Milldale – Stages 4C

21 Karapapa Road, Milldale, Wainui, Auckland

Urban Design Assessment

25 February 2025

B&A
Urban & Environmental

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Fulton Hogan Land Development Limited

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Prepared by:

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Contents

1.0 Introduction

1.1 Purpose

This report has been prepared in support of the application by Fulton Hogan Land Development (FHLD) for a resource consent to the Environmental Protection Authority (EPA) under the Fast-Track Approvals Act 2024 (FTAA).

The application seeks approval to authorise comprehensive residential development and subdivision across Milldale Stages 4C-2 – 4C-5 (inclusive), the establishment of 168 residential lots / dwellings (from 21 superlots), one balance lot, three roads to vest, 13 jointly owned access lots (JOALs), one accessway to vest and associated earthworks and infrastructure in accordance with the Milldale Masterplan.

The staged works will enable residential development to progress in accordance with the Auckland Unitary Plan Operative in Part (AUP) planning framework and Wainui Precinct Plan. The development will provide housing supply and choice to the residential market and provide a high amenity urban residential form with well-planned connectivity to key amenities and services in Milldale.

This report assesses the urban design merits of the project in terms of its consistency with good urban design principles. These principles are set out in the following report and are derived from a series of statutory and non-statutory documents including; The AUP, New Zealand Urban Design Protocol and the Auckland Design Manual.

1.2 Statement of Qualifications and Experience

Cam Wallace is an Urban Designer / Partner at B&A. B&A is a planning, urban design and landscape consultancy with offices around New Zealand. I have been employed at B&A since November 2018.

I hold the qualifications of Bachelor of Planning (First Class Hons) and Masters of Urban Design (First Class Hons) from the University of Auckland. I am a Full Member of the New Zealand Planning Institute and am a Registered Urban Designer with the Urban Designers Institute of Aotearoa (UDIA). I have 17 years of experience in the urban design, strategic planning and transport development, across both the private and public sector in New Zealand and United Kingdom.

I have a broad range of experience in urban design working on behalf of a range of clients including land developers, commercial entities and Councils in Auckland and around New Zealand. This has involved lead masterplanning projects for greenfield and brownfield redevelopment projects, design review and assessment for resource consent and private plan change applications of varying scales, strategic and spatial planning projects, and preparation / presentation of urban design evidence at Council hearings and the Environment Court.

I confirm that, in my capacity as author of this report, I have read and abide by the Environment Court of New Zealand's Code of Conduct for Expert Witnesses Practice Note 2023 and the UDIA Code of Practice – Version A June 2024.

2.0 Site Context

2.1 Application Site

The site subject to this application is located within the Milldale development and referred to as Stage 4C subdivision area (**the Site**). The site is comprised of the three balance lots created by the subdivision of Stage 4C-1. Records of Title have not yet been issued for these balance lots which are identified as Lot 9100 (2 Honohono Avenue), Lot 9101 (1 Honohono Avenue), and Lot 9102 (50 Honohono Avenue) on the approved scheme plan. As such, the current legal title for the site which applies to the entirety of Stage 4C (including approved Stage 4C-1) is legally described as Lot 9001, DP 586972 (6.75 ha), 21 Karapapa Road, Upper Orewa.

The 5.1251 ha site extent is bounded by Parish Drive to the north (which is also intended to function as a main bus route serving the area), Karapapa Road to the east, Papakiri Road to the west and Dendro Ring Road to the south. Contextual site factors which impact and inform development of the Site are identified in Figure 1.

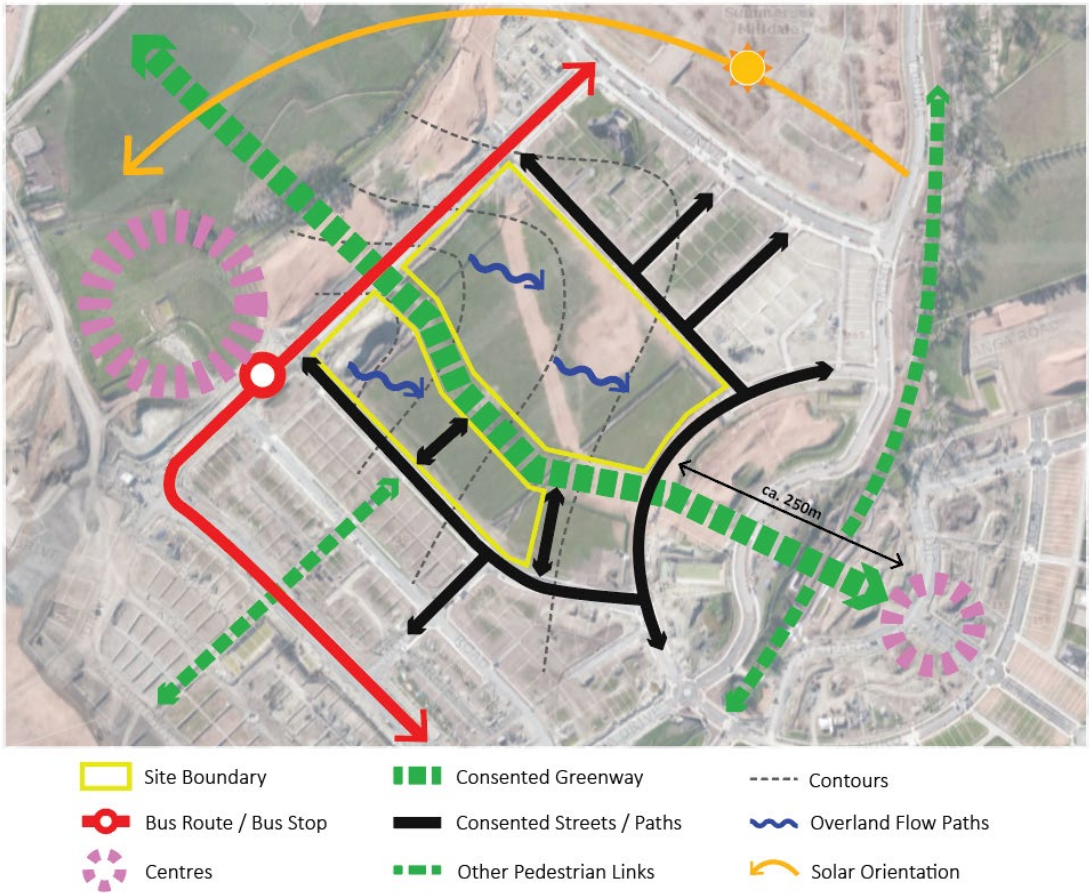

Figure 1 - Design Context

A key feature of the Site is the recently constructed Honohono Avenue (a "green street" featuring a shared path which provides direct linkages with several key amenities) which bisects the Site in a north-south direction. The alignment of this road will invariably create irregularly shaped block geometry. In addition, an east-west pedestrian accessway has also been approved as part of the Stage 4C-1 consent.

The site is generally aligned to the north-west and falls approximately 7m from Parish Drive in the north towards Dendro Ring Road (and ultimately Waterloo Creek) to the south and has already been subject to bulk earth working as part of the previously consented Stage 4 subdivision (BUN60352918). There are no notable features on the site (e.g. vegetation) which would have any influence on future development. The topography of the Site, combined with the levels of surrounding development forms a key fixed development constraint to which any future proposal must respond.

Under the AUP, the site is split zoned Terraced House and Apartment Building zone (THAB) and Open Space Conservation (OSC) zone and is subject to the Wainui Precinct Plan. Located within the heart of the Milldale development, the Site is bordered by Parish Drive to the north, Papakiri Road to the west, Karapapa Road to the east and Dendro Ring Road to the south (refer to Figure 1).

