



Final Report: 19 November 2025

Economic Assessment of Proposed Milldale North Development for Fast-track Referral

Prepared for:
Fulton Hogan Land Development Limited

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1. Executive Summary

Context

Fulton Hogan Land Development Limited (**FHLD**) is seeking to develop 231 hectares of land in Wainui, in northern Auckland. The proposal comprises approximately 1,500 standard lots, 69 superlots, two small commercial nodes, and an ecological protected area network, and represents an orderly expansion of the emerging Milldale community. To expedite development, FHLD is seeking consent for the proposal under the Fast-track Approvals Act 2024 (**FTAA**). This report provides a high-level assessment of the proposal against Criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA from an economic perspective consistent with the requirements for a Referral Application.

Key Findings

The proposal will create significant one-time boosts in GDP, jobs, and incomes, particularly during construction. Over an eight-year period, including flow-on effects, we estimate that the development could have the following **regional impacts**:

- A one-time boost in GDP of around **\$697** million;
- Employment for **4,928** FTE-years (or **616** people employed full-time for eight years); and
- Additional household incomes of **\$416** million.

The proposed development will also generate the following housing market impacts:

- **Regionally Significant Increase in Housing Supply:** The proposal enables approximately 1,853 new dwellings, which will help the market be more responsive to growth in demand, thereby reducing the rate at which local house prices grow over time (relative to the status quo).
- **Land Market Competition:** The proposal will help to foster competition in the local land market, which is a cornerstone of economic efficiency.
- **Providing a Variety of Dwellings:** The proposal caters to a variety of needs and preferences by providing for a range of dwellings, including standalone homes of various sizes and configurations as well as terraces / duplexes.
- **Fostering Well-Functioning Urban Environments:** Master-planned communities like the proposal provide a strategic and coordinated approach to urban growth, delivering superior economic and social benefits compared to fragmented development.

In addition, the proposal will generate a range of wider economic and social benefits, including:

- **Improved Local Retail / Service Provision:** As future development enabled by the proposal occurs and new residents move to the area, they will help create critical mass to support greater local retail / service provision. This will help sustain the emerging Milldale Local Centre by expanding its surrounding resident and customer catchment, supporting long-term viability in a generally constrained retail environment.

- **Ongoing Local Economic Support:** In addition, once operational, the proposed neighbourhood centres will generate steady, on-site employment and serve primarily convenience needs to complement those served by the emerging Milldale Local Centre.
- **Optimised Transport Investment:** By extending Milldale’s urban form northward, the proposal increases utilisation of transport assets already delivered, consented, or designated, improving network efficiency per dollar invested.
- **Ecological Restoration and Recreation:** A 131-hectare restoration area north of the Ōrewa Awa will generate employment during development, enhance local recreation opportunities, and deliver long-term amenity and carbon-sequestration benefits.
- **Highest and Best Use of Land:** The proposal enables the subject land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.
- **Investment Signal Effects:** The development will provide a strong signal of confidence in the local economy, which may help spur on, accelerate, or bring forward other developments.

A potential economic cost of the proposal is the provision of wastewater infrastructure, with the Army Bay wastewater treatment plant (**WWTP**) nearing capacity. The proposal addresses this by providing a temporary WWTP to serve future households until additional capacity is provided at Army Bay.

Conclusion

Auckland’s population is growing rapidly, and a steady supply of new homes is needed to accommodate this growth. This proposal addresses that need directly and:

- Makes a **significant contribution to regional housing supply**; and
- Generates **significant regional economic benefits**.

The Fast-track process ensures these benefits are realised sooner than traditional development pathways would otherwise normally allow. On that basis, we consider the proposal meets criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA and we support it on economic grounds.

2. Introduction

2.1. Context

Fulton Hogan Land Development Limited (**FHLD**) is seeking to develop approximately 231 hectares of land in Wainui, in northern Auckland. The proposal comprises approximately 1,500 standard lots, 69 superlots, two small commercial nodes, and an ecological protected area network, and represents an orderly expansion of the emerging Milldale community. To expedite development, FHLD applying for a Referral Application under the Fast-track Approvals Act 2024 (**FTAA**) to enable consenting to occur under the FTAA.

FHLD has recently obtained resource consent under the FTAA for Stages 10-13 and 4C of the remaining live-zoned land at Milldale. Milldale North represents the next stage of development for FHLD and would provide certainty that development can continue at pace in Milldale.

2.2. Criteria for Assessing Referral Applications

The FTAA is a new, permanent fast-track approvals regime. The purpose of the Act is to facilitate the delivery of infrastructure or development projects with significant regional or national benefits. Under section 22 of the Act, proposals may be referred to an expert panel for fast-track consenting where the Minister is satisfied that the project meets the purpose of the Act.

In considering whether to refer a project, the Minister may consider a range of factors set out in Section 22(2)(a). To assist decision makers, this report provides an assessment of the proposal against two of those criteria from an economic perspective. Specifically, it considers whether the project:

- iii. Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020).
- iv. Will deliver significant economic benefits.

2.3. Scope and Structure of this Document

This report provides a high-level assessment of the proposal against the criteria above from an economic perspective. The remainder of this document is structured as follows:

- **Section 3** identifies the subject site and provides indicative development yields.
- **Section 4** estimates the one-time impacts of the proposal's future development.
- **Section 5** provides context on the local housing market.
- **Section 6** assesses the likely impacts of the proposal on the local housing market.
- **Section 7** considers a range of wider economic impacts of the proposal.
- **Section 8** provides a checklist against the FTAA referral criteria.

