




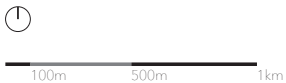


Frankton-Ladies Mile Highway Transit Corridor (Single Node)














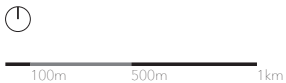
-  TPLM Extent + Expansion Area
-  Primary Established Roads
-  Proposed Roads
-  Proposed Transit Corridor
-  Proposed Active Travel Corridor
-  Transit Nodes / Planned Stops
-  200m Radius
-  400m Radius
-  800m Radius



Frankton-Ladies Mile Highway Transit Corridor (Multiple Nodes)



-  TPLM Extent + Expansion Area
-  Primary Established Roads
-  Proposed Roads
-  Proposed Transit Corridor
-  Proposed Active Travel Corridor
-  Transit Nodes / Planned Stops
-  200m Radius
-  400m Radius
-  800m Radius
- Commercial / Community Nodes**
-  100m Radius
-  200m Radius



The Ferry Hotel & Old Shotover Bridge

PART 5

HISTORIC HERITAGE 26

26.2.2 Description of listed Heritage Features Categories 1 – 3

Category 1 Category 1 Heritage Features warrant the highest level of protection as they are very significant nationally or regionally. Category 1 shall include all places of the highest historical or cultural heritage significance including, but not limited to, all features in Category 1 of the Heritage New Zealand 'New Zealand Heritage List/ Rarangi Kohero'.

Category 2 Category 2 Heritage Features warrant permanent protection because they are very significant to the District and/or locally.

Category 3 Category 3 Heritage Features are significant to the District and/or locally and their retention is warranted. The Council will be more flexible regarding significant alterations to heritage features in this Category. Category 3 shall include all other places of special historical or cultural value.



