



Northwest Auckland



RUA HILLS



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master



plan

Project Vision



**We are making a place
where the best of urban life
is nestled into a rural setting.**

**Rua Hills will be a place that integrates
the many strands of contemporary urban
life with the landscape, the local, the
physical and the digital in ‘everyday’ life.**

It has landscape trails and open parkland providing restoration and relaxation, a ribbon of villages that are diverse and accessible, highly connected and environmentally responsive to the valley's peri-urban location.

These opportunities suggest new and interesting possibilities of recreational, retail and residential experience.

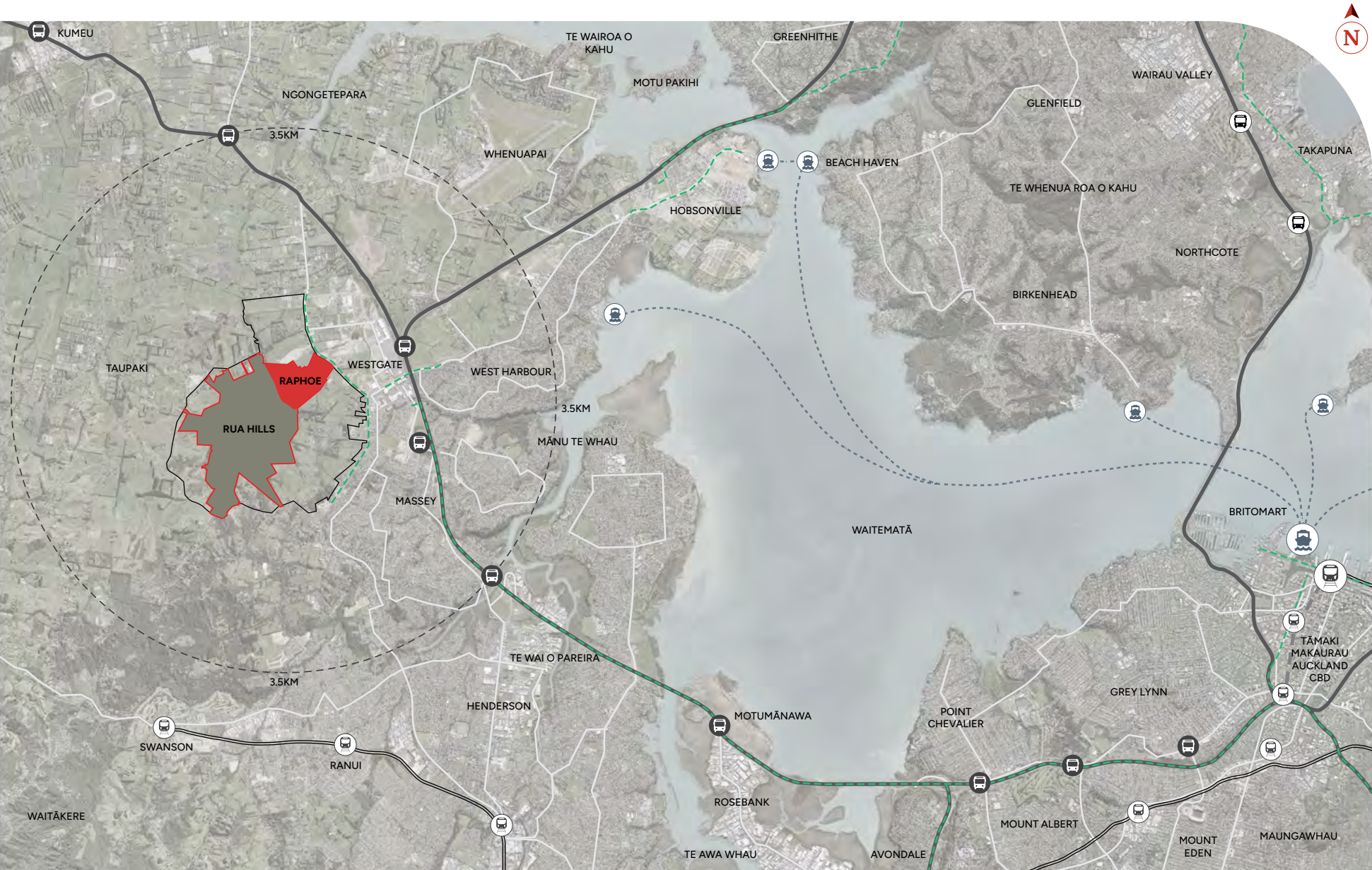
Situated in the heart of Northwest Auckland the development of Rua Hills will be an environment that supports community and cultural activity, that cares for the natural environment, and conserves and restores the rural landscape.



