



ARA HILLS

NEIGHBOURHOOD DESIGN STATEMENT

JULY 2025








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INTRODUCTION



INTRODUCTION

This report has been prepared to support a Private Plan Change application by AV Jennings Ltd to introduce Orewa 4 Precinct into the Auckland Unitary Plan. The Plan Change applies to Ara Hills. This is an 84.5ha area of land proposed to be rezoned from Future Urban Zone to Residential Zones, Open Space Zones, and a Business - Neighbourhood Centre Zone through the plan change process.

Resource Consent was granted in 2017 for 575 lots, including residential and mixed use lots ranging from 230m² to 2000m² and associated roading and infrastructure. Section 127 variations to the consent followed, refining design within the Stage 1 area.

Subdivision, earthworks and construction is now largely complete in Stage 1, and is underway for stages 2 and 3A. Completed development includes a mix of stand-alone, duplex and terraced houses and areas of open space. Earthworks have been carried out across the site area in line with approved consents.

In August 2022, Auckland Council notified Plan Change 78 to the Auckland Unitary Plan. This proposes changes to a number of zones in the Unitary Plan which would enable increased residential density across the wider Auckland region. This has prompted a review of potential residential densities and development types at Ara Hills.

This review has culminated in an indicative master plan, contained within this report. This is a progression of earlier concept schemes for Ara Hills and draws on numerous previous site studies, in addition to a collaborative design process with a wider consultant group, covering the disciplines of urban design, planning, architecture, landscape, engineering, geotech and ecology. This study has shown the potential for Ara Hills to accommodate approximately 900 residential lots and has been used to inform the proposed zoning and precinct plan which form part of the Private Plan Change.





SITE LOCATION AND CONTEXT

Ara Hills is located on the western side of the Auckland-Waiwera Motorway (SH1), with direct access into the site from the Orewa motorway exit. Auckland is 34km to the south and Warkworth is 24km to the north along SH1.

Orewa town centre and Orewa Beach are 3.5km east of Ara Hills, accessible from the site via Grand Drive. Residential Orewa is currently expanding west towards the motorway, with areas of mixed use and potential future residential development either proposed or underway along the eastern edge of SH1.

To the west and south of Ara Hills there is existing undeveloped rural land. This includes land used in part for dry stock and plantation (pine) forestry. An area of plantation forestry directly adjoins the site's south-western boundary. Like Ara Hills, neighbouring land to the west and south has Future Urban zoning, anticipating its future use for urban purposes.

The 128ha Nukumea Scenic Reserve adjoins Ara Hills to the north and north-west. This reserve, which is owned and managed by the Department of Conservation, is an area of pristine native bush. It provides significant visual and environmental amenity to Ara Hills, with views across the reserve from many locations within the site.

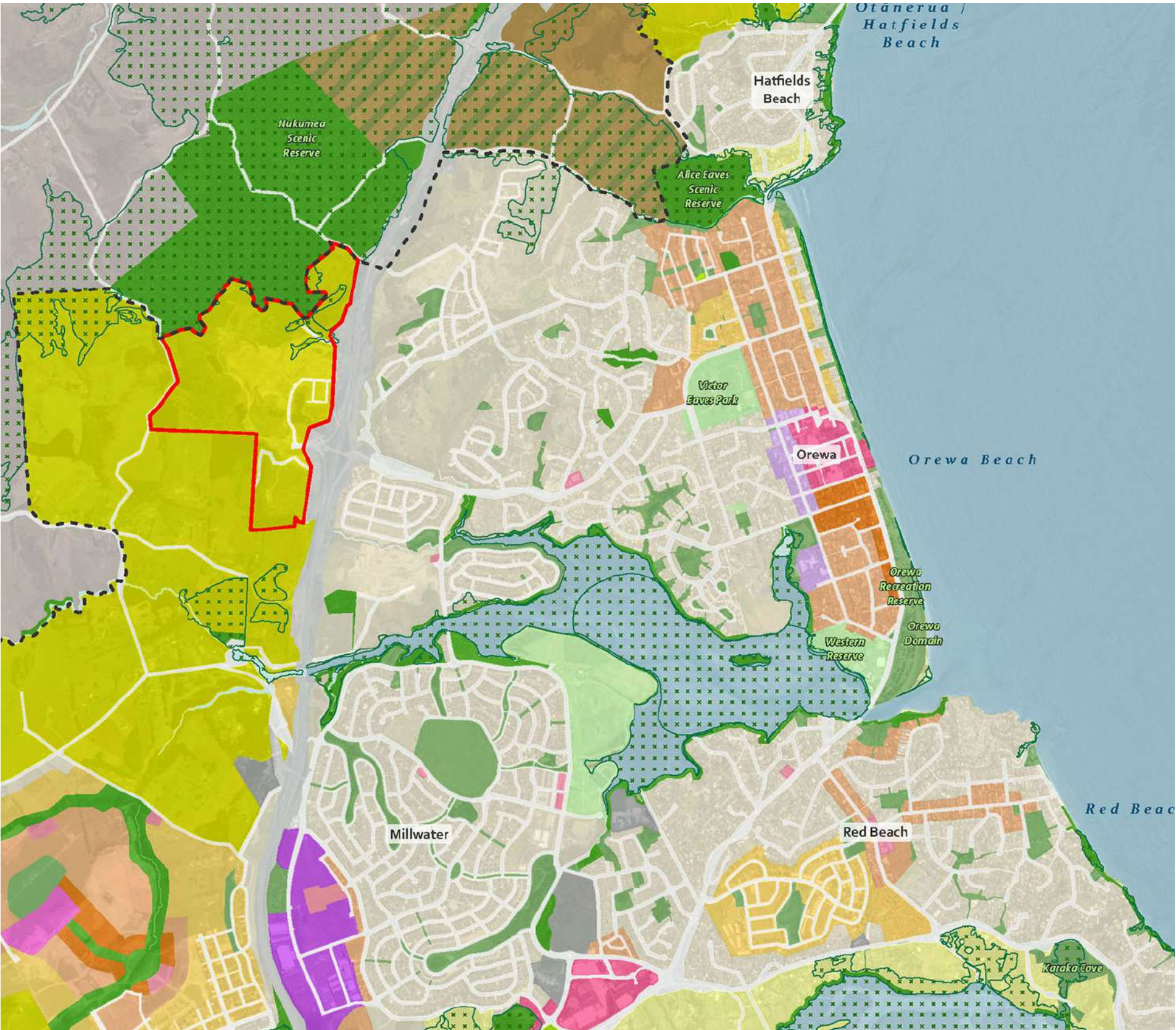


PLANNING CONTEXT

OPERATIVE ZONING

Ara Hills has Future Urban Zoning in the Auckland Unitary Plan. The adjoining Nukumea Scenic Reserve has Open Space - Conservation zoning. The Reserve is subject to a Significant Ecological Area ('SEA') overlay. This extends into parts of Ara Hills where the West Hoe Stream and its associated tributaries are within the site boundaries. The Rural Urban Boundary ('RUB') is located along the northern boundary of Ara Hills.

To the east, Orewa Town Centre Zone and a mix of residential zones - including Terrace Housing and Apartment Buildings ('THAB'), Mixed Housing Urban ('MHU') and Mixed Housing Suburban ('MHS') - are located parallel and in close proximity to Orewa Beach. The remainder of Orewa through to SH1 and heading south to Millwater and parts of Red Beach, consists of Single House zoning.



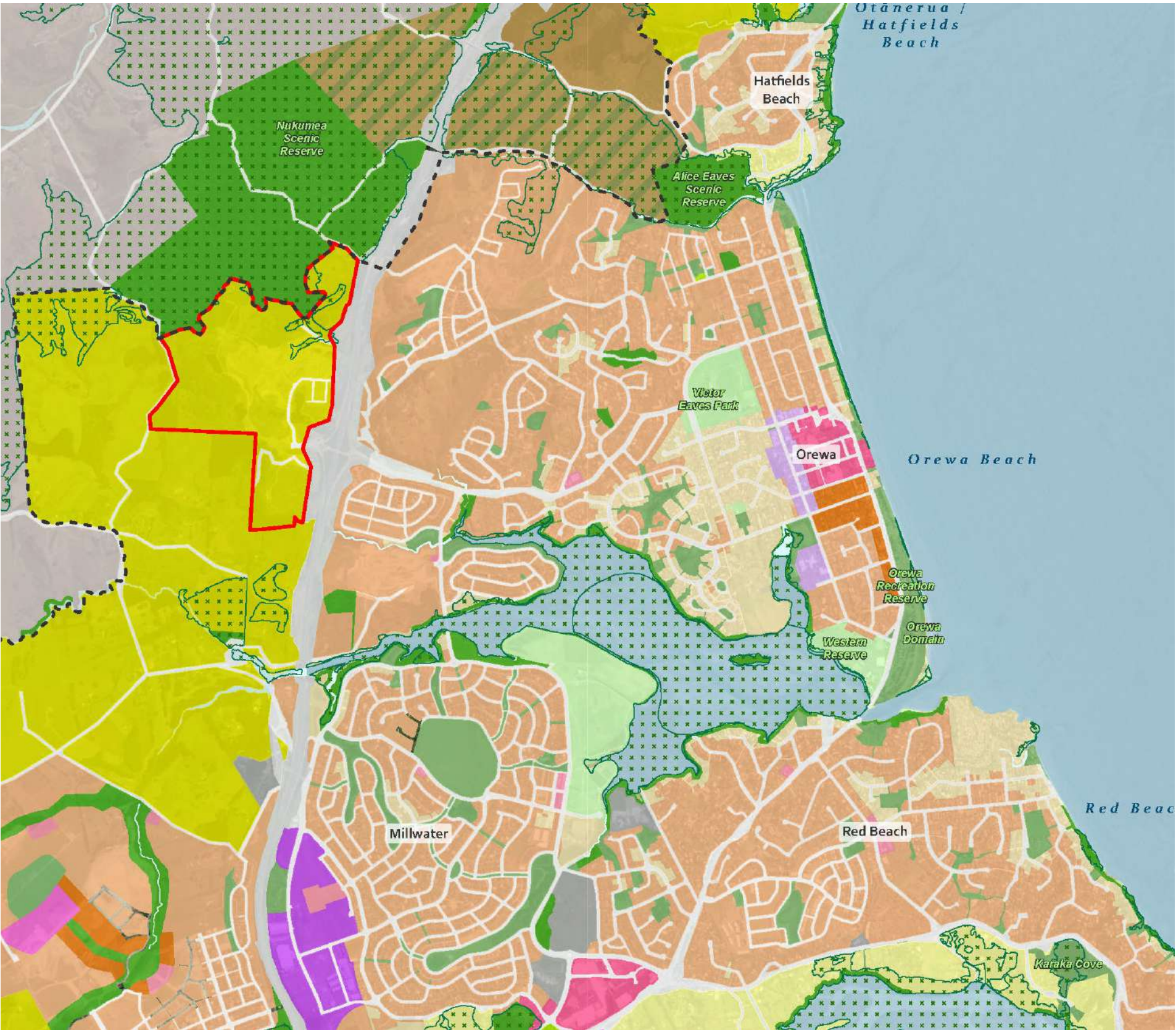
PLANNING CONTEXT

PLAN CHANGE 78

Auckland Council's Proposed Plan Change 78 ('PC78') to the Auckland Unitary Plan responds to the requirements of the government's National Policy Statement on Urban Development 2020 (amended in 2022) and amendments to the Resource Management Act. These mean the council must incorporate the Medium Density Residential Standards ('MDRS') that permit three storey housing in relevant residential zones into the Unitary Plan. This is in addition to enabling greater intensification in and around Business zone centres and around rapid transit stops.

