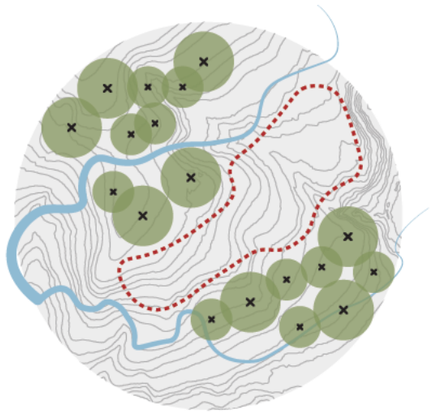
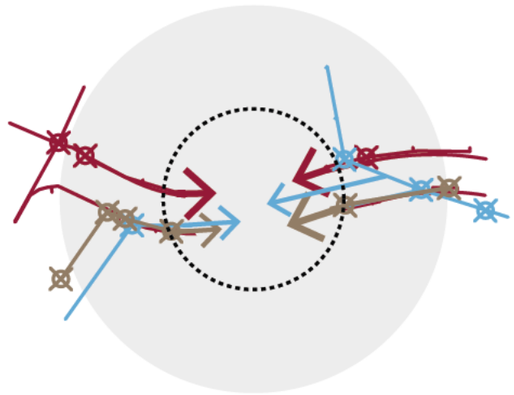


TOPOGRAPHY & HYDROLOGY
AAHUA WHENUA ME TE WAIHANGA AA-WAI

The Site's varied topography, characterised by a ribbon of streams and ranging from gently undulating terrain to steep side slopes and ridgelines, limits the development of a highly connected roading network. However, it also provides the opportunity for a bespoke, place-sensitive approach to subdivision and development that capitalises on long, distant views and outlook.



UTILITIES & SERVICES
NGAA RATONGA ME NGAA HANGANGA

The Site's distance from existing infrastructure, such as three waters utility networks, means that the development will require on-lot servicing and / or shared private infrastructure. This will guide the fundamental form and density of development and encourage residents to explore sustainable energy generation.



ECOLOGICAL RESTORATION
WHAKAORANGA HAUROPI

The progressive harvesting of the Site's exotic forest informs development staging. The scale of the Site, together with Te Kawerau ā Maki's principle of restoring and maintaining Te Taiao, provides a unique opportunity to restore the health of water bodies, rehabilitate ecosystems, and establish a thriving indigenous forest that supports cultural, economic, environmental, and recreational outcomes.



FOREST LIVING ENVIRONMENT
NOHO AA-NGAHERE

Living in balance with the land means responding to environmental constraints by limiting earthworks and adopting development with a range of predominantly large lot sizes, that sit lightly on the land: Small community hubs will provide a place to come together and meet every-day convenience needs. The development will sit within a forest setting.

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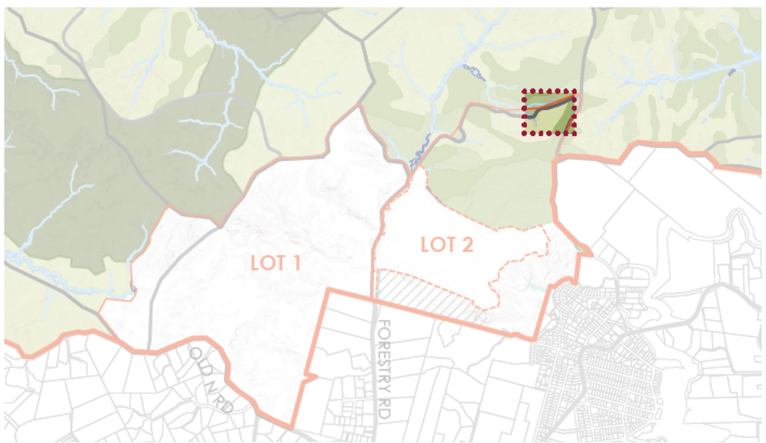
FOREST LOTS
WHENUA NGAHERE

INDICATIVE LAYOUT: 1HA+ FOREST LOTS | TAHORA TOHU: WHENUA NGAHERE

Lots with areas of 1 hectare and above are located in areas of steeper contour where topography and / or ground conditions do not support smaller Lot parcels with suitable building platforms. Building platforms and associated Lot boundaries will be established where practicable in terms of landform, constructibility, and access.

Other than building platform areas, where all structures relating to the residential activities will be contained, the land within the Lot will be revegetated with appropriate native species and covenanted for its long term protection.