It will facilitate varying modes of work for co-workers, artisans, artists, growers, entrepreneurs and businesses alike. The villages will be preeminent examples of smart city living; clustered villages integrated with local squares, glades, streams, streets and buildings responding to landforms, flora and fauna, thus creating interesting, beautiful and unique localities.

It is an endeavour to manifest the life and values of Hugh Green, the founder of the Hugh Green Group.

Location Plan



Rua Hills is a Hugh Green Group landholding of 260ha in a valley of 600ha zoned for residential and town centre development. The scale of this single landholding makes it a critical growth node in Auckland West. The valley is positioned close to Westgate, Massey, Hobsonville Point, Albany and transport links to Auckland's CBD. It is within easy access to the Waitakere Ranges and West Coast beaches.

- Motorways
- Bus services + routes
- Train services
- Ferry services
- Cycle network
- Future train services
- Train station
- Ferry terminal
- Bus station
- Proposed north western rapid transit network

Rua Hills Masterplan



Rua Hills is a prototype for future living amid the rolling contours of the beautiful valley, a place of easy community, variety and opportunity.

A series of distinct urban villages and neighbourhoods are framed and linked by a network of walking trails.

Cycling and walking pathways wind through the tree and bush covered open space and cross the network of waterways leading down to the Waitemata.

