















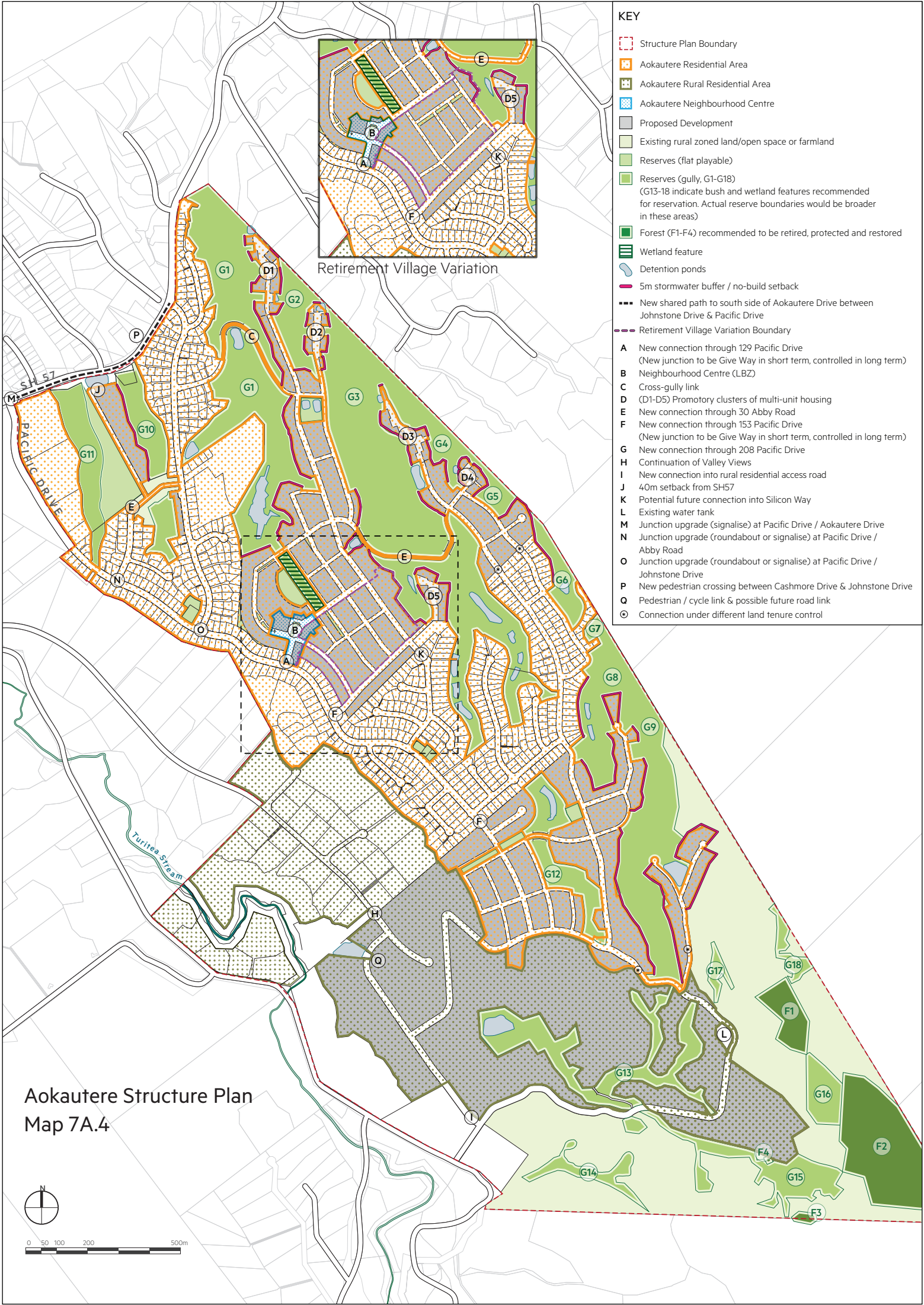


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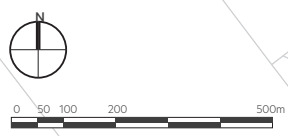
-  Structure Plan Boundary
-  Aokautere Residential Area
-  Aokautere Rural Residential Area
-  Aokautere Neighbourhood Centre
-  Proposed Development
-  Existing rural zoned land/open space or farmland
-  Reserves (flat playable)
-  Reserves (gully, G1-G18)
-  (G13-18 indicate bush and wetland features recommended for reservation. Actual reserve boundaries would be broader in these areas)
-  Forest (F1-F4) recommended to be retired, protected and restored
-  Wetland feature
-  Detention ponds
-  5m stormwater buffer / no-build setback
-  New shared path to south side of Aokautere Drive between Johnstone Drive & Pacific Drive
-  Retirement Village Variation Boundary
- A** New connection through 129 Pacific Drive  
(New junction to be Give Way in short term, controlled in long term)
- B** Neighbourhood Centre (LBZ)
- C** Cross-gully link
- D** (D1-D5) Promotory clusters of multi-unit housing
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- G** New connection through 208 Pacific Drive
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- P** New pedestrian crossing between Cashmore Drive & Johnstone Drive
- Q** Pedestrian / cycle link & possible future road link
-  Connection under different land tenure control