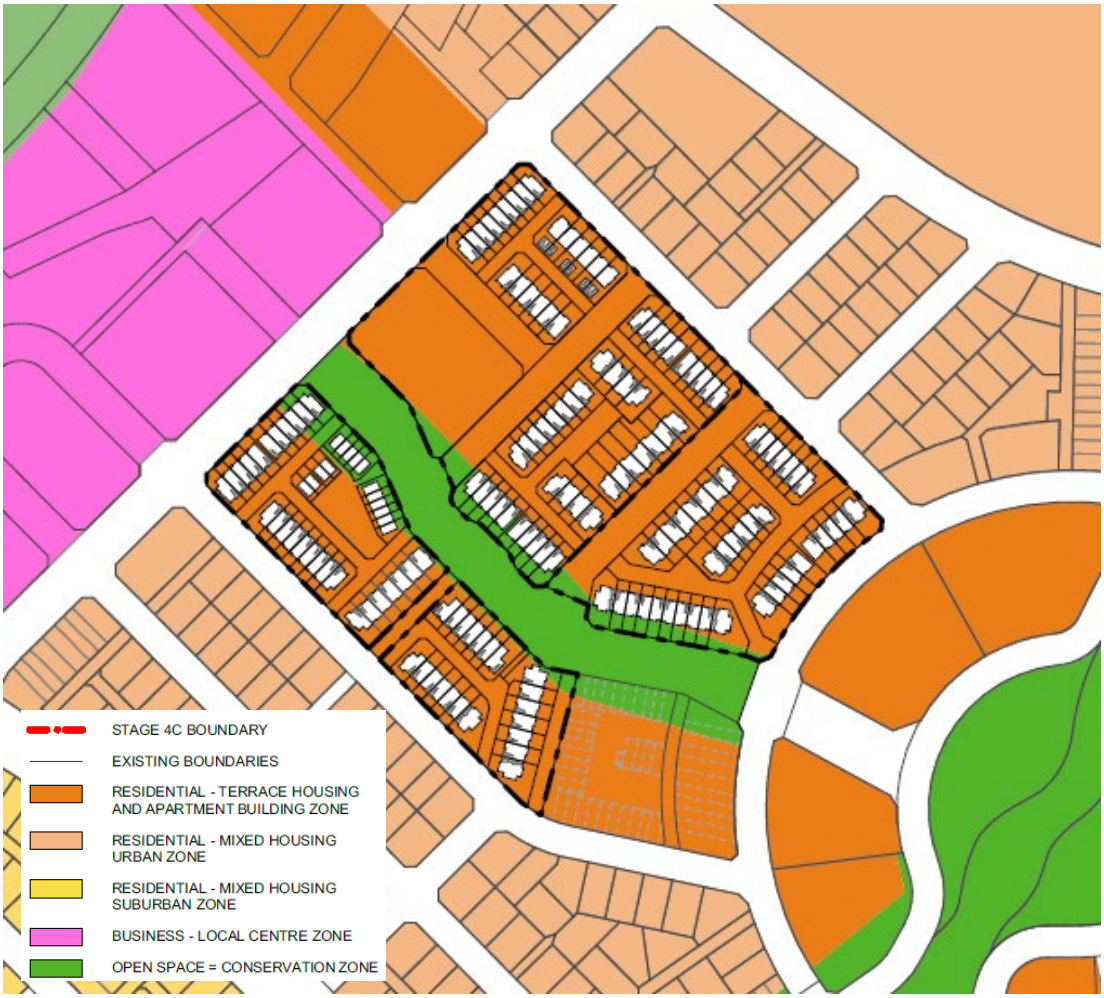

Figure 2: The proposal site as it relates to AUP Zoning (source: Woods)

2.2 Wider Site Environment

Milldale, a master planned (refer Figure 2) community designed to provide 4,500 dwellings and commercial land for a local town centre, public parks, riparian reserves, cycleways and walkways, and education facilities. As a large greenfield development, Milldale has been developed in stages by FHLD over the past 10 years. The application site itself has long been signalled for the development of more intensive building typologies in the form of terraced housing alongside a

green corridor linking Waterloo Reserve and the local centre as shown in the Illustrative Masterplan within Figure 2.

Figure 3 - Milldale 2019 Illustrative Masterplan relative to the site (red circle) (source: Woods)

Areas immediately east and west of the site have already been subdivided and developed – predominantly in the form of detached housing (refer **Figure 3**). There are a number of more intensive developments that have been consented or already constructed in close proximity to the site. These include terraced housing developments and the emerging Summerset Retirement Village.

Immediately to the north of the Site is the Milldale Local Centre, for which subdivision and earthworks consents have been granted by Auckland Council (BUN60416381). Once developed, the Local Centre will function as the focal point for the Milldale community and is intended to accommodate a range of important activities including a supermarket, convenience retail, food and beverage outlets, medical centre, general commercial services and community uses such as a library. The Site also sits approximately 250m north of the Waterloo Neighbourhood Centre which features a handful of small-scale convenience retail, food and beverage and commercial services.

An indicative development plan which informed the subdivision application is shown in **Figure 4** overleaf. The site is connected with its wider environs through a network of streets, pedestrian paths and riparian reserves. Provision for public bus routes has been made for along Parish Drive and Argent Lane.

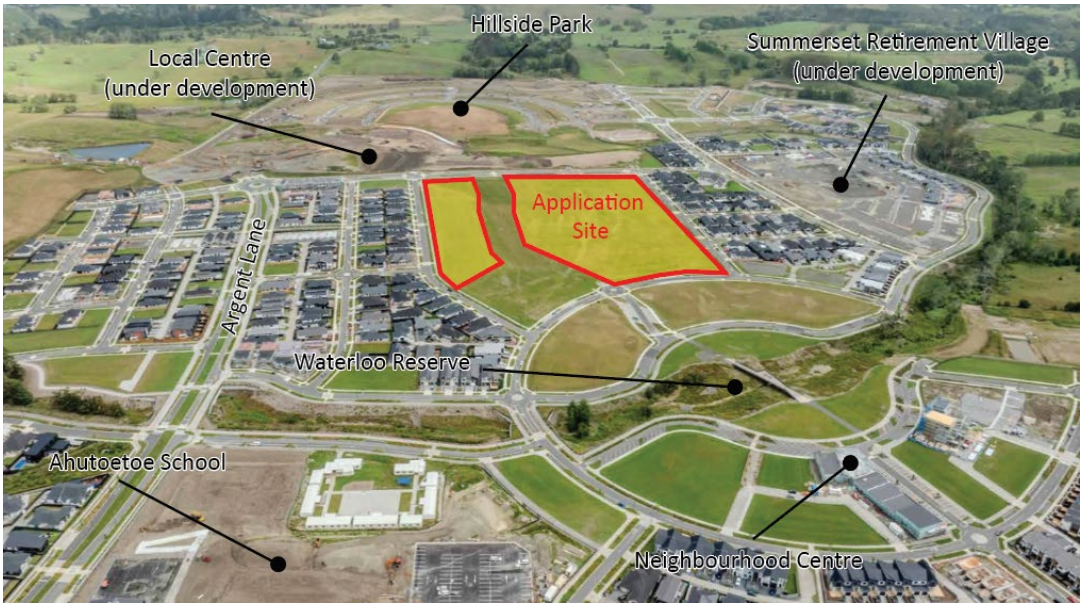

Figure 4 - The application site within the emerging context of Milldale

Figure 5 - Indicative Site Plan for Milldale Local Centre (source: Ignite)

3.0 Planning Context

This report is not a planning assessment and is not intended as such. However, an understanding of the AUP provisions, and the wider strategic direction that applies to the site, are relevant to this urban design assessment in order to:

- Contextualise the built form and design outcomes that the AUP and higher order strategic policy framework anticipates for the site and wider area; and
- Focus the assessment on matters for which consent is required under the AUP and provide relevant urban design input to inform the planning assessment.

3.1 National Policy Statement on Urban Development

The National Policy Statement on Urban Development (**NPS-UD**) came into effect in August 2020 and requires councils to amend their plans to provide adequately for housing. Areas over which local authorities have jurisdiction are classed as Tier 1, 2 or 3 urban environments. Auckland is classed as a Tier 1 urban environment.

Some of the objectives associated with the NPS-UD that are of particular relevance to this urban design assessment include:

- Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:
  - (a) the area is in or near a centre zone or other area with many employment opportunities
  - (b) the area is well-serviced by existing or planned public transport
  - (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.
- Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
- Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.

3.2 Regional Policy Statement

Chapter B2 of the AUP sets out the Regional Policy Statement (**RPS**) as it relates to urban growth and form. It establishes a strategic goal for a "quality compact urban form" in Auckland. Implicit within this goal is the need to support residential and commercial intensification.

The policies in the RPS, particularly those policies contained in Section B2.3, include the following issues relevant to this assessment:

- Enabling higher levels of intensification and growth along public transport corridors and near open space;
- Subdivision and development responds to the physical characteristics and intrinsic qualities of the site;
- Ensuring that infrastructure is in place or can be provided to support new development; and

- Promotes the efficient use of land and enables a range of built forms to support choice for a diverse and growing population.

3.3 Auckland Unitary Plan

3.3.1 Subdivision

The proposal provides for the staged subdivision of the application site. As such, Subdivision – Urban Chapter (**'E38'**) within the AUP is applicable to this assessment. Key urban design outcomes associated with E38 include:

- Subdivision provides for the long-term needs of the community and minimizes adverse effects of future development on the environment.
- Subdivision has a layout which is safe, efficient, convenient and accessible.
- Subdivision maintains or enhances the natural features and landscapes that contribute to the character and amenity values of the area.

3.4 Zoning and Precinct

The AUP provides the key regulatory framework to manage Auckland's natural and physical resources. Under the AUP, the site falls within the THAB zone and the Wainui Precinct. The THAB zone is a high-intensity zone which provides for urban residential living in the form of terrace housing and apartment typologies. The Wainui Precinct is largely focussed with subdivision and infrastructure provision and is not directly applicable to this application.

Key urban design outcomes associated with the THAB zones include:

- Providing for urban residential living at higher densities in a variety of forms including terraced housing and apartments with quality on-site amenity.
- Acknowledging that the change to more intense forms of housing will bring with it a high degree of visual change.
- Achieving attractive and safe streets and high-quality, accessible on-site living.
- Managing effects on adjoining sites, including visual amenity, privacy and access to daylight.
- Recognising that design quality is increasingly important as the scale of development increases.

3.5 Reasons for Consent

The proposal requires resource consent for a number of regional and district-level activities under the AUP. Overall, the application requires resource consent as a **discretionary activity**.

For the purposes of this assessment the key reasons for consent in relation to urban design are summarised below. For a full list of the reasons for consent, please refer to Section 5.2 of the AEE.

H6 Residential – THAB

- The proposal involves the construction of a minimum of 4 to maximum of 15 new dwellings across 21 individual sub-stages in the THAB zone. This requires consent as a **restricted discretionary** activity pursuant to rule H6.4.1(A3).

- The proposal includes the construction of a retaining walls within 1.5m from the road boundary (up to 2m in height) and/or public boundary across the development. Retaining walls within 1.5m of the road boundary are classed as buildings in Table J1.4.1. As such, the retaining walls identified along the various boundaries will not comply with the 1.5m front yard setback requirement. This requires consent as a restricted **discretionary** activity under standard H6.6.9(1) and C1.9(2).
- The proposal involves a height to boundary infringement on Lot 458 (Superlot 4007). The dwelling infringes the 3m+45° western HTB boundary plane by 226mm x 226mm over a length of 7.7m. This requires consent as a **restricted discretionary** activity under standard H6.6.6(1) and C1.9(2).