In the context of Orewa, PC78 proposes to rezone much of the operative Single House zoning around the town centre, including west up to SH1, to MHU zoning. This reflects a proposed general 'up-zoning' across Auckland of the MHS zone and many areas of Single House zoning to the MHU zone, or to THAB zone where within a walkable catchment of a centre or a rapid transit stop. Around Orewa and in that area of land to the west of the centre and up to and opposite Ara Hills, this proposed rezoning will enable more intensive residential development.

As Ara Hills is within the Future Urban Zone, PC78 does not apply. The zoning proposed by the Ara Hills Plan Change is consistent with the proposed PC78 zoning across Auckland, in which the MHU zone becomes the predominant residential zone.



CONSENTED DEVELOPMENT

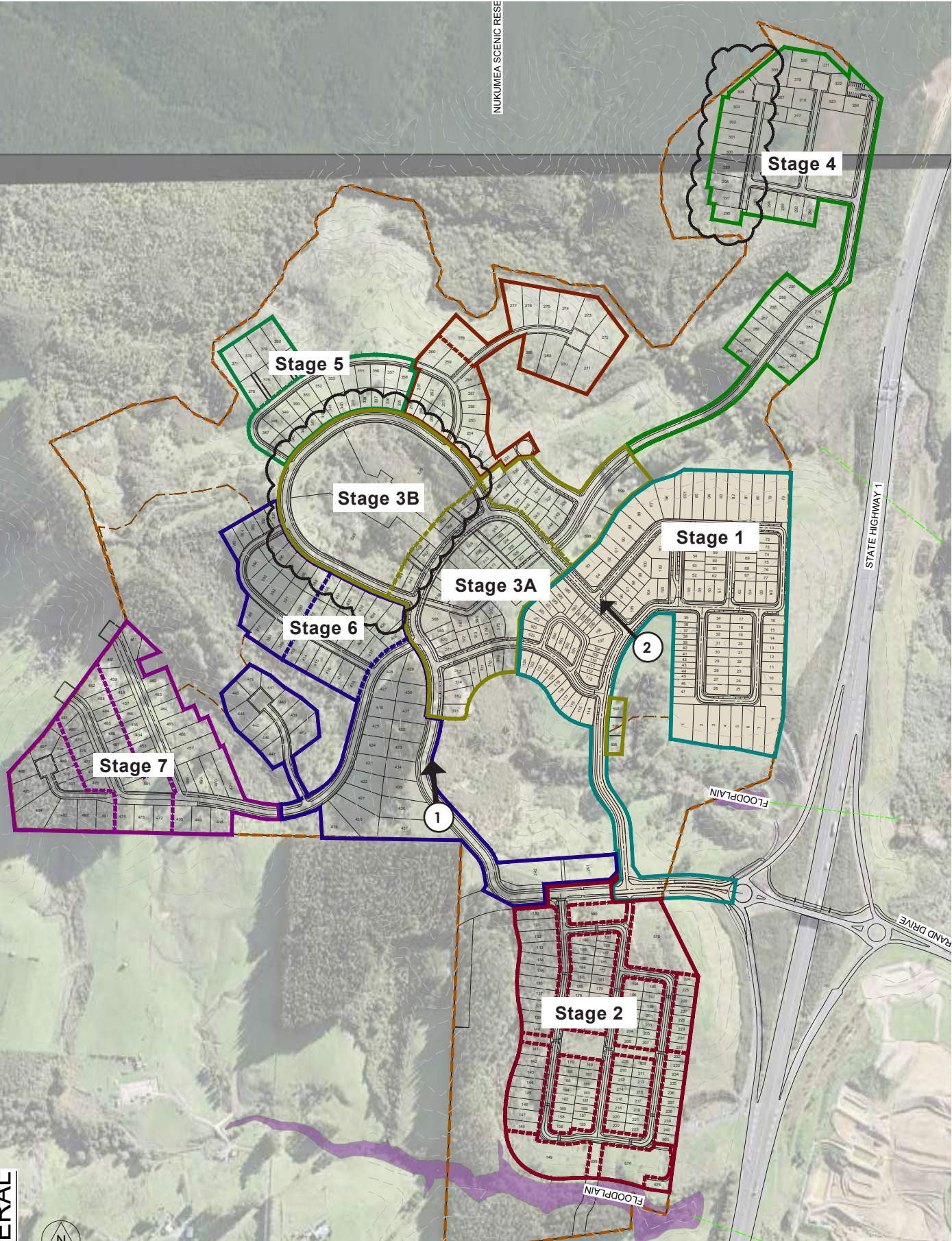
In 2013 a resource consent was granted for the development of 105 rural-residential type properties across Ara Hills, at an average of 3,000m². In 2017, a new resource consent was approved for 575 lots, including a small retail centre close to the SH1 interchange. The subdivision layout and stages of the approved consent are shown in the figure to the right.

Lot sizes varied from smaller 300 - 400m² sections - anticipating a mix of stand-alone and terraced houses in the central flatter parts of the site - to larger lots in the western part of Ara Hills where slope is more significant towards Nukumea Scenic Reserve. The Stage 1 works of the 2017 consent have now been completed, with a number of attached and stand-alone houses now constructed and occupied in that stage. House building in Stage 3A is now well underway and Stage 2 is also under construction.

Extensive earthworks have been undertaken in the central part of Ara Hills to the west of Stage 1. Completed civil engineering works include the main entry road into the site from the SH1 interchange, the Stage 1 street network and some roads in the earthworked area to the immediate west of Stage 1.



Existing roads completed as part of Stage 1 and Stage 2



TOPOGRAPHY

The topography of Ara Hills is varied and contains a number of steep ridges and gullies, with pockets of flatter land clustered around the site. Site elevation varies from 10m to 100m above sea level, with the western and northern parts of the site being the highest.

The majority of the site's topography sits at mid to lower elevations, with dense vegetation located along the stream gullies.

The southern part of Ara Hills is at the site's lowest elevation and is on flatter land, as indicated in the adjacent figure.

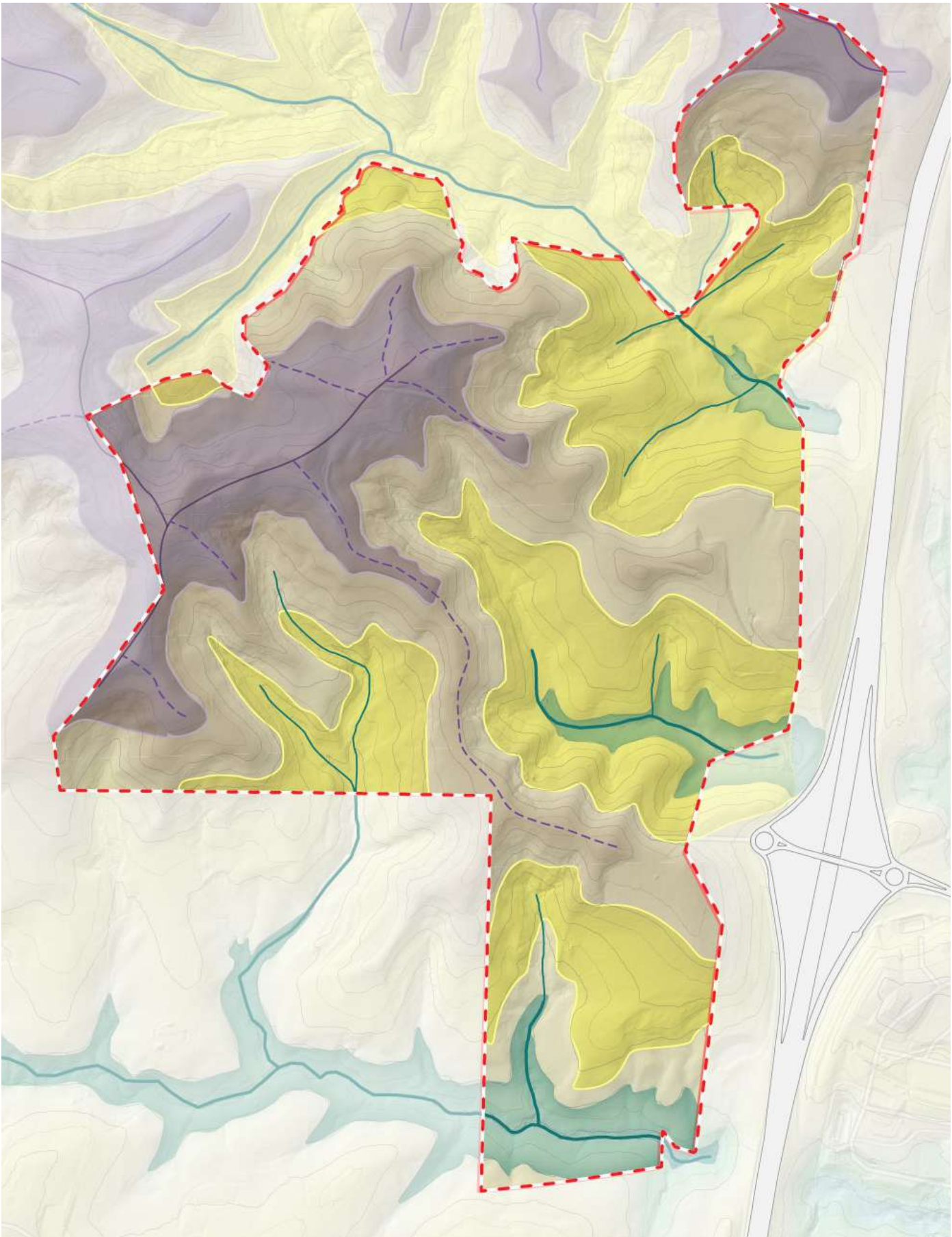
Considerable earthworks have been undertaken across parts of the site, consistent with approved resource consents, modifying the ridgeline through the site's centre, while maintaining the gully systems, as can be seen in the image below.