Raphoe Village

Gateway residential development with a proposed new primary school at its heart



Future Village 2

The cultural and employment centre of Rua Hills



Future Village 3

A neighbourhood celebrating the valley landscape

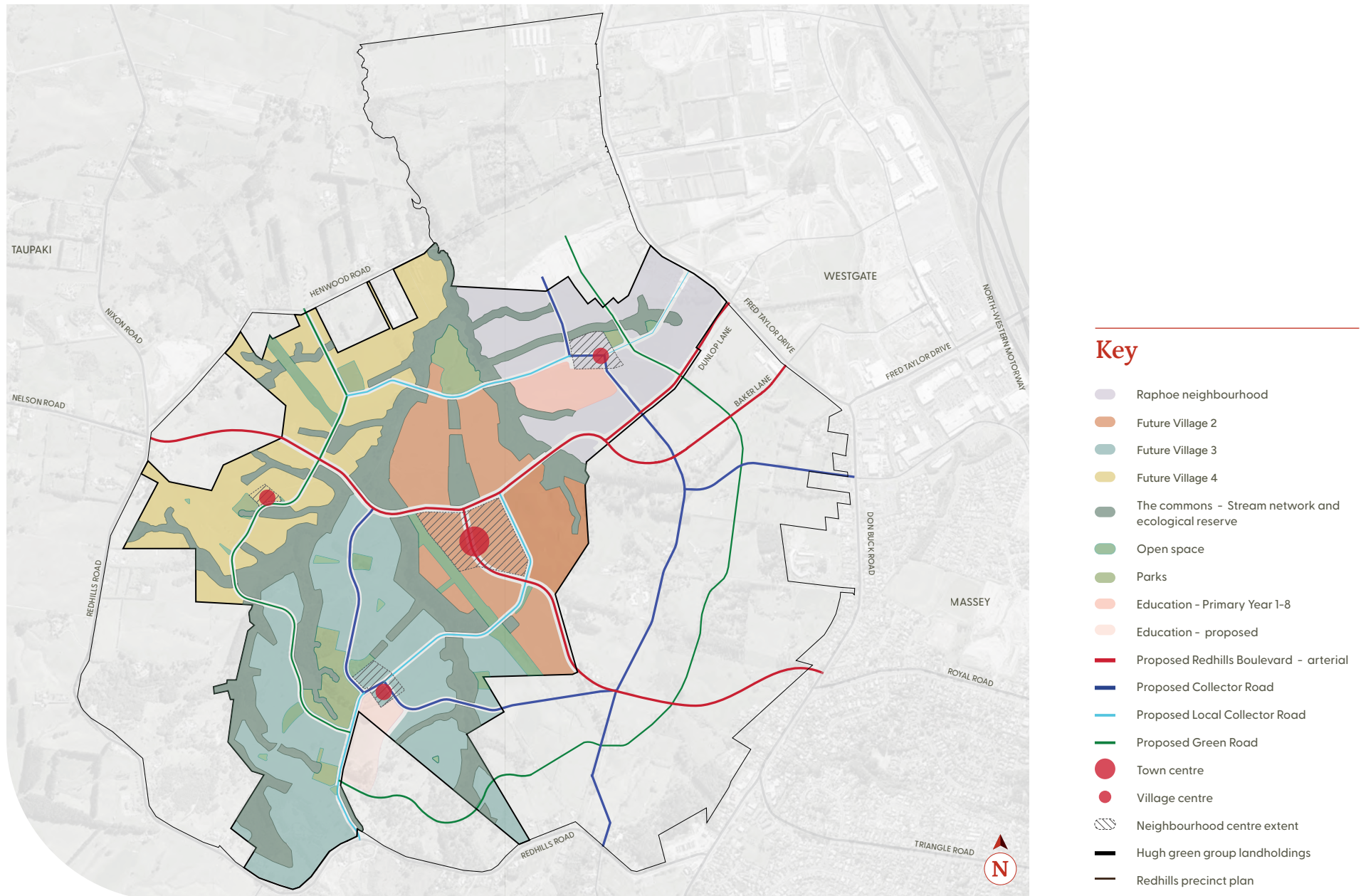


Future Village 4

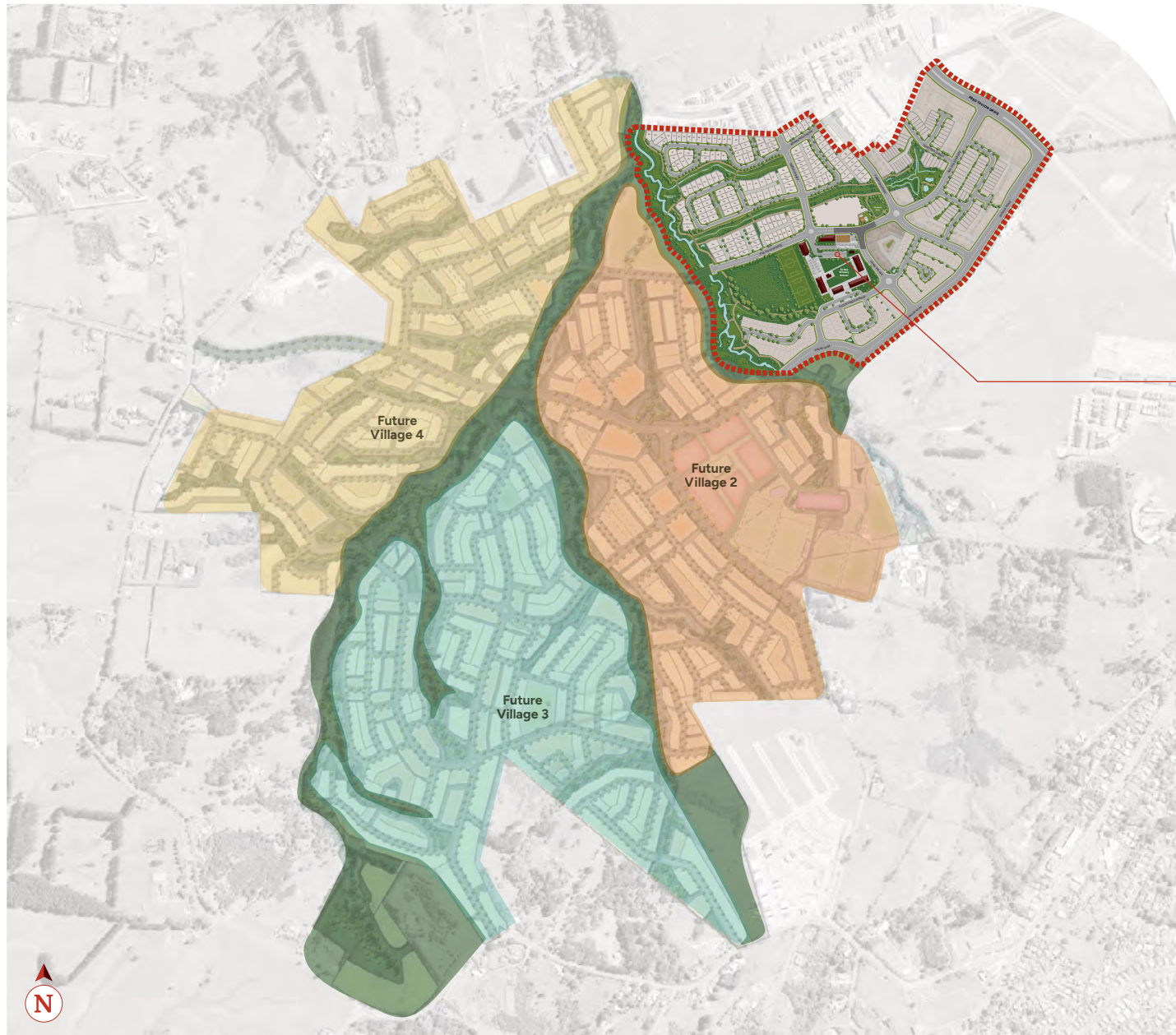
A chance to share and embrace the rural heritage of the region