E38 Urban Subdivision

- The proposal involves subdivision in accordance with an approved land use resource consent in the THAB zone that complies with the standards at E38.8.2.1. This requires consent as a **restricted discretionary** activity pursuant to rule E38.4.2(A14).
- The proposal does not comply with Standard E38.8.1.2(1) and Table E38.8.1.2.1, as JOALs serving more than ten proposed rear sites are proposed and the length of access exceeds the 100m maximum requirement for several JOALs within the development. Subdivision not meeting the standards in E38.8 Standards for Subdivision in Residential Zones is a **discretionary** Activity under Rule E38.4.2(A31).

In addition to the above, a number of non-core development standards (e.g. landscaped area, outdoor living space) within the THAB zone are "infringed". Although consent is not required for these infringements, they are required to be considered as part of the overall assessment of the proposal.

4.0 The Proposal

The proposed comprehensive residential development and subdivision will be delivered in two parts:

- **Phase 1: Civil Works & Subdivision**

  The civil works and subdivision phase of the development will carry out the preliminary site establishment works and subsequent subdivision of three parent lots to create superlots across Stages 4C-2 – 4C-5 (inclusive). This phase of the development will create a total of 21 superlots, one balance lot, 13 JOALs, three roads to vest, one pedestrian accessway to vest and associated infrastructure and servicing. The civil works and subdivision phase will be constructed and completed by the applicant, FHLD.

- **Phase 2: Comprehensive Residential Land Use & Subdivision**

  Following the completion of the civil works subdivision, comprehensive residential development and subdivision will be carried out across all 21 superlots configured in a gridded block structure created through the combination of streets and JOALs. The superlots vary in size with the smallest superlot providing for four residential units, with the largest superlot providing for 15 residential units. A total of 20 different architectural typologies are proposed to respond to the varying site circumstances and interfaces that are present across the

application site. All dwellings are architecturally designed two-level terraced units, each ranging from two to four-bedroom units.

The development will provide for a total of 168 dwellings which will be subsequently subdivided to create 168 fee simple residential lots. Vehicle access to each dwelling is proposed to be provided through a mixture of JOAL JOAL access to internal or external garages, street facing garages and communal parking courts. All dwellings with garages also typically include an additional parking space provided within individual driveways.

Architectural plans prepared by Woods show the various façade forms, colours and materials proposed for the buildings across the development. Comprehensive landscape plans have been prepared by Bespoke and has included details on street trees, JOAL design and on-site landscaping concepts detailing the approach to hardscapes, softscapes and fencing.

Figure 6 - Proposed Masterplan

5.0 Site-wide Design Assessment

The relevant policy framework and Subdivision, THAB zoning along with the I544 Wainui Precinct has been used to inform how this proposal has been assessed at both a site-wide and individual superlot scale. The site-wide assessment considers the overall block and street layout, street design, cumulative built form impacts and response to landform by the proposal. At the superlot level, I have consolidated the key urban design matters established by relevant documents identified in Section 3 into the following theme-based headings which have been used as the basis for the more fine-grained assessment of each of the proposed superlots (4001-4021):

- Site layout;

- On-site amenity;
- Architectural response; and
- Landscape response.

Consideration of the effects of any infringement to non-core standards is incorporated into the relevant themes above.

5.1 Site Layout

The proposal provides for exclusively medium-density residential uses that responds to contextual site factors and place-specific requirements established under the Wainui Precinct Plan. Given the Site's proximity to key commercial areas including the Milldale local centre and Waterloo neighbourhood centre and open spaces including Hillside Park and Waterloo Reserve, the adoption of more intensive residential uses is considered the most appropriate in urban design terms.

The masterplan establishes a gridded street network / block structure along a north-west to south-east axis. This builds off the established street network created from the surrounding subdivision and development which has occurred to date. This will provide for a good level of connectivity and walkability with surrounding sites and the wider Milldale development. The masterplan also seeks to limit road intersections and vehicle accesses onto Honohono Avenue to maintain the continuity of the green street and uninterrupted shared paths which provide a valuable link for the Site and wider community to key destinations including the local centre, neighbourhood centre, open spaces and schools. Overall, the location of streets is considered to be in general alignment with the Wainui Precinct plan (noting that several key roads had already been established / consented).

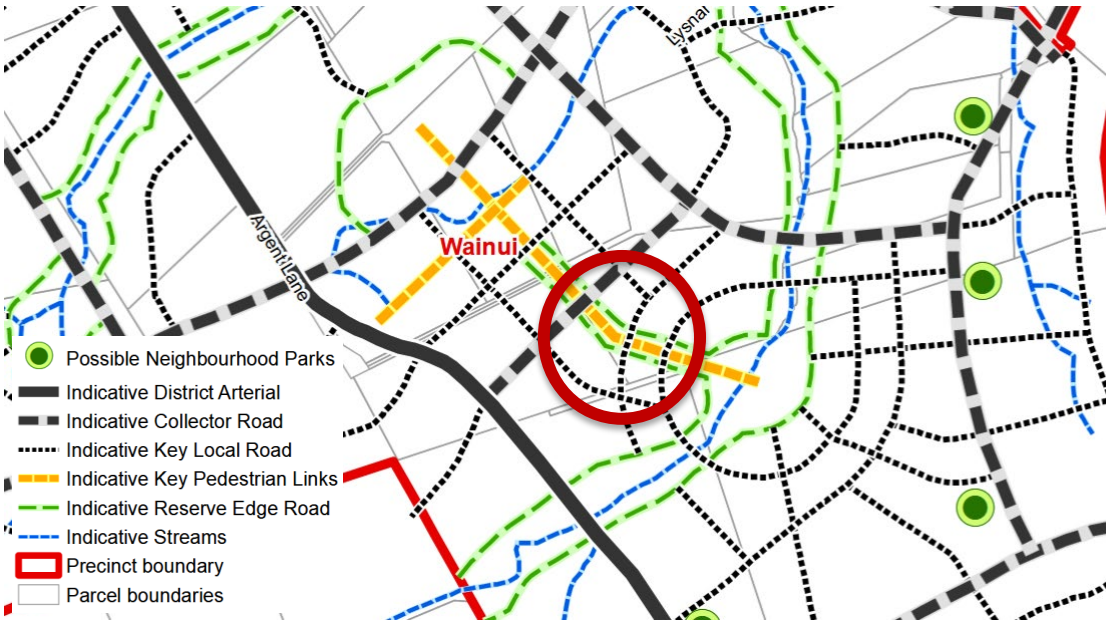

Figure 7 - Part Copy Wainui Precinct Plan 1 relative to the site (red circle)

The blocks themselves are well proportioned for the terraced typologies proposed providing sufficient depth to accommodate well-sized dwellings and outdoor living spaces. The proposed block structure and sizes have also allowed for the establishment of a perimeter block structure where buildings provide clear public fronts and private backs helping to support the overall legibility of the development.

The proposal does include 16 rear lots which would ideally be avoided in a new greenfield development. These 16 can be broken down into four within Superlot 4021, three each in Superlots 4008 and 4009, and a further six in Superlot 4004. Despite being rear lots, all feature short distances and clear routes between their front doors and a public street (accessed via JOALs with separated footpaths). In addition, Superlot 4004 benefits from a more direct pedestrian connection between the dwellings and Dendro Ring Road.

Overall, given the nature of development that has already occurred around the site to date, the proposed site layout across the development is considered an appropriate response to its context.

5.2 Streetscape Safety and Amenity

The proposal is well considered with respect to streetscape safety and amenity. A number of different design measures have been adopted to ensure that the development is well integrated with the existing street network and delivers a safe and amenable outcome for future users.

Dwellings / buildings have been positioned to align with all adjacent streets, with habitable rooms at both ground floor and first floor levels providing opportunities for passive surveillance of the public realm. In addition, fence heights and treatments have also been carefully considered to provide an appropriate balance between on-site privacy and interaction / passive surveillance with the street. Speed calming devices are also proposed throughout the development, consistent with streets already constructed throughout Milldale

The design of streetscapes is consistent with what has been established across Milldale to date. However, it has also been aided by the utilisation of JOALs to manage vehicle access for all but 28 dwellings across the development, reducing potential conflicts between vehicles and pedestrians. Where vehicle access is provided directly from streets, garaging has been set back behind landscaping to reduce any potential visual impacts associated with garaging, while driveways are generally paired to ensure larger contiguous areas of landscaping (including raingardens and street tree planting) can be delivered. The proposed street designs also include provision of indented car parking bays, which I support, as they have the effect of visually narrowing the width of streets, and promoting slower vehicle speeds. Regular placement of street trees is also proposed to encourage the development of good levels of canopy cover over time and further visual narrowing of streets as they mature. In conjunction with the terraced houses which line the streets, an enclosed and visually engaging streetscape will eventuate consistent with the design expectations of the AUP.

The JOALs themselves, whilst primarily serving as vehicular and servicing spaces, have also incorporated a range of safety and amenity features including basic landscaping (including fencing), segregated footpaths and varied surface treatments to help an appropriate level of amenity for the development as a whole. Extensive waste servicing via the JOALs, as proposed, will laos serve to reduce the presence of street clutter and support a better quality street environment across the development.

In addition to the streets and JOALs, the proposal also includes provision of an additional pedestrian accessway between Superlots 4017 and 4018. This is a generously sized, 8m wide and direct route which will support good forward visibility and convenience for users between Papakiri Road to the south and Honohono Avenue to the north. This accessway includes 2.5m of soft landscaping on either side of a straight 3m paved surface, creating a high-amenity public space with clear sightlines.

5.3 Built Form and Density

The proposal is predominantly in the form of two-storeyed terraced homes of three to four bedrooms. Whilst the variety of this typology offering within this application is limited, it needs to be considered within the wider context of Milldale. Development at Milldale to date has largely been limited to single storey, detached dwellings on larger lots. The more intensive terraces proposed, in a location close to commercial amenities and open spaces, will assist in providing for a greater variety of housing (in terms of price and lot size) than is currently available. The proposal is also further complimented by the nearby Summerset Retirement Village which features multi-storey apartment buildings ensuring a good variety of dwelling typologies across Milldale will emerge to support a range of households and lifestyles.

