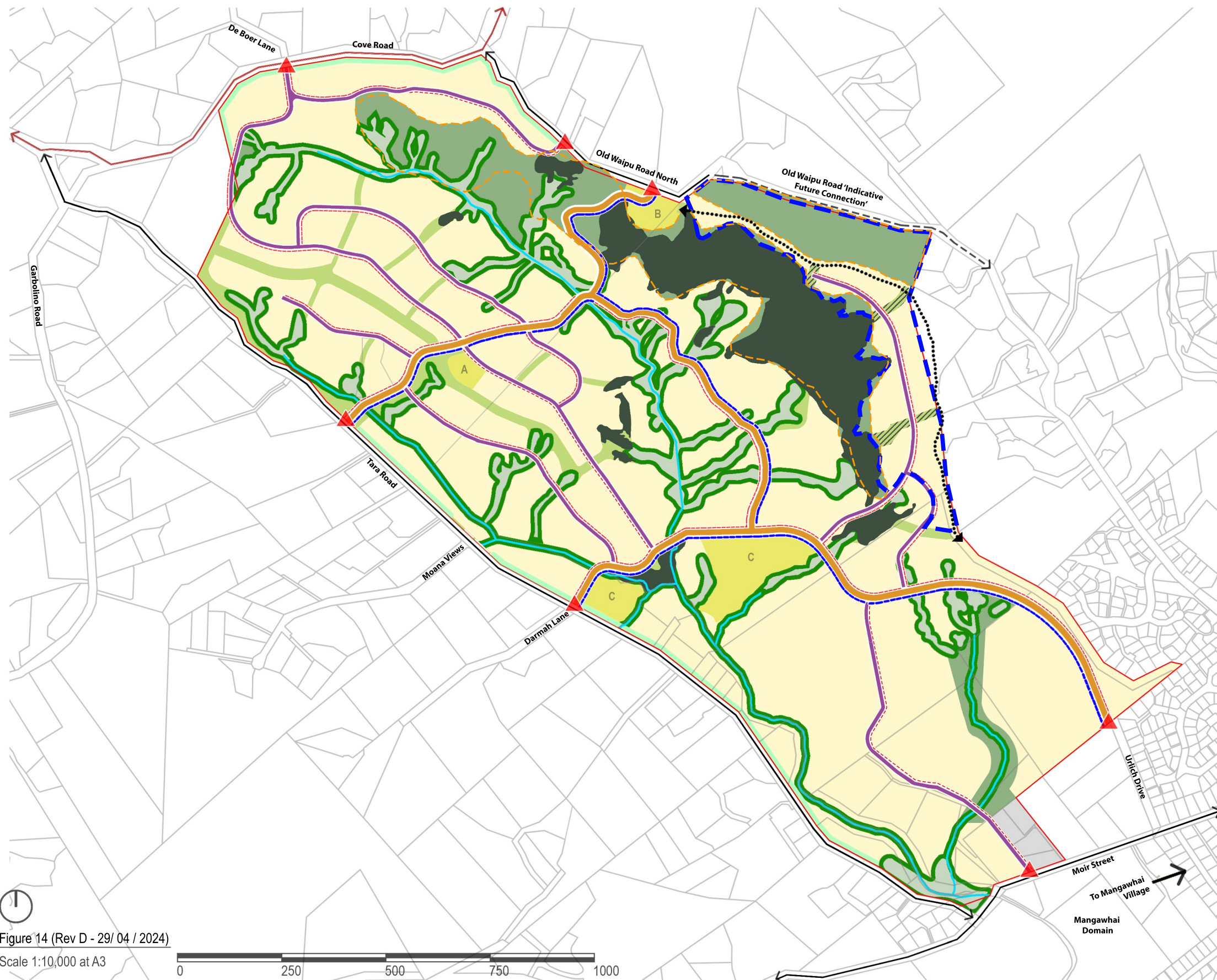


5.1 Structure Plan

A collaborative urban design approach with planning, ecology, landscape and engineering has driven the development of the conceptual structure plan to guide future development within the site.

A comprehensive analysis of the existing environmental qualities, features and characteristics informed the identification of appropriate opportunities and constraints. This has subsequently informed the development of the conceptual structure plan which indicates key structural elements of movement and land use as well as specific open space and other place-making recommendations.



