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W-REF: P24-128
1 August 2025

FURTHER INFORMATION REQUEST

Milldale Fast Track Application - Stages 10-13

Urban Design Memo

Section 53(2) of the Fast-track Approvals Act 2024 enables the Expert Consenting Panel to invite written comments on the application from specified persons and groups.

This memorandum has been prepared in response to the technical specialist memorandums issued by Auckland Council as part of their assessment of the Milldale Fast-track Application. It specifically addresses the matters raised by Council and provides clarification, additional assessment, and updates where required.

In particular, this memo provides response to the following:

- Memorandum of Planning Matters for Auckland Council (29 July 2025)
- Annexure 17: Urban Design

Since the initial lodgement of the Substantive Application with the Environmental Protection Authority (EPA), there has been ongoing engagement between the Applicant's expert team and Auckland Council specialists through meetings, design workshops, and site discussions.

Fulton Hogan Land Development Limited (**FHLD**) is seeking consent for Milldale Stages 4C and 10-13 under the Fast-track Approvals Act 2024 (**FTAA**). Following a successful application to be listed under Schedule 2 of the FTAA, FHLD lodged a substantive application to be assessed by an Expert Panel on 28 March 2025. Woods was engaged to prepare an Urban Design memorandum of the proposal to accompany this submission.

Following lodgement of the Application, Council issued initial feedback and requested further information across several specialist areas. This feedback is reflected in the Council's comments on the lodged application dated 29 July 2025.

This UD memo provides a response to each matter raised by Council and is to be read in conjunction with the supplementary documents enclosed with **Volume 7** of the AEE.

- Residential Design Outcomes and Controls Document rev 2
- Building Coverage Study

Scope and Purpose of this Memo


This UD memo has been prepared in response to urban design matters raised in the council's comments dated 29/07/25, which built on earlier feedback received from the council.

A workshop meeting was held on 27/05/25 with the Council's Planner and Urban Design specialist to discuss the identified issues and clarify the additional information required.

The Urban Design matters raised by Auckland Council, primarily relate to the Stages 10–13 subdivision, including:

- Southern interface of Stage 13 lacks sufficient connections to the Future Urban Zone (FUZ), with only a single collector road serving an 800m interface;
- Update the Residential Design Outcomes & Control document (Appendix 1) of the Urban Design Report;
- A request to prepare a Building Coverage Study to support the Blanket Resource Consent.

These matters are addressed in the sections below, along with associated design changes and clarifications.

Council Request	Woods' Response of Sean Wu on behalf of FHLD
<p>During earlier engagement with Auckland Council , the following matter was raised, however this was not included in their feedback dated 29 July 2025. However, for completeness a response has been provided.</p> <p>Southern interface of Stage 13 lacks sufficient connections to the Future Urban Zone (FUZ), with only a single collector road serving an 800m interface</p>	<p>The Future Urban Zone (FUZ) located to the south of Stages 12 and 13 is strategically positioned for future integration, with multiple access points identified as part of the wider movement network.</p> <p>Vehicular access to the Future Urban Zone (FUZ) can be effectively provided via the existing Young Access, the proposed north–south collector road through Stage 7, and a series of existing east–west local roads and stream-edge roads along the western boundary of Stage 4. It is important to note that the primary movement desire line for residents within Stages 7, 12 and 13 is oriented east–west, towards the town centre and public transport corridor located along Argent Lane. While north–south connections facilitating movement to the south remain valuable for network resilience and wider connectivity, their relative importance is secondary compared to the more critical east–west connections, which directly support local accessibility, public transport integration, and the promotion of active modes consistent with council objectives.</p> <p>Together, these connections create a well-connected network that improves walkability and amenity for future residents and the wider area. They help support a legible urban structure for both current and future development.</p>  <p>Figure 1: Existing and proposed connections from developed stages to the Future Urban Zone (FUZ)</p> <p><i>Black Arrow: Collector Road</i></p> <p><i>Green Arrow: Pedestrian Accessways</i></p>

Council Request	Woods' Response of Sean Wu on behalf of FHL D
	<i>Grey Arrow: Local Road and Stream Edge Road</i>
<p>Updated RDOC is required to assess the design outcomes and controls for the super lots.</p>	<p>Please refer to Attachment A</p> <p>Below are the changes made to the RDOC post-lodgement in response to the feedback received. Updates have been made to improve the structure, clarity, and accuracy of the document content. All changes are summarised below to support the Panel's understanding of the revised document.</p> <ol style="list-style-type: none"> 1) The text in Section 1.0 has been updated to reflect the content of the document better. Reference to the Residential - Mixed Housing Urban (MHU) Zone has been amended to represent the purpose and implementation of the document. 2) The text in Section 1.0 has been updated to reflect an amendment to the approval process for dwellings being constructed in accordance with the RDOC. The move to a certification process has been discussed and agreed with Auckland Council. 3) In Section 2.0 and 3.0, bullet points have been updated to letter headings. This will help future reference to specific outcomes in this section. 4) The introductory text in Section 2.0 has been revised to more clearly explain the purpose of the section and to explicitly outline how the Core Design Controls have been applied. This update is intended to prevent any potential misrepresentation regarding the origin and application of the proposed standards. 5) In Section 2.0 and 3.0, the diagrams and examples have been removed. In my opinion, these would not be necessary for this section, and it could give a false representation of the desired outcomes of the superlots. 6) In Section 3.0, the name of this section has been changed from Design Outcomes to Secondary Design Controls. This is to reflect the requirement to comply with these controls as part of the certification process, and the wording has been amended to be more prescriptive and to avoid the potential misrepresentation or inconsistency between these outcomes and the future built environment. 7) To more clearly define the controls in Section 3.0, two sub-sections have been included, 'General Standards' and 'Development Standards'. This will separate the rules which are additive rules, and the core rules adopted from the MHU zone. 8) In Section 4.0, minor updates to the annotations have been made to make them easier to understand. 9) A Planting Palette has been added as an Appendix to the RDOC. This will assist future lot owners in the provision of landscaping to meet the requirements of the RDOC and to achieve a cohesive landscaped front yards. The Planting Palette is consistent with Milldale Stage 4C. 10) A Design Control Checklist has been added as Appendix to the RDOC. This will assist future lot owners in confirming compliance with the RDOC and will be submitted as part of the certification process.
<p>274.2</p> <p>A Building Coverage Study of existing development within Milldale is required to understand the existing built form, building coverage and the impact this has on</p>	<p>Please refer to Building Coverage Study Response</p>

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neighbourhood character and streetscape character/amenity.	

We trust that the information provided is sufficient to address the matters raised by Council. Should you have any questions regarding the above, please feel free to contact the undersigned.

Ngā mihi nui



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