While the topography of Ara Hills presents some development challenges, it also represents an opportunity to create a unique neighbourhood with varied architecture and movement networks that respond to slope and views across the wider Orewa area to the east and south, and Nukumea Scenic Reserve to the north.

- Elevated Land
- Mid Slopes
- Lower Slopes
- Main Ridge
- Minor Ridge
- Stream Gully



Earthworks carried out as part of existing resource consent






ECOLOGY & VEGETATION

Ara Hills is a highly modified environment, with those areas which have not yet been subject to subdivision, housing construction and earthworking (consistent with approved consents) being in a predominantly pastoral land-cover. There are extensive areas of gorse, scrub and other weed species across the site. Stands of pine trees are proposed to be removed.

There are pockets of high significance vegetation predominantly localised to the creeks and overland stream gullies, with restoration and enhancement of planting in these areas planned as part of future residential development.

The site has a potential opportunity to maintain ecological connections to high significance vegetation and systems, where indicated on the adjacent figure.

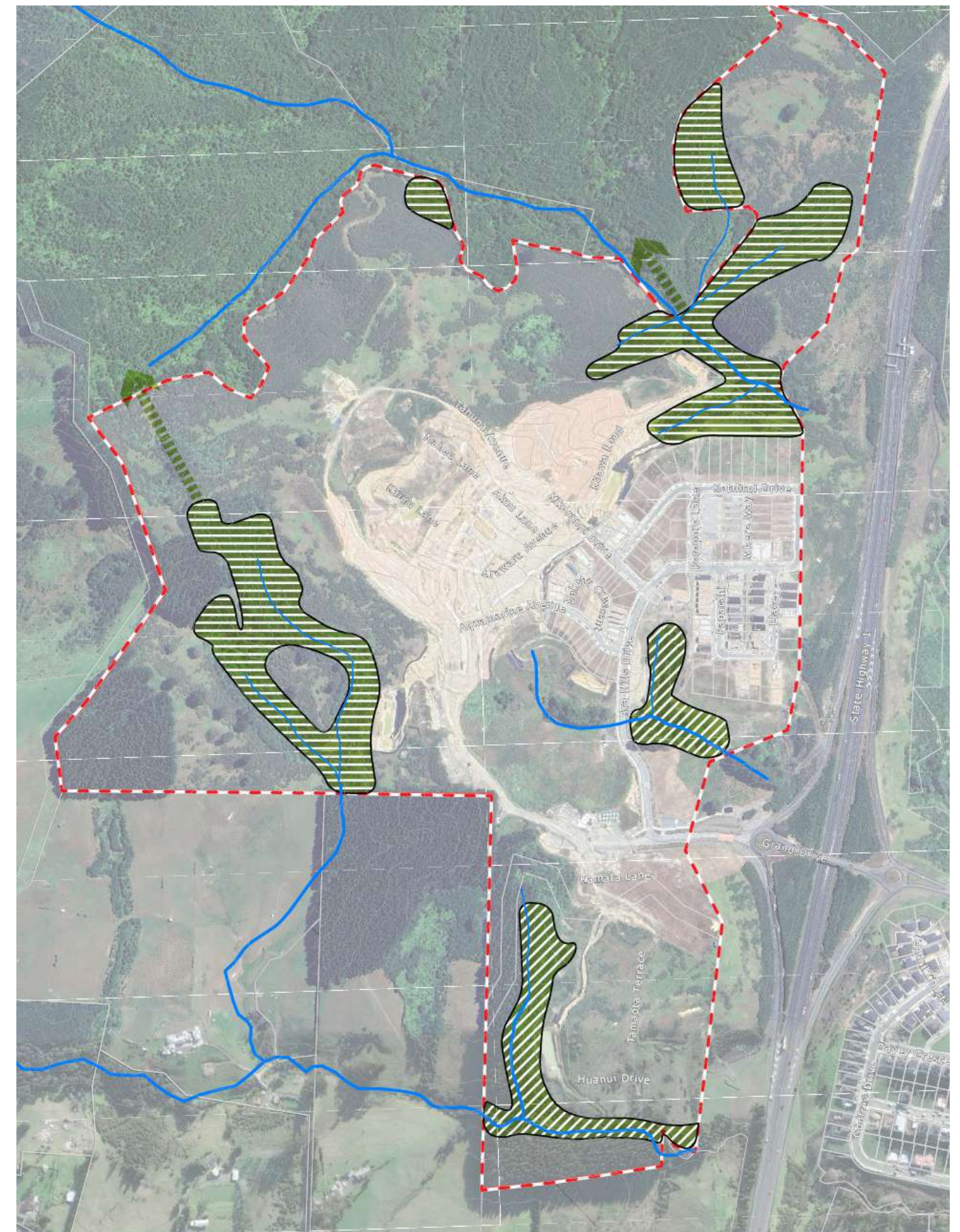
-  High Significance - Avoid & Restore
-  Ecological Connections
-  Permanent Stream
-  Intermittent Stream



Nukumea Reserve to the north



West Hoe Stream and riparian vegetation

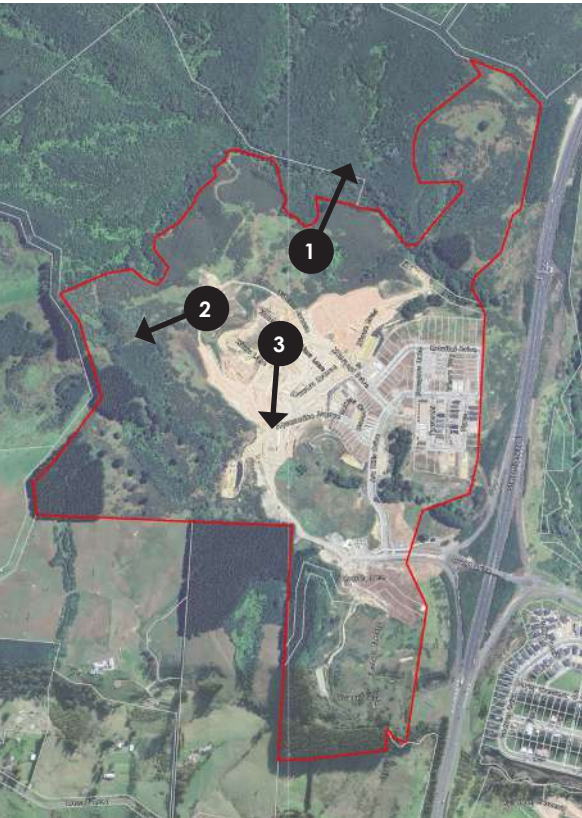


LANDSCAPE CHARACTER

Ara Hills is a modified landscape, having historically been retained in pasture and utilised for the grazing of drystock, and having experienced ongoing degradation to its stream courses through agricultural activity. The site has some areas of native vegetation (kanuka, kahikatea and native shrubland) and some groupings of exotic forestry (pine). Outside those areas which have been developed for housing or are undergoing earthworks, the predominant land cover is a mix of grasses, scrub and gorse. Patches of existing native bush are contiguous with the neighbouring Nukumea Scenic Reserve, as well as being clustered around the stream network within the site.



Previous pastoral use and land-cover with gorse, scrub and other weed species within the site in the foreground, looking to Nukumea Scenic Reserve in the background



Previous pastoral use and land-cover with gorse, scrub and other weed species within the site in the foreground, looking to a stand of mature pines on the western boundary of the site.



View from the ridgeline looking over earthworks within the site, to a stand of mature pines to the south of the site, and across the wider landscape to the south.

SITE PHOTOS



1 Looking east across Ara Hills to recent development to the east of the motorway at West Hoe Heights.



2 View from the ridgeline over the Stage 3A earthworks, Stage 1 development and the harbour beyond.



3 Stage 3A earthworks in the foreground, looking to Stage 1 development.



4 Recently constructed roading as part of Stage 3A.

EMERGING BUILT CHARACTER



Stage 1 from above



Terraced houses stepping down Ara Hills Drive



Duplex houses fronting neighbourhood park



Stand-alone houses in Stage 1

OPEN SPACES



Walkway through central gully that connects open spaces



Redwood Park - Stage 1 neighbourhood park

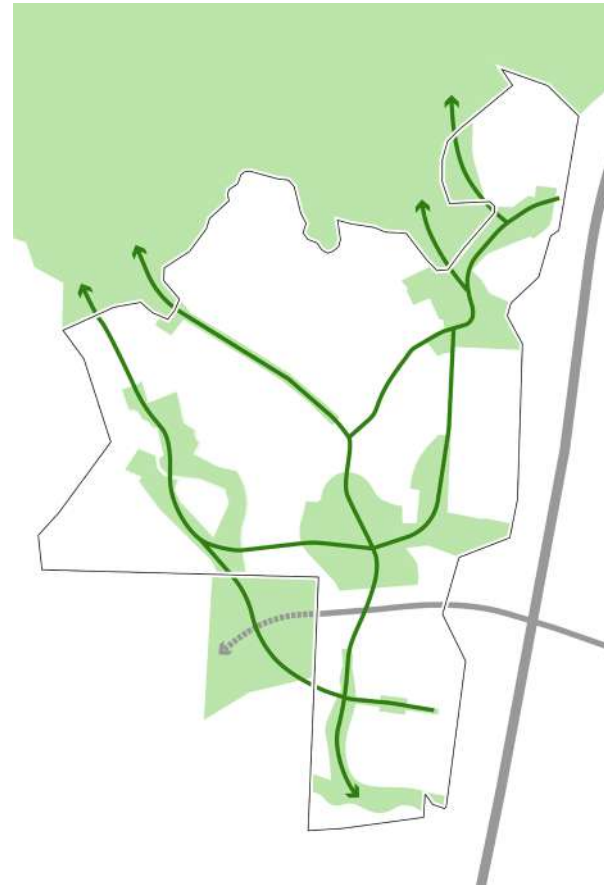


MASTER PLAN



DESIGN PRINCIPLES

Create a connected green network for ecology and recreation



- Protect, restore and enhance streams, waterways and pockets of significant native vegetation and habitat.
- Integrate green networks with open space and pedestrian network.
- Utilise green networks for recreation and pedestrian connections.
- Provide a range of open space types that supports a different activities and gatherings.