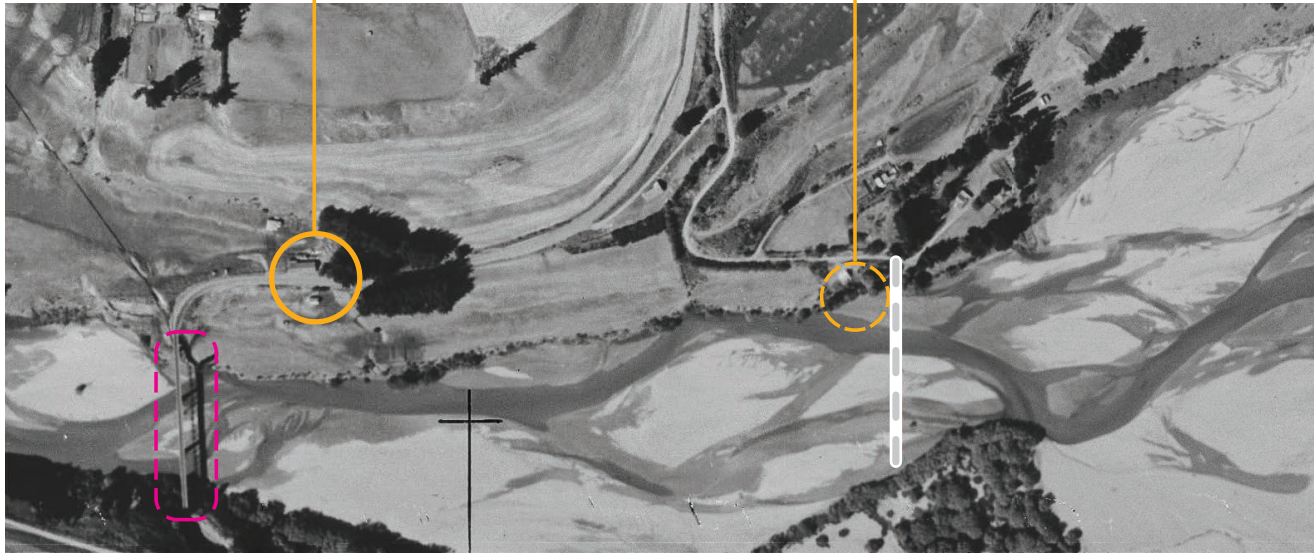
1915 - Relocated

Ferry Hotel
Reference #92
Category 2

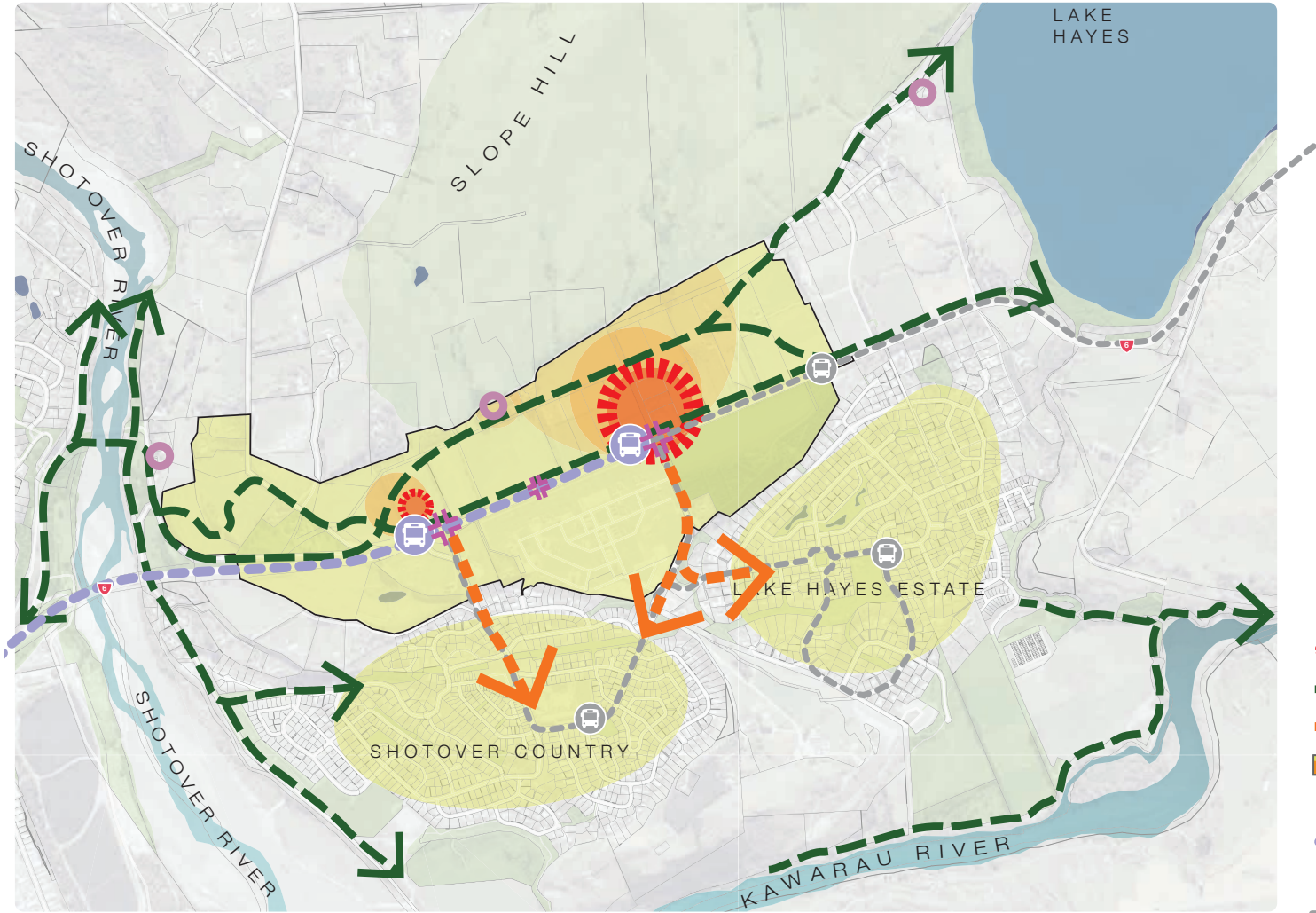
Old Shotover Bridge
Reference #222
Category 3












Original location - Old School Road



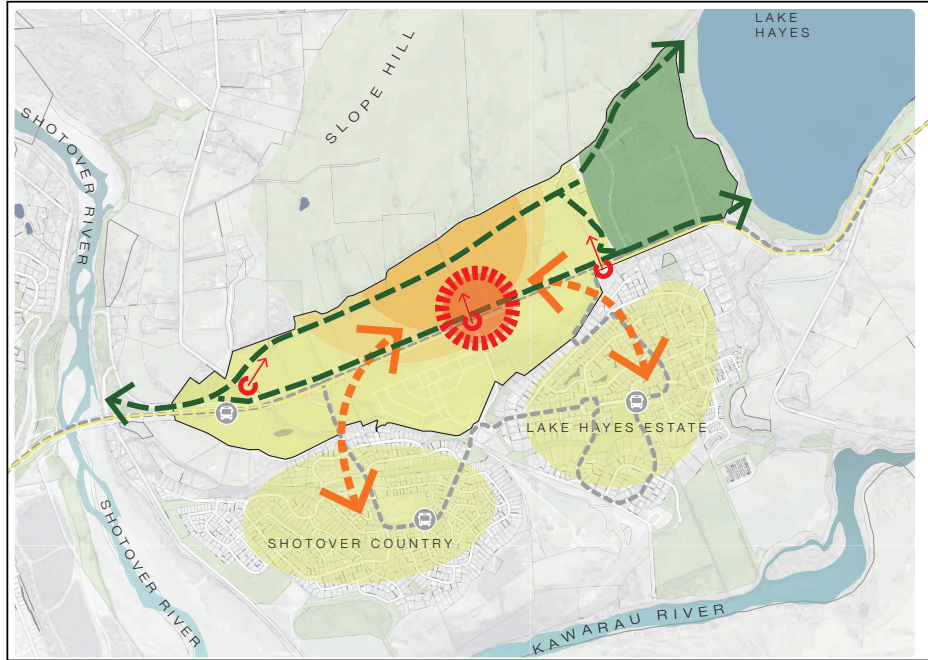
Alternate Concept Diagram



- KEY**
-  Community Heart
 -  River to lake greenway
 -  Connections to neighbouring communities
 -  Developable area
 -  Entry point and signalised crossing
 -  High-frequency bus route
 -  Transit Node
 -  Potential bus circuit
 -  Heritage feature