Legend

- Plan Change Area
- Landscape Protection Area
- Northern Ridgeline
- Indicative Primary Road
- Indicative Secondary Road
- ▲ Indicative Future Road Entries
- Existing Roads / Connections
- ↔ Western by-Pass Link / Collector Road
- Indicative 3m Shared Path
- Indicative Roadside Footpath
- Indicative Streams
- Indicative Wetland
- Indicative Wetland & Stream Restoration (10m Setback)
- Additional Native Revegetation
- Moderate to High Risk Instability Area
- Existing Native Vegetation
- Indicative Linear Open Space
- Green Corridors
- Boundary Buffer Planting
- Proposed Residential Area (Subject to Plan Change)
- Indicative Community Hubs 'A - C'
- Existing Residential

Figure 14 (Rev D - 29/ 04 / 2024)

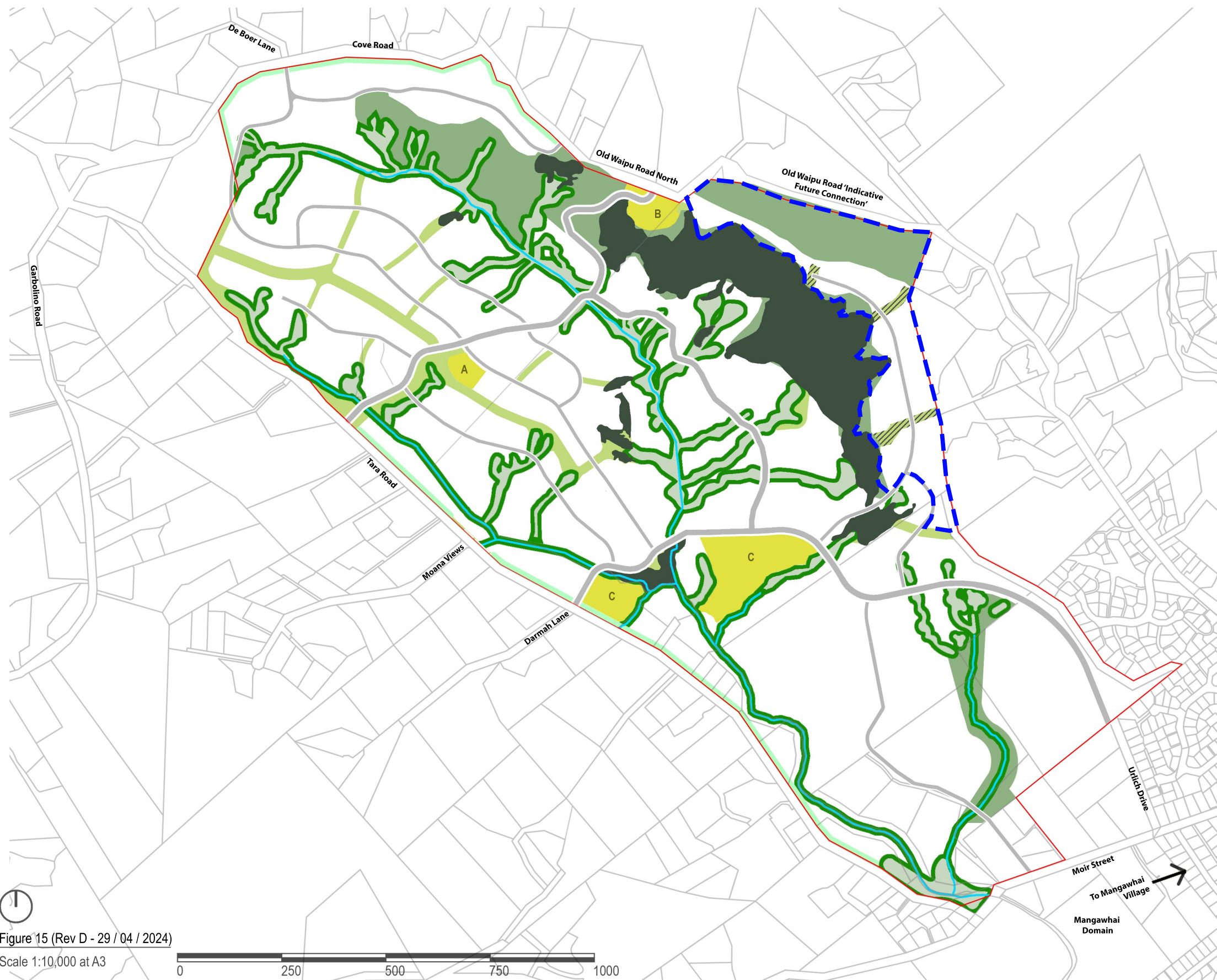