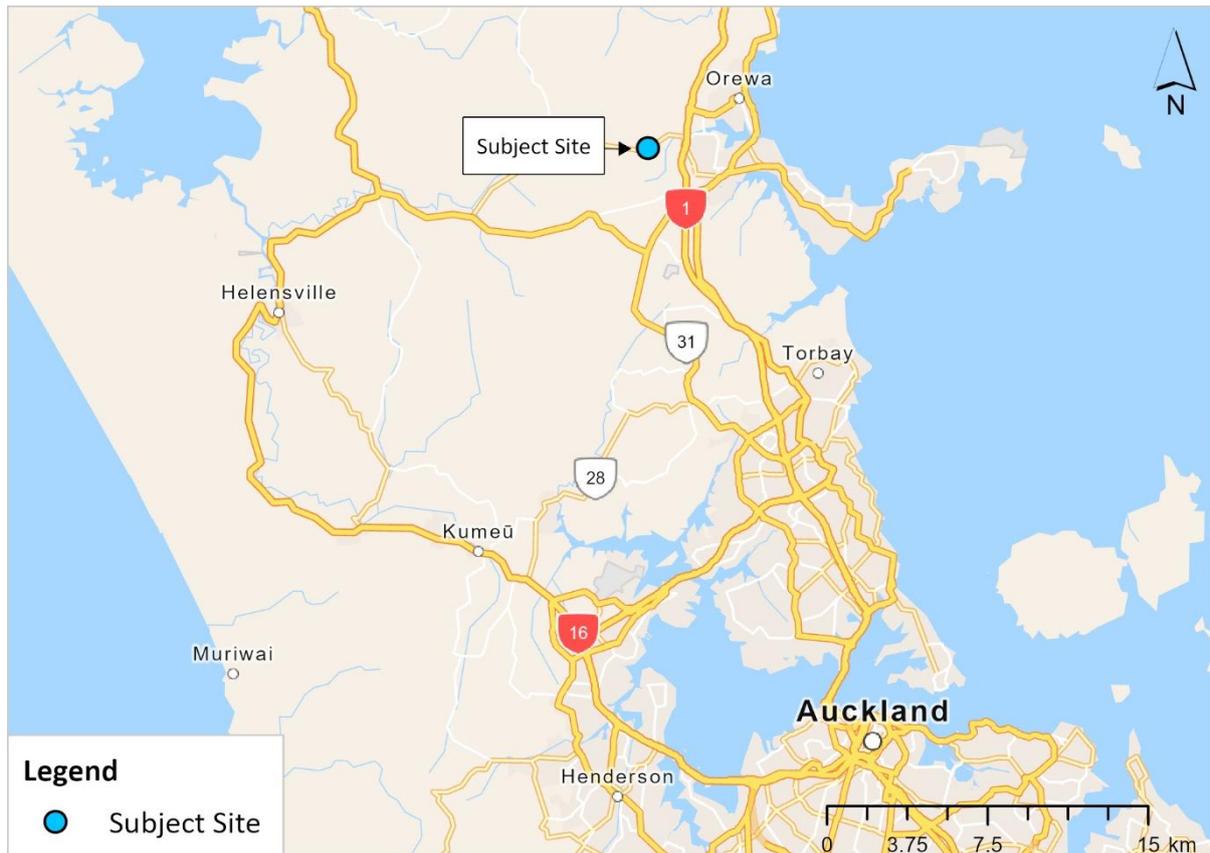
3. About the Proposal

This section identifies the subject site and provides indicative development yields.

3.1. Site Location and Description

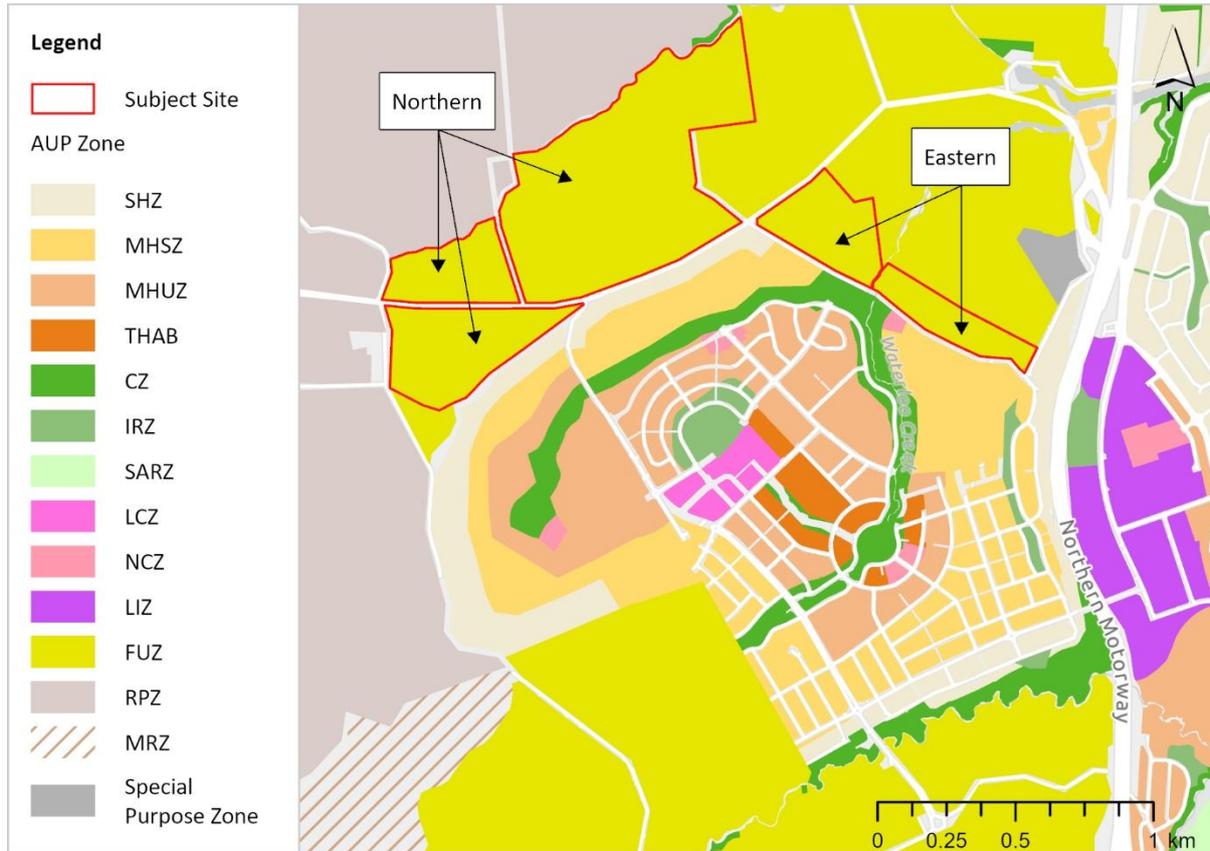
The subject site is located immediately adjoining the live-zoned Milldale urban area in northern Auckland. Its location is denoted by the blue dot in Figure 1 below.

Figure 1: Location of Subject Site



The portion of the site to be developed for predominantly residential purposes spans an area of approximately 100 hectares and is currently occupied by rural lifestyle properties. It comprises two non-contiguous areas referred to in the masterplan as the northern and eastern areas, respectively. See Figure 2 below.

Figure 2: Subject Site Zoning



As shown in Figure 2, these sites are zoned Future Urban Zone (**FUZ**) under the Auckland Unitary Plan (**AUP**). This is a transitional zone that is applied to greenfield land identified as imminently suitable for urbanisation.