Comparison of Conceptual Approach's

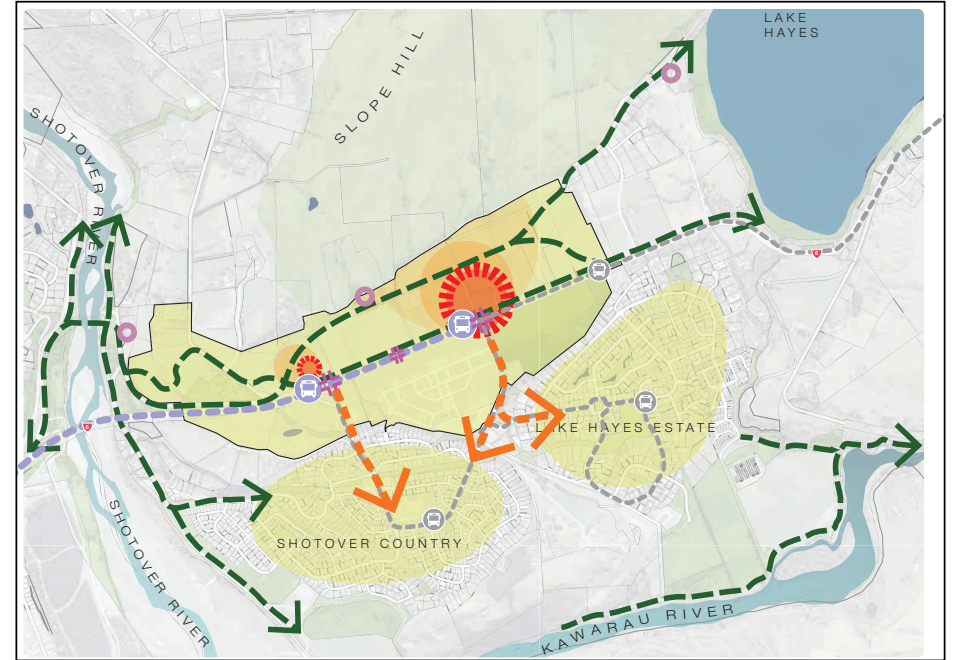
Current



KEY

- Community Heart
- River to lake greenway
- Connections to neighbouring communities
- Developable area
- Entry point and underpass
- Potential bus connections
- Retained rural lifestyle area