Scale 1:10,000 at A3

5.2 Open Space Network

The proposed open space network is largely driven by natural and proposed native vegetation, existing hydrology (including streams and wetlands) and topography.

The open space network is a primary structuring element on site in terms of the location of primary and secondary roads, walking and cycling connections, community hubs location and the overall housing density distribution.

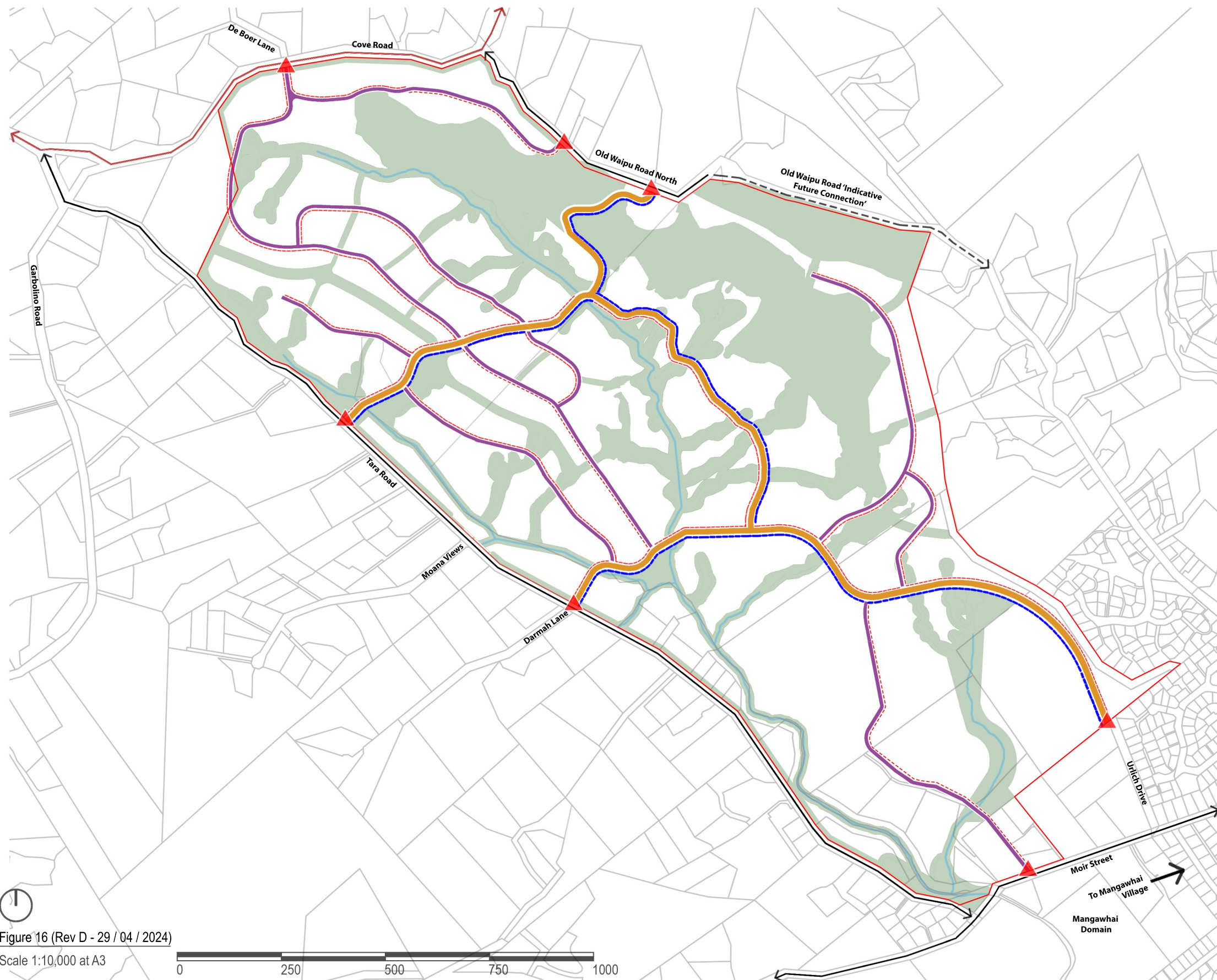
Some of the key drivers include: enhancing and protecting ecological corridors, improving connectivity and public access to local natural environment, and to provide blue / green infrastructure to enhance biodiversity, environmental health and stormwater management.