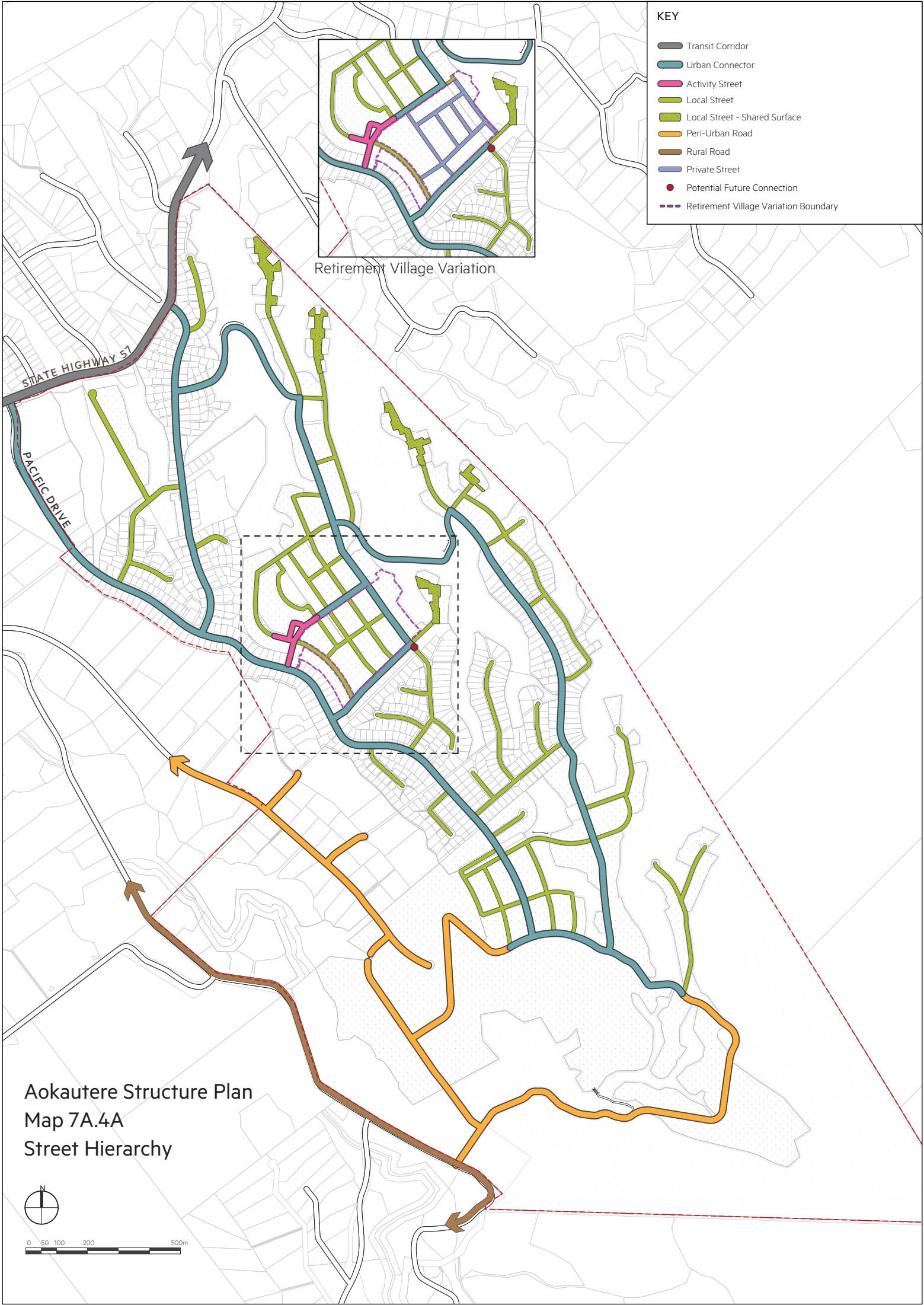


Retirement Village Variation



**Aokautere Structure Plan  
Map 7A.4**





**KEY**

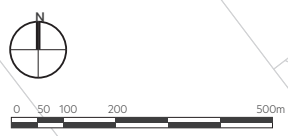
- Transit Corridor
- Urban Connector
- Activity Street
- Local Street
- Local Street - Shared Surface
- Peri-Urban Road
- Rural Road
- Private Street
- Potential Future Connection
- Retirement Village Variation Boundary