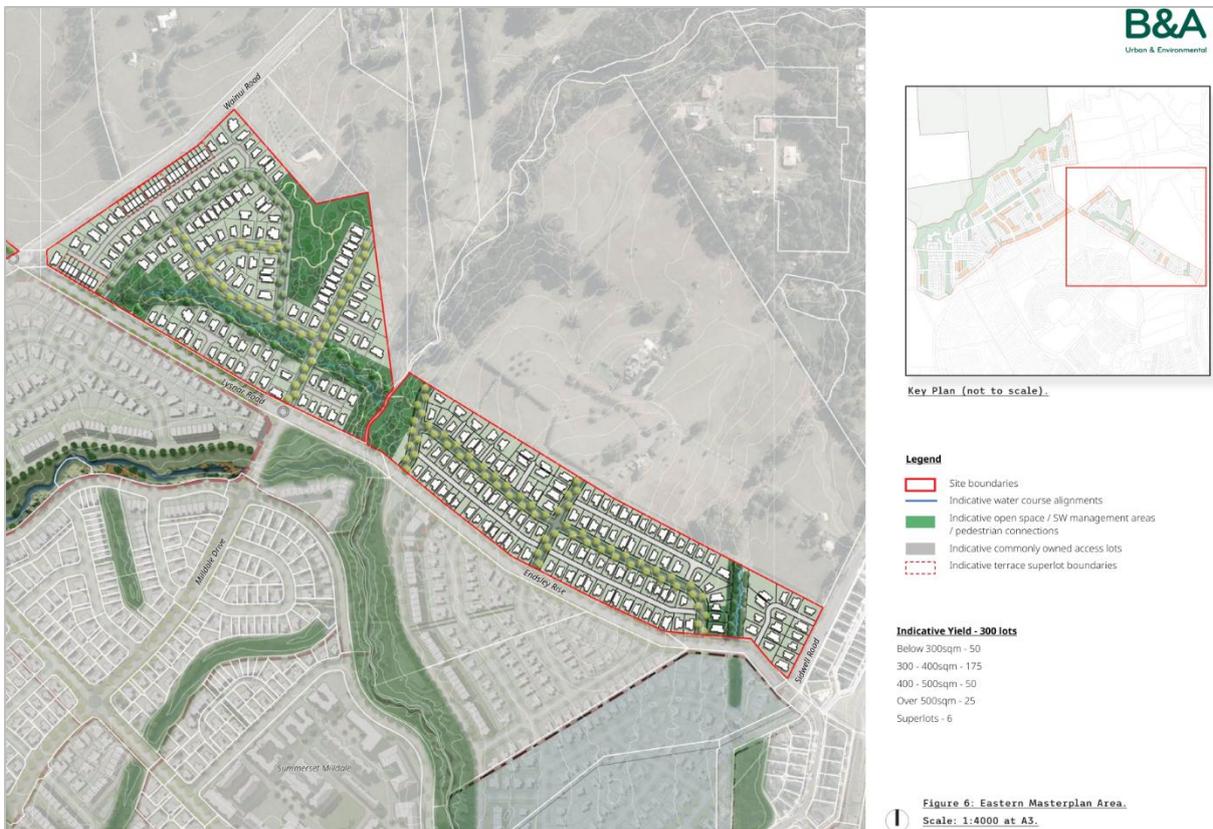
3.2. Anticipated Development Yields

Figure 3 and Figure 4 below show the indicative masterplans for the proposed northern and eastern development areas, which are expected to deliver approximately 1,500 standard lots and 69 superlots.

Figure 3: Milldale North – Northern Masterplan Area

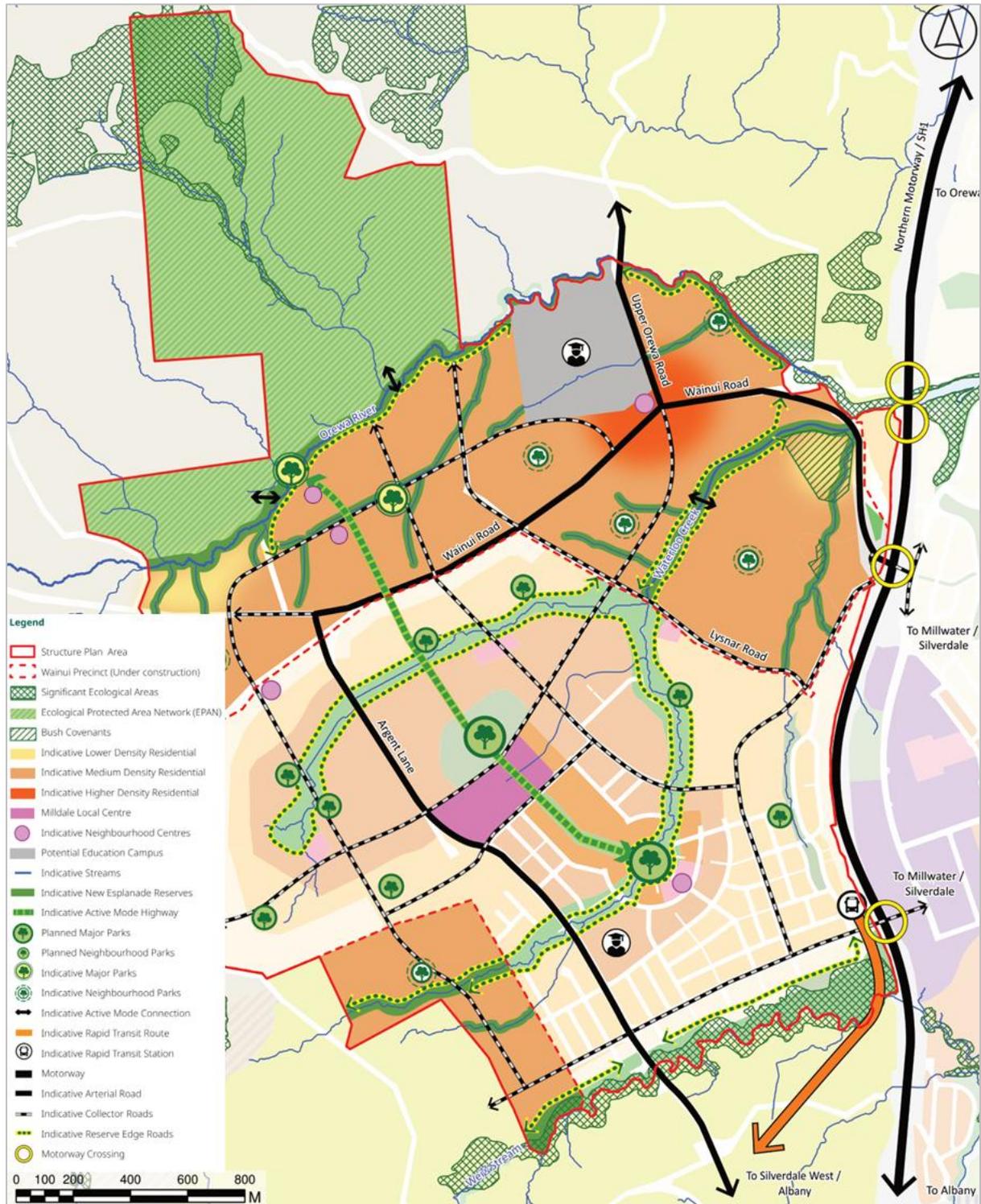


Figure 4: Milldale North - Eastern Masterplan Area



In addition to the residential components shown above, the proposal includes two small neighbourhood-scale commercial nodes totalling around 500 m² of gross floor area (GFA). Their scale reflects the established centre hierarchy across the wider Milldale structure plan area and the commercial analysis that has guided its development over many years, as shown in Figure 5 below.