In terms of the buildings themselves, while the proposal is based on a limited number of unit typologies, a variety of façade materials and colours, and diversity in roof form designs provides, in my opinion, sufficient differentiation and distinctiveness across the development to avoid an overly monotonous appearance and mitigates the length of buildings. Further, design refinement by varying build partners will also likely add further differentiation in the built form across the development. proposed within and between each building is sufficient to mitigate potential adverse effects. The overall architectural approach proposed ultimately helps provide visual interest and avoid adverse visual repetition effects ensuring that the proposal is able to positively contribute to the quality of environment as sought by the AUP.

Further, the proposal as a whole provides sufficient space around and between the buildings. Whilst it is noted that the JOALs and communal parking areas do not qualify as landscaped open space, they nonetheless act as a design measure that creates large spatial voids around each superlot block that also helps to accommodate outlook from individual dwellings as well as allows sun and daylight into (and around) buildings.

5.4 Response to Landform

Consented development around the Site which has established fixed ground levels around the Site, combined with the general fall of the Site towards the south-east and the need to provide for overland flow paths and horizontal infrastructure has acted as a key design driver for the masterplan.

Given the practical need for flat building platforms associated with medium density housing, The overall scale of earthworks and retaining proposed is, in my opinion, appropriate. The scale of retaining walls is generally low and in a number of instances the building platform has been altered relative to the ground level (e.g. raised slightly above the adjacent street level) to help minimise more extensive landform modifications or the use of taller retaining walls.

As a general approach, retaining walls have been minimised across the Site and where they are greater than 1-to-1.5m in height they have been positioned to ensure a complimentary landscaping response is provided (e.g. hedging) while any additional fencing required has been lowered so as to avoid excessive combined fencing and retaining heights. Retaining walls facing streets are also proposed to have a key-stone (or similar) finish consistent with the approach adopted across Milldale to date. I support this approach as it will contribute to a coherent streetscape and neighbourhood character across Milldale. Overall, the proposed retaining walls / fences are proportionate to the scale of the Site and its contour, and present no urban design effects of concern.

On the basis of the above, I consider that the proposal is compatible with the natural landform of the Site, and has minimised unnecessary modifications and retaining consistent with the expectations of the AUP.

6.0 Stage 4C-2 – Superlots 4001 – 4005

Stage 4C-2 is situated in the southern part of the site and comprises 5 Superlots, a total of 41 dwellings spread across six separate buildings and a road to vest as shown in Figure 8 below.

Figure 8 – Stage 4C-2 Masterplan (source: Woods)

6.1 Superlot 4001

6.1.1 Site layout

The site layout comprises 10 terraced dwellings with three different typologies arranged in two separate blocks, serviced by a JOAL to the northwest (Lot 4101). Each dwelling includes a dedicated and clearly visible front door oriented towards Dendro Ring Road, with footpaths / stairs providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the northwest and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

6.1.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces. While the primary outlook and outdoor living areas are oriented towards the southeast, these spaces exceed 8m in depth and have been raised between 0.5m – 1m from the street providing vertical separation and enhanced privacy. Additional outdoor spaces have been provided to the northwest, offering

good sunlight access during the afternoon. These supplementary spaces are accessible from the kitchen, dining, and living areas in Lots 401, 405, 406, and 410, or from a flexi room and/or front door in the remaining dwellings. Storage provisions, including wardrobes, linen cupboards, and garages, further enhance the functionality and liveability of the proposed dwellings.

6.1.3 Architectural response

The proposed dwellings are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street in alignment with good CPTED principles. Where the ends of blocks front the public realm, such as Lots 401 and 410, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette proposed enhances the buildings' modulation and articulation. Through using a diverse mix of materials, combined with the varied roof profile featuring gabled forms, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

6.1.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, a pergola along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4101, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

6.2 Superlot 4002

6.2.1 Site layout

The site layout comprises 10 terraced dwellings arranged in one single block, serviced by a JOAL to the north (Lot 4102). Each dwelling includes a dedicated and clearly visible front door oriented towards Honohono Avenue, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the north and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

6.2.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces. While the primary outlook and outdoor living areas are oriented towards the south, all these spaces exceed 8m in depth resulting in large areas of usable and functional space for future occupants. Additional outdoor spaces have been provided to the north, offering good sunlight access throughout much of the day. These supplementary spaces are accessible from the kitchen, dining, and living areas in

Lots 411 and 420, or from a flexi room and/or front door in the remaining dwellings. Storage provisions, including wardrobes, linen cupboards, and garages, further enhance the functionality and liveability of the proposed dwellings.

6.2.3 Architectural response

The proposed dwellings are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street in alignment with CPTED principles. Where the ends of blocks front the public realm, such as Lots 411 and 420, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette proposed enhances the buildings' modulation and articulation. This diverse mix of materials, combined with the varied roof profile featuring four gables within the centre of the block and skillion forms at opposite ends, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

6.2.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, a pergola along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4102, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

6.3 Superlot 4003

6.3.1 Site layout

The site layout comprises seven terraced dwellings arranged in one single block, serviced by a JOAL to the southwest (Lot 4103). Each dwelling includes a dedicated and clearly visible front door oriented towards Karapapa Road, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the southwest and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

6.3.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces with depths exceeding 8m, collocated with their primary outlooks. Oriented towards the northeast, these spaces ensure excellent sunlight access during the morning and early afternoon, contributing to a positive and functional living environment for future occupants. These spaces are also elevated

slightly above the adjacent street corridor by approximately 0.5m providing for a greater degree of privacy / separation given their location along the street.

Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

6.3.3 Architectural response

The proposed dwellings are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street in alignment with CPTED principles. Where the ends of blocks front the public realm, such as Lots 421 and 427, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and varied roof profiles (refer **Figure 9**). This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

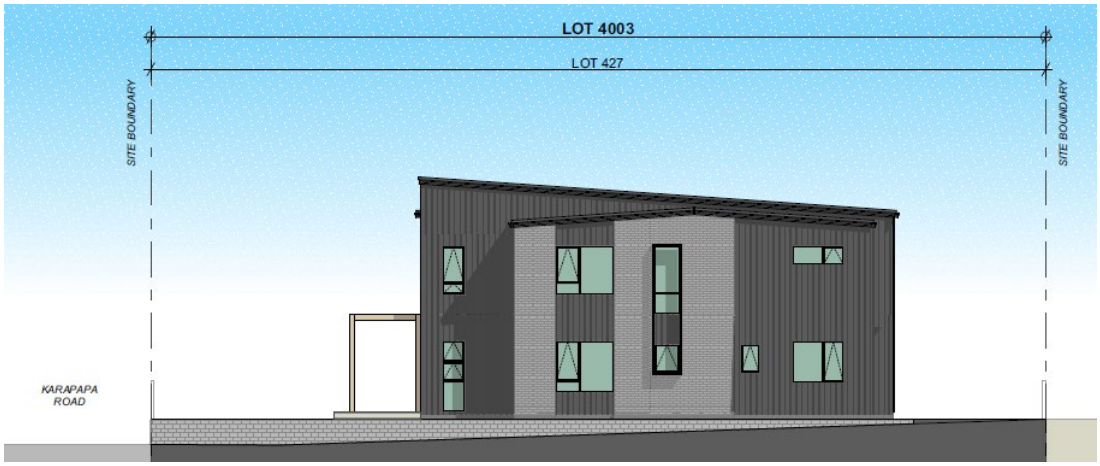

Figure 9 - Typical "side" elevation fronting public streets (source: Woods)

The varied material palette proposed enhances the buildings' modulation and articulation. This diverse mix of materials, combined with the varied roof profile featuring horizontal steps, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

Lots 422-426 exceed the impervious area coverage standard with 73% / 118m^2 proposed (3% exceedance). In urban design terms, this effect of this infringement is considered negligible as the orientation of outdoor living spaces towards the street edge helps to maintain an open / "green" appearance as viewed from surrounding public spaces.

6.3.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, a pergola along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4103, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

6.4 Superlots 4004 and 4005

6.4.1 Site layout

Superlot 4004 comprises six terraced dwellings featuring two typologies, arranged in a single block. The primary frontage is a JOAL (Lot 4101, which connects to Lots 4102 and 4103) that includes four car parking spaces (Lot 4102), a 1m-wide landscaped strip adjoining the lot boundary, and a 1.5m separated pedestrian footpath is proposed. This footpath provides direct and legible access from the front entrances of the dwellings (Lots 428–433) to the proposed road to vest in the northwest and Honohono Avenue to the south via a raised speed threshold. Each dwelling is designed with a dedicated and clearly visible front door oriented towards the JOAL, with footpaths enhancing accessibility and creating a well-connected, legible layout for this internalised terraced block.

An 8m-wide public pedestrian connection, featuring a 3m formed path flanked by 2.5m of soft landscaping on either side, provides a clear, legible, and direct route from this internalised block to Honohono Avenue and further south to Waterloo Reserve. This connection enhances the legibility of the dwellings and significantly increases the overall pedestrian connectivity and amenity for future occupants and the wider area.

Superlot 4005 comprises eight terraced dwellings with two typologies, arranged in a single block and directly serviced by the public road to vest located to the northeast. Internal garages and car pads are positioned to the northwest, with paired vehicle crossings designed to minimise potential conflicts between pedestrians and manoeuvring vehicles. Although rear servicing is not feasible, the design allows sufficient space for essential streetscape elements, such as street trees and light poles, contributing to a high-quality public realm. Each dwelling includes a dedicated and clearly visible front door oriented towards the public road to vest, with footpaths ensuring direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, which is a positive design response.