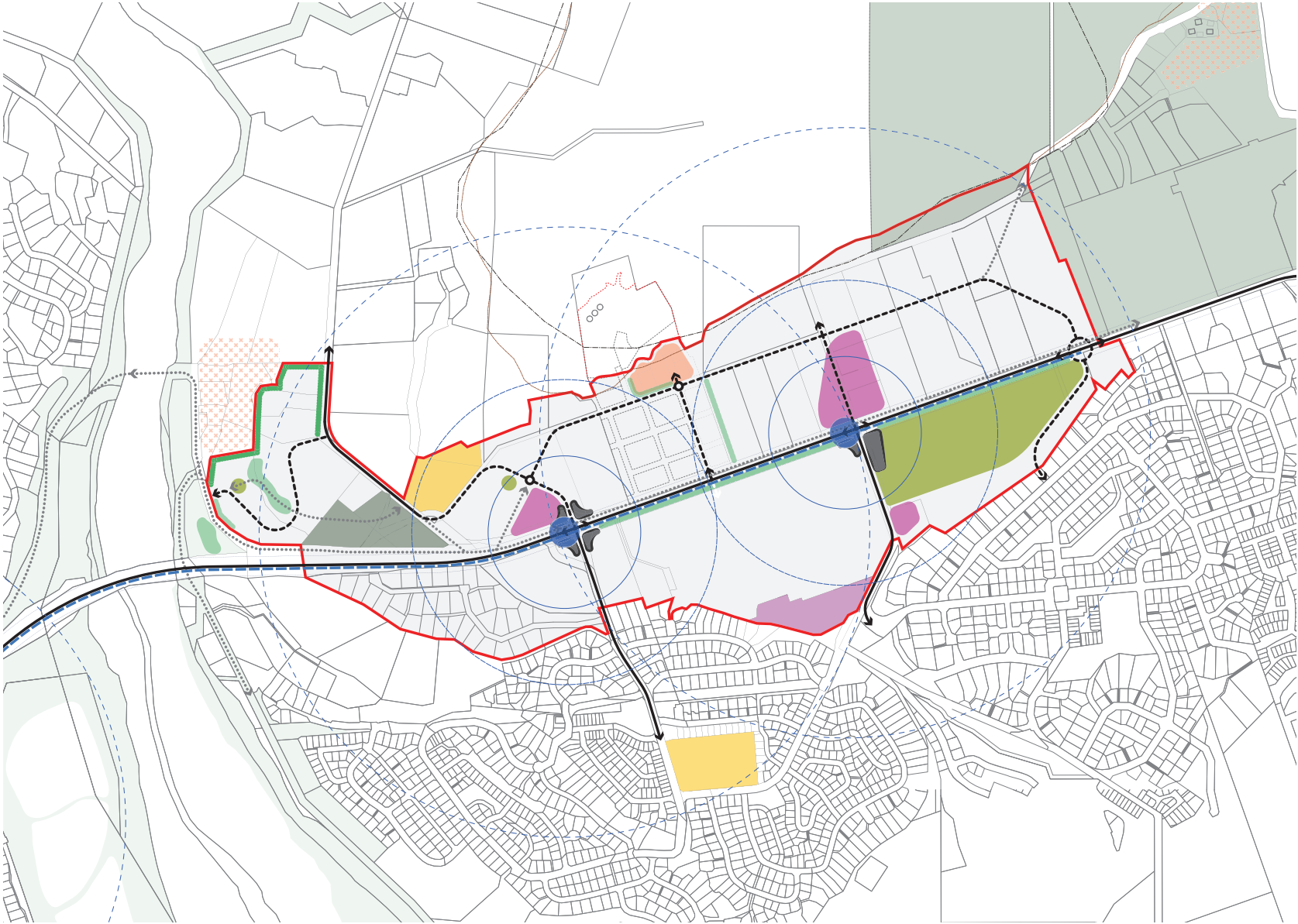
Proposed



KEY

- Community Heart
- River to lake greenway
- Connections to neighbouring communities
- Developable area
- Entry point and signalled crossing
- High-frequency bus route
- Transit Node
- Potential bus circuit
- Heritage feature