Figure 5: Milldale Structure Plan Area



This network already includes the emerging Milldale Local Centre, positioned to meet most convenience and service needs, and several neighbourhood-level nodes recently consented through the adjoining Milldale Stages 4C and 10-13 Fast-track approvals. The role and function of the Milldale North nodes have been determined in the context of this framework, providing for complementary day-to-day services (such as a small café, dairy, or takeaway) rather than competing with the higher-order local centre or the nearby Silverdale Town Centre, which serves wider sub-regional retail needs. Table 1 provides further detail on the anticipated residential yield, which includes 1,500 lots of various sizes suitable for standalone homes, plus 69 superlots intended for medium-density development such as terraces or duplexes.

Table 1: Anticipated Lot Yields

Standard Lots	Northern Area	Eastern Area	Total
< 300 m ²	500	50	550
300 - 400 m ²	450	175	625
400 - 500 m ²	150	50	200
> 500 m ²	100	25	125
Total Standard Lots	1,200	300	1,500
Superlots	63	6	69
Grand Total	1,263	306	1,569

For modelling purposes, each superlot has been assumed to accommodate an average of just over five dwellings, consistent with yields shown in the concept masterplans above. This results in an indicative total of 1,853 dwellings across the site, as summarised in Table 2 below.

Table 2: Anticipated Dwelling Yields

Dwelling Yield	Northern Area	Eastern Area	Total
Standalone	1,200	300	1,500
Terraces / duplexes (Superlots)	325	28	353
Grand Total	1,525	328	1,853

4. One-Time Impacts of Development

This section estimates the one-time impacts of future development enabled by the proposal.

4.1. Introduction

In the previous section we showed that the proposal could deliver approximately 1,853 new homes. Constructing these new buildings, and preparing the land for development (not to mention installing all necessary infrastructure and obtaining all necessary consents) will have significant one-time economic impacts on GDP, jobs, and wages.

4.2. Methodology

We quantified these one-time economic impacts using a special technique called multiplier analysis, which traces the impacts of additional economic activity in one sector – such as construction – through its supply chain to estimate the overall impacts, including flow-on effects. These comprise two parts:

- **Direct impacts** – which capture all on-site and off-site activities directly related to the proposal’s development, e.g., home builders and their various subcontractors and suppliers, some of which will be on-site, and some of which will be off-site.
- **Indirect effects** – which capture additional (supply-chain) impacts arising when businesses working directly on the project source goods and services from their suppliers, who in turn may need to source goods and services from their own suppliers, and so on.

These economic impacts are measured in various ways, including:

- **Contributions to GDP (or value-added)** – GDP measures the difference between a business’ inputs (excluding wages and salaries) and the value of its outputs. It captures the value that a business adds to its inputs to create its own outputs, hence the term “value-added.”
- **Total FTEs** – which equals the total number of full-time equivalent workers employed.
- **Total Jobs** – which is the total number of people employed, i.e., including both part-time and full-time workers.
- **Total wages and salaries** – which equals the total amount paid in wages and salaries.

For example, when a construction firm wins a new project, they will subcontract various parts of the build to other companies, such as glaziers, tilers, plumbers, electricians, etc. Those subcontractors, in turn, will then usually need to source additional materials and services from their suppliers, who may then need to source materials and services from their suppliers, and so on. Multiplier analysis enables the impacts of these supply chain interactions to be captured to estimate the overall impact of the new building project, including its direct and flow-on (supply chain) effects.

4.3. Development Assumptions

Based on the location and nature of the proposal, we assume that 90% of the national one-time impacts of the proposal accrue to the Auckland region.¹

In addition, our analysis incorporates various assumptions about the likely scale and cost of future development. Because reliable information was available on likely residential yields, we started with those. Specifically, we first estimated the costs of all residential construction. Then, we estimated planning/consenting and earthworks/infrastructure costs as percentages of those. We estimated planning and consenting costs equal to 2% of total construction costs, and earthworks/infrastructure equal to 20% of construction costs (based on our experience with similar developments elsewhere in New Zealand).

Table 3 displays our residential development assumptions, which include average dwelling sizes by type and associated build costs², for the 1,853 new dwellings enabled.

Table 3: Residential Development Assumptions

Typology	# of Dwellings	Assumed GFA (m ²)	Cost per m ²	Construction Cost (\$m)
Standalone < 300 m ²	550	115	\$3,250	\$206
Standalone 300 - 400 m ²	625	155	\$3,100	\$300
Standalone 400 - 500 m ²	200	185	\$3,050	\$113
Standalone > 500 m ²	125	220	\$2,900	\$80
Terraces / Duplexes	353	150	\$3,140	\$166
Total / Averages	1,853	150	\$3,133	\$865

Overall, total construction costs are estimated at **\$865** million in today's dollars, from which we then derived:

- **\$17** million for planning, designing, and consenting costs (i.e., **2%** of build costs); and
- **\$173** million for infrastructure and civil works costs (i.e., **20%** of build costs).

4.4. Summary of Development Costs

Table 4 summarises the estimated total cost of the proposal across the three key activities based on the assumptions set out above, which equal **\$1.1** billion in today's dollars.

¹ In some countries, regional I-O tables are commonly used to estimate subnational economic impacts. However, in New Zealand, the regions are generally too small and economically interlinked to produce reliable standalone I-O tables. Regional data is often sparse, outdated, or lacks the industry granularity required for robust modelling. Accordingly, we have used national multipliers and attributed a share of national impacts to the Auckland region.

² Build costs reflect averages from the existing Milldale residential development. Specifically, build costs are based on improvement value data from Cotality. These have been reduced by 20% to reflect developer profit margins, which may not translate to economic benefits.

Table 4: Summary of Estimated Development Costs (\$ millions)

Development Activity	\$ millions
Planning/design/consent	\$17
Earthworks & infrastructure	\$173
Residential construction	\$865
Total Development Cost	\$1,055

Finally, we mapped these costs³ to sectors of the regional/national economy, then overlaid the latest economic multipliers to derive the one-off impacts of the proposal, as set out below.