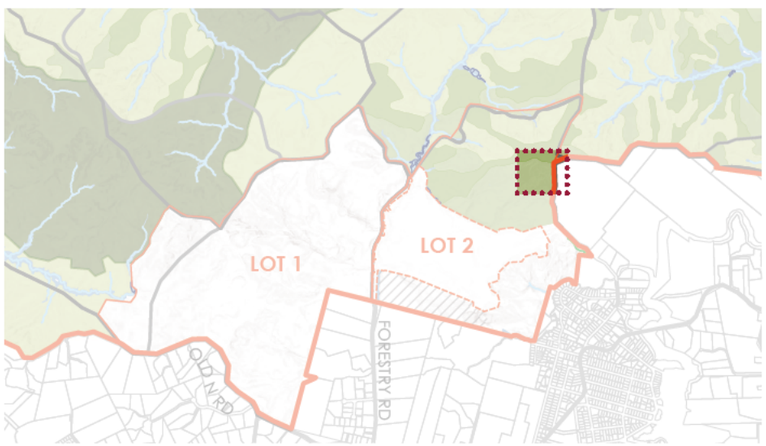


INDICATIVE LAYOUT: 4,000M² FOREST LOTS | TAHORA TOHU: WHENUA NGAHERE

Lots with an area of 4,000 square meters (0.4 ha) will be located in areas where the topography and / or ground conditions do not allow the formation of suitable building platforms. Building platforms will be established, where practicable in terms of landform, constructibility, and access.

Other than building platform areas, where all structures relating to the residential activities will be contained, the land within the Lot will be revegetated with appropriate native species and covenanted for its long term protection.



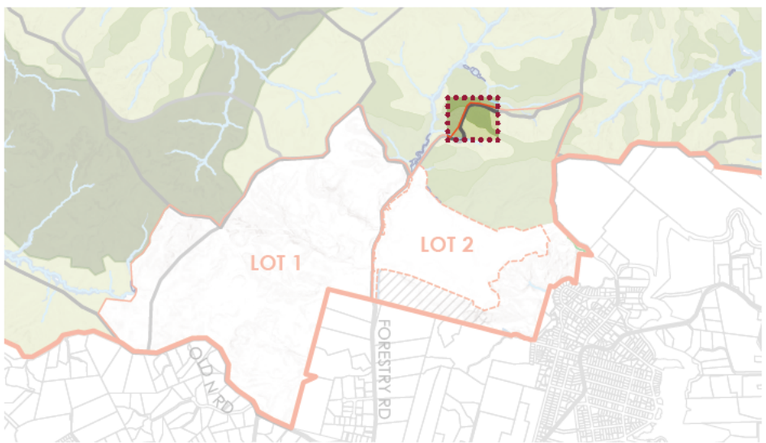


INDICATIVE LAYOUT: 2,500M² FOREST LOTS | TAHORA TOHU: WHENUA NGAHERE

Lots with an area of 2,500 square meters (0.25 ha) will be located where the land has flatter contours, and ground conditions support the servicing and construction of these more compact Forest Living sites.

Other than building platform areas, where all structures relating to the residential activities will be contained, the land within the Lot will be revegetated with appropriate native species and covenanted for its long term protection. All Lots from 1 ha to 2500m² will contribute to the contiguous native vegetation and forest cover of the Site.





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OPEN SPACE
NGAA PAPA REHIA

OPEN SPACE NETWORK | WHATUNGA WAAHI TUUWHERA

The staged transition of Te Kawerau ā Maki's Rangitoopuni Forest landholding from production pine to indigenous forest will provide a substantial vegetated hinterland akin to the Hunua and Waitaakere Ranges. Large-lot residential properties will have the majority of each lot revegetated and covenanted for the long-term regeneration of indigenous forest. In addition, a large portion of the landholding - approximately 569 ha - will be set aside from any form of development, creating a regionally scaled Reserve for wildlife and community enjoyment, with recreational trails included. Recreational access to the wider forest via defined walking and cycling tracks will be maintained for public use, securing long-term access for trail cyclists, cross-country runners, and recreational walkers. For residents, parks will be established at appropriate scales to support community use and social interaction, offering a diverse range of facilities and amenities.

RANGITOOPUNI FOREST RESERVE | INGOA MAAORI TBC

Reserve is a large area of native forest restoration that functions as an ecological stepping stone within the wider regional ecological context. A network of recreational walking, cycling, and mountain biking tracks is integrated to support active recreation while protecting sensitive ecological values and supporting long-term biodiversity outcomes.





