

Appendix M - Indictive Staging Plan

The staging strategy has been developed to balance infrastructure delivery, amenity provision, land ownership, and the creation of a strong community environment from the outset.

Development is proposed to commence at the Northeast end of the site, enabling primary infrastructure and the transport spine and key open space amenities to be established early to support the first residents and create a clear structure for future growth.

Stage 2 builds on this foundation through the introduction of the commercial offering and expanded neighbourhood amenities. Stage 3 then completes the strategic spine road connection between Kahikatea Flat Road and Horseshoe Bush Road, improving overall accessibility and network resilience across the site.

Subsequent stages continue progressively up the catchment, allowing earthworks, infrastructure, open space, and housing delivery to be coordinated in a logical and efficient manner. The staging approach also supports a steady delivery of housing, with each stage anticipated to provide approximately 100 to 150 dwellings on average.

Planting and ecological restoration will be integrated throughout the staging process, with stream corridors, open space areas, and landscape buffers established early to support amenity, environmental performance, and neighbourhood character from the outset of development. This approach allows vegetation to mature alongside each stage, reinforcing the blue green framework and contributing to a stronger sense of place over time.