Retirement Village Variation

STATE HIGHWAY 57

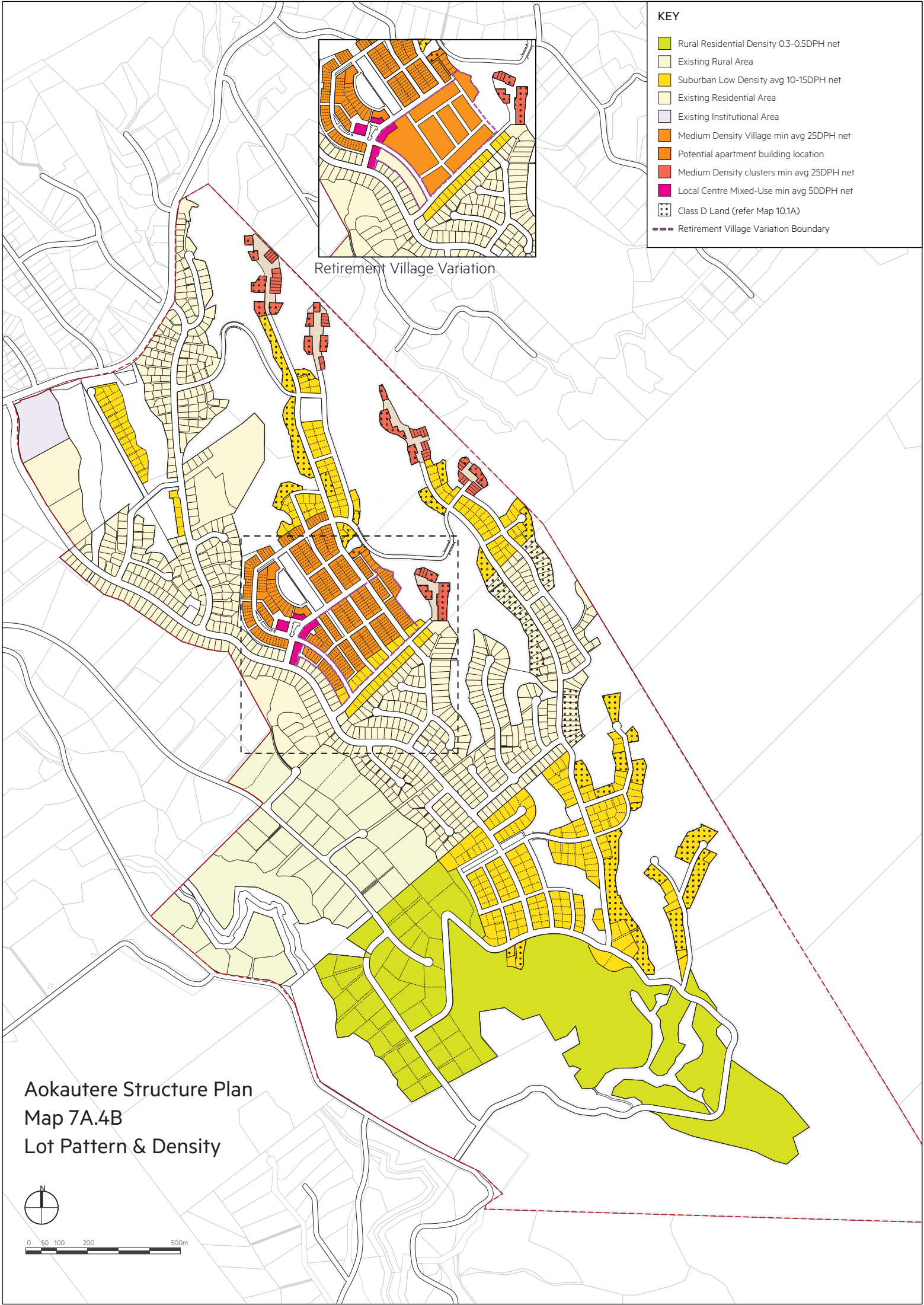
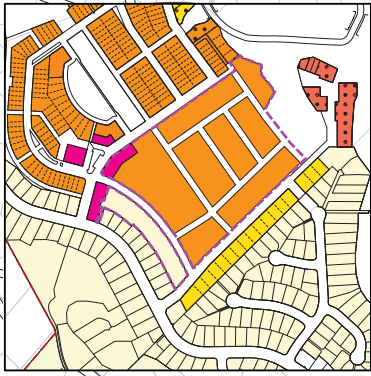
PACIFIC DRIVE