TPLM Structure Plan with Expansion Area

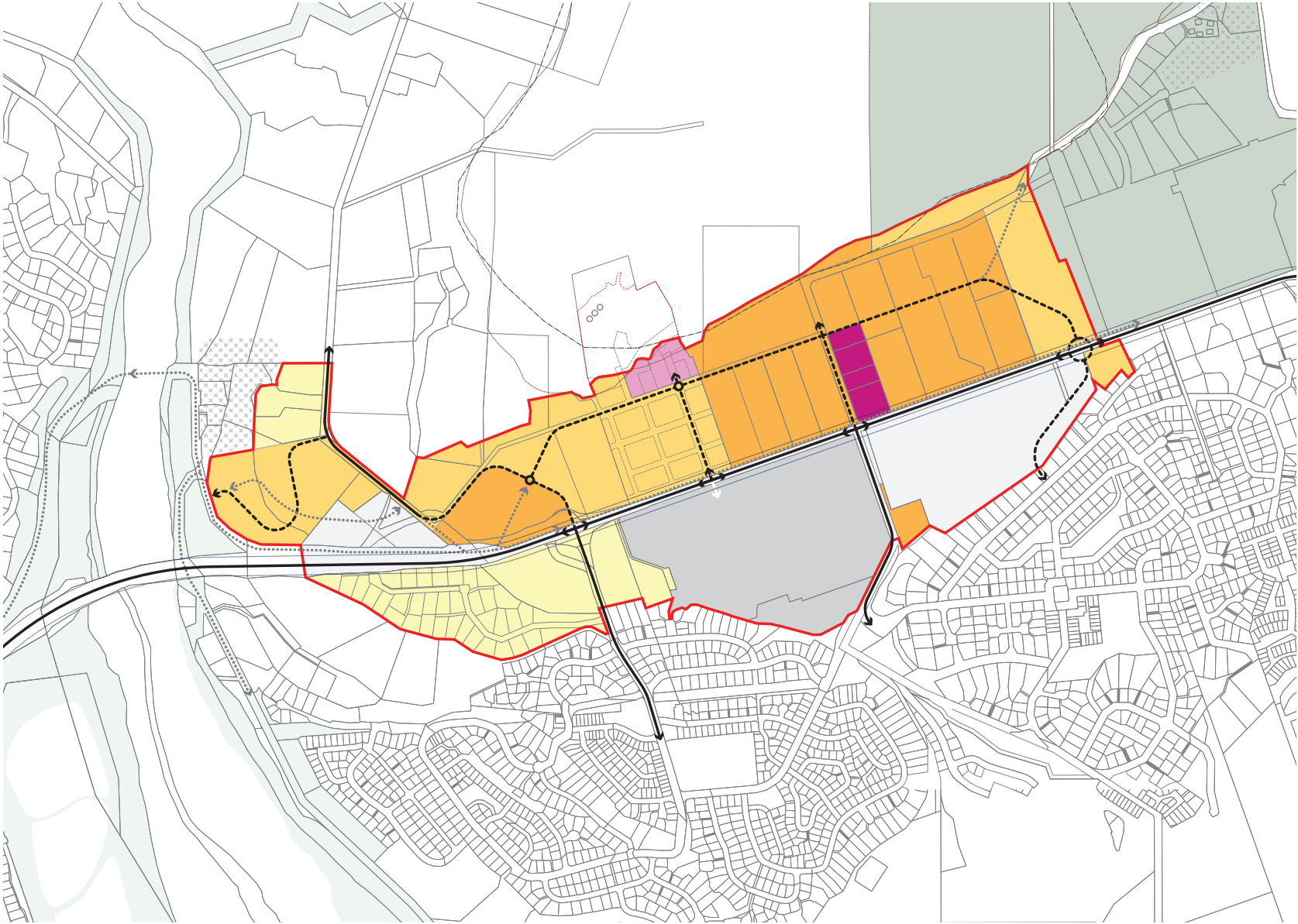


- TPLM Extent + Expansion Area
- Primary Established Roads
- Proposed Roads
- Proposed Transit Corridor
- Proposed Active Travel Corridor
- Transit Nodes
- Open Space Recreation
- Commercial Activities (Nodes)
- Glenpanel Precinct
- Activated Corners on Ladies Mile
- Established / Planned Schools
- Memorial Garden
- Threepwood Custodians
- Heritage Features (Nodes)



Rev	Date
A	10/12/2023

TPLM Zone Plan with Expansion Area

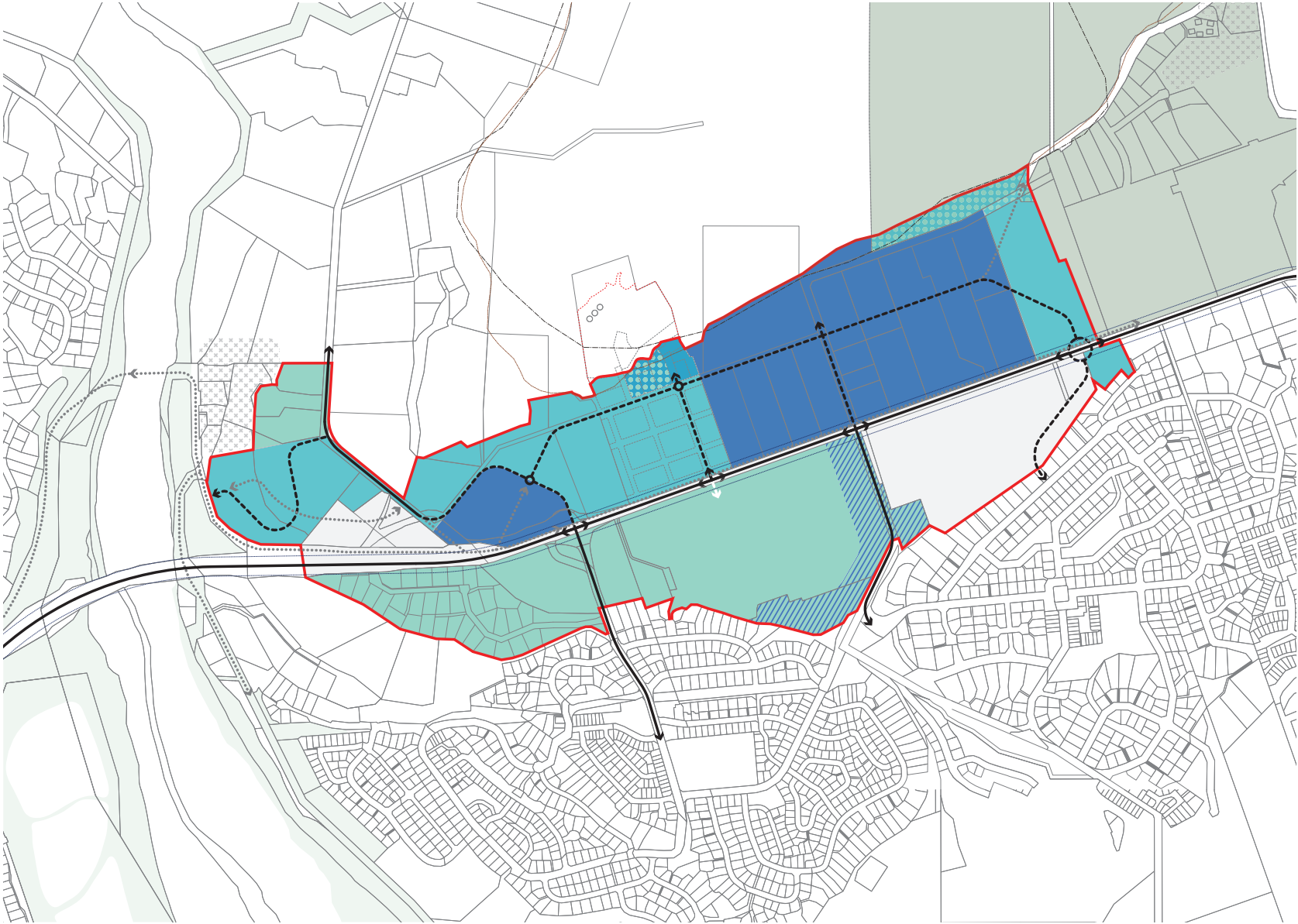


- TPLM Extent + Expansion Area
- Primary Established Roads
- Proposed Roads
- Proposed Active Travel Corridor
- Heritage Features
- Threewood Custodians
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Glenpanel Precinct
- Commercial Precinct