NEIGHBOURHOOD PARKS | NGAA PAPA REEHIA AA-ROHE

Neighbourhood Parks are sited to support the residential areas providing accessible, local open spaces for everyday recreation. They are connected by a legible and cohesive network of neighbourhood walking tracks, providing connections between homes, community hubs, and the wider open space system.



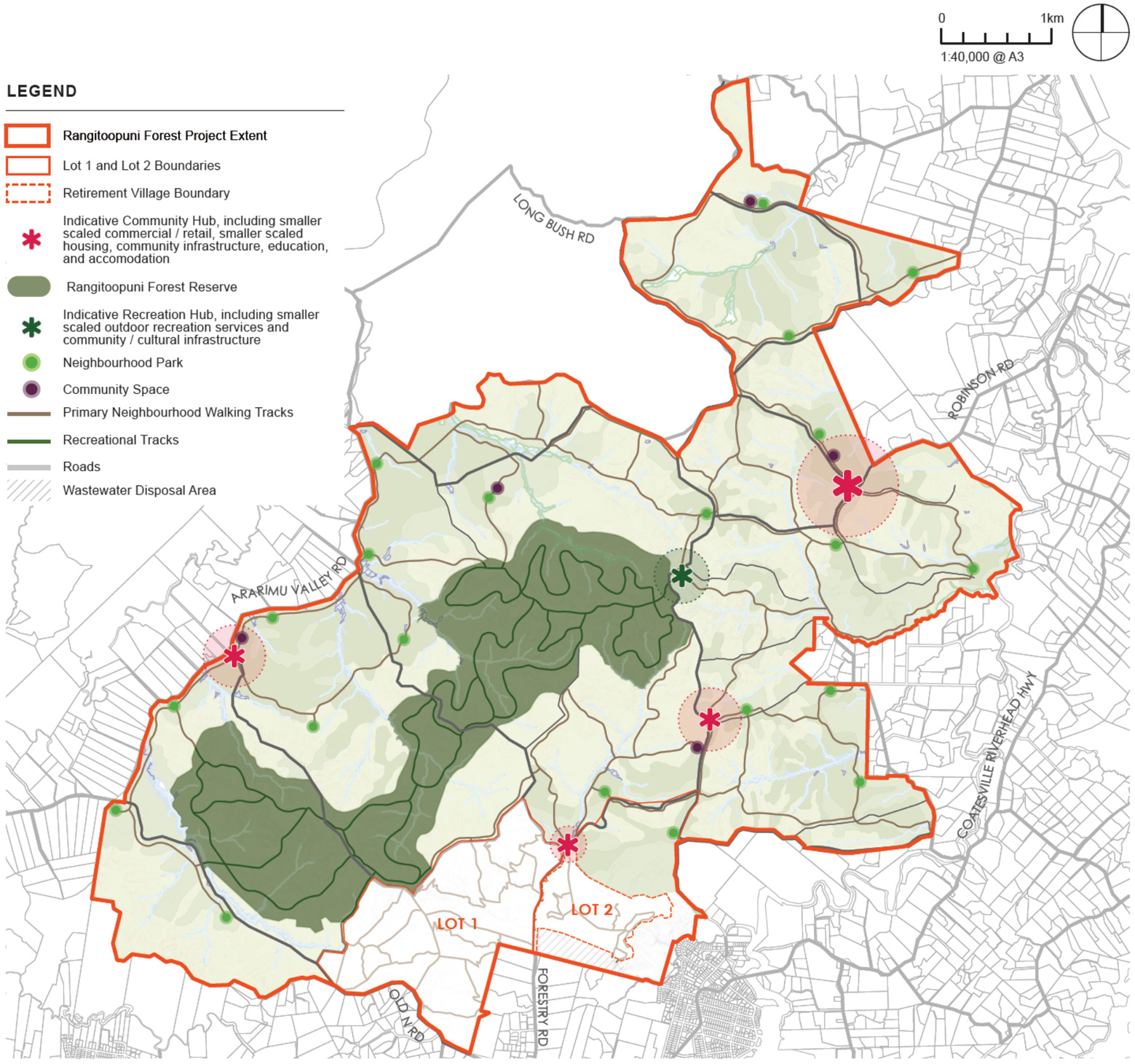


COMMUNITY SPACES | NGAA WAAHI HAPORI

Community spaces are located within the Community Hubs and include nature-based play areas, waananga spaces, and community gardens. These spaces support community use, learning, and shared activities, and are integrated into the open space network to reinforce local connections.