4.5. Estimated Impacts on GDP, Jobs, and Wages

Table 5 presents the one-time impacts of the proposal’s development based on the methodology, inputs, and assumptions described above.⁴ All activities are assumed to occur over an eight-year period.

³ This exercise is straightforward for property development projects like this because two of the three key activities identified map directly to sectors in the economic multipliers dataset. Only the third activity – planning, design, and consenting – required a more detailed mapping. It was allocated to three sectors: scientific, architectural, and engineering services; legal and accounting services; and advertising, market research, and management services.

⁴ The estimated one-off economic impacts presented here do not account for the proposed commercial nodes indicatively included as part of the development. As a result, the estimates are conservative and likely understate the full benefits of the proposal.

Table 5: One-Time Economic Impacts of the Proposal by Activity (spread over 8 years)

	Design	Civil	Residential	Total
Annual Jobs				
Direct	8	46	141	195
Indirect	5	60	396	461
Total	13	106	537	656
Annual FTEs				
Direct	7	44	136	186
Indirect	5	56	369	430
Total	11	100	505	616
Total Wages \$m				
Direct	\$6	\$35	\$81	\$122
Indirect	\$3	\$40	\$251	\$294
Total	\$9	\$75	\$332	\$416
Total GDP \$m				
Direct	\$9	\$50	\$128	\$186
Indirect	\$6	\$72	\$434	\$511
Total	\$15	\$121	\$562	\$697

In summary, we estimate that:

- Future planning/design/consenting will create full-time employment for **11** people over the eight-year development period, generating total wages/salaries of **\$9** million;
- Land development (including infrastructure provision and all other civil works) will create full-time work for **100** people, with **\$75** million paid in wages/salaries; and
- Residential construction will provide full-time work for **505** people, with **\$332** million paid in wages and salaries.

Overall, the proposal’s development is estimated to provide full-time work for **616** people for eight years, generating approximately **\$416** million in wages/salaries, and boosting GDP by **\$697** million.

4.6. Top 10 Industries by FTEs Employed

To better understand the likely impacts of the proposal’s future development, Table 6 reveals the 10 industries likely to experience the greatest employment boosts. Those top 10 industries account for more than three-quarters of all full-time employment generated by the proposal’s development, with the balance spread across numerous other sectors.

Table 6: Top 10 Industries by Annual FTEs Generated during Development

Industries	Annual FTEs	Shares
Residential building construction	162	26%
Construction services	123	20%
Heavy and civil engineering construction	54	9%
Scientific, architectural, and engineering services	31	5%
Public order, safety, and regulatory services	23	4%
Wood product manufacturing	21	3%
Fabricated metal product manufacturing	20	3%
Legal and accounting services	13	2%
Employment and other administrative services	13	2%
Non-metallic mineral product manufacturing	11	2%
Top 10 Subtotal	470	76%
All Other Industries	146	24%
Total FTE-years (all industries)	616	100%

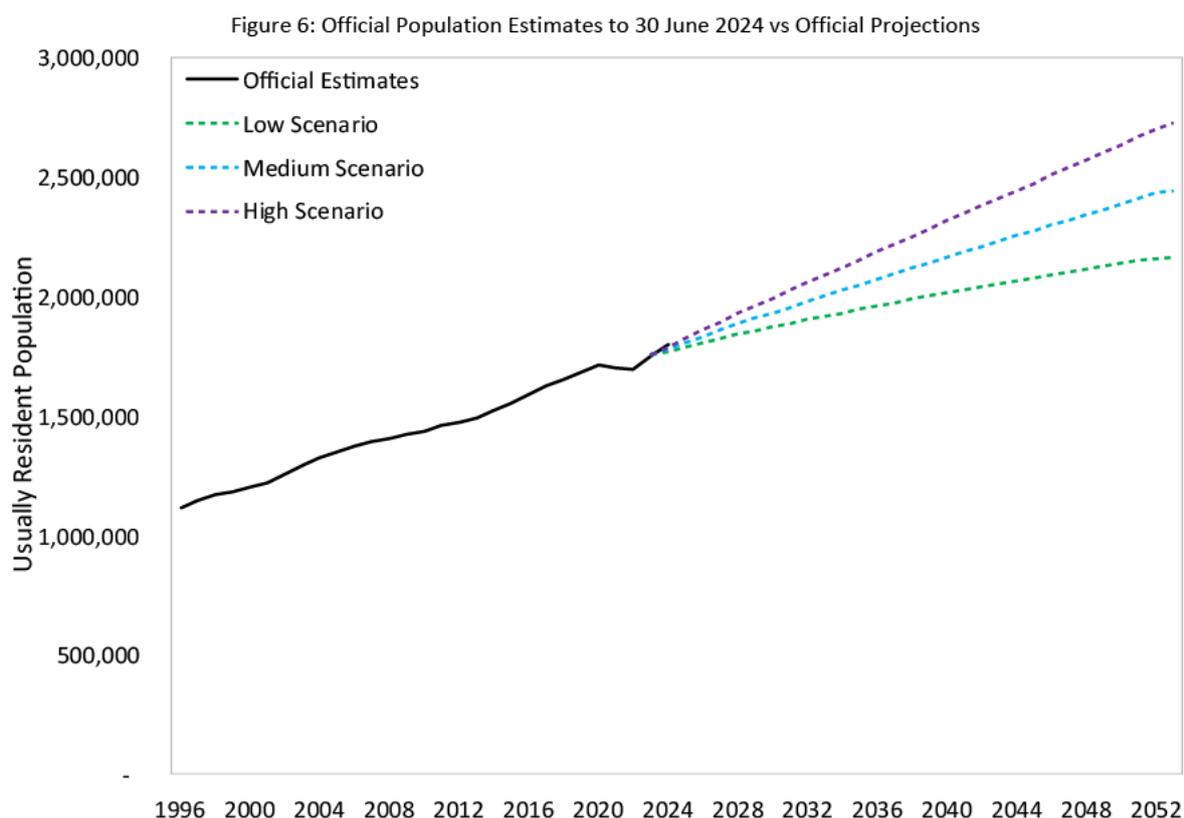
4.7. Ongoing Onsite Employment

The proposal provides for two small commercial nodes, comprising around 500 m² of GFA. While future tenancies will be determined by the market, they may include, for example, a dairy, a small café, or takeaway food outlets. Once operational, this future onsite activity will provide ongoing employment for an estimated **10** FTE employees.