Rev	Date
A	10/12/2023

TPLM Height Plan with Expansion Area



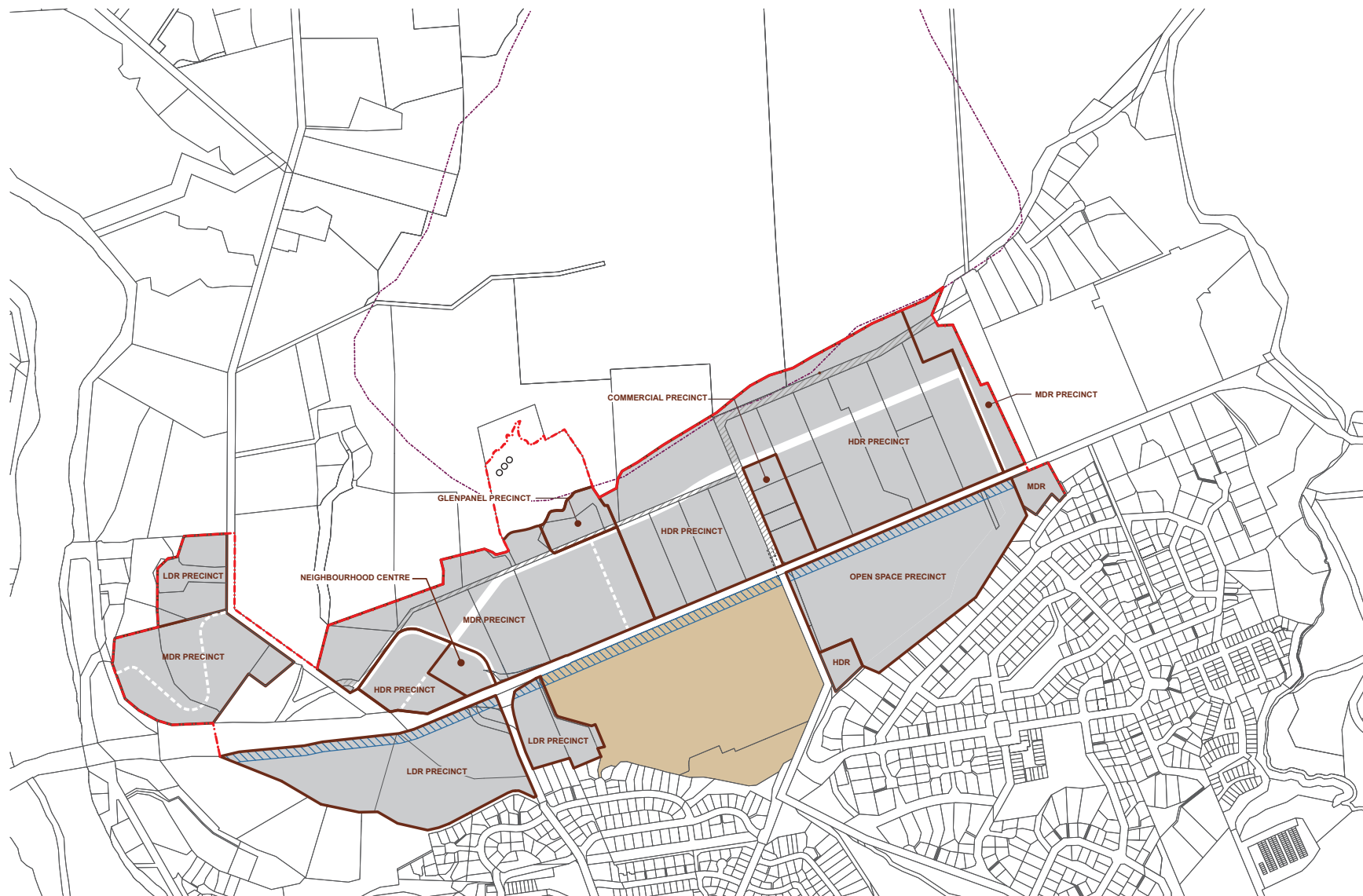
- TPLM Extent + Expansion Area
- Primary Established Roads
- Proposed Roads
- Proposed Active Travel Corridor
- Heritage Features
- Threewood Custodians
- 8m Height
- 8m Height Restriction
- 13m Height
- 17m Height
- 24.5m Height
- 24.5m Height Discretion









Rev	Date
A	10/12/2023

Te Pūtahi Ladies Mile Zoning Plan (AHFT and GPLP Relief Sought)