Create a vibrant village centre



- Create a mixed-use village centre within the development that provides retail and commercial opportunities and a focal point for community activities and events.

Encourage diversity in housing typologies and density



- Intensify development on flatter or more easily developed areas to allow for larger sections on steeper land and to the edges of the site.
- Provide for larger lots along the Nukumea Scenic Reserve interface to tie into the surrounding landscape setting.

Provide a legible and interconnected movement network



- Design a legible street hierarchy that responds to the topography.
- Encourage slow speed streets that respond to topography and support multiple modes of movement.
- Design the public realm (open spaces and streets) to be highly connected, legible and visible to promote high levels of activity and surveillance.

Recognise unique landscape setting



- Use existing site features and topography to inform the overall layout of development based on enclosure, separation and views.
- Retain key viewshafts and vistas.
- Capitalise on the established surrounding amenity to create local distinctiveness and neighbourhoods based on topography, natural features, aspect and views.
- Orientate blocks to ensure positive solar access.

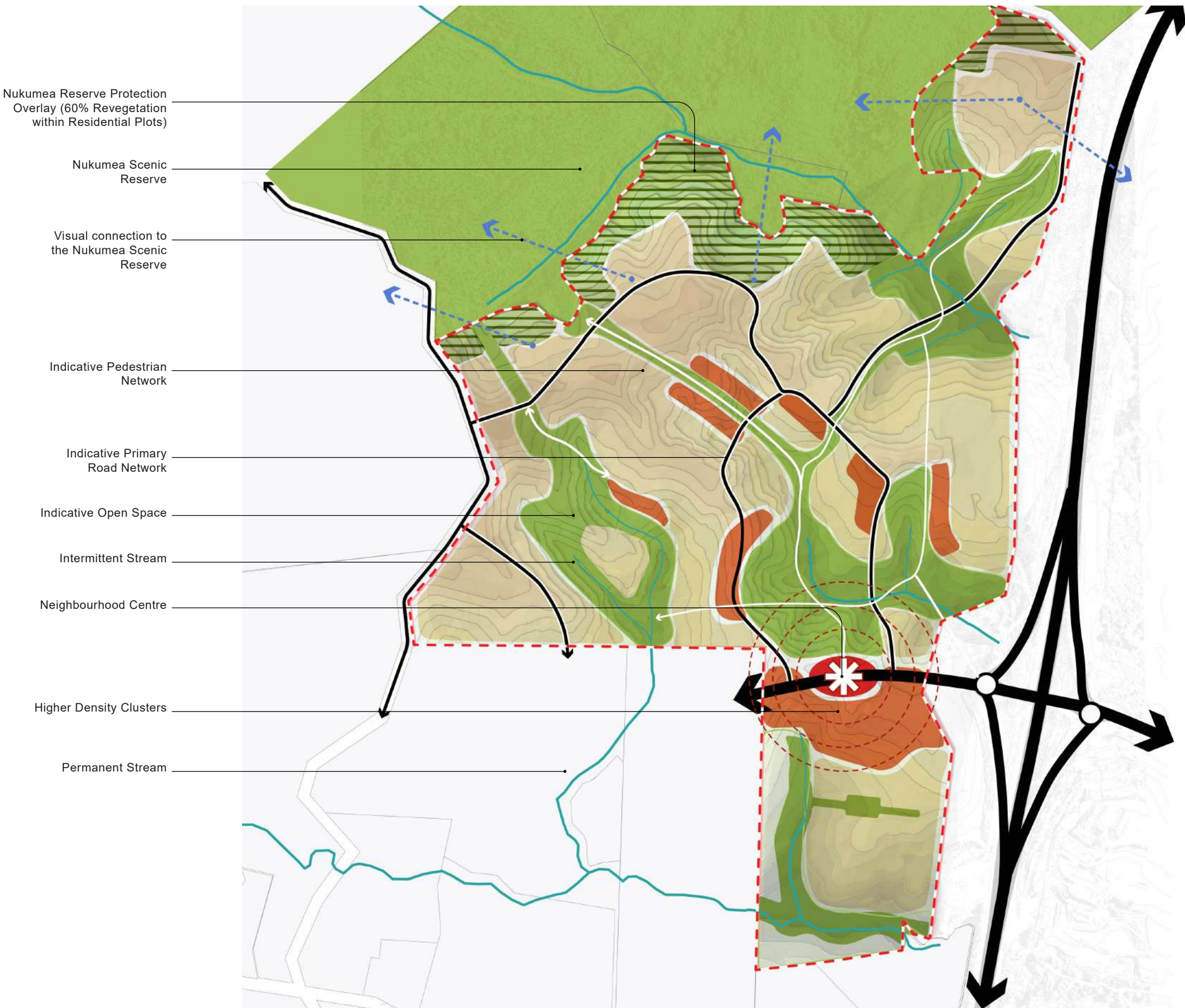
CONCEPT

The concept for the future development of Ara Hills responds to the location and natural assets of the site and its potential for a unique public realm character. It aims to create a well-connected green network that is formed out of the existing vegetation and gullies which branch out from the Nukumea Scenic Reserve to the northern edge of the site.

Residential neighbourhoods are formed around this green network, varying in density depending on their location. A higher density cluster is positioned around the neighbourhood centre and along the main vehicle access to the development from SH1, creating a gateway opportunity.

The neighbourhood centre offers retail, commercial, employment and recreation opportunities that bring residents together.

As well as surrounding the neighbourhood centre, higher density residential clusters are located along open space corridors, leveraging on potential physical and visual connections. All residential clusters are connected by the primary road network and the proposed pedestrian network.



ILLUSTRATIVE MASTER PLAN

The figure to the right shows Ara Hills consented stages 1, 2 and 3a (variously constructed or with development underway), as well as an indicative subdivision layout for future stages of development which responds to the overall design principles for Ara Hills, including an indicative layout of roads and open spaces. It indicates how Ara Hills could be developed in a manner which positively responds to the site's unique natural assets and topography.



OPEN SPACE PLAN

As illustrated in the figure to the right, the open space strategy for Ara Hills is to provide a diverse range of interconnected open spaces that respond to the site's underlying topography, ecology and vegetation.

Open spaces will be comprised of local neighbourhood parks, and a network of open space adjoining riparian margins and stream corridors that will comprise recreation trails, ecological connections, and places for informal recreation. The open spaces will also include the opportunity for a mix of formal and informal community activity, including community playgrounds and passive recreation spaces.

The open space network will see Ara Hills as a place where:

- Residents have easy access to open space and recreation opportunities;
- The social and community needs of residents and visitors are supported including the provision of a range of meeting places;
- Open space is well-integrated as part of the development's overall pedestrian and cycle network;
- Visual outlook and amenity are prioritised for residents and visitors; and
- Wildlife (flora and fauna) flourishes along ecological corridors, including along stream corridors, which also provide public amenity and passive recreation opportunities.



-  Village Hillside Park
-  Neighbourhood Park
-  Bush Open Space

OPEN SPACE TYPOLOGIES



HILLSIDE PARK

Adjacent to the Neighbourhood Centre, the Hillside Park will form the primary community park for Ara Hills and will provide a space for recreation, play and larger community events.

As this park is located on the northern side of the centre, it provides an opportunity for an attractive outlook for north-facing hospitality units, creating a sense of vibrancy and activation to this space.



NEIGHBOURHOOD PARK

Redwood Neighbourhood Park has recently been completed as part of Ara Hill's Stage 1 development. This park includes a playground, flat grassed area for informal play, covered barbecue area, seating and planting.

While located centrally within Stage 1, the park is well-connected to the site's wider existing and planned open space and movement network.

A linear neighbourhood park is also proposed to connect the northern development area to the central open space network. This linear park is on land that slopes up to the north-west, with topography likely requiring steps along some parts of its length. As well as a high amenity pedestrian route for residents walking through the site, the linear park provides the opportunity for areas of seating, planting, and terraces for informal recreation.



BUSH OPEN SPACE

Bush open spaces are the predominant form of open space across Ara Hills. These are located around the steep gullies, and will include native revegetation for ecological enhancement and restoration of streams. They also contribute to the unique identity of Ara Hills and provide a pleasant outlook and recreational opportunities for residents.

Walking tracks will be located within bush open spaces to provide an interconnected open space network.

MOVEMENT NETWORK

The proposed street network links Ara Hills to SH1 at the Orewa interchange. This connects the development with Orewa, Silverdale and the greater Auckland region.