Rua Hills Structure Plan



Illustrated Masterplan



Raphoe Village

Raphoe Village is the first of four villages within Rua Hills – a 260ha masterplanned development by Hugh Green Group near Westgate, Auckland.

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rua hills

Raphoe Vision

Approximate
land area

46 ha

A gateway village establishing the qualitative standards, sustainability initiatives and community-oriented diversity of the wider valley.

- Compact, connected, mixed use walkable neighbourhood
- High quality public realm/village square gateway to wider Rua Hills
- New primary school
- Community amenity + shared facilities
- Universal accessibility + good wayfinding
- Compact medium density neighbourhood
- Access to the Commons network
- Public open spaces
- Direct access to neighbouring future village
- Mobility hub + transit connections to Westgate, connections to wider train and ferries to get to Auckland Central
- Neighbourhood park and playground

A welcoming village centre, focused on pedestrian needs



A new school at the heart of the village



Quality housing a short walk from the village and school



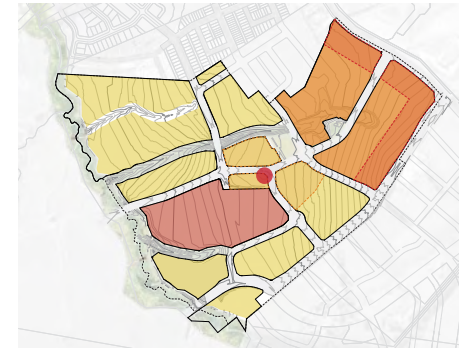
Proximity between park and wider Commons network



Raphoe Village Masterplan



Raphoe Village Zoning



Key

- Residential - Mixed Use Housing Urban Zone
- Residential - Terrace Housing and Apartment Zone
- Redhills Precinct Overlay - Height Restriction 20.5m
- Proposed Neighbourhood Centre
- Proposed Neighbourhood Centre Zone
- Primary School

Raphoe Village Stage 1a



Raphoe Village is the first of four villages within Rua Hills.

It will be a place that integrates the many strands of contemporary urban life with the landscape, the local, the physical and the digital in everyday life.

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Entry from Fred Taylor Drive



Recreation



Rua Hills, proudly farmed by the Hugh Green Group since 1973



NorthWest Shopping Centre



Hallertau Brewery and Biergarten



Woodhill Mountain Bike Park



The Riverhead Tavern and The Landing Restaurant



Muriwai Gannet Colony



Muriwai Golf Club



Artist impression of a stream crossing at Rua Hills

Neighbourhood Park





House Design



Rua Hills provides a real opportunity to ensure long-term quality and value capture through a design-led approach.