Aokautere Structure Plan  
 Map 7A.4A  
 Street Hierarchy

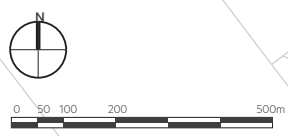


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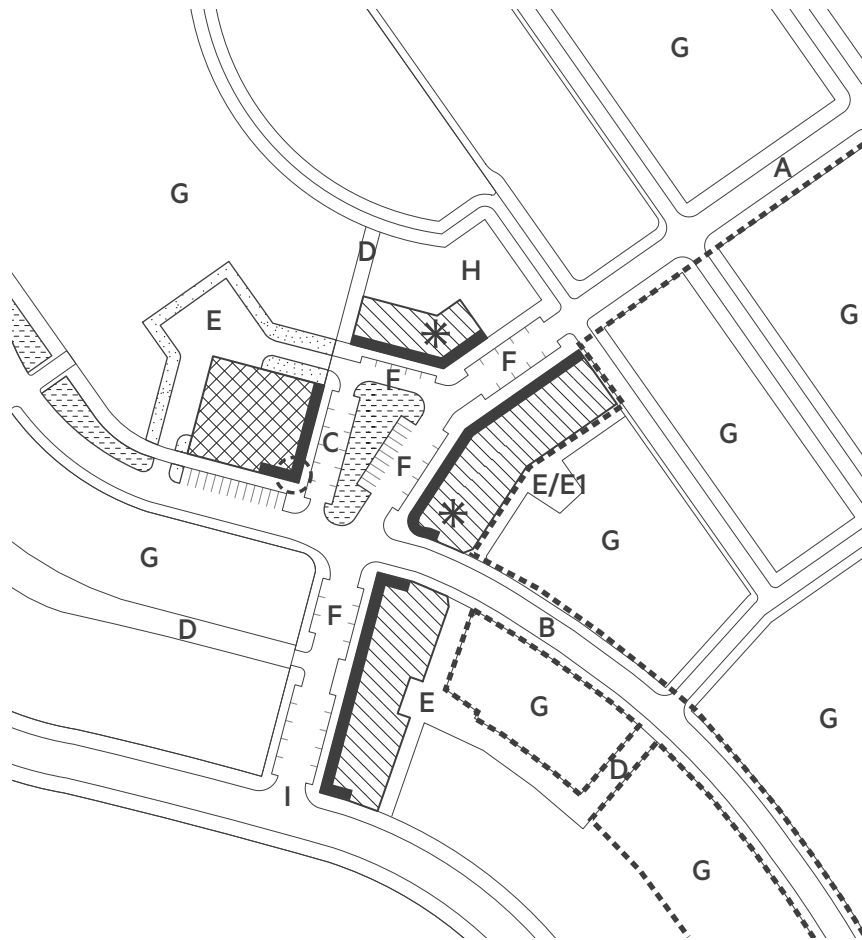
- Rural Residential Density 0.3-0.5DPH net
- Existing Rural Area
- Suburban Low Density avg 10-15DPH net
- Existing Residential Area
- Existing Institutional Area
- Medium Density Village min avg 25DPH net
- Potential apartment building location
- Medium Density clusters min avg 25DPH net
- Local Centre Mixed-Use min avg 50DPH net
- Class D Land (refer Map 10.1A)
- Retirement Village Variation Boundary



Aokautere Structure Plan  
Map 7A.4B  
Lot Pattern & Density



Aokautere Neighbourhood Centre  
 Map 7A.4C  
 Precinct Plan











	Ground Floor Retail (or Commercial or Retirement Village Communal Facilities)	<b>A</b>	Urban Connector
	Superette	<b>B</b>	Local Street
	Landscaped Open Space (Public)	<b>C</b>	Slip Lane (One Way)
	Landscaped Perimeter (Private)	<b>D</b>	Lane (Shared Surface)
	Retail Frontage	<b>E</b>	Service Area
	Superette Main Entrance	<b>E1</b>	Retirement Village Access
	Local Landmark Opportunity	<b>F</b>	On-Street Parking
	Possible Retirement Village	<b>G</b>	Medium-Density Housing
		<b>H</b>	Residential Apartments
		<b>I</b>	Connection to Pacific Drive

Key Outcomes







- Local-serving retail, community or fine grain commercial activities.
- Residential apartments to upper levels with independent ground floor lobby/entry.
- Formal plan-based geometry in keeping with the wider layout of North Village.
- Continuous building lines defining streets and other public spaces.
- On-street customer parking in a high-quality public realm.
- Coherent pathways within a pedestrian-oriented environment.
- Continuously built-up street frontages with active edges and a high level of visual interest.
- Narrow storefronts with frequent entries from public footpaths.
- Continuous pedestrian shelter along frontages.
- Visually discrete on-site vehicle circulation and service areas.