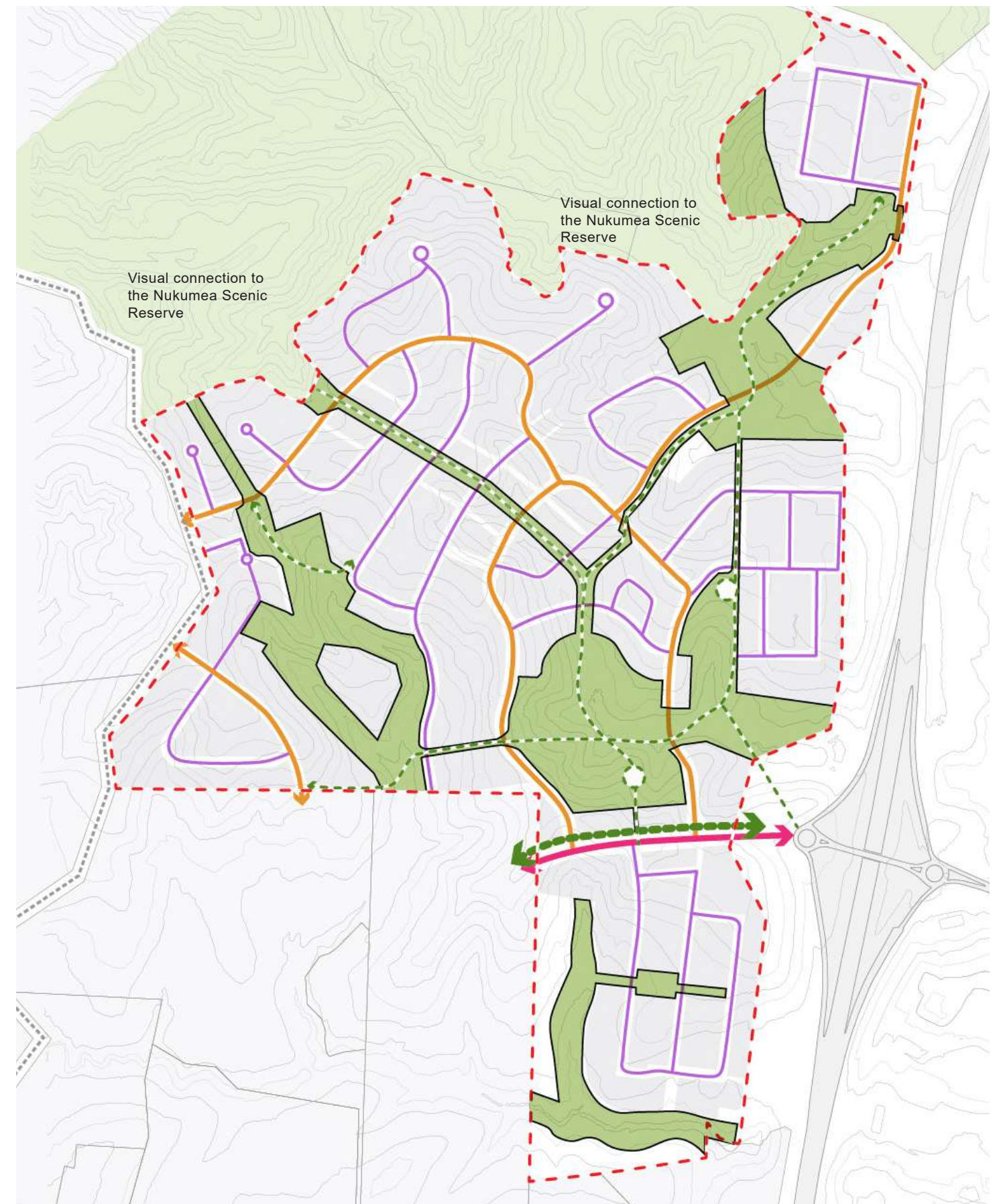
Within Ara Hills, neighbourhoods are accessed from the internal street network. This is designed to follow contours, referencing historical farm tracks and underlying paper roads. The road hierarchy includes primary streets to carry people through the site and slow speed residential streets.

All streets within the development are designed to encourage local residents to cycle, walk and run, reinforcing an underlying theme of a well-connected community. In addition to the street network, an interconnected network of pedestrian and cycle paths is proposed. Many of these align with the existing stream gullies and are adjacent to, and overlooked by, houses.

The street hierarchy comprises:

- A main loop road to carry people around the development. This includes the entry road from SH1 into the neighbourhood centre;
- Connector streets to access neighbourhoods off the main loop road;
- Slower speed neighbourhood streets for the residential areas;
- Cul-de-sac / home zones (adjacent to Nukumea Scenic Reserve); and
- Rear lanes – providing access to higher density lots within the more central parts of Ara Hills.

- Indicative Green Pedestrian Corridor
- Indicative Pedestrian Shared Path
- Indicative Open Recreation Space
- Indicative Future Arterial Road with Restricted Vehicle Access
- Indicative Primary Road Network
- Indicative Secondary Road Network
- Paper Road

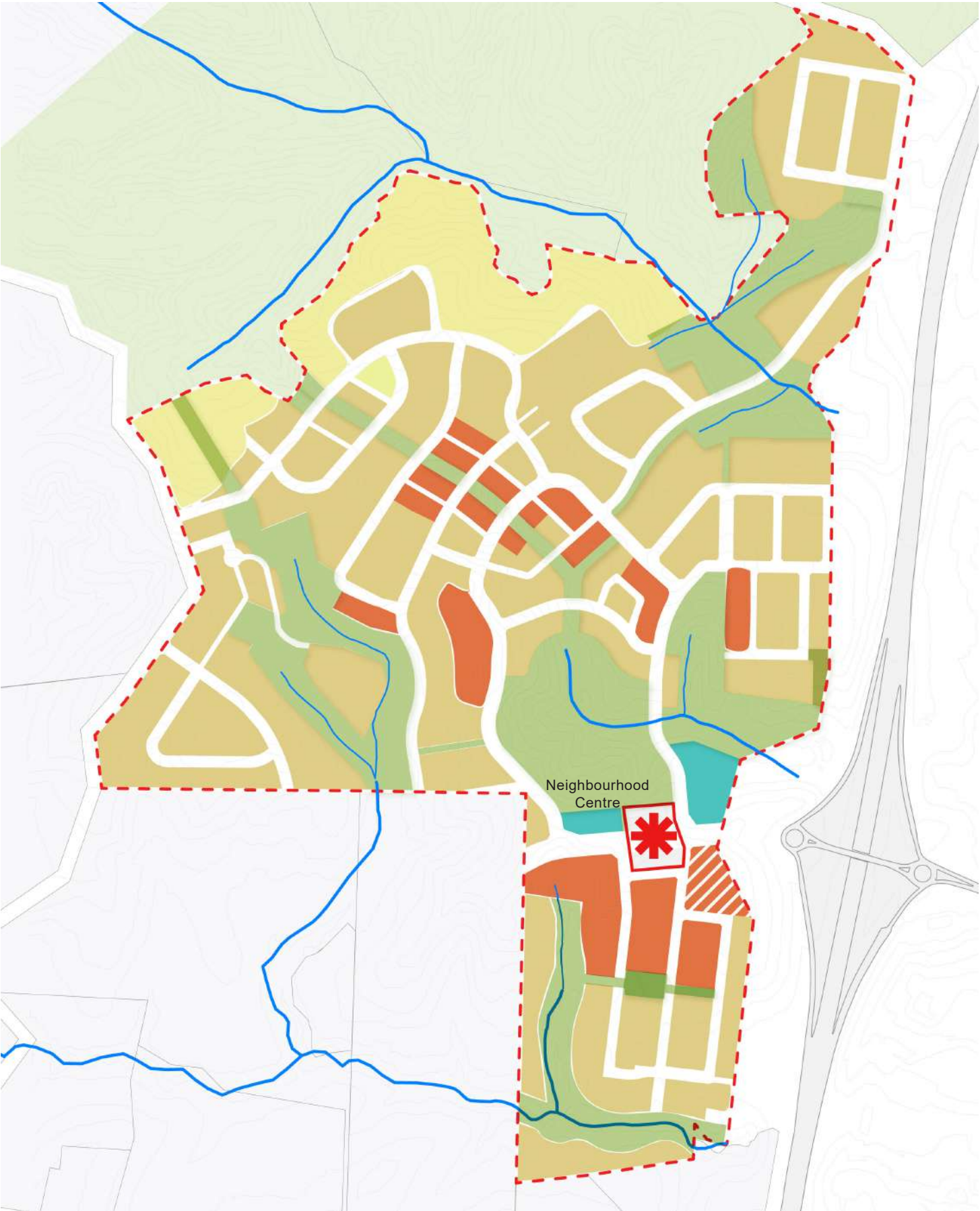
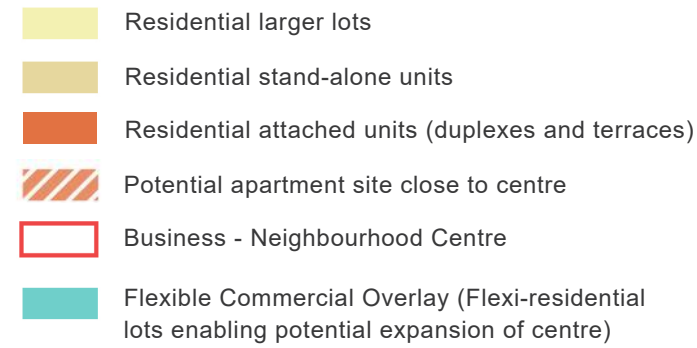


BUILT FORM / TYPOLOGIES

The master plan enables a range of housing models providing for a variety of living options and lifestyle needs. They all follow the main strategy of introducing higher density development towards the neighbourhood centre and along open space areas and corridors, while maintaining lower density, more spacious residential lots on the periphery of the site towards Nukumea Scenic Reserve.

The anticipated residential typologies are:

- Larger residential lots
- Standalone residential units
- Attached housing (duplexes and terraces)
- Apartments



BUILT FORM / TYPOLOGIES



LARGE RESIDENTIAL LOTS

Larger residential lots are located within the northern part of Ara Hills, adjacent to Nukumea Scenic Reserve.

These larger lots (at least 900m² in size) form a transition from the higher densities within the site, to Nukumea Scenic Reserve to the north. They recognise the challenges of steep topography within this area, and enable space for a building platform near the street, thereby reducing the need for earthworks near the northern boundary.

Nukumea Scenic Reserve Protection Overlay is applied to the large lots, requiring a minimum of 60% revegetation.



STAND-ALONE HOUSES

Stand-alone houses are the most predominant typology across the development area. Densities vary within this typology depending on lot size, and the mix of smaller and larger sites will result in variety of house types and architecture.

Narrower lots will likely be occupied by two storey dwellings, have side yards of 1.5-2m, and in some cases zero lot lines, in order to enable the efficient use of space. Wider lots may have one or two storey houses with larger private outdoor spaces, and more opportunity for landscaping, particularly around steep slopes.



ATTACHED HOUSES

A number of terraced and duplex houses have been constructed within Stage 1, as pictured above. Medium-higher density housing is proposed surrounding the neighbourhood centre that could consist of terraced houses.