6.4.2 On-site amenity

The proposed dwellings within both superlots include generously sized outdoor living spaces. In Superlot 4004, the primary outlook and outdoor living areas are oriented towards the northwest, ensuring excellent sunlight access and privacy, away from the proposed JOAL. In Superlot 4005, the primary outdoor living areas are predominantly oriented to the southeast; however, all spaces exceed 7m in depth, providing large, usable, and functional areas for future occupants. Additional / supplementary outdoor living spaces are also provided to the northwest for these dwellings, offering good sunlight access during the late morning and afternoon. These supplementary spaces, accessible from the dining rooms, deliver a high level of amenity and choice for residents. Lot 441 features its primary outdoor living area to the southwest, with a generous amount of space of over 100m^2. Storage provisions, including wardrobes, linen cupboards, and garages, further enhance the functionality and liveability of the proposed dwellings.

6.4.3 Architectural response

The proposed dwellings are designed to establish a strong and active frontage to both the public realm and the proposed JOALs, incorporating ample glazing to ensure a high degree of passive surveillance in alignment with CPTED principles. Where the ends of blocks front a communal space, such as Lots 428, 433, 431 and 441, the side elevations are thoughtfully designed with a variety of

materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

Lots 429 and 430 feature minor infringements to the building coverage standard with 51.8% / 79.2m^2 and 50.6%/78.9m^2 proposed (where 50% is permitted). The impact of this infringement is considered negligible noting that the proposed typologies are similar to neighbouring units with the slightly irregular front boundary alignment giving rise to smaller overall lot sizes.

The varied material palettes for Superlots 4004 and 4005 are similar adopt a similar approach to other superlots, all of which contribute to the modulation and articulation of the buildings. The primary distinction between the two blocks lies in their roof forms and orientation to surrounding roads and JOALs. Superlot 4004 features two gabled roof forms bookended by two skillion forms, while Superlot 4005 adopts a horizontal roof profile steps that correspond to the underlying topography. These design elements contribute to visual interest and amenity within the public and communal realm, supporting a high-quality built form outcome that aligns with the anticipated character of the neighbourhood.

6.4.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4101 and 4102, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone. Low height retaining up to 1m is proposed between the boundaries of Superlots 4004 and 4005. To address the potential impact of this, fence heights have been lowered to reduce potential shading impacts whilst maintaining appropriate levels of privacy between individual lots.

7.0 Stage 4C-3 – Superlots 4006 – 4014

Stage 4C-3 features 10 superlots (including a balance lot - 4050), 64 dwellings across 11 separate buildings along with associated JOALs and two roads to vest.

Figure 10 - Stage 4C-3 Masterplan (source: Woods)

7.1 Superlot 4006

7.1.1 Site layout

The site layout comprises 10 terraced dwellings with three distinct typologies, arranged in two separate blocks, serviced by a JOAL to the southwest (Lot 4107). Each dwelling includes a dedicated and clearly visible front door oriented towards Karapapa Road, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the southwest and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

7.1.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces with depths exceeding 8m, collocated with their primary outlooks. Oriented towards the northeast, these spaces ensure excellent sunlight access during the morning and early afternoon, contributing to a positive and functional living environment for future occupants. These spaces are also raised between 0.5m – 1m above the street providing vertical separation and an enhanced level of privacy for future occupants. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

7.1.3 Architectural response

The proposed dwellings are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street in alignment with CPTED principles. Where the ends of blocks front the public realm, such as Lots 442

and 451, the side elevations are thoughtfully designed with a variety of materials and ample glazing. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment. Development has been broken down into two separate buildings, with the gabled roof forms helping to deliver a varied and interesting roof form consistent in scale with adjacent development (refer **Figure 11**).

Figure 11 - Superlot 4006 Street Interface (source: Woods)

Lots 443-445 and 448-450 feature minor infringements to the impervious coverage standard while Lots 443 and 450 also feature an infringement to the building coverage standard with 50.2% / 81.3m^2 (where 50% is permitted). The impact of these infringements is considered negligible noting that the proposed typologies are similar to neighbouring units and compliance with other standards (e.g. heights, yards) has been achieved ensuring that development does not appear excessively large and is still surrounded by ample open space.

The varied material palette enhances the modulation and articulation of each building. The diverse mix of materials, combined with the varied roof profile featuring a series of regular gabled forms, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

7.1.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, a pergola along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4107, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

7.2 Superlots 4007 – 4010

Superlots 4007–4010 form a central perimeter block within Stage 4C-3, positioned between two roads to vest (Lots 8001 and 8002) to the northwest and southeast, and three JOALs (Lots 4104, 4105 and 4107). At the centre of this block is another JOAL system and supplementary car parking area. These superlots have been assessed collectively in the following paragraphs.

7.2.1 Site layout

Superlot 4007 comprises seven terraced dwellings in a single block. The primary frontage is a road to vest to the southeast (8002) with a supplementary JOAL (Lot 4105) to the rear. This JOAL provides 10 car parking spaces and a communal landscaped area, helping to provide increased building / lot separation and enhancing overall on-site amenity. This area also assists in managing

height transitions through the block, reducing the need for retaining and helping to provide for overland flow paths. Internal garages and car pads have been paired ensuring larger areas of berm / street landscaping can be provided. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles. Each dwelling includes a dedicated, clearly visible front door oriented towards the road to vest, with footpaths enhancing public realm activity, improving accessibility, and contributing to a well-connected and legible layout.

Superlot 4008 comprises four terraced dwellings and two typologies in a single block. The primary frontage is a JOAL (Lot 4104) which contains a 1.4m separated pedestrian footpath. This footpath provides relatively direct and legible access from the front entrances of the dwellings (Lots 459 – 462) to the proposed road to vest to the southeast (8002). Each dwelling includes a dedicated, clearly visible front door orientated toward the JOAL, with footpaths enhancing activity within the JOAL, improving accessibility and contributing to a well-connected and legible layout.

Superlot 4009 mirrors Superlot 4008 and comprises four terraced dwellings in a single block. The primary frontage is a JOAL (Lot 4105) which contains a 1.4m separated pedestrian footpath. This footpath provides direct and legible access from the front entrance of the dwellings (Lots 463 – 466) to the proposed road to vest to the northwest (8001). Each dwelling includes a dedicated, clearly visible front door orientated toward the JOAL, with footpaths enhancing activity within the JOAL, improving accessibility and contributing to a well-connected and legible layout.

Superlot 4010 comprises eight terraced dwellings and two typologies in a single block. The primary frontage is a road to vest to the northwest (8001) with a supplementary JOAL (Lot 4105) to the rear. Internal garages and car pads are positioned to the southeast and accessed via a JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles. Each dwelling includes a dedicated, clearly visible front door oriented towards the road to vest, with footpaths enhancing public realm activity, improving accessibility, and contributing to a well-connected and legible layout.

7.2.2 On-site amenity

The proposed dwellings feature generously sized outdoor living spaces, typically collocated with their primary outlooks. Outdoor spaces in Superlots 4007, 4008, and 4010 are oriented towards the northwest or northeast, ensuring good sunlight access during the morning and afternoon hours, thereby contributing to a positive and functional living environment for future occupants. The outdoor living space within Lot 458 (within Superlot 4007) will be retained by up to 2m below the adjacent Superlot 4008. This will reduce some direct sunlight access in the late evenings during summer months, but the general orientation of the outdoor living space will ensure more than appropriate levels of sunlight can be achieved in this space over the course of a year. Further strategically placed specimen trees (in combination with fencing) will help to maintain privacy within this space.

In Superlot 4009, the primary outdoor living areas are oriented towards the southwest and retained below the adjacent Superlot 4010 by up to 1.5m; however, all spaces maintain a depth of 6m, ensuring usable, and functional areas for future occupants and additional supplementary outdoor living spaces are provided to the northeast, offering good sunlight access during the morning and early afternoon while Lots 463 and 466 feature further outdoor spaces along their eastern and western façades respectively. These supplementary spaces, accessible from the

ground-floor communal open-plan area in Lots 464–466, provide alternative of amenity and choice for residents. For Lot 463, the outdoor spaces are accessible via the front door or the side yard, which can be reached from the dining room. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

7.2.3 Architectural response

A number of the lots feature minor infringements to either the impervious surface or building coverage standards by between 1.9 to 4.9%. Given the context of the development and general compliance with core standards, plus the extended separation of buildings / lots created by JOAL 4105 it is considered that the impact of these infringements is negligible. Lot 458 also features a minor infringement of the HIRB standard. This infringement extends for approximately 260mm over a length of 7.7m. Given the positioning of the infringement to the east of adjacent sites which are retained slightly above Lot 458 and its small height (effectively limited to a small portion of roof form) this is unlikely to give rise to adverse shading or privacy impacts.

The proposed dwellings themselves are designed to establish a strong and active frontage to both the public realm and the proposed JOALs, incorporating ample glazing to ensure a high degree of passive surveillance in alignment with CPTED principles. Where the ends of blocks front the public or communal realm, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment. A typical front was not possible from Lot 459 due to the need to retain up to 1.3m along the front boundary. However, given the proximity of the front door (accessed via JOAL 4104), glazing proposed along the street front and the proposed use of a key stone finish on the wall itself the approach does not raise any particular urban design concerns.

As with other superlots, each building features a varied (yet consistent) material palette which will enhance the modulation and articulation of each of the buildings. The primary distinction between the four blocks lies in their colours, tones and roof forms. Superlot 4007 features lighter tones (similar to Superlots 4008 and 4009) with a horizontal roof profile steps that correspond to the underlying topography. Superlots 4008 - 4010 feature a series of skillion roof forms (refer **Figure 12**) which help to visually break up the horizontal mass of each block. These design elements contribute to visual interest and amenity within the public and communal realm, supporting a high-quality built form outcome that aligns with the anticipated character of the neighbourhood.

