



Design Principle 2: Foster a Unique & Enduring Identity

That celebrates and responds to the cultural and landscape values of Te Pūtahi Ladies Mile

Te Pūtahi Ladies Mile is situated in a unique and significant natural environment with a compelling ecological and cultural history. The design has an opportunity to reflect and celebrate the natural and cultural memory of the area and to establish a strong local identity for new and existing residents and visitors.

Developments within Te Pūtahi Ladies Mile should be responsive to the Māori and pioneer history of the area, as well as the ecological and landscape context.

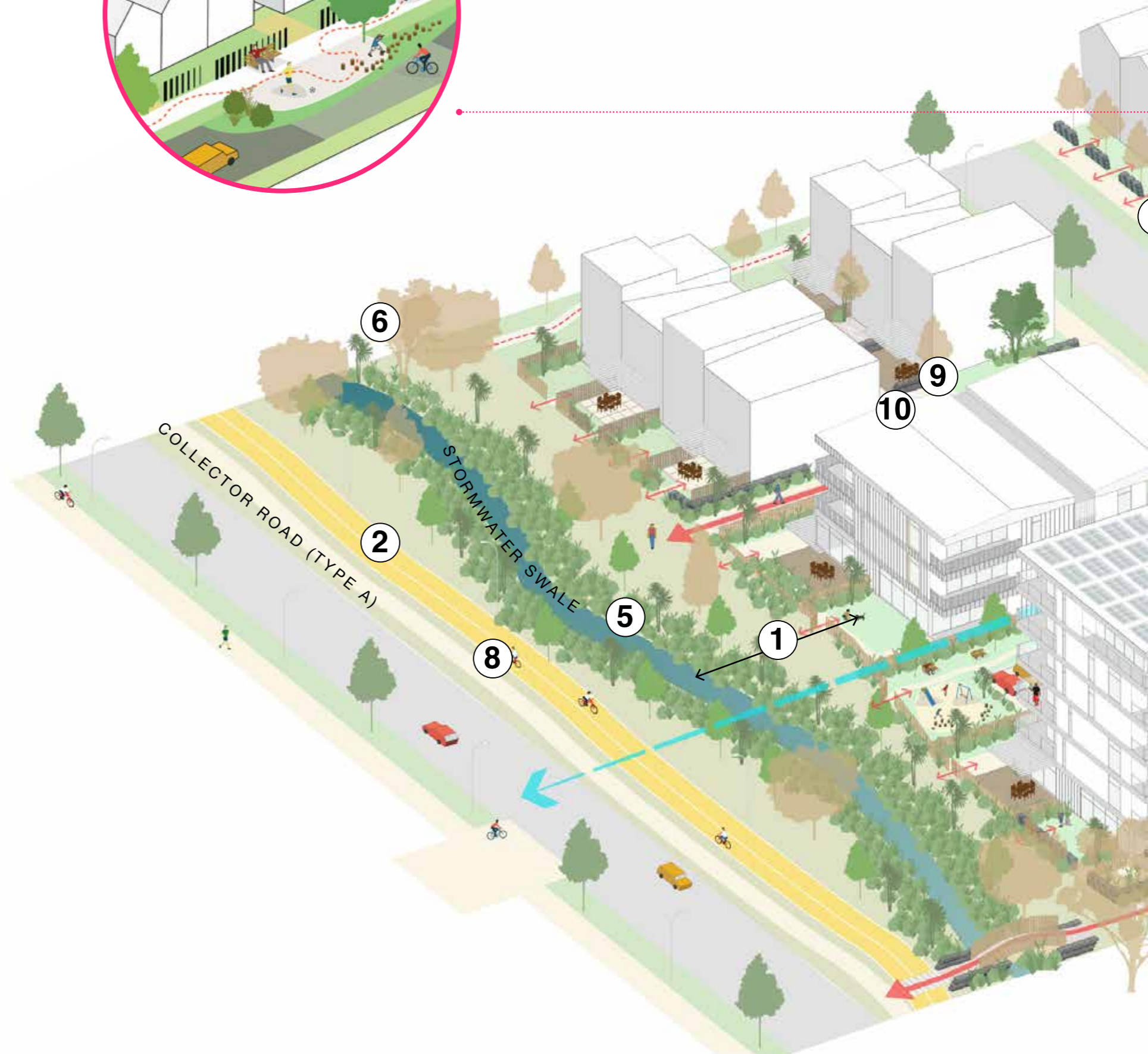
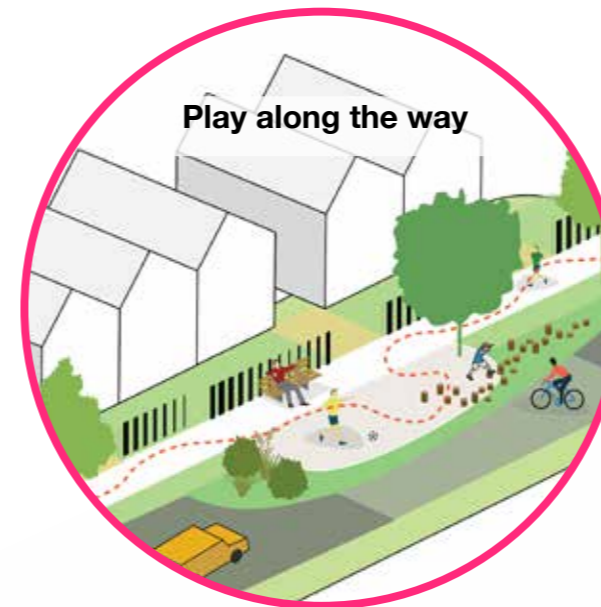
Key Moves