- Legend**
- Plan Change Area
 - Landscape Protection Area
 - Indicative Primary & Secondary Road
 - Indicative Streams
 - Indicative Wetland
 - Indicative Wetland & Stream Restoration (10m Setback)
 - Additional Native Revegetation
 - Existing Native Vegetation
 - Indicative Linear Open Space
 - Green Corridors
 - Boundary Buffer Planting
 - Indicative Community Hubs 'A - C'

Figure 15 (Rev D - 29 / 04 / 2024)
 Scale 1:10,000 at A3
 0 250 500 750 1000

5.3 Access and Movement Network



The access and movement network has been informed by the open space and ecological network of the site.

The primary and secondary roads follow the contours, utilising the most favourable terrain for vehicular movement and minimising impact on the existing ecology and natural features.

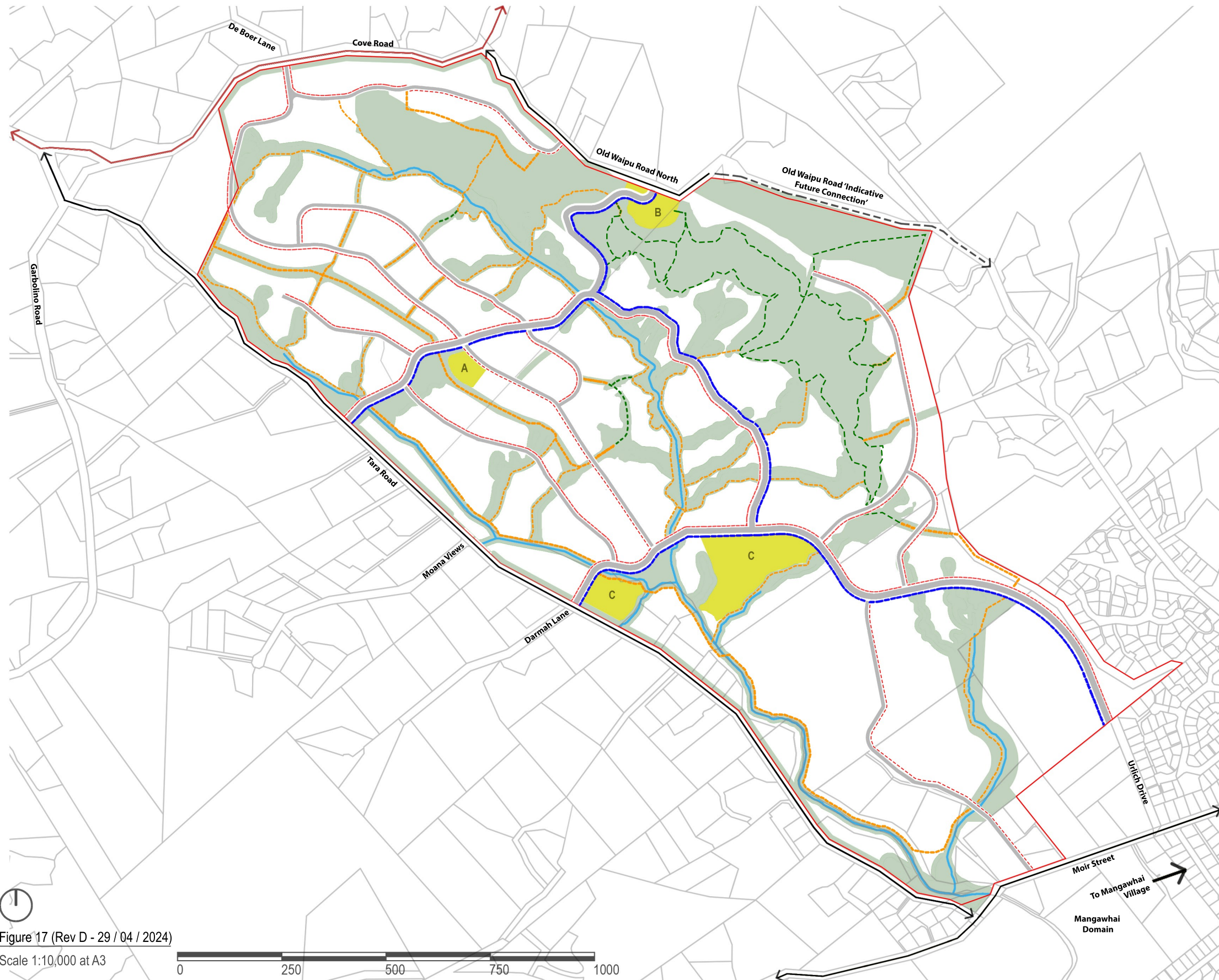
Two key objectives are to enhance the level of connectivity achieved throughout the site and promote active modes of transport. This has been achieved through the clear and legible primary and secondary road network along with the intricate network of pedestrian and cycle connections.