- **Flexibility within the masterplan**
Embedding adaptability and clear design guidelines to allow a wide range of housing typologies that can respond to evolving lifestyles and needs.
- **Strong and clear design rules**
Maintaining enduring principles supported by a robust design review process that upholds high standards of architecture and urban form.
- **A design review panel**
Establishing a panel with the authority to encourage imagination, flexibility, and innovation while safeguarding the integrity of the overall vision.



We believe that design innovation is critical to creating resilient and lasting communities.



Vital to our vision at Rua Hills is ensuring homes are not only functional, but also uplifting—celebrating outdoor living, connecting with the rhythms of nature, and integrating seamlessly with the wider environment.

From larger family homes, to terraces and townhouses to intergenerational options, and higher-density living, diversity will be achieved within a coherent design framework. This ensures that Rua Hills grows into a neighbourhood defined by quality, character, and long-term value.

Timeline and Key Data

TOTAL Hugh Green Group land holding	260 ha
Open space estimate, including stream corridors and parks (both public and private landholding) including:	77 ha
• 5 neighbourhood parks	2.1 ha total
• Confluence suburb park	4.4 ha
• Future Village 3 suburb park	3.5 ha
• Waterways, pathways and informal open space	62 ha
DISTANCES	
To CBD via SH16	19.5kms, 21mins
To West Harbour Ferry	5 kms, 10mins
To Albany	16.5km, 18mins

RAPHOE - Stage 1, beginning 2021	
Land area (excluding balance lot of 2.60ha)	45.55 ha

PROPOSED AMENITIES

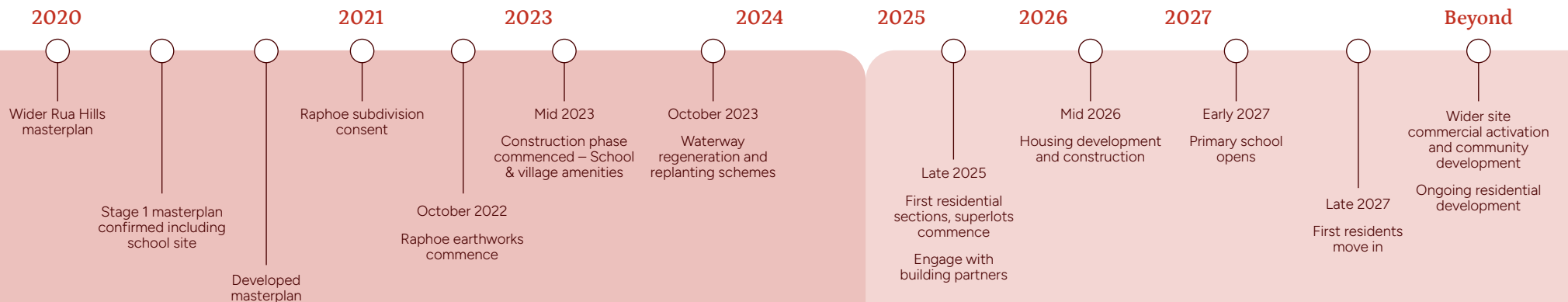
- Ministry of Education primary school and early childhood center, opening 2027
- Local square, including retail, food and beverage outlets, and community facilities
- Public transport links and connected roading network to adjacent developments
- Neighbourhood park and playground facilities adjacent to village and stream network
- Restored streams and wetlands incorporating pathways and recreational trails

FUTURE MASTERPLAN STAGES - (estimate only)

Future Village 2	62 ha
Future Village 3	58 ha
Future Village 4	85 ha

TOTAL Population estimate, including Raphoe	9000 pax
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TOTAL Dwelling estimate, including Raphoe	3000 dwellings
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Indicative timeline →





The Hugh Green Group's ethos is predicated on its founder Hugh Green, an Irish immigrant who believed implicitly in remaining true to his roots while developing a business philosophy based on innovation, agility, adaptability and determination. The Group is now one of Auckland's largest residential developers with a track record of over 70 years.



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