Aokautere Structure Plan  
 Street Types Map 7A.4D  
 Street Cross Sections (7A.3D 1 - 17)



KEY

-  Transit Corridor
-  Urban Connector
-  Activity Street
-  Local Street
-  Local Street - Shared Surface
-  Peri-Urban Road
-  Rural Road
-  Potential Future Connection







URBAN CONNECTORS

-  A
-  B
-  C
-  D
-  E
-  F

ACTIVITY STREETS

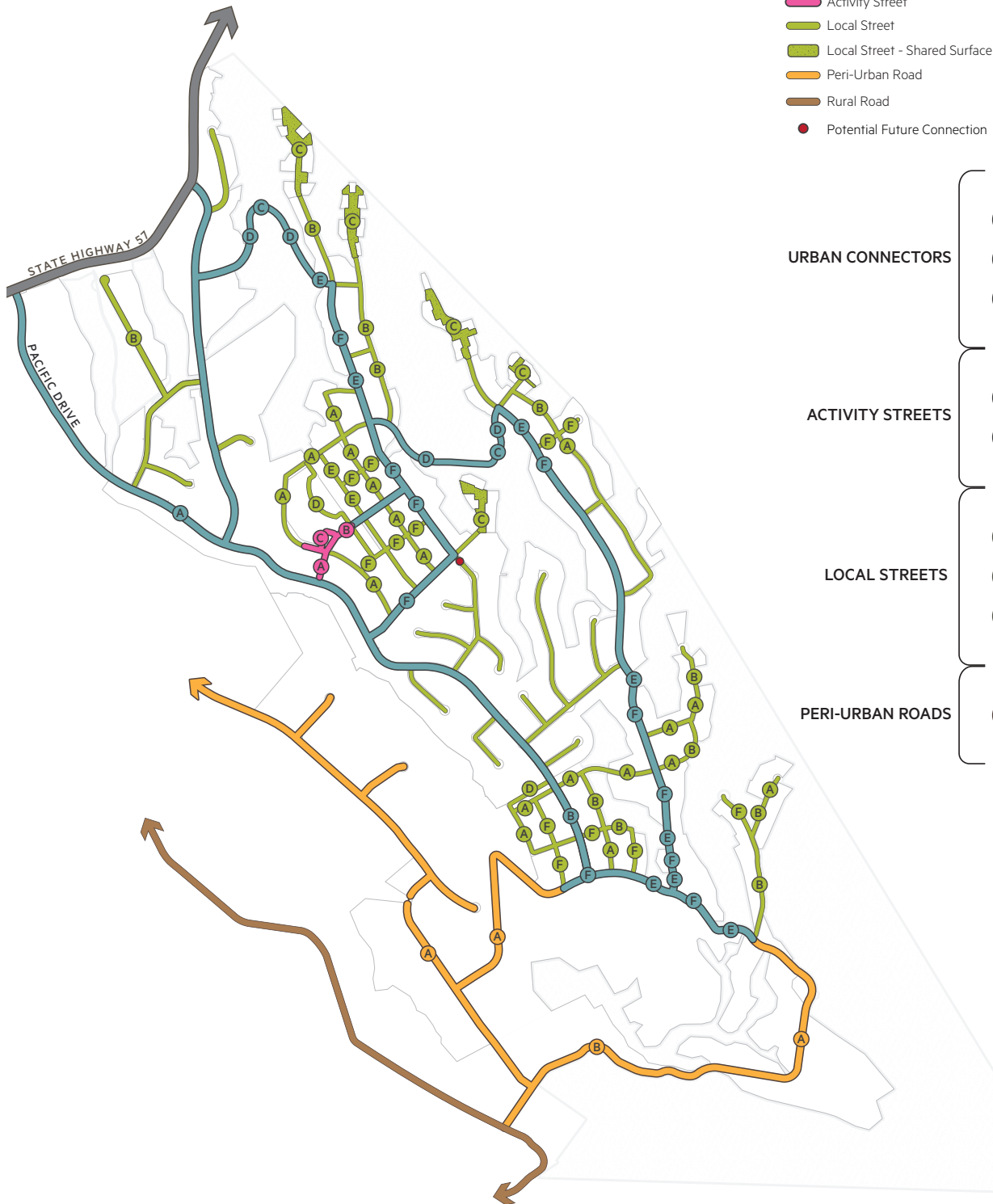
-  A
-  B
-  C

LOCAL STREETS

-  A
-  B
-  C
-  D
-  E
