housing options; and,
- Better align with infrastructure investment.

In addition, terrace housing offers a mid-rise, human-scaled built form that integrates well into urban environments. It also provides a transition between traditional single lot dwellings and more intensive apartment type developments. Terrace housing also has practical benefits, including lower construction costs and faster delivery timeframes, which can provide for more feasible intensification in housing markets which are less mature, while still working in accordance with the AUP's growth outcomes.

Proposed Density and other THAB zones

The proposal delivers 168 new dwellings in the form of terraced housing, at a net density of approximately 51 dwellings per hectare (this excludes vested roads, open spaces, esplanade reserves etc.), it also excludes Lot 4050, which is proposed as a vacant site within Milldale Stage 4C (the site). This density is significant in comparison to the net density of development of a more typical suburban subdivisions of the late 1990s and early 2000s, which is around 14 dwellings per hectare.

Other greenfield development locations which are similar to the site, are Long Bay and Red Hills. These areas include several terrace housing developments within the THAB zone which are located near commercial zones such as a Local Centre Zone, and Metropolitan Centre Zone.

Long Bay has a net density of approximately 63 dwellings per hectare (based on 110 lots on 1.74 hectares of land, located between Ashley Avenue, Windlass Street, Pennant Street and Glenver Ridge Road). This area includes a mix of typologies including two storey duplexes and 2 and 4-storey terraces housing typologies located in the THAB zone. Apartments have also been developed, but are located closer to the Local Centre to the east of Pennant Street.



Figure 1: The three blocks shown in red above have an approximate density of 63 dwellings per hectare with a range of lower scale typologies such as duplexes and terrace houses. While the area outlined in blue provides for apartments closer to the Local Centre zone (pink) (Source: Council GIS).



Figure 3: An example of two-storey terraces located along Pennant Street, Long Bay (Source: Google Street View).



Figure 2: An example of duplexes located along Ashley Ave, Long Bay (Source: Google Street View).

Red Hills, particularly the emerging development area along Manarini Road, also includes terrace housing development within the THAB zone. This area has a net density of approximately 64 dwellings per hectare (based on 115 lots on 1.79 hectares of land, located broadly between Oma Hoiho Place, Manarini Road, Kapia Road, Oranga Drive and Rahopuru Road). The majority of typologies located in this area are two-storey terraced houses and duplexes.



Figure 4: The THAB zoning in West Hills, Westgate is primarily made up of terrace houses and duplexes. The four blocks shown in red above have a density of approximately 64 dwellings per hectare (Source: Council GIS).



Figure 5: An example of duplexes located along Manarini Road, Westgate (Source: Google Street View)



Figure 6: An example of terrace houses located along Kāpai Road, Westgate (Source: Google Street View)

The Waihoehoe Road development, near Drury, will also contain a mix of standalone single lot dwellings and terrace houses in the THAB zone. Stages 1B and 2 of the greenfield development which was approved under the previous Fast Track regime has approximately 155 lots proposed within a developable area of 3.09 hectares. This achieves a net density of approximately 50 dwellings per hectare, which is of a very similar net density to Milldale Stage 4C.

Density in Milldale and Future Opportunities

In terms of the typologies provided for within the site, it is noted that a specific design outcome of the THAB zone is to “enable a variety of housing types at high densities including terrace housing.” It is acknowledged that it is possible to develop terraced housing at even higher densities than proposed in the application. However, the manner in which to achieve this would be the widespread adoption of narrow, (sometimes three-storey) two-bedroom typologies (ca. 4.5m in width). However, the proposal instead provides a variety of site/ dwelling sizes (with a subsequent loss to overall density) in order to accommodate a range of 2-, 3- and 4-bedroom typologies across the development area. This ensures that the development is able to provide and appeal to a wide range of potential buyers at different price points in the market consistent with good design practice and Policy 1 of the NPS-UD, as well as the objectives of the AUP.

Whilst the variety of typologies offered within this application is limited to terraced houses, it needs to be considered within the wider context of Milldale. Development in Milldale to date has included single storey, detached dwellings on larger lots with isolated pockets of terraced housing focussed around reserves, the local neighbourhood centres, waterways and the town centre. For example, the area bounded by Maryvale Road, Henry Taylor Rise, Ahutoetoe Road and Archibald Drive to the south east (which is zoned Mixed Housing Suburban (MHS), incorporates a range of lot sizes of between 111m² and 730m². Within this 18.55ha area there are 290 dwellings. Approximately 62% of the land within this area has been used for housing, resulting in a net density of 25 dwellings per hectare. The more intensive terrace houses proposed, at a net density of 51 dwellings per hectare, is in a location close to key commercial areas, including the Milldale local centre and Waterloo neighbourhood centre and open spaces including Hillside Park and Waterloo Reserve. This will assist in providing for a greater variety of housing (in terms of price and lot size) than is currently available across Milldale.

The proposal is also complimented by the nearby Summerset Retirement Village which includes multi-storey apartment buildings ensuring a good variety of dwelling typologies across Milldale will emerge to support a range of households and lifestyles. It should also be noted that the provision for future more intensive type developments (such as apartments) is still enabled within Milldale on sites located within the THAB zone such as the Jalcon Homes apartment development at 40 Waiparaheka Drive. There are a number of other superlots in this area (surrounding Waterloo Reserve) which have been sized to support more intensive apartment developments and have not formed part of the current application. In addition, I note that Lot 4050 has been left vacant as it was considered that it could better support more intensive building typologies when the market is ready to deliver these. Preliminary design work undertaken as part of this application as, shown in Figure 7, had investigated the provision of 68-unit apartment development which would have raised the overall net density of the 4C area to 61 dwellings per hectare.



Figure 7: Early design optioneering for Lot 4050

As new amenities are constructed, and the housing market matures, this will continue to support higher land values and more intensive development. As such, it is expected that additional apartment typologies can and will still be delivered across the Milldale THAB zone in line with market expectations. I would also observe that a similar pattern of development can also be seen at Hobsonville where the majority of early housing development was in the form of terraced and semi-detached housing, with more intensive apartment buildings (e.g. Catalina Bay) being established several years following commencement of development.

Conclusion

When considering the appropriate density of development, it should be noted that the underlying zoning is just one factor that needs to be taken into consideration. There are a range of other important factors which need to be taken into account to assist in informing an appropriate design outcome. These include natural amenity (e.g., views) local amenities (e.g., schools, parks and retail), proximity to transport options and retail destinations, ground conditions, underlying land values and the relative maturity of the residential housing market in that area. The result of these factors is that the development outcomes within a THAB zoned site should be expected to be different across different areas of THAB zoning in Auckland. In other words, one would expect a greater level of density of to be realised in locations such as the THAB zoned land near Newmarket, which is more central and has more mature development, then locations such as Milldale.

Overall, the proposed terrace housing within Milldale Stage 4C is consistent with the objectives and policies of the Auckland Unitary Plan, where these typologies are enabled by the development standards of the THAB zone. It also supports the growth outcomes of the Regional Policy Statement by contributing to housing choice and diversity in Milldale (and wider Wainui area). In many greenfield development areas across Auckland, medium density typologies such as terrace houses and duplexes are commonly delivered in the THAB zone. While these are less intense than apartment buildings, this is usually a response to other factors such as proximity to local amenities, transport options, underlying land values and the maturity of the local housing market. In the case of Milldale Stage 4C, the provision of terrace housing does not preclude future opportunities for apartment development as the area evolves, but rather contributes to

the ongoing intensification and diversification of the growing neighbourhood, while providing an appropriate transition from the existing detached dwellings that currently exist within Milldale.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



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