1:10,000 @ A3
1:5,000 @ A1
100m 200m

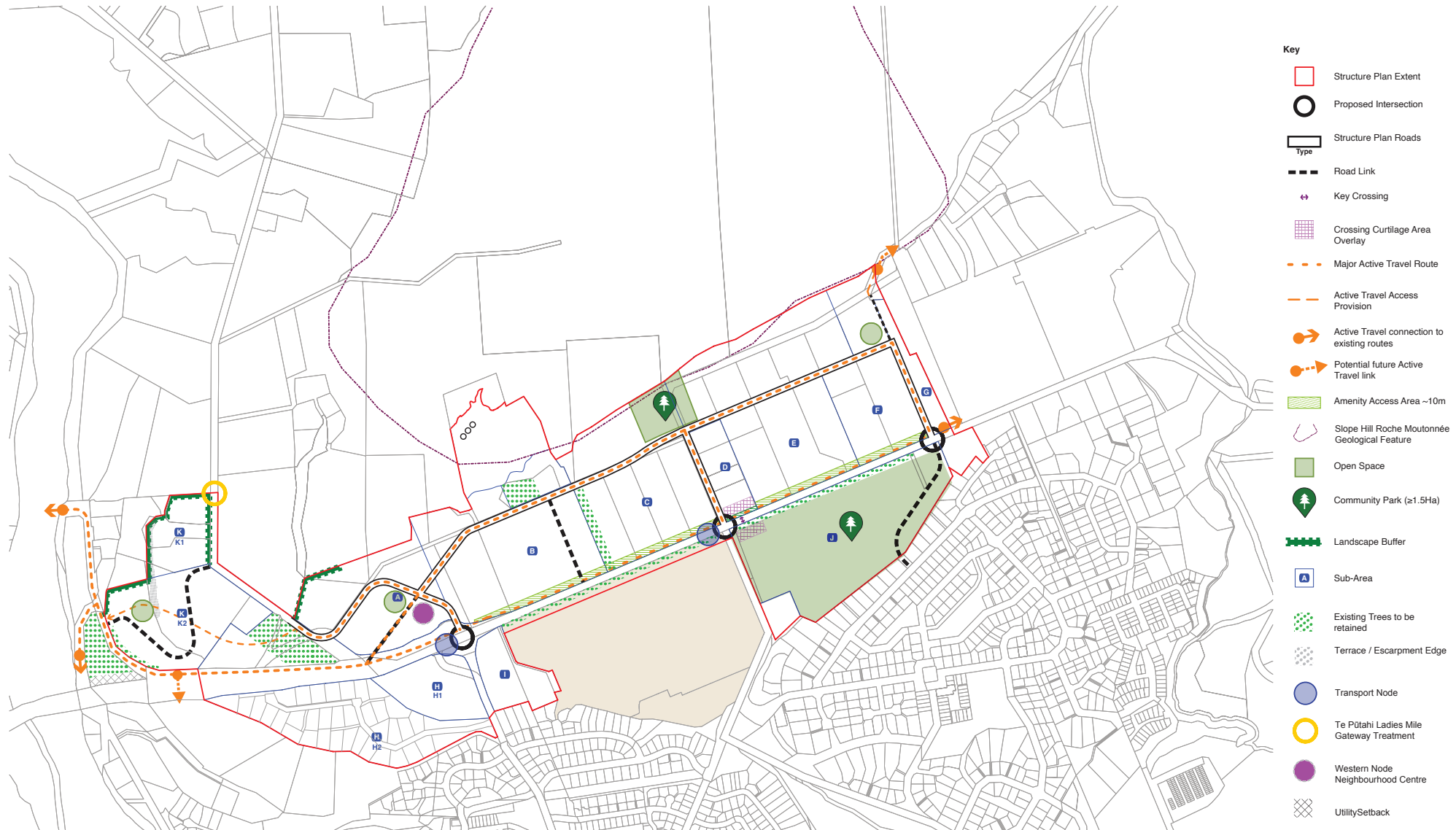


Key

-  Urban Growth Boundary Extension
-  Building Restriction Area
-  Te Pūtahi Ladies Mile Zone
-  Precinct
- HDR** High Density Residential
- MDR** Medium Density Residential
- LDR** Low Density Residential
- Glenpanel Precinct**
- Commercial Precinct**
- Neighbourhood Centre Precinct**
- Open Space Precinct**
-  Lower Density Suburban Residential Zone
-  Unformed Legal Road

Te Pūtahi Ladies Mile Structure Plan - General (AHFT and GPLP Relief Sought)