-  F

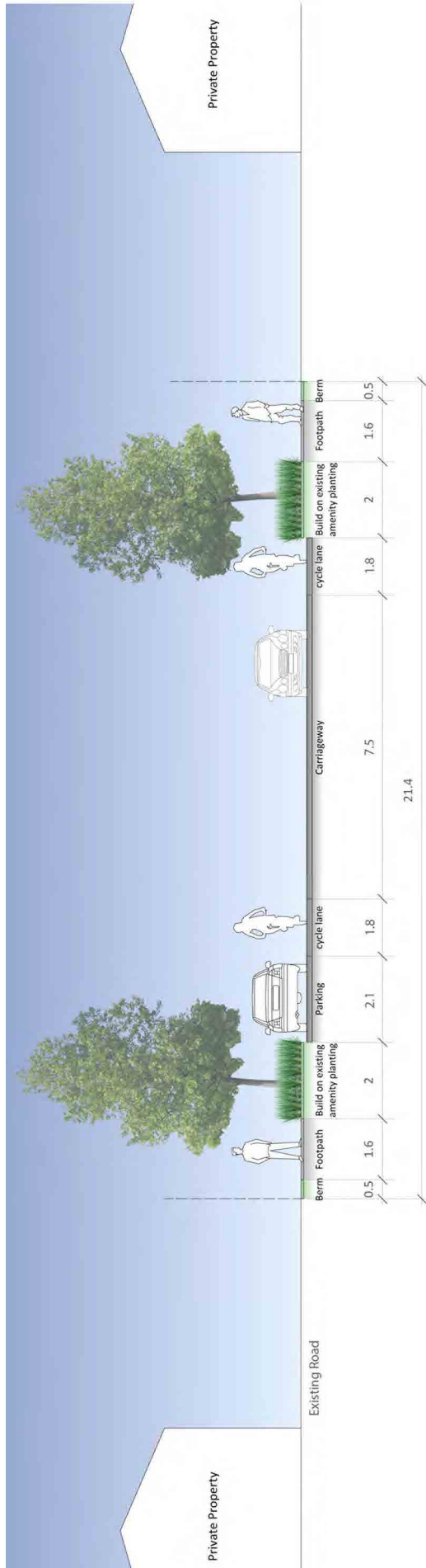
PERI-URBAN ROADS

-  A
-  B



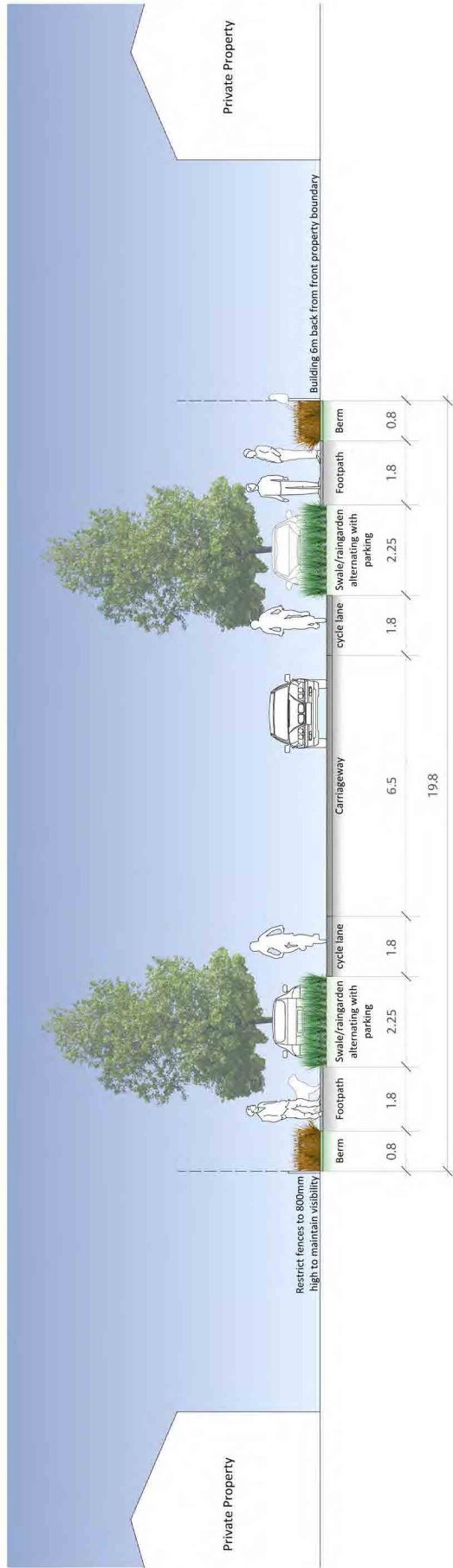
# Urban Connector

## A



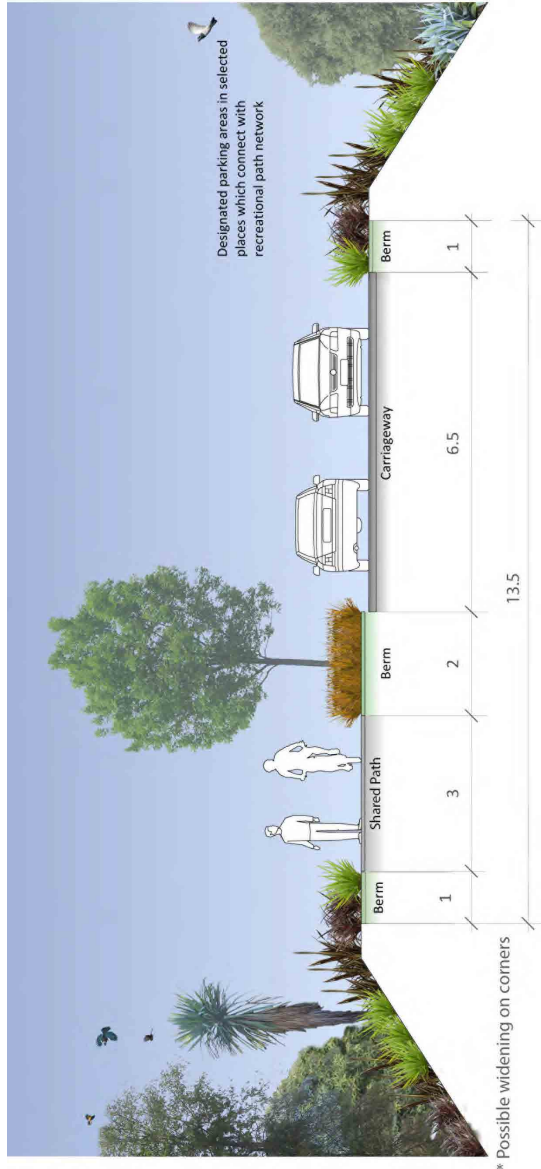