5. Housing Market Context

5.1. Population Growth

Auckland's population grew strongly in the first two decades of the century, up from 1.2 million in 2000 to over 1.7 million in 2020. However, it then contracted in 2021 and 2022, as international immigration stalled due to Covid-19 travel restrictions. Now, growth has resumed, with Auckland's population expanding by 104,300 residents in the 24 months to June 2024. As a result, the latest Stats NZ population estimates are now tracking above the high growth population scenario, as illustrated in Figure 4 below.



5.2. Housing Market Indicators

Despite a recent downturn, Auckland's dwelling prices remain stubbornly high and out of reach of many Aucklanders. This is illustrated in Figure 5 below, which charts the quarterly median prices of residential dwellings in the region.

Figure 7: 12-month Rolling Average Median Dwelling Sales Price⁵

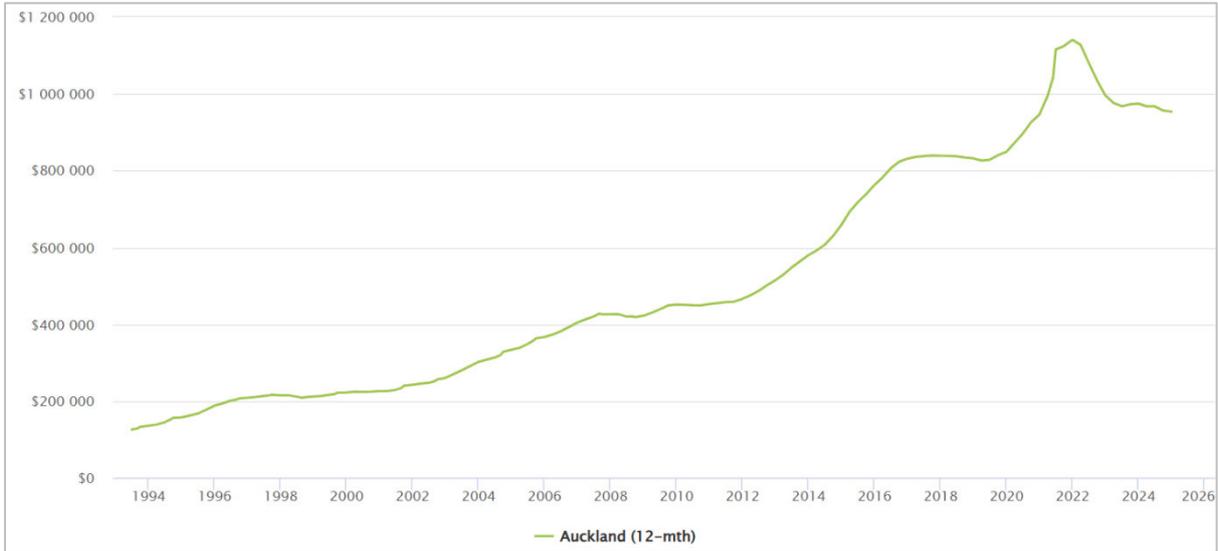
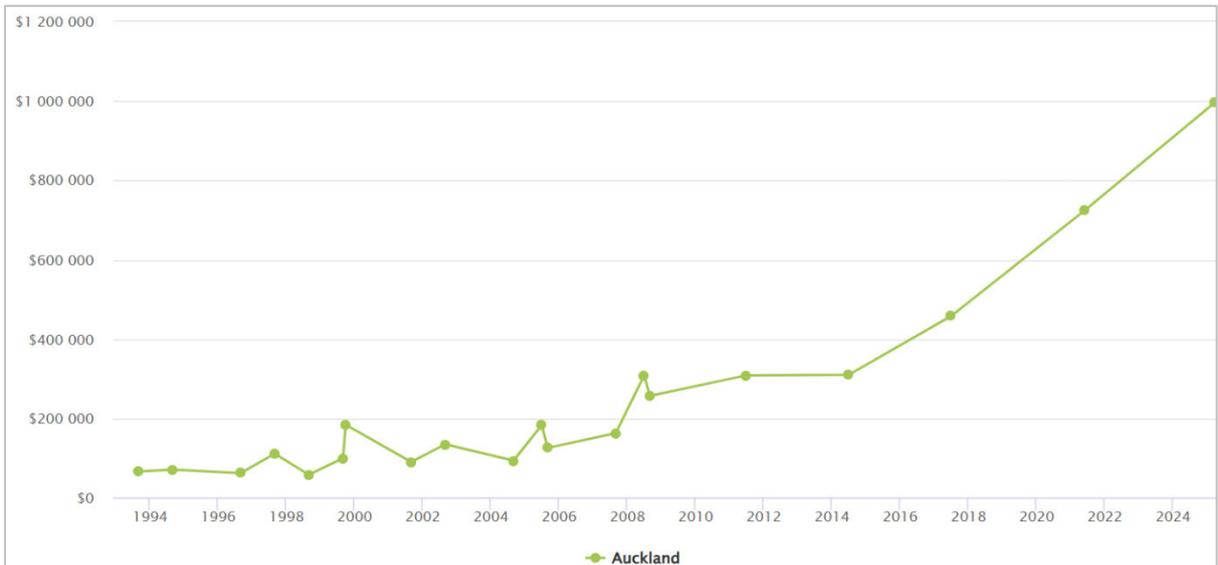


Figure 5 shows a significant increase in the median sales price for the Auckland region over the past two decades. In 2004, the median stood at around \$333,000. This grew to approximately \$954,000 by December 2024, translating to a CAGR of 5.4% over the 20-year period.

At the same time, the average land value of dwellings has skyrocketed. In fact, it has more than tripled over the past 10 years or so, from \$310,000 in June 2014 to \$998,000 in March 2025, representing a CAGR of 11.1%. This is illustrated in the chart below, which shows the mean land prices per dwelling over time.

Figure 8: Average Dwelling Land Value



⁵ All housing market indicator charts sourced from the Ministry of Housing and Urban Development’s Urban Development Dashboard, which is available here: <https://huddashboards.shinyapps.io/urban-development/>

With land and dwelling prices both increasing far quicker than household incomes for most of the past 30 years, housing in Auckland has become increasingly unaffordable. According to interest.co.nz, for example, it now takes more than a decade just to save the deposit on an average valued home in Auckland, with 49% of gross earnings required thereafter to service the mortgage.⁶

⁶ Available here: www.cotality.com/nz/resources/downloads/housing-affordability-report

6. Housing Market Impacts

This section assesses the likely impacts of the proposal on the local housing market.

6.1. Logical Expansion of Milldale

The proposal represents a logical and coordinated expansion of the emerging Milldale community. This high-amenity growth node is thriving, with new development stages consistently selling out quickly, demonstrating sustained localised market demand. Enabling additional residential supply now will help ensure new homes are delivered in a timely manner to meet future demand as it arises.