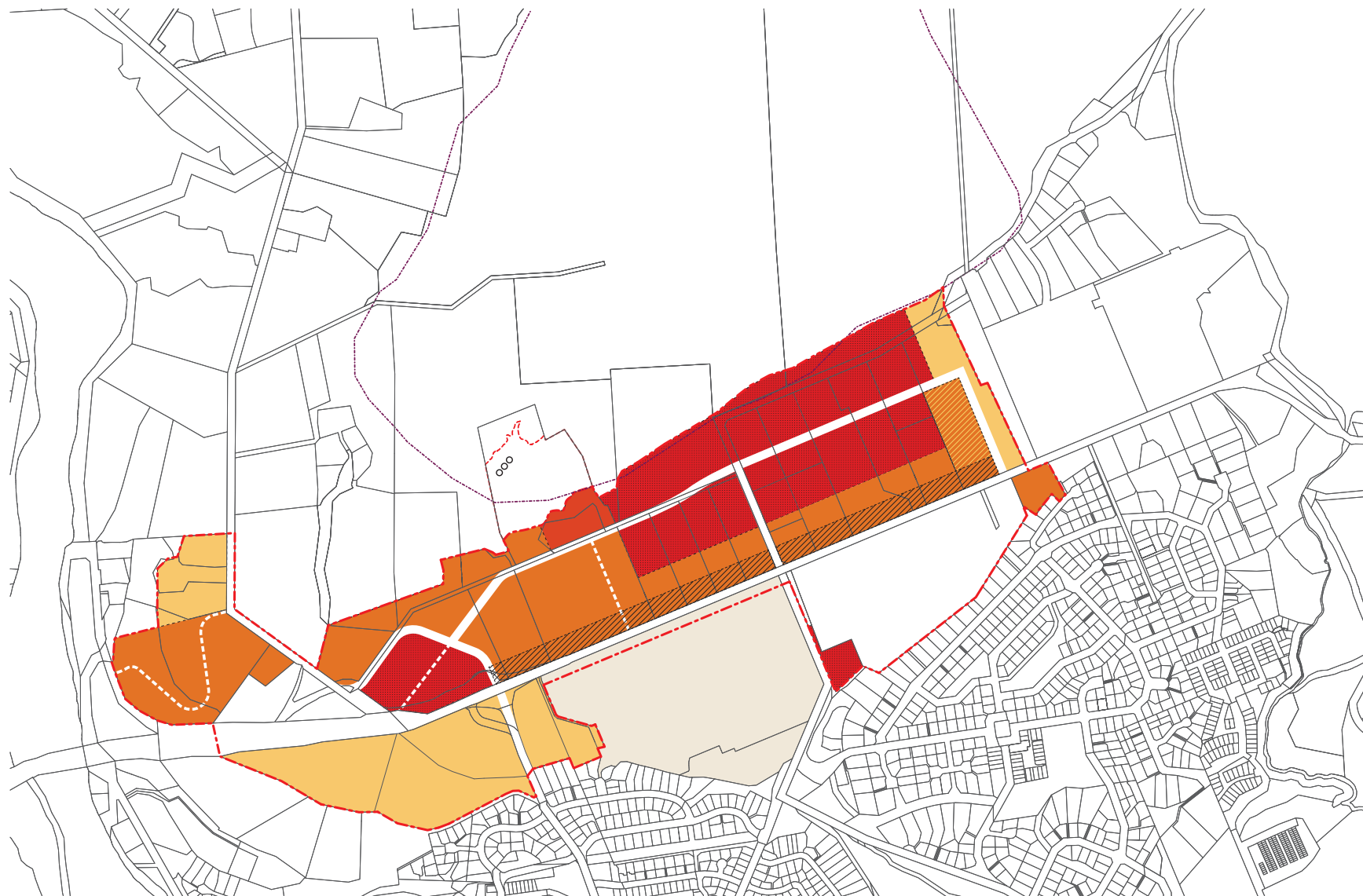
1:10,000 @ A3
1:5,000 @ A1
100m 200m



- Key**
- Structure Plan Extent
 - Proposed Intersection
 - Structure Plan Roads
 - Road Link
 - ↔ Key Crossing
 - Crossing Curtilage Area Overlay
 - Major Active Travel Route
 - Active Travel Access Provision
 - ➔ Active Travel connection to existing routes
 - ⋯➔ Potential future Active Travel link
 - Amenity Access Area ~10m
 - Slope Hill Roche Moutonnée Geological Feature
 - Open Space
 - 🌳 Community Park (≥1.5Ha)
 - Landscape Buffer
 - Sub-Area
 - Existing Trees to be retained
 - Terrace / Escarpment Edge
 - Transport Node
 - Te Pūtahi Ladies Mile Gateway Treatment
 - Western Node Neighbourhood Centre
 - UtilitySetback

Te Pūtahi Ladies Mile Structure Plan - Building Heights (AHFT and GPLP Relief Sought)

1:10,000 @ A3
1:5,000 @ A1
100m 200m



Key

- Structure Plan Extent
- 8m maximum
- 13m maximum
- min. 2 storey overlay
- max. 3 storey overlay
- 17m maximum (8m max. within curtilage)
- 24.5m maximum (max. 6 storey)
- Slope Hill Roche Moutonnée Geological Feature



NOTE: The areas and dimensions shown are indicative only. All consultants and contractors must verify all angles, dimensions, layouts, site measurements, and conditions before Council lodgement, marketing, fabrication, or construction.
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REV	ISSUE	DATE
D	Relief Sought	09/12/2023

- LEGEND**
- Subject Site
 - TPLM Structure Plan Area
 - Public Open Space (QLDC)
 - Landscape Buffer
 - Existing Landscaping
 - Terrace / Escarpment Edge
 - ↪ Multi-Modal / Pedestrian Connections
 - ⤿ TPLM Urban Gateway Treatment
 - Local Reserve
 - Potential Landscape Treatment
 - Potential Built-Form Outcomes
 - Indicative Transport (Bus) Catchment
200, 400, 800m radius
 - ↪ Active Travel Network (Existing)

TITLE
AHFT Relief Sought

SCALE (A3)
 1:2,500 NORTH

PROJECT
 Spence Park | Attachment to UD Evidence

CLIENT
 Anna Hutchinson Family Trust (AHFT)

JOB NO 2210-002 STATUS Client Issue

DRAWING NO 202 REVISION D DATE 9/12/23

Saddleback
 Strategy | Planning | Design