- Legend**
- Plan Change Area
 - Existing Roads / Connections
 - Western By-Pass Link / Collector Road
 - Indicative Primary Road
 - Indicative Secondary Road
 - Indicative Future Roads Entries
 - Indicative 3m Shared Path
 - Indicative Roadside Footpath
 - Ecological / Vegetated Areas

Figure 16 (Rev D - 29 / 04 / 2024)

Scale 1:10,000 at A3

5.4 Walking and Cycling Network



Promoting active modes of transport is a key objective associated with this proposal. In order to achieve this, an intricate network of pedestrian and cycle trails has been provided, creating a range of movement choices for the future community.

These trails will serve a variety of purposes and are typically co-located with open space and amenity areas, proposed road / vehicle access connections and existing natural features associated with the site such as streams and wetland areas.

- Legend**
- Plan Change Area
 - Indicative Primary & Secondary Road
 - Existing Roads / Connections
 - Western by-Pass Link / Collector Road
 - Indicative Streams
 - Indicative 3m Shared Path (3.7km)
 - Indicative Roadside Footpath (10.4km)
 - Indicative Bush Trails (4.1km)
 - Indicative Nature Trails (11.8km)
 - Indicative Community Hubs 'A - C'
 - Indicative Ecological / Vegetated Areas

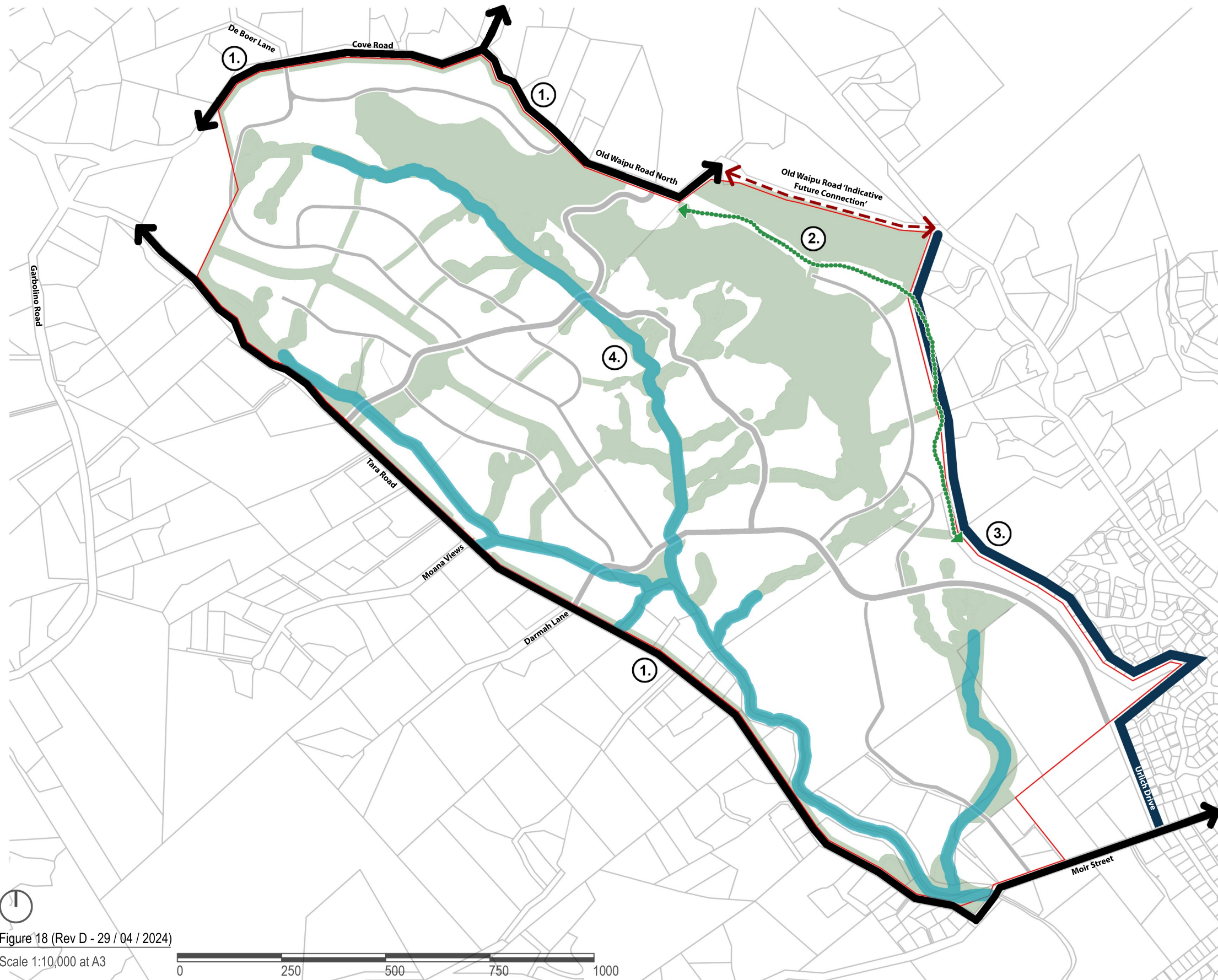


Figure 17 (Rev D - 29 / 04 / 2024)

Scale 1:10,000 at A3



5.5 Boundary Interface



Appropriate management of specific interfaces is required to ensure future development will integrate with the existing surrounding context and mitigate potential adverse effects in relation to neighbouring properties. Four key interfaces have been identified below with respect to implications for potential future development.