Figure 12 - Superlot 4010 Street Elevation (source: Woods)

7.2.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, pergolas (on Superlot 4010), along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts

the street). Adjacent to JOAL 4104, 4105 and 4107, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone. An addition feature of the development in this location is the transition of levels between JOAL 4105 and Superlot 4007. To address this change in level a combination of a vegetated batter slope and low height retaining wall has been proposed to provide a more sympathetic and amenable transition (refer **Figure 10**). Proposed interlot retaining over 1m in height in Superlots 4008 and 4009 has also been deliberately set back from site boundaries to enable small-scale landscaping to be incorporated into a "stepped" profile reducing the impact of combined retaining / fence heights.

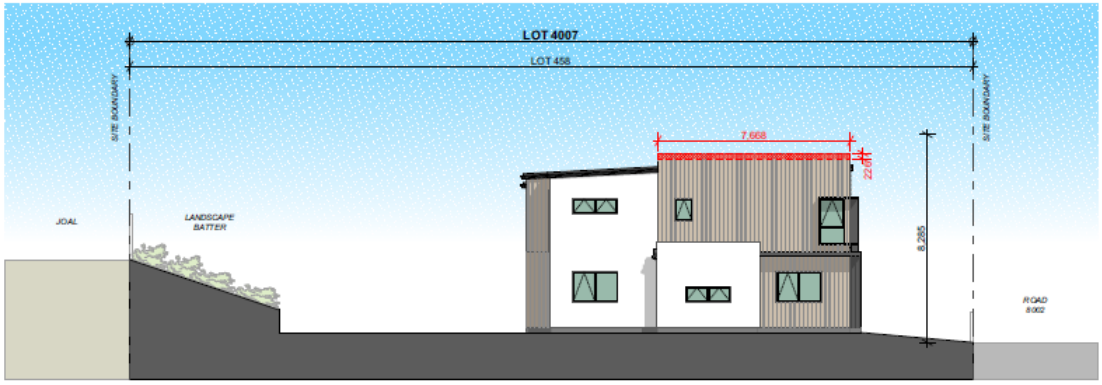

Figure 13 - Landscape batter to manage height transition down to Superlot 4007 (source: Woods)

7.3 Superlot 4011

7.3.1 Site layout

The site layout comprises 10 terraced dwellings arranged in two separate blocks, serviced by a JOAL to the northeast (Lot 4104). Each dwelling includes a dedicated and clearly visible front door oriented towards Honohono Avenue, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the northeast and accessed via a JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

7.3.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces. While the primary outlook and outdoor living areas are oriented towards the southwest, all these spaces have a minimum depth of 5.8m with some reaching 8.8m in depth. This is further offset through the design of Honohono Avenue which features significant berm areas which have been designed to act as more of a 'play' or 'park' environment rather than a typical street. Storage provisions, including wardrobes, linen cupboards, and garages, further enhance the functionality and liveability of the proposed dwellings.

7.3.3 Architectural response

A number of the lots feature minor infringements to either the impervious surface or building coverage standards by between 0.5 to 8.7%. The greatest infringement is in part due to the geometry of the site boundary along Honohono Avenue. Given the context of the development and general compliance with core standards, plus the extended separation of buildings / lots created by JOAL 4104 and the Honohono Avenue ("green link") it is considered that the impact of these infringements is negligible.

The proposed dwellings themselves are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street in alignment with CPTED principles. Where the ends of blocks front the public realm, such as Lots 475 and 484, the side elevations are thoughtfully designed with a variety of materials and ample glazing. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette will serve to enhance the buildings' modulation and articulation. This diverse mix of materials, combined with the varied roof profile featuring a series of five gables per block, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

7.3.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, pergolas, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). The outdoor living spaces themselves are positioned to front onto Honohono Avenue which has been designed as a "green street" with greater levels of landscaping and wider berms than typical road connections.

Adjacent to JOAL 4107, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

7.4 Superlots 4012 and 4013

Superlot 4012 comprises six terraced dwellings arranged in a single block, serviced by a JOAL to the southwest (Lot 4108). Each dwelling includes a dedicated and clearly visible front door oriented towards Karapapa Road, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Separated garages and car pads are positioned to the southwest and accessed via a JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

Superlot 4013 also features six terraced dwellings are arranged in a single block and accessed via Road 8000. Each dwelling includes a dedicated and clearly visible front door oriented towards the street with footpaths providing direct and legible access from the public realm. Driveways have

been paired to ensure larger contiguous areas of landscaping can be provided fronting the street. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment.

7.4.1 On-site amenity

The proposed dwellings feature generously sized outdoor living spaces, collocated with their primary outlooks. Outdoor spaces in Superlots 4012 and 4013 are oriented towards the northeast, ensuring excellent sunlight access during the morning and early afternoon hours, thereby contributing to a positive and functional living environment for future occupants. In Superlot 4012, the primary outdoor living areas are oriented towards the street. These spaces are also raised above Karapapa Road between 1m – 1.5m resulting in good vertical separation, enhancing the level of privacy achieved. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

7.4.2 Architectural response

Lots 492-495 feature minor infringements to the building coverage standard with 50.2% / 96.8m^2 (where 50% is permitted). The impact of these infringements is considered negligible noting that the proposed typologies are identical to neighbouring units and compliance with other standards (e.g. heights, yards) has been achieved ensuring that development does not appear excessively large and is still surrounded by ample open space.

The proposed dwellings themselves are designed to establish a strong and active frontage to both the public realm and the proposed JOALs, incorporating ample glazing to ensure a high degree of passive surveillance in alignment with CPTED principles. Where the ends of blocks front the public or communal realm, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The material palettes for the proposed superlots are similar and serve to enhance the modulation and articulation of the buildings. The primary distinction between the two blocks lies in their roof forms. Superlot 4012 features a series of six gabled roof forms while Superlot 4013 features horizontal roof profile steps that correspond to the underlying topography (refer **Figure 14**). These elements contribute to visual interest and amenity within the public and communal realm, supporting a high-quality built form outcome that aligns with the anticipated character of the neighbourhood.

Figure 14 - Varied roof profiles and architectural response across Superlot 4012 and 4013 (source: Woods)

7.4.3 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). These elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

7.5 Superlot 4014

7.5.1 Site layout

The site layout comprises nine terraced dwellings arranged in one single block, serviced by a JOAL to the southeast (Lot 4109). Each dwelling includes a dedicated and clearly visible front door oriented towards Parish Drive, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the southeast and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

7.5.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces with depths exceeding 6m, collocated with their primary outlooks. Oriented towards the northwest, these spaces ensure excellent sunlight access during the afternoon hours, contributing to a positive and functional living environment for future occupants.

Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

7.5.3 Architectural response

The central lots within this Superlot feature minor infringements to either the impervious surface or building coverage standards by between 4.6 to 7.4%. The impact of these infringements is considered negligible noting that the proposed typologies are identical to neighbouring units and compliance with other standards (e.g. heights, yards) has been achieved ensuring that development does not appear excessively large and is still surrounded by ample open space.

The proposed dwellings themselves are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street and adjoining JOAL, in alignment with CPTED principles. Where the ends of blocks front the public realm, the side elevations are thoughtfully designed with a variety of materials and ample glazing. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette enhances the buildings' modulation and articulation. This diverse mix of materials, combined with the varied colour palette and varied roof profile featuring a series of horizontal steps, corresponding with the underlying topography, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

7.5.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, a pergola along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4109, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

8.0 Stage 4C-4 – Superlots 4015 – 4017

Stage 4C-4 features three superlots, 21 dwellings, internal JOALs and fronts the proposed public accessway (Lot 4200) extending between Honohono Avenue and Papakiri Road. A second existing public accessway is located to the northwest.

Figure 15 - Stage 4C-4 Masterplan (source: Woods)

8.1 Superlot 4015

8.1.1 Site layout

The site layout comprises seven terraced dwellings with three distinct typologies, arranged in a single block, serviced by a JOAL to the northwest (Lot 4110). An 8m-wide pedestrian accessway to vest (Lot 4200) forms the southeastern boundary of this superlot. The space is well-overlooked by the outdoor areas and upper-level balconies of Lots 506–512, ensuring alignment with CPTED principles (refer **Figure 16**). A narrower pedestrian connection of 3m forms the northwestern boundary of Lot 512 and provides a direct link from within the JOAL to Honohono Avenue. This pedestrian connection includes a 1.4m formed path with 0.9m of soft landscaping either side. It is straight, short (20m) and well overlooked from the supplementary living area of Lot 512 and the dining room associated with Lot 520 which also aligns with CPTED principles.

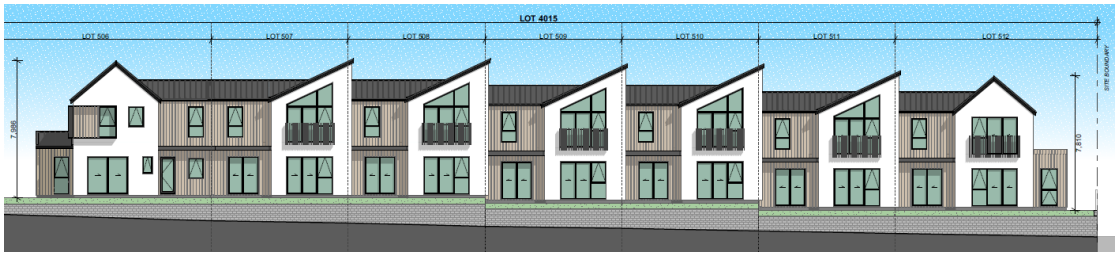

Figure 16 - Superlot 4015 accessway elevation (source: Woods)

Each dwelling includes a dedicated, clearly visible front door oriented towards the JOAL (Lot 4110) or, in the case of Lot 506, towards Papakiri Road. Footpaths provide relatively direct and legible access from the 1.3m separated footpath associated with the JOAL (Lot 4110) or the public realm to the front doors. No separate access is proposed onto Lot 4200 as each lot's rear yard area is retained approximately 1.5m above the accessway. This layout enhances connectivity, legibility,

and streetscape activation, contributing to a safer and more vibrant public and communal environment.