For the remaining stages, clusters of attached houses have been proposed around high amenity areas such as adjacent to, or overlooking open space. While some clusters are further from the neighbourhood centre, they will provide valuable overlooking and activation of open spaces and pedestrian routes.

Where possible, garages in higher density clusters will be located to the rear and accessed from rear access lanes.



APARTMENTS

There is an opportunity for low rise apartments adjacent to the neighbourhood centre to create a landmark and signify the entrance to Ara Hills. Higher density within a short walk to the neighbourhood centre will promote walkability and increase the vitality of the centre.



Apartments will also contribute to the diversity of dwelling typologies across the site.

NEIGHBOURHOOD CENTRE

The outcomes sought for the development of a neighbourhood centre at Ara Hills are:

- Create an Ara Hills mixed-use neighbourhood centre that provides retail and commercial opportunities and a focal point for community activities and events.
- Locate the neighbourhood centre close to the SH1 off-ramp to provide easy access for residents and visitors, and to act as a legible entry point to Ara Hills.
- Provide public open space within and adjacent to the neighbourhood centre that caters for informal gatherings and larger community events.
- Create an identity that is reflective of the unique context.
- Provide for an area of potential expansion of the centre to cater for increased demand as Ara Hills grows over development stages.



- | | | |
|--------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① F&B Units | ⑥ Pedestrian crossing |  Neighbourhood Centre Zone |
| ② Outdoor seating area | ⑦ On-street parking |  Potential area of centre expansion (Flexible commercial overlay) |
| ③ Pedestrian link to Hillside Neighbourhood Park | ⑧ F&B / retail parking | |
| ④ Paved Footpath | ⑨ Retail units | |
| ⑤ Street tree planting | | |

REVEGETATION & OPEN SPACE CONCEPT

The open space concept will comprise a combination of usable open spaces and revegetated landscapes. These are intended to support existing landscape values through expected land-use changes, enhance the ecological values of the site, provide passive recreation through a network of paths, and establish active recreation for residents within community parks.

The revegetation scheme is based on representative vegetation types present on the site or observed in the adjacent Nukumea Scenic Reserve. This includes mixed shrub and forest environments, regenerating kanuka forest, broadleaf and shrubland forest, and kahikatea riparian forest.

The larger lots along the Nukumea Scenic Reserve interface have been designed to allow for planting to infiltrate into the future privately owned residential lots, and will be managed using the Nukumea Scenic Reserve Overlay, which requires 60% of these lots to be planted with native revegetation.

LEGEND

Proposed vegetation areas

- Broadleaf forest and shrubland
- Kanuka riparian forest
- Formal parkland
- Mixed Shrubland
- Kahikatea swamp forest
- Indicative specimen tree

- Nukumea Reserve protection sub-precinct (60% of area to be revegetated)
- Existing vegetation to be retained and enriched
- Precinct boundary
- 10m planted buffer zone
- 20m planted buffer zone
- Permanent stream
- Intermittent stream
- 10m riparian margin offset
- Indicative future arterial road with restricted vehicle access
- Indicative green pedestrian corridor
- Indicative green ecological link



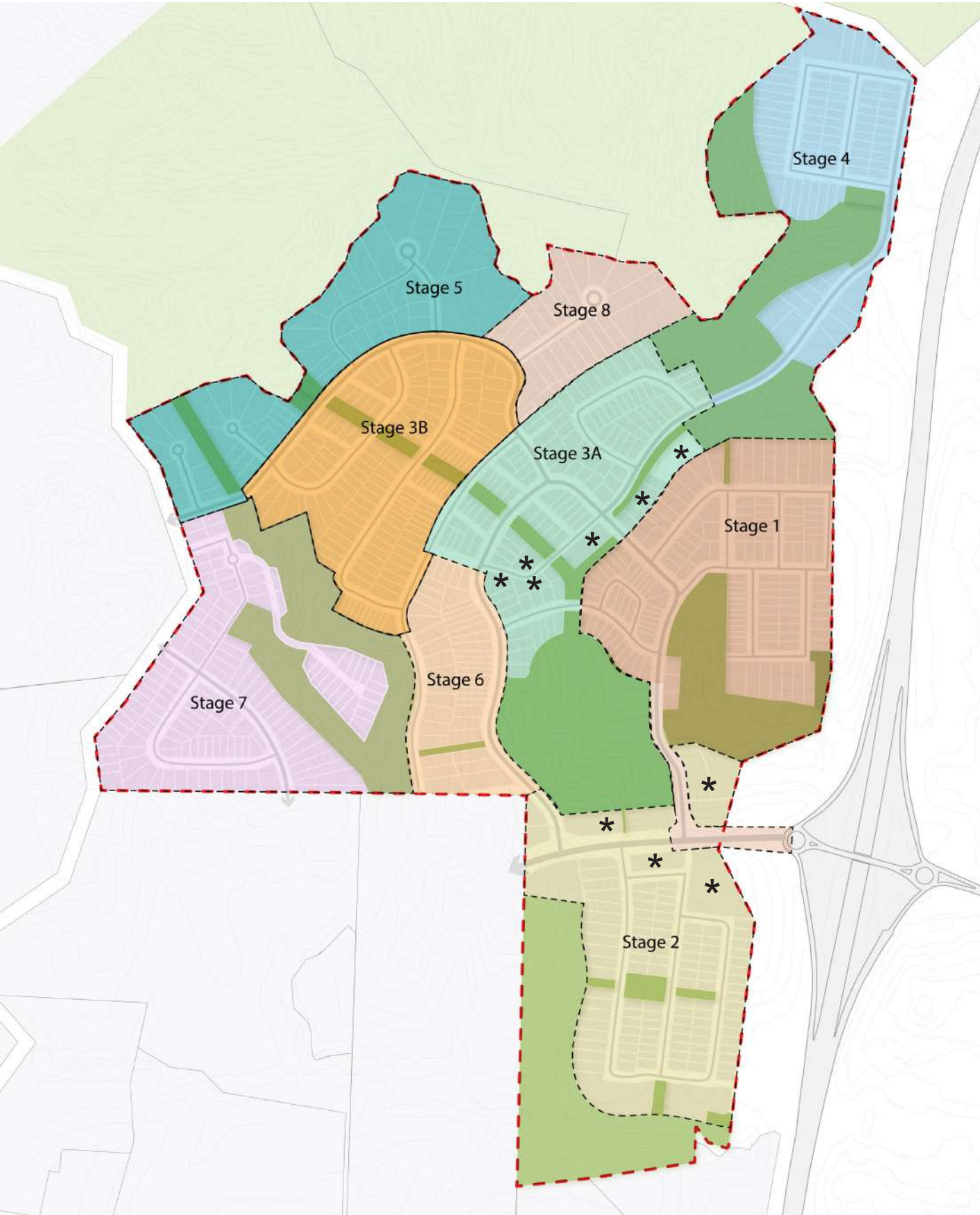
STAGING AND YIELD

The project consists of a number of proposed stages and sub-stages. Stages 1-3A of Ara Hills are now complete or under various stages of construction.

The majority of Ara Hill's stages anticipate one to three storey residential typologies, with the potential for low-rise apartments, consistent with the built form expectations of the THAB zone, to the south of the neighbourhood centre.

| Yield (Lots) | | |
|--------------|----------|------|
| <div></div> | Stage 1 | 145 |
| <div></div> | Stage 2 | 108* |
| <div></div> | Stage 3A | 120* |
| <div></div> | Stage 3B | 149 |
| <div></div> | Stage 4 | 80 |
| <div></div> | Stage 5 | 48 |
| <div></div> | Stage 6 | 45 |
| <div></div> | Stage 7 | 132 |
| <div></div> | Stage 8 | 23 |
| Total: 850 | | |

* Indicates possible super-lots. Yield could increase depending on typology used in superlots



PRECINCT DEVELOPMENT PLAN

The proposed zoning includes a Neighbourhood Centre at the 'gateway' entry to Ara Hills and THAB Zoning directly adjoining and to the south of the centre.

The central open space is located to the north of the neighbourhood centre.

The remainder of the site north of the centre is proposed as MHU zoning, consistent with PC78 and the move to change the majority of lower density zones to MHU across the Auckland region.

Overlays are proposed in various areas to reflect the underlying landform, vegetation cover, proximity to Nukumea Scenic Reserve, and the vision to provide a network of open spaces.