These include:

1. Tara Road, Cove Road and Old Waipu Road North: A densely vegetated landscape bund and buffer will be incorporated between any future development and the existing Tara Road, Cove Road and Old Waipu Road North. This is proposed to create a visual buffer between the residential development and the adjoining road corridors, create a high quality landscaped entrance to the site, retain a high degree of privacy and amenity for the proposed dwellings and absorb slope if / where necessary.

2. Northern ridge line: This interface detail will largely be informed by the LVA prepared by Reset.

3. Existing residential development: Where the rear of existing residential lots are located adjacent to the rear of proposed lots, privacy fencing and a landscaped buffer will be incorporated to mitigate any potential adverse privacy and amenity effects. Where the rear of existing dwellings are located directly adjacent to a proposed road connection, a densely vegetated landscaped buffer is anticipated to mitigate potential adverse privacy and amenity effects on existing neighbouring properties.

4. Stream corridors: Dwellings should front stream corridors where possible to provide activation and surveillance over the green network. Dwellings should be sufficiently setback from stream corridors and incorporate low level planting within the relevant yards to create an appropriate 'transition' zone between the private and public realms.

Legend

- Plan Change Area
- Tara Road, Cove Road and Old Waipu Road North
- Northern Ridgeline
- Indicative Stream Corridors
- Existing Residential Development
- Old Waipu Road 'Indicative Future Connection'

Figure 18 (Rev D - 29 / 04 / 2024)

Scale 1:10,000 at A3