# Urban Connector

## B



# Urban Connector

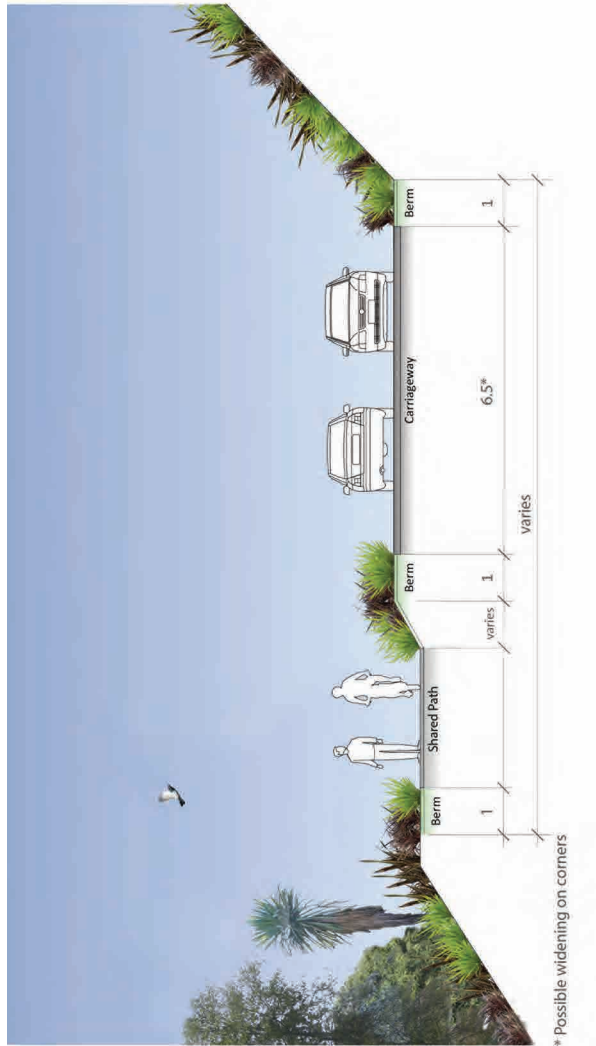
## C





# Urban Connector

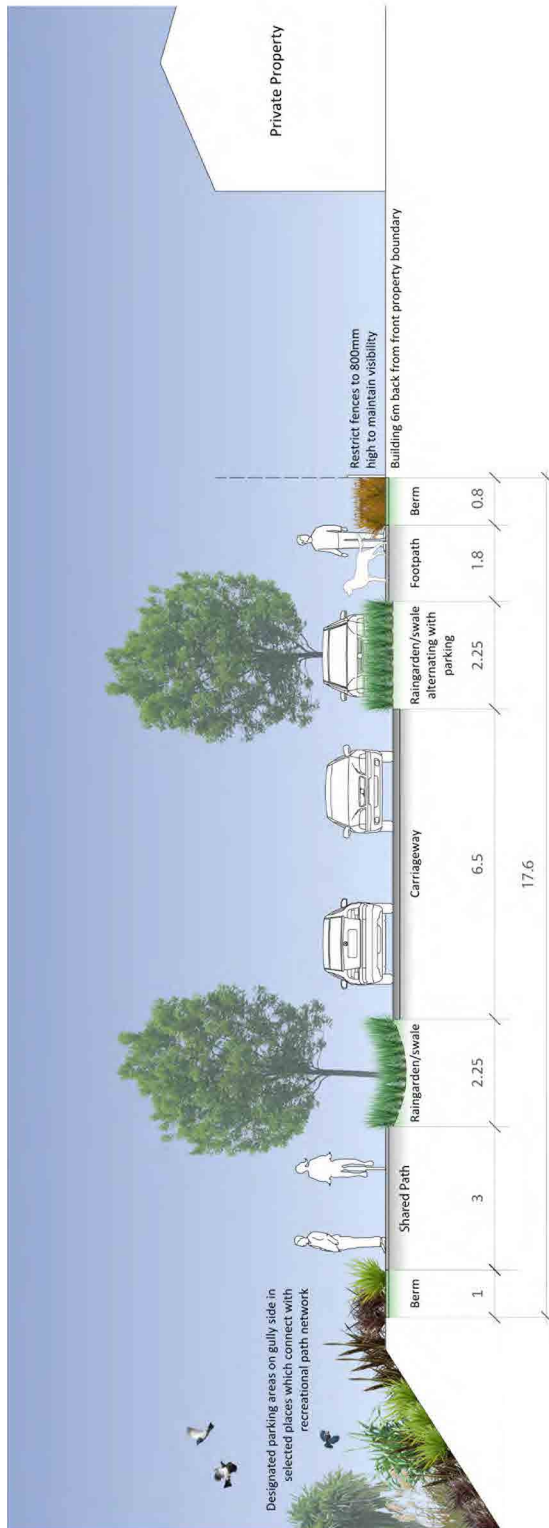
## D



# Urban Connector

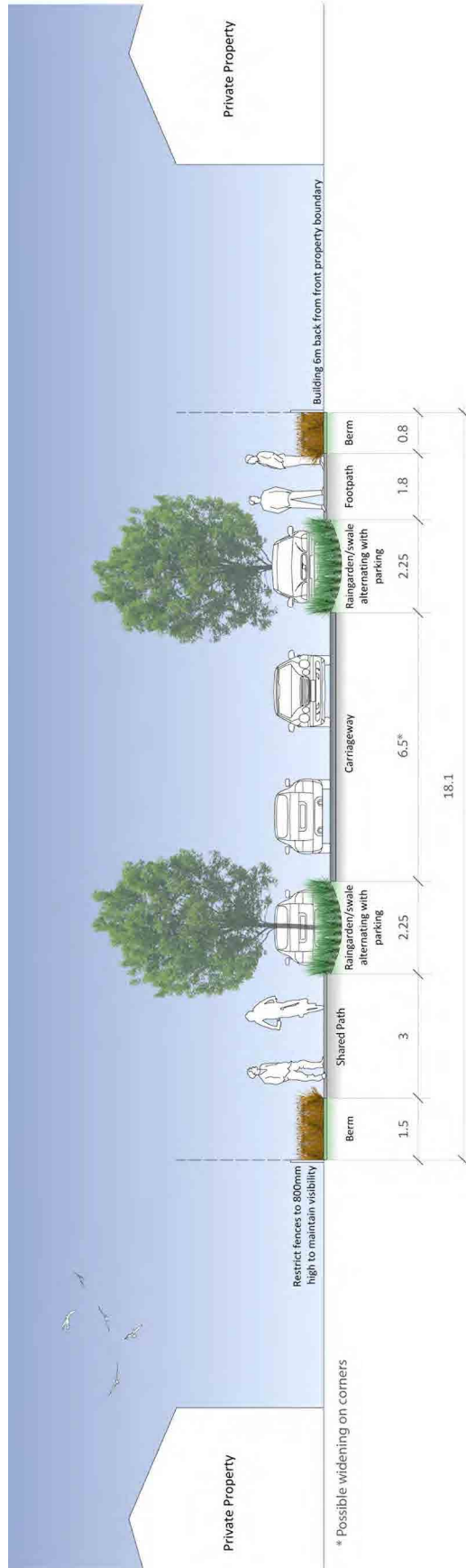
## E

PALMERSTON NORTH