LEGEND

PROPOSED ZONES

Residential - Terrace Housing and Apartment Buildings Zone

Residential - Mixed Housing Urban Zone

Business - Neighbourhood Centre Zone

Open Space - Conservation Zone

Open Space - Informal Recreation Zone

Precinct Boundary

PRECINCT KEY

Indicative Open Recreation Space

Indicative Future Arterial Rd with restricted vehicle access

Indicative Key Local Roads

Indicative Recreation Open Space

Indicative Pedestrian Shared Path

Indicative Green Ecological Link

*

Indicative D.O.C carpark location

Permanent Stream

Intermittent Stream

10m Planted Buffer Zone

20m Planted Buffer Zone

Nukumea reserve protection sub-precinct

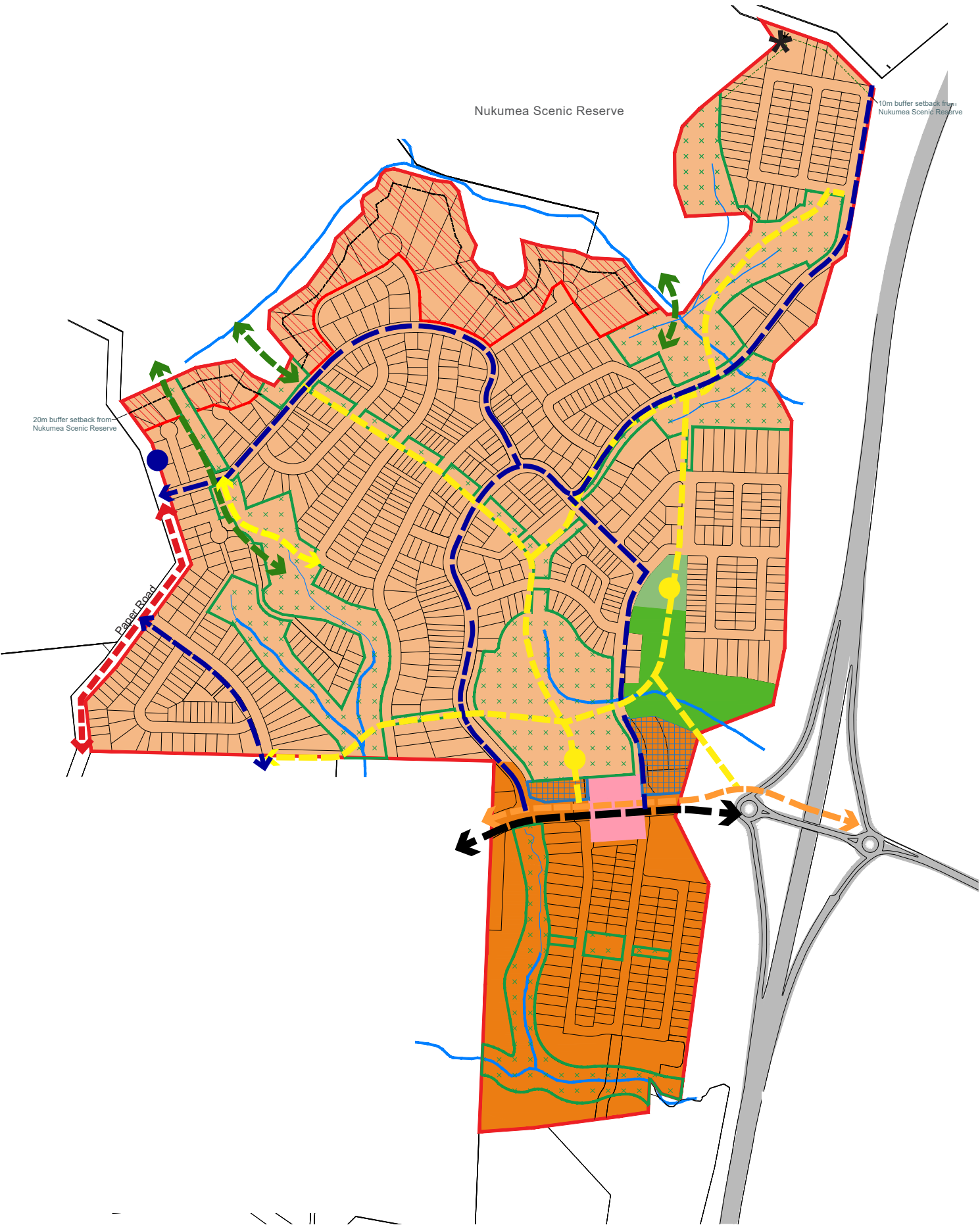
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Indicative open space

Flexible commercial sub-precinct

Indicative Watercare reservoir location

Access to future development lots from paper road



PRECINCT PLAN MAP

LEGEND

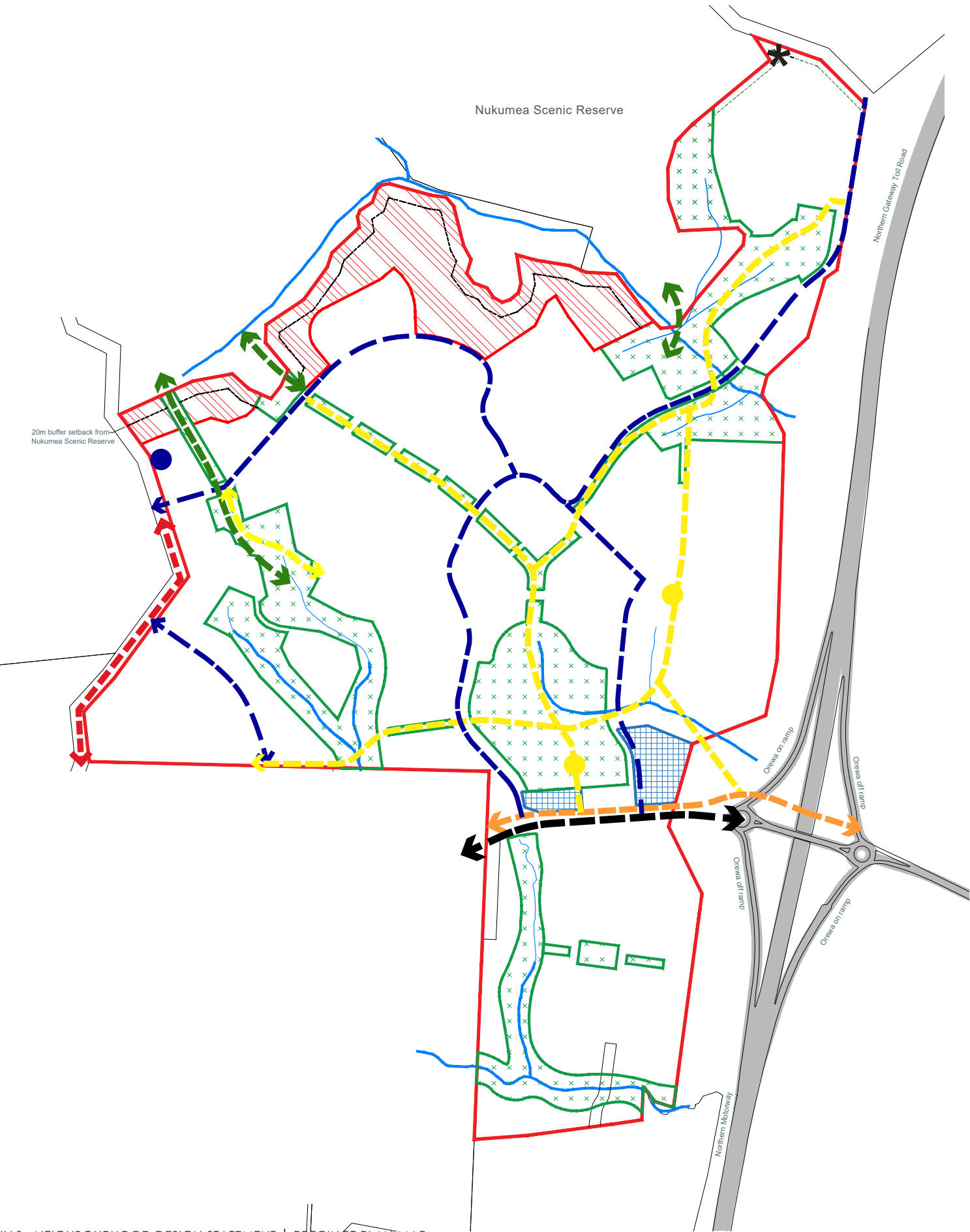
PRECINCT KEY

Indicative Open Recreation Space

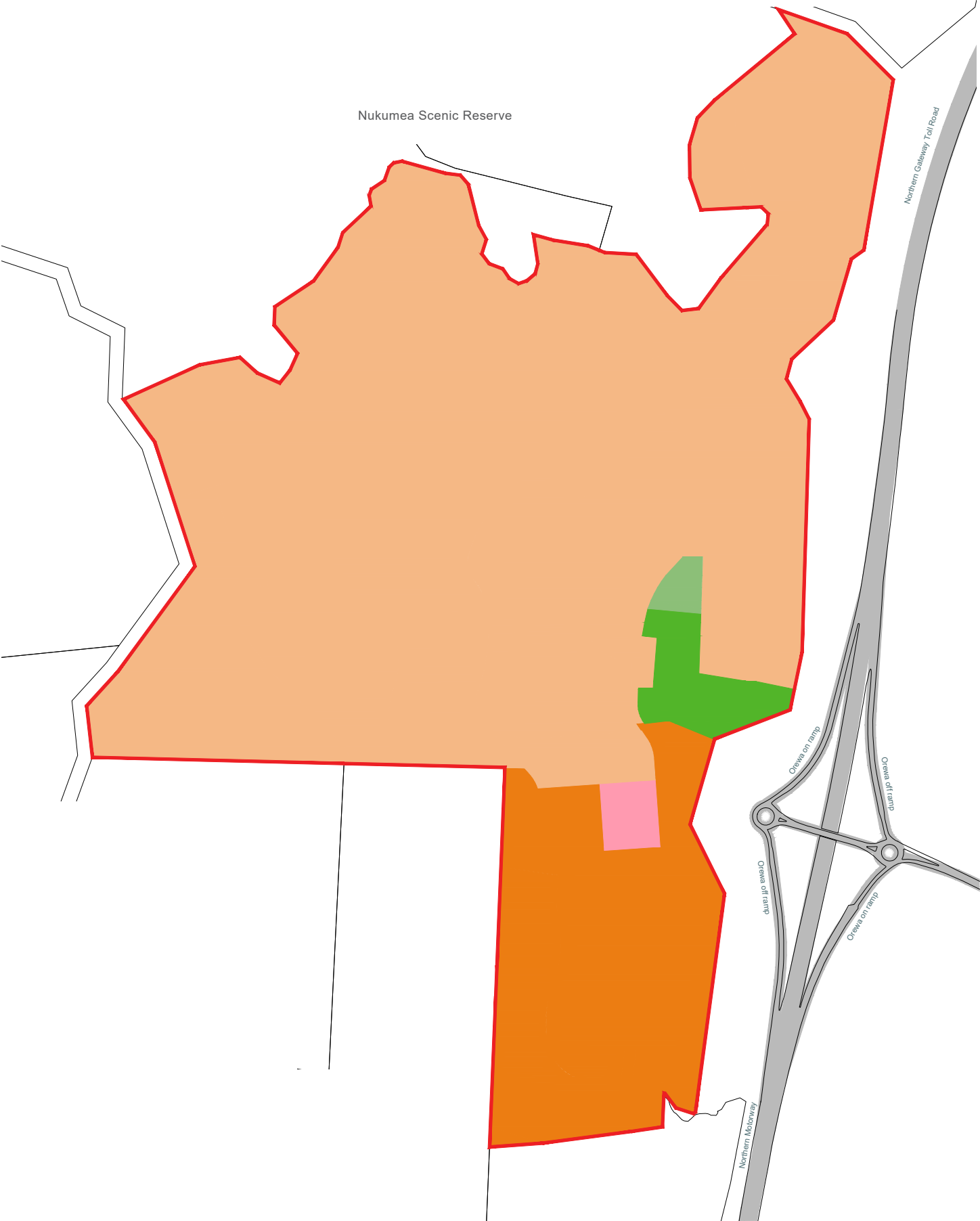
Indicative Future Arterial Rd with restricted vehicle access