8.1.2 On-site amenity

The proposed dwellings feature generously sized outdoor living spaces, collocated with their primary outlooks. The primary outdoor living areas are oriented towards the southeast over Lot 4200 / pedestrian accessway to vest (providing extended outlook space with adjacent development); however, all spaces maintain a depth of at least 7m, ensuring large, usable, and functional areas for future occupants. These spaces are also raised up to 1.5m from the pedestrian accessway resulting in vertical separation and greater privacy for future occupants. Additional supplementary outdoor living spaces are provided to the northwest, offering excellent sunlight access during the afternoon. These supplementary spaces, accessible from the ground-floor communal open-plan kitchen / dining / living, provide a high level of amenity and choice for residents. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

8.1.3 Architectural response

The proposed dwellings are designed to establish a strong and active frontage to the public realm and the JOAL, which serves as the primary frontage. The design incorporates ample glazing to provide a high level of passive surveillance over the street, JOAL, and pedestrian connections, aligning with CPTED principles. Where the ends of blocks front the public realm, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette enhances the modulation and articulation of the buildings within the Superlot. This diverse mix of materials, combined with a varied roof profile that includes two gabled roof forms bookending the terraces and five skillion forms in between, contributes to visual interest and amenity from the public realm. Overall, the design supports a positive built form outcome that aligns with the anticipated character of the neighbourhood.

8.1.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4109, low-level landscaping and fencing including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

8.2 Superlots 4016 and 4017

Superlot 4016 comprises seven terraced dwellings arranged in a single block, accessed directly from the street. Each dwelling includes a dedicated and clearly visible front door oriented towards Papakiri Road, with footpaths providing direct and legible access from the public realm adjacent to a series of paired driveways.

Superlot 4017 comprises seven terraced dwellings arranged in a single block, serviced by the same JOAL to the southwest (Lot 4111). Each dwelling (with the exception of Lot 520 and 526) includes a dedicated and clearly visible front door oriented towards Honohono Avenue, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Separated garages and car pads are positioned to the southwest and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

8.2.1 On-site amenity

The proposed dwellings include generously sized outdoor living spaces, collocated with their primary outlooks. In Superlot 4017, outdoor spaces are oriented towards the northeast, ensuring excellent sunlight access during the morning and early afternoon, contributing to a positive and functional living environment for future occupants. These spaces are also raised 0.5m–1m above the street, providing vertical separation that enhances privacy.

In Superlot 4016, the primary outdoor living areas are oriented towards the southwest; however, all spaces exceed 7m in depth, providing large, usable, and functional areas. Additional supplementary outdoor spaces are provided to the southeast for Lot 513 and to the northwest and northeast for Lot 519, with Lot 513's spaces accessible from the ground-floor dining room and supplementary living area. These supplementary spaces, provide good amenity and choice for residents. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

8.2.2 Architectural response

Lots 521-525 feature minor infringements to the impervious area (76% / 117.8m^2 proposed) and building coverage standards (52.1% / 80.8m^2 proposed) where 70% and 50% respectively are permitted. The impact of these infringements is considered negligible noting that the proposed typologies are identical to neighbouring units and compliance with other standards (e.g. heights, yards) has been achieved ensuring that development does not appear excessively large and is still surrounded by ample open space.

The proposed dwellings themselves are designed to establish a strong and active frontage to both the public realm and the proposed JOAL, incorporating ample glazing to ensure a high degree of passive surveillance in alignment with CPTED principles. Where the ends of blocks front the public or communal realm, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and in some instances, protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The material palettes for the proposed superlots are similar yet serve to enhance the modulation and articulation of each of the buildings providing a degree of differentiation. The primary distinction between the two blocks lies in their colour palettes and roof forms. Superlot 4016 features a series of seven skillion roof forms while Superlot 4017 features horizontal roof profile steps that correspond to the underlying topography. These elements contribute to visual interest and amenity within the public and communal realm, supporting a high-quality built form outcome that aligns with the anticipated character of the neighbourhood.

8.2.3 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, pergolas, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). The outdoor living spaces within Superlot 4017 are also positioned to front onto Honohono Avenue which has been designed as a "green link" with greater levels of landscaping and wider berms than typical road connections.

Adjacent to JOAL 4111, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

9.0 Stage 4C-5 – Superlots 4018 – 4021

Stage 4C-5 features four superlots, 42 dwellings over eight separate buildings, and an internal JOAL system which also includes a communal parking lot that services Lots 543-557.

Figure 17 - Stage 4C-5 Masterplan (source: Woods)

9.1 Superlot 4018

9.1.1 Site layout

The site layout comprises seven terraced dwellings arranged in a single block, serviced by a JOAL/JOAL to the northwest (Lot 4112). An existing 8m-wide public accessway defines the

southeastern boundary of this superlot, providing a direct and legible connection between Papakiri Road to the southwest and Honohono Avenue to the northeast. This accessway incorporates 2.5m of soft landscaping on either side of a 3m paved surface, creating a high-amenity public space with clear sightlines. The space is well-overlooked by the outdoor areas of Lots 527–533, ensuring alignment with CPTED principles.

Each dwelling includes a dedicated and clearly visible front door oriented towards JOAL 4112 with footpaths providing relatively direct and legible access from the public realm or JOAL. Separated garages and car pads are positioned to the northwest, accessed via the JOAL to minimise disruption to the streetscape. This design prioritises pedestrian movement, resulting in a safer and more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles. The separated footpath within the JOAL is positioned on the northern side of the vehicle carriageway reducing its utility for Superlot 4018 and in my opinion should run along the JOALs southern boundary to provide more convenient access for these lots.

9.1.2 On-site amenity

The proposed dwellings include generously sized outdoor living spaces, collocated with their primary outlooks. The primary outdoor living areas are oriented towards the southeast; however, all spaces exceed 7m in depth, providing large, usable and functional areas. Additional supplementary outdoor spaces are provided to the northwest for Lots 527 – 532 accessible from the ground floor dining room. Lot 533 includes a supplementary outdoor space to the southwest accessible from the ground floor dining room. These supplementary spaces, provide good amenity and choice for residents. The outdoor spaces are also raised between 0.5m – 1m above the accessway and adjoining streets, providing vertical separation and privacy for future occupants. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

9.1.3 Architectural response

The proposed dwellings are designed to establish a strong and active frontage to the public realm and the JOAL, which serves as the primary frontage. Where the ends of blocks front the public realm, such as Lots 527 and 533, the side elevations are thoughtfully designed with a variety of materials, ample glazing, and protruding elements. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette enhances the modulation and articulation of the building. This diverse mix of materials, combined with a varied roof profile featuring a series of six gabled forms and one skillion form adjacent to Honohono Avenue, contributes to visual interest and amenity from the public realm. Overall, the design supports a positive built form outcome that aligns with the anticipated character of the neighbourhood.

9.1.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, pergola, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). The main outdoor living space sits adjacent and elevated above the pedestrian accessway by

between 1 to 2m ensuring an appropriate level of privacy can be maintained. Fence heights have been adjusted accordingly to ensure that they positively front the accessway.

Adjacent to JOAL 4109, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

9.2 Superlot 4019

9.2.1 Site layout

The site layout comprises nine terraced dwellings and two distinct typologies, arranged in one single block, serviced by a JOAL to the southeast (Lot 4113). Each dwelling includes a dedicated and clearly visible front door oriented towards Papakiri Road, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the northeast and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

9.2.2 On-site amenity

The proposed dwellings feature generously sized outdoor living spaces, collocated with their primary outlooks. The primary outdoor living areas are orientated towards the southwest; however, all spaces maintain a depth exceeding 6m, ensuring large, usable, and functional areas for future occupants. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

9.2.3 Architectural response

Lots 535-541 feature infringements to the impervious area (78% / 115.5m^2 proposed) and building coverage standards (54.6-9% / 80.8-81.3m^2 proposed) where 70% and 50% respectively are permitted. The impact of these infringements is considered negligible noting that the proposed typologies are identical to neighbouring units, compliance with other standards (e.g. heights, yards) has been achieved, and the size of the adjoining JOAL / Communal parking area ensures that development does not appear excessively large and is still surrounded by ample open space.

The proposed dwellings themselves are designed to establish a strong and active frontage to the public realm. The design incorporates ample glazing to provide a high level of passive surveillance over the street and JOAL to the rear, aligning with CPTED principles. Where the ends of blocks front the proposed JOALs, the side elevations are thoughtfully designed with a variety of materials and ample glazing. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

A diverse mix of materials, combined with a varied roof profile that includes horizontal stepped elements corresponding with the underlying topography, contributes to a well-articulated façade that adds visual interest and amenity from the public realm. Overall, the design supports a positive built form outcome that aligns with the anticipated character of the neighbourhood.