A further economic benefit stems from FHL D maintaining a secure pipeline of consented development in Milldale. This continuity avoids the stop-start pattern that often arises when projects are held up by consenting delays, which can disrupt construction activity, labour utilisation, and supply chains. FHL D's proven capacity to deliver around 200 dwellings per year at Milldale demonstrates both delivery efficiency and sustained market absorption. This consistent output, unusual among Fast-track applications, provides stability for local contractors and suppliers, helps smooth infrastructure investment, and ensures that housing supply expands in a steady, predictable manner, an outcome that supports economic efficiency and affordability.

6.2. Significant Boost in Housing Supply

The proposal acknowledges and directly responds to the need for more residential land to meet growth in demand over time, by enabling the development of approximately 1,853 new homes. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which city house prices grow over time (relative to the status quo).

To assess the significance of this supply boost, we reviewed the demand projections in Auckland Council's latest Housing Capacity Assessment (HCA)⁷ by Local Board Area (LBA). For the Rodney LBA, where the site is located, the HCA projects growth of up to around 845 households per annum over the 30 years to 2053. On that basis, the 1,853 dwellings enabled by the proposal equate to at least two years of supply for the area. In our view, this represents a substantial and highly significant regional contribution to housing supply from a single proposal.

6.3. Improved Supply Responsiveness

The significant boost in residential sections enabled by the proposal will help to narrow the gap between likely future supply and demand. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which Auckland's house prices grow over time (relative to the status quo). This is particularly important given the chronic affordability concerns described in Section 5.

⁷ Auckland Council. (2023). *Housing and Business Development Capacity Assessment for the Auckland Region 2023*.

6.4. Land Market Competition

In addition to directly boosting dwelling capacity, the proposal will also help to foster competition in the regional land market. This is important because, as recognised through Objective 2 of the National Policy Statement on Urban Development (**NPS-UD**), competition is the cornerstone of economic efficiency. When the land market becomes more competitive, land developers have a greater incentive to bring their product to the market in a more timely and cost-effective manner, thus further helping to keep city housing as affordable as possible.

Absent competition, landowners experience “market power”, which enables them to charge more for land and be slower in releasing it to the market. Both outcomes conspire against affordability and reduce the overall efficiency of the housing market.

6.5. Catering to a Variety of Budgets and Preferences

The proposal also enables a range of dwellings to be constructed over time, including terraces / duplexes, and detached dwellings of various sizes and configurations. This diversity of end use helps the proposal give effect to Policy 1(a)(i) of the NPS-UD, which requires planning decisions to contribute to well-functioning urban environments that provide a variety of homes to meet the needs of a diverse population.

6.6. Helping Foster Well-Functioning Urban Environments

Master-planned communities like the proposal provide a strategic and coordinated approach to urban growth, delivering superior economic and social benefits compared to the alternative (fragmented development). For example, these developments:

- **Achieve economies of scale** – Large-scale development lowers per-unit costs through efficient planning and resource allocation.
- **Optimise infrastructure investment** – Coordinated delivery of roads, utilities, and public services reduces inefficiencies and ensures infrastructure is right-sized and cost-effective.
- **Generate employment** – Provide steady employment for local contractors and tradespeople.

Further, master-planned developments like the proposal create well-connected, vibrant neighbourhoods by:

- **Prioritising walkability and accessibility** – Integrated transport networks encourage active transport, reducing car dependency and promoting healthier lifestyles.
- **Providing essential amenities on-site** – Such as the convenience retail and childcare services (indicatively) anticipated in the proposed commercial nodes.

- **Enhancing safety through CPTED⁸ principles** – Thoughtful urban design improves visibility, deters crime, and promotes secure public spaces.

Finally, unlike fragmented growth, which often leads to inefficiencies, master-planned communities:

- **Prevent inconsistent urban form** – Coordinated development ensures a seamless integration of infrastructure, housing, and amenities.
- **Avoid land banking** – Large-scale projects encourage timely development, addressing housing and infrastructure needs efficiently.
- **Reduce reliance on external infrastructure** – Self-sufficient communities alleviate pressure on existing networks, supporting sustainable urban expansion.

In short, master-planned communities like the proposal not only enhance day-to-day life for residents but also establish a foundation for sustainable, long-term growth that supports a well-functioning urban environment.

⁸ CPTED (Crime Prevention Through Environmental Design) is an urban design approach that aims to reduce crime and improve safety by influencing the physical environment. It includes principles such as natural surveillance, clear sightlines, and active frontages to deter antisocial behaviour and support community wellbeing.

7. Wider Economic Impacts

This section considers a range of wider economic impacts of the proposal.

7.1. Project Acceleration

Not only will the proposal provide meaningful employment for a wide range of local workers, as illustrated above, but it will likely progress considerably faster via the FTAA process than would otherwise be the case. Absent fast-track approval, the proposal is likely to be subjected to a protracted resource consent process that would invariably take significantly longer. Accordingly, the proposal enables the project to commence sooner, thereby allowing the associated economic benefits to be realised sooner too.

7.2. Critical Mass and Support for Nearby Centres

As the new sections enabled by the proposal are developed and new residents move to the area, they will help to create critical mass to support the emerging Milldale centres network, including the Milldale Local Centre.

To put this in context, we estimated likely future spending originating on the subject site at full build-out by applying average spending from the latest Household Economic Survey⁹. To be conservative, these estimates ignore ongoing growth in annual household income over time. The results are tabulated below and reflect total annual spending by 1,853 new households.

Table 7: Projected Future Spending Originating Onsite

Expenditure Group	Annual Spend per Household	Total Annual Spend (\$ millions)
Food	\$17,600	\$32.6
Alcoholic beverages and tobacco	\$1,350	\$2.5
Clothing and footwear	\$2,650	\$4.9
Housing and household utilities	\$24,350	\$45.1
Household contents and services	\$2,950	\$5.5
Health	\$2,650	\$4.9
Transport	\$15,350	\$28.4
Communication	\$2,000	\$3.7
Recreation and culture	\$7,350	\$13.6
Education	\$1,550	\$2.9
Miscellaneous goods and services	\$7,300	\$13.5
Other expenditure	\$11,350	\$21.0
Total Household Expenditure	\$96,450	\$178.7

Table 7 shows that future residents of the proposal will spend more than \$178 million per annum on a wide range of household goods and services, assuming they spend at a rate equal to that of the average household. It is likely that a high proportion of their household purchases will occur close to the site, thereby providing significant commercial support for the growth of the local centre. This, in

⁹ For the Auckland region.

turn, will significantly boost the amenity for existing and future residents and visitors, by providing a commercial and social hub for the local community.