RANGITOOPUNI FOREST RESERVE | INGOA MAAORI TBC

The elevated terrain through the centre of the Site is proposed to be set aside from the residential development to become a recreational and ecologically focused Reserve, nominally called the Rangitoopuni Forest Reserve.

It is intended that this significant landholding (approx. 569 ha) will be revegetated with appropriate native species, as is the wider Site. A series of recreation tracks will be constructed to enable the continued use and enjoyment of the land by recreational users, similar to those who currently use the pine forest.

A recreation hub is proposed in the north-east corner of the Reserve, envisaged to include facilities and amenities for Reserve users, alongside cultural interpretation and waananga spaces.

RECREATION | REEHIA



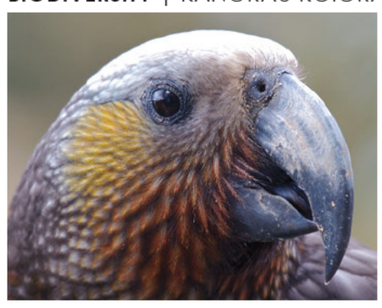


RESTORATION | WHAKAORA

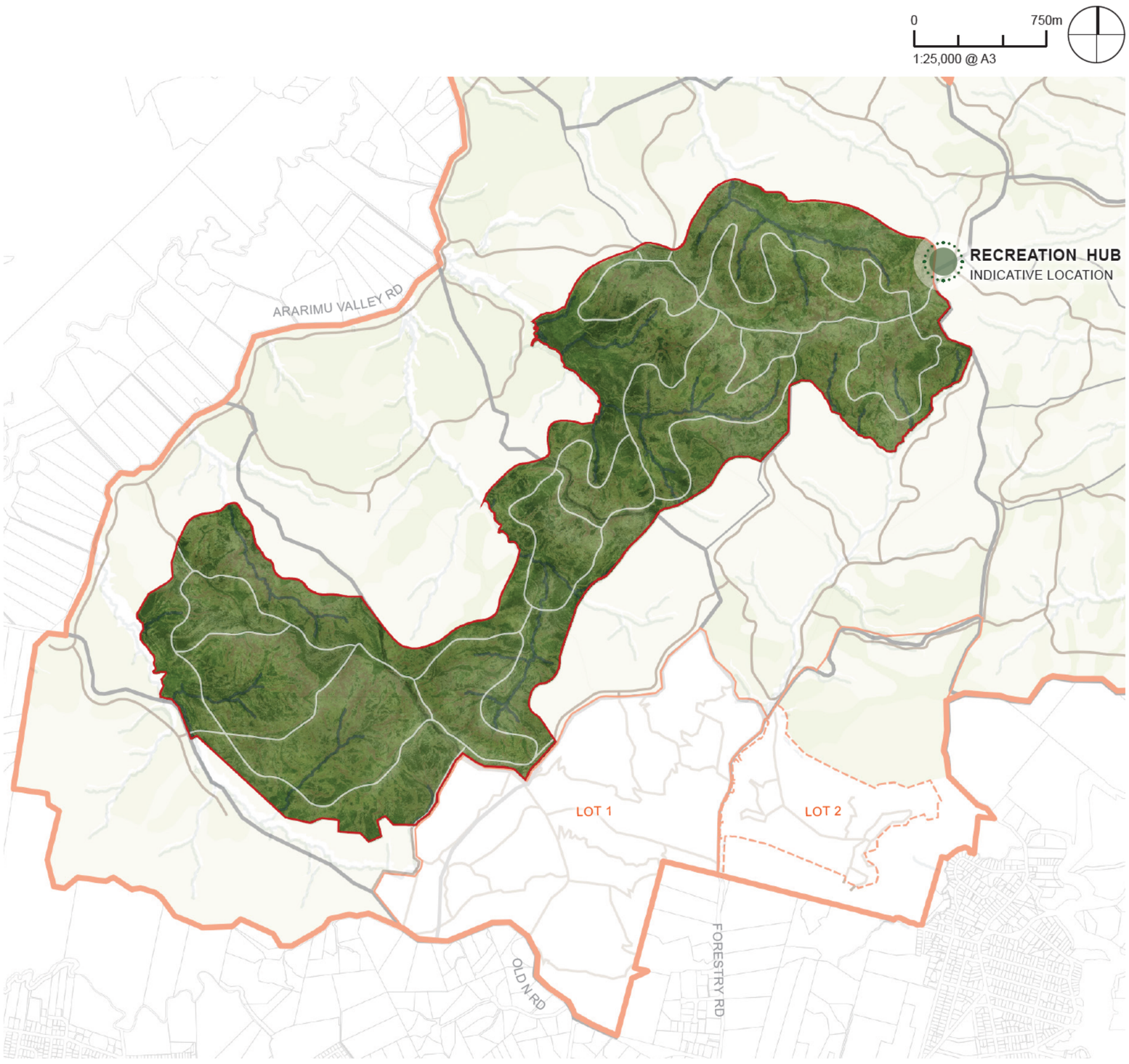




BIODIVERSITY | KANORAU KOIORA







RECREATION TRAILS | NGAA ARA PAPA REHIA