9.2.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, pergola, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4113, low-level landscaping and fencing (including bin enclosures) are proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

9.3 Superlot 4020

9.3.1 Site layout

The site layout comprises 11 terraced dwellings with three distinct typologies, arranged in two separate blocks, serviced by a JOAL to the southeast (Lot 4114). Each dwelling includes a dedicated and clearly visible front door oriented towards Parish Drive, with footpaths providing direct and legible access from the public realm. This layout enhances legibility and activates the streetscape, contributing to a positive and safer public environment. Internal garages and car pads are positioned to the southeast and accessed via the JOAL, eliminating the need for vehicle crossings along the street. This design prioritises pedestrian movement, resulting in a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

9.3.2 On-site amenity

The proposed dwellings are designed with generously sized outdoor living spaces with depths exceeding 6m, collocated with their primary outlooks. Oriented towards the northwest, these spaces ensure excellent sunlight access during the afternoon hours, contributing to a positive and functional living environment for future occupants. Storage provisions, such as wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

9.3.3 Architectural response

Lots 559-562 and 565-567 feature infringements to the impervious area (78.7% / 116.5m^2 proposed) and building coverage standards (54.6% / 80.8m^2 proposed) where 70% and 50% respectively are permitted. The impact of these infringements is considered negligible noting that the development has split the dwellings across two separate buildings, the proposed typologies are identical to neighbouring units, compliance with other standards (e.g. heights, yards) has been achieved, and the size of the adjoining JOAL ensures that development does not appear excessively large and is still surrounded by ample open space.

The proposed dwellings are designed to create a strong and active frontage to the public realm, incorporating sufficient glazing to provide a high degree of passive surveillance over the street and adjoining JOAL, in alignment with CPTED principles. Where the ends of blocks front the public realm, the side elevations are thoughtfully designed with a variety of materials and ample glazing. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public realm and contributing to the overall quality and character of the built environment.

The varied material palette will serve to enhances the buildings' modulation and articulation. This diverse mix of materials, combined with the varied colour palette and varied roof profile featuring a series of 11 gabled forms, adds visual interest and amenity from the public realm, supporting a positive built form outcome which aligns with the anticipated character of the neighbourhood.

9.3.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, pergola, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to JOAL 4114, low-level landscaping and fencing (including bin enclosures) is proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

9.4 Superlot 4021

9.4.1 Site layout

The site layout consists of 15 dwellings arranged into two terraces, comprising five and six dwellings respectively, and two sets of duplexes. Lots 543–553 directly interface with and front Honohono Avenue, while Lots 534–537 have their primary frontage oriented towards a JOAL/JOAL (Lot 4114). The JOAL features a 1.4m-wide separated pedestrian connection, ensuring legible access to the footpath within Honohono Avenue. Primary pedestrian access from Honohono Avenue is provided via an opening that varies in width between 3m and 8m and features a 1.8m footpath leading to the internal pedestrian network.

Figure 18 - Lot 4021 Ground Floor Layout (source: Woods)

At the centre of this block is a communal area featuring 16 car parks, landscaped spaces, and storage utilities, accessed from Lots 4112 and 4113. The car parks are buffered from Lot 4113 by a 0.5m-wide landscaping strip for car parks 1–10 and a 2m-wide strip for the visitor car park. Positioning the communal car parking facility at the rear of the development consolidates vehicle movements away from the public realm, prioritising pedestrian activity and creating a safer, more amenable streetscape environment with reduced conflicts between pedestrians and manoeuvring vehicles.

Additionally, this car parking facility provides a communal space with a positive outlook for future occupants, fostering a sense of community and ownership, which is a positive urban design outcome. A network of footpaths ranging from 1.5m to 1.8m in width, with landscaping strips (at least on one side), further enhances connectivity and pedestrian amenity. These footpaths link to the front doors of the dwellings and connect back to the wider pedestrian network within Honohono Avenue and Lots 4112, 4113, and 4114, resulting in a well-connected pedestrian network. No separate access is proposed for units fronting onto Honohono Avenue in order to maintain a sufficiently sized outdoor living space as the incorporation of stairs (due to site levels) would compromise the functional / usable space of these lots.

9.4.2 On-site amenity

The proposed dwellings include generously sized outdoor living spaces, all exceeding 20m² (although some technically infringe the standard as written due to encroachment of an upper-level building overhang), collocated with their primary outlooks. While the primary outlooks incur minor infringements due to the proposed wing walls, these are, in my opinion, technical in nature and do not undermine the intent of the outlook standard. The standard is designed to ensure a reasonable level of visual privacy between habitable rooms on the same or adjacent sites and to manage visual dominance effects within a site by providing habitable rooms with adequate outlook and a sense of space. The proposed design continues to meet these objectives effectively. These outdoor living and outlook spaces are also elevated approximately 1m above the adjoining Honohono Avenue and Lot 4104, providing vertical separation and enhanced privacy.

The orientation of the outdoor living spaces has been thoughtfully designed to maximise sunlight access. Lots 534–537 are oriented towards the northwest, ensuring excellent sunlight access during the afternoon, while Lots 543–553 are oriented towards the northeast/east, providing ample sunlight during the morning. This design contributes to a positive, amenable, and functional living environment for future occupants. Additionally, storage provisions, including wardrobes, linen cupboards, and garages, further enhance the functionality and overall liveability of the dwellings.

9.4.3 Architectural response

Lots 544-547 and 550-552 feature infringements to the building coverage standard (55.8% / 41.3m^2 proposed) where 50% is permitted. The impact of these infringements is considered negligible noting that the development has split the dwellings across two separate buildings, the proposed typologies are identical to neighbouring units, compliance with other standards (e.g. heights, yards) has been achieved, and the size of the adjoining JOAL, communal carparking area and Honohono Avenue ensures that development does not appear excessively large and is still surrounded by ample open space.

The proposed dwellings themselves are designed to establish a strong and active frontage to both the public realm, the proposed JOALs and communal carparking area / communal space, incorporating ample glazing to ensure a high degree of passive surveillance in alignment with CPTED principles (refer **Figure 19**).

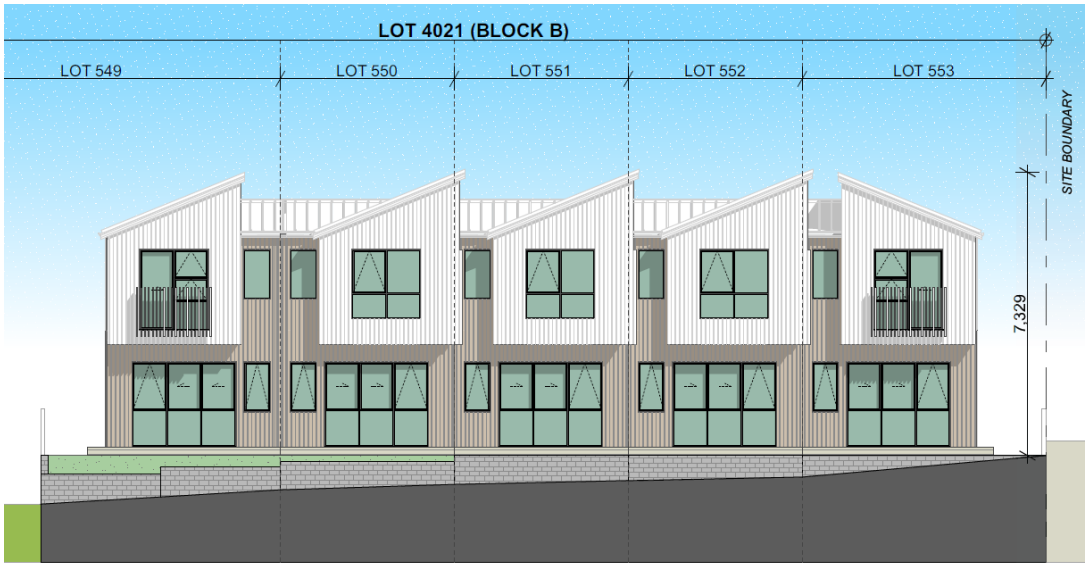

Figure 19 - Superlot 4021 Block B Street Elevation (source: Woods)

Where the ends of blocks front the public or communal realm, the side elevations are thoughtfully designed with a variety of materials and ample glazing. This design approach elevates the typical side elevation into a visually engaging frontage, enhancing the public / communal realm and contributing to the overall quality and character of the built environment.

The material palettes for the proposed superlots are similar, all of which enhance the modulation and articulation of the buildings. The primary distinction between the two blocks lies in their roof forms. The two duplexes feature gabled roof forms, while the northern block of terraces (Lots 549–553) incorporates skillion roof forms, and the southernmost terraced block (Lots 543–548) features gabled roof forms. These variations add visual interest and enhance amenity within the public and communal realms, supporting a high-quality built form outcome that aligns with the anticipated character of the neighbourhood.

9.4.4 Landscape response

Each lot is proposed to incorporate a mixture of hard paved areas, decking, along with grassed areas, specimen trees and low-level landscaping. Fencing varies in height and finish in response to the relevant interface (e.g. lower height, visually permeable fencing fronts the street). Adjacent to the communal carparking area and internal pedestrian network low-level landscaping and fencing (including bin enclosures) is proposed to provide a green edge to this environment. When combined, these elements will provide appropriate levels of on-site amenity in the form of privacy and outlook for residents whilst also preserving opportunities for passive surveillance of surrounding public spaces consistent with the expected design outcomes of the THAB zone.

10.0 Conclusion

In conclusion, the proposed development:

- Will contribute positively, through both built form and increased levels of density, to the continued urbanisation of the strategically identified growth area of Milldale.
- Through the gridded street network proposed, will support connectivity with the local area and established networks to key destinations including the local centre, neighbourhood centre, schools and open spaces.
- Will contribute to housing variety and choice within the Milldale area by providing a range of lot sizes across terraced housing typologies, in contrast to the predominant detached housing that has been developed to date.
- Will deliver appropriate levels of on-site amenity to all dwellings through a range of design measures.
- A layout has been provided that will enable activation and passive surveillance over streets and public open spaces.

Overall, I consider that the proposal is appropriate to its context, will result in a development that responds to the unique characteristics of the site and the proposed subdivision pattern is consistent with the expectations associated with the type of urbanisation anticipated for the site and consistent with good urban design practice.