*

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ZONING MAP



LEGEND

PROPOSED ZONES

| | |
|-------------|------------------------------------------------------------|
| <div></div> | Residential - Terrace Housing and Apartment Buildings Zone |
| <div></div> | Residential - Mixed Housing Urban Zone |
| <div></div> | Business - Neighbourhood Centre Zone |
| <div></div> | Open Space - Conservation Zone |
| <div></div> | Open Space - Informal Recreation Zone |
| <div></div> | Precinct Boundary |



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Nelson, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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| Whangarei | Auckland | Hamilton | Tauranga | Wellington | Nelson | Christchurch | Queenstown | Dunedin |
| 09 358 2526 | 09 358 2526 | 07 960 0006 | 07 571 5511 | 04 385 9315 | 03 548 8551 | 03 366 8891 | 03 441 1670 | 03 470 0460 |

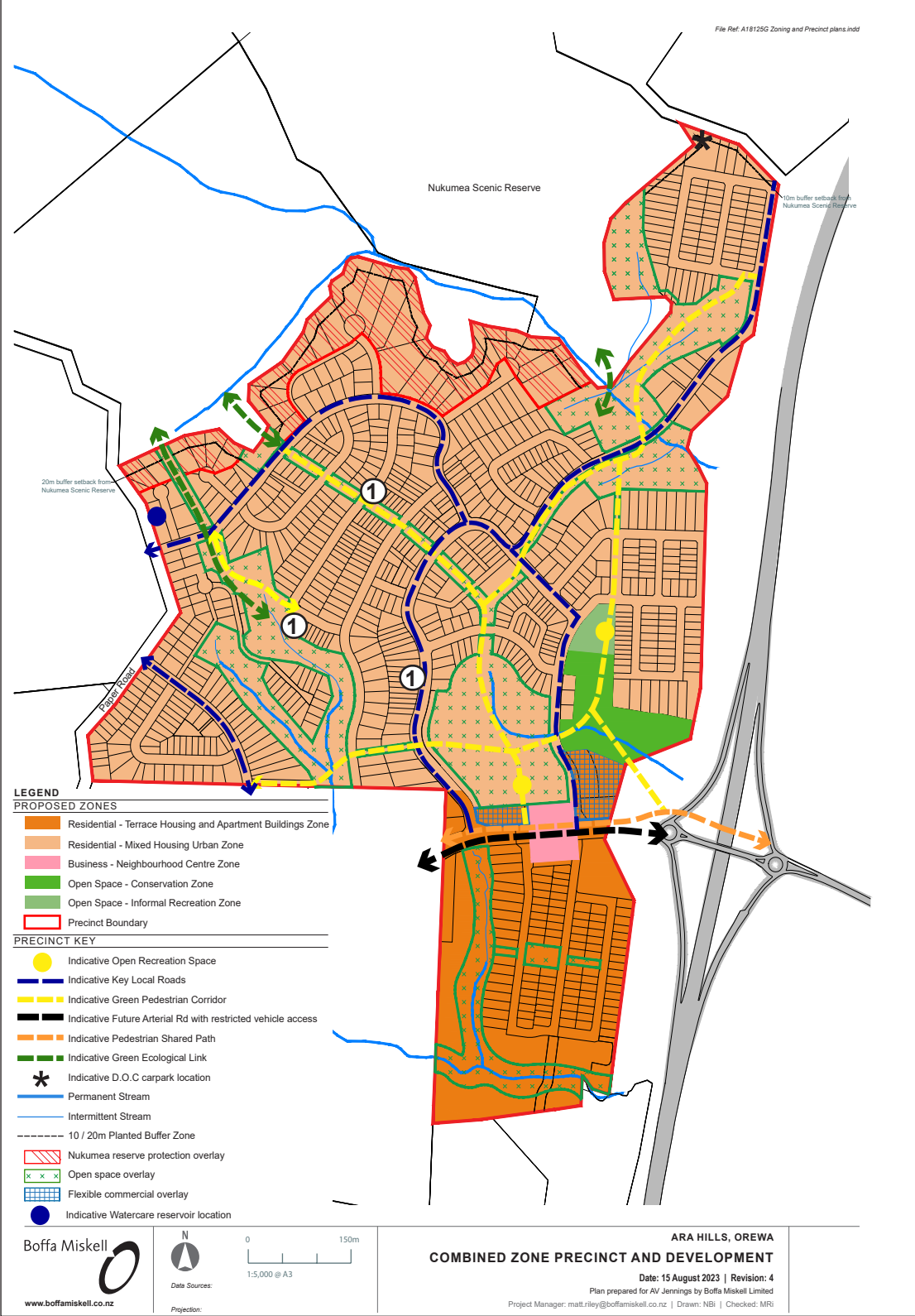


Figure 1: Current proposal, August 2023

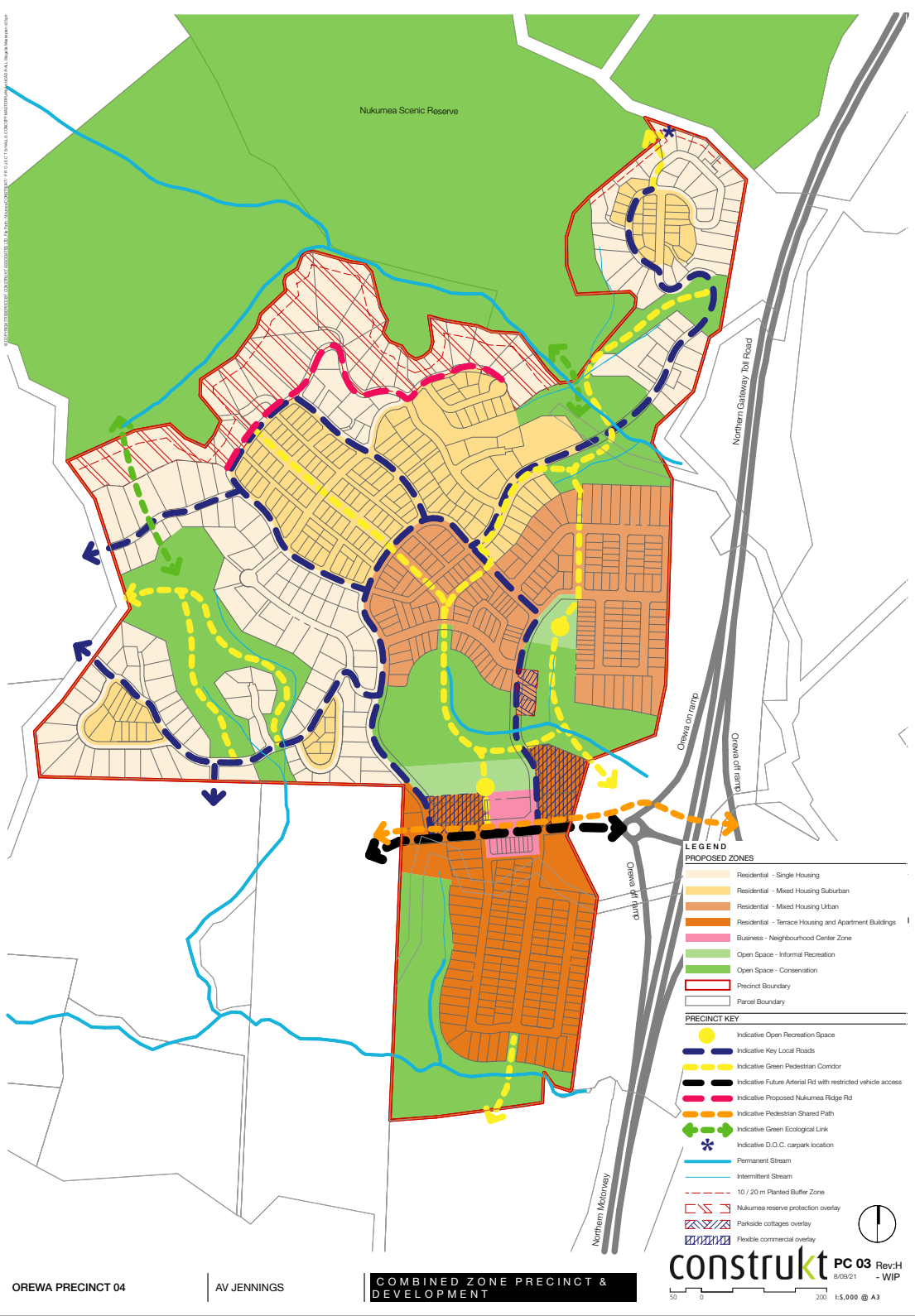


Figure 2: Previous proposal, September 2021

A comparison of the 2021 proposal with the current proposal shows the areas that were previously proposed as Single House Zone or Mixed Housing Suburban Zone have been changed to Mixed Housing Urban Zone. This is consistent with proposed intensification within Auckland under Plan Change 78, to align with the MDRS that permits three storey housing in relevant residential zones.

As Ara Hills is within the Future Urban Zone, it is noted Plan Change 78 does not apply. However, the zoning proposed by the Ara Hills Plan Change is consistent with the proposed Plan Change 78 zoning across Auckland, in which the Mixed Housing Urban zone becomes the predominant residential zone.

Specific to Ara Hills, the current proposal of Mixed Housing Urban zoning has resulted in a number of smaller lots, particularly in the areas that were previously shown as Single House Zone in the 2021 plans.

The narrowest lots through the middle of the site (labelled (1) on Figure 1) are generally orientated to overlook high amenity open spaces, and are 7.5-8m in width. This width allows for a range of terraced, duplex or standalone typologies, depending on other parameters such as garages, number of storeys and side yard setbacks.

Using recently completed dwellings that form part of Stage 1 as a reference, the standalone houses fronting Ara Hills Drive and the duplexes fronting Paparahi Place are all lots with a width of 7.5m.

The majority of units through the middle of the site are between 10-15m in width along the street frontage, which would generally result in standalone dwellings, and also allows space for landscaping and specimen tree planting.

Larger lots have been shown around the Nukumea Scenic Reserve interface to allow the 60% revegetation proposed by the Nukumea Reserve Protection Overlay to create a transition to the reserve, and also takes into consideration the challenging topography.