7.3. Optimising Investment in the Transport Network

The proposal will optimise the use of transport infrastructure that is already delivered, consented, or designated in the wider Milldale structure plan area. The drawing package shows key links either complete or underway, including the Milldale to Highgate bridge, Argent Lane and Wainui Road upgrades, and the designated Milldale Rapid Transit Station. By extending Milldale's urban form northward, the proposal increases utilisation of these assets and improves network efficiency per dollar invested.

While a number of transport upgrades are required to support development within Milldale North, these are expected to be delivered and funded by the developer, with no financial contribution sought from Auckland Transport. This approach will maximise the efficiency of existing and planned network investment while ensuring new infrastructure is delivered in step with growth of the wider Milldale structure plan area.

7.4. Ecological Restoration and Recreational Network

The proposal includes extensive restoration of land north of the Ōrewa Awa. The drawing package indicates large-scale native revegetation, on-site nursery propagation, predator control, recreational trail infrastructure, and an indicative carbon sequestration of around 188,500 tCO₂-e over 50 years, rising to about 252,000 tCO₂-e over 80 years. The wider economic contributions likely include:

- Local recreation access that reduces travel to distant parks, supporting household time savings, reduced emissions, and increased local spend within Milldale's centres network.
- Project delivery and maintenance employment associated with planting, nursery operations, pest management and track formation, particularly over the first 12 years of staged works.
- Amenity and liveability effects that capitalise into land values and improve market absorption and price resilience for new dwellings located near high-quality open space and trails.
- Potential for carbon value realisation in future, subject to eligibility and market settings, noting the scale and permanence of planting indicated.

On this basis, the restoration area contributes to a well-functioning urban environment and generates co-benefits both economic and ecological in nature.

7.5. Highest and Best Use of Land

The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.

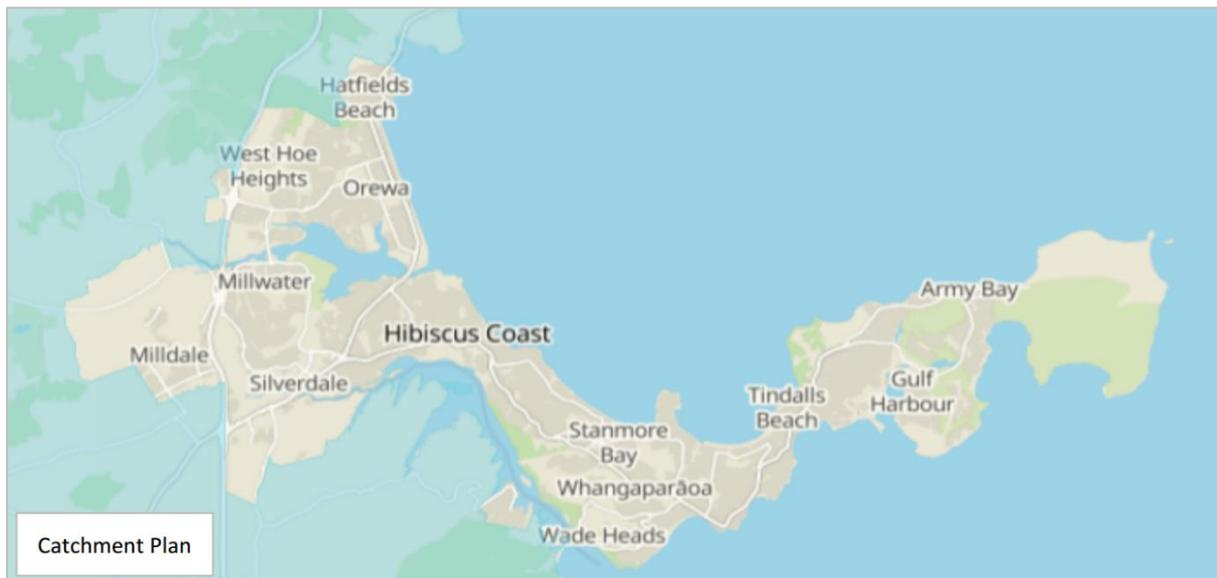
7.6. Investment Signal Effects

In addition, the development will provide a strong signal of confidence in the district economy, which may help spur on, accelerate, or bring forward other developments.

7.7. Infrastructure Servicing Cost and Risk

The provision of wastewater services is a pressing issue at Milldale, because the Army Bay wastewater treatment plant (WWTP) is nearly at capacity. As at March 2024, only 2,000 additional Dwelling Units Equivalents could connect prior to its next planned upgrade in 2031. This constraint poses significant risks to the planned development of land serviced by the WWTP, which serves the catchment area illustrated in Figure 9 below.

Figure 9: Army Bay Wastewater Treatment Plant Catchment



In response, the proposal provides for the establishment of a temporary WWTP on site to serve future households until additional capacity is provided at Army Bay. This enables the proposed development to occur sooner than it otherwise would have, while diminishing the economic fallout of Army Bay failing to provide sufficient capacity to keep pace with growth.

In parallel, FHLD is also proactively addressing water supply considerations. This will allow water supply to be privately managed if required, ensuring that the project can proceed without delay and that housing delivery remains uninterrupted until such time as permanent servicing arrangements are confirmed.

8. Conclusion and Checklist

8.1. Conclusion

Auckland’s population is growing rapidly, and a steady supply of new homes is needed to accommodate this growth. This proposal addresses that need directly and:

- Makes a **regionally significant contribution to regional housing supply**; and
- Generates **significant regional economic benefits**.

The fast-track process ensures these benefits are realised sooner than traditional development pathways would otherwise normally allow. On that basis, we consider the proposal meets criteria 22(2)(a)(iii) and 22(2)(a)(iv) of the FTAA and we support it on economic grounds.

8.2. FTAA Criteria Checklist

The following table provides a signpost to where each of the relevant criteria listed in Section 22(2)(a) of the FTAA are addressed in this report.

Table 8: Assessment Against Section 22(2)(a) Criteria of FTAA

Ref	Criterion	Signpost
(i)	Identified as a priority project in government plans or strategies	n/a
(ii)	Delivers new or supports existing regionally/nationally significant infrastructure	n/a
(iii)	Increases housing supply, addresses housing needs, or contributes to a well-functioning urban environment	Sections 6 & 7
(iv)	Delivers significant economic benefits	Sections 4 & 7
(v)	Supports primary industries, including aquaculture	n/a
(vi)	Supports development of natural resources, including minerals and petroleum	n/a
(vii)	Supports climate change mitigation (e.g. reducing greenhouse gas emissions)	n/a
(viii)	Supports climate change adaptation, reduces risk from natural hazards	n/a
(ix)	Addresses significant environmental issues	n/a
(x)	Consistent with local/regional planning documents and spatial strategies	n/a