Walking trails will be established throughout the Site, both within and outside of the Rangitoopuni Forest Reserve.

Trails within the residential development areas will connect neighbourhoods and allow users to experience the unique environments that will be established as the vegetation within the Site matures. Purpose-built trails for walkers and runners, as well as possibly cyclists will also be developed within Rangitoopuni Forest Reserve; a formalised mountain bike facility including specialist trails and associated facilities is being considered.

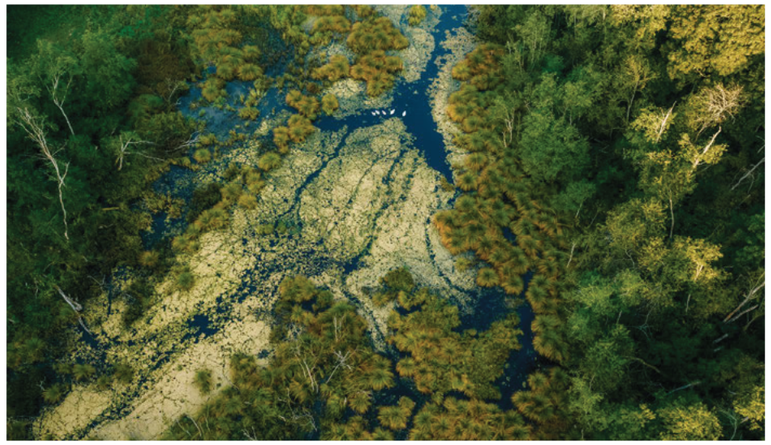
The combined indicative trail network will total approximately 200 km, and will comprise of neighbourhood walking tracks (outside the Rangitoopuni Forest Reserve) and of recreational trails (within the Rangitoopuni Forest Reserve).



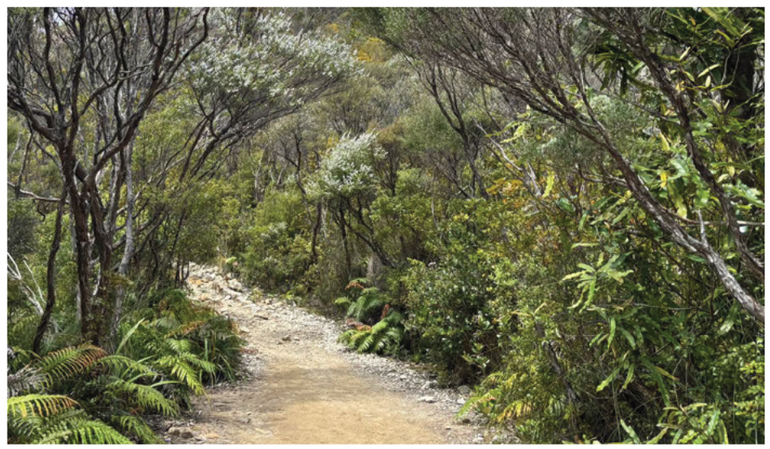




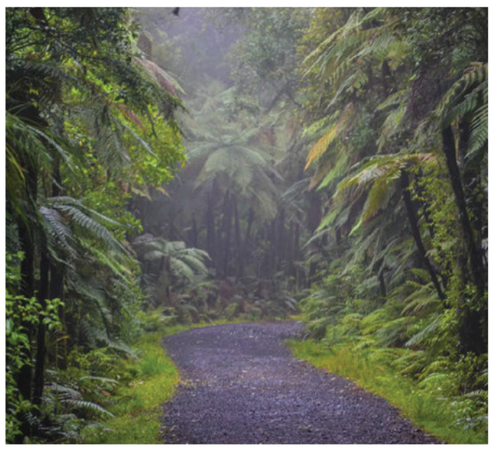














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COMMUNITY & RECREATION HUBS
POKAPUU HAPORI ME TE WHAKANGAHAU