- Maintain key views to Lake Hayes, Slope Hill, the Remarkables and surrounding mountains.
- Celebrate built, landscape and cultural heritage.



Living in Te Pūtahi

- 1 Views through site maintained, with views prioritised towards Slope Hill
- 2 Strong pedestrian and cycle connectivity through street networks, landscape elements, open space, and development areas.
- 3 Existing landscape character is maintained and enhanced where appropriate.
- 4 Shared amenity for medium/high density housing including outdoor space with consideration for good solar, gardens, bike storage etc.
- 5 Stormwater strategy is aligned with landscape strategy to generate habitat for species as well as usable park space and green outlook.
- 6 Emphasis on native regenerative planting alongside local exotic species to represent the dual landscape heritage. Planting to streets, swales and parks enrich the landscape character.
- 7 The Outstanding Natural Feature status of Slope Hill is celebrated for its open space qualities and visual amenity. Higher density living overlooks open space amenity.
- 8 Attractive street design allows for interaction, safe play spaces and shared use. A focus on streets for pedestrians and cyclists with slow vehicle movement and 'play along the way' interventions for family use.
- 9 A variety of housing types provide a diversity of size, type, style, cost and amenity.
- 10 Medium/high density housing is designed with good outlook, sunlight access, connection to nature, shared high quality amenity.
- 11 Consolidated shared parking.





Landscape Character and Heritage

Heritage Elements Retained



A - Glenpanel Homestead



B - Robert Lee Memorial Trough



C - Threepwood Villa



D - Marshall Cottage



E - Threepwood Store/ Stables/ Woolshed



Retained and zoned for commercial use to allow for hospitality function and public interaction.



Land zoning does not change, the character and amenity of the Threepwood area and heritage features are maintained.

Retained Existing Trees (Masterplan Concept)

Retained existing trees in the masterplan concept includes:

1. Trees along the south side of State Highway 6.
2. Trees on the bank to the south of the sports hub, screen for potential Sylvan St link.
3. Walnut trees to the south of the Community Hub.
4. Oak tree avenue shown on the masterplan east of the Primary School.
5. Trees associated with the Glenpanel Homestead.
6. Existing trees associated with Slope Hill gullies, as appropriate and as deemed to have value.
7. Trees near the Lake Hayes edge which screen views of the development from the other side of the lake.

Note: Developers will be required to consider other existing mature trees with a view to retaining where possible.

Retained Views

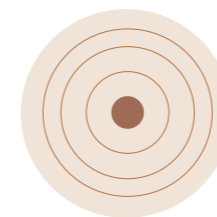
Directed Views

Views through the development to Slope Hill that are maintained through crafting open space allowances and road corridors.



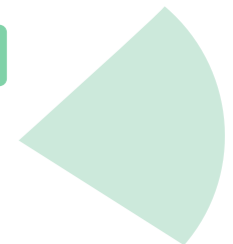
Open Views

Minimally obstructed views across low lying or open rural areas that allow for 360 degree visibility of surrounding landscape features.



Remarkables Views

Views across open space/ low lying development across to Remarkables



Ranges Views

Views across to ranges including Walter Peak and Cecil Peak protected.



Note: The illustrative school locations and layouts are indicative only and are subject to confirmation by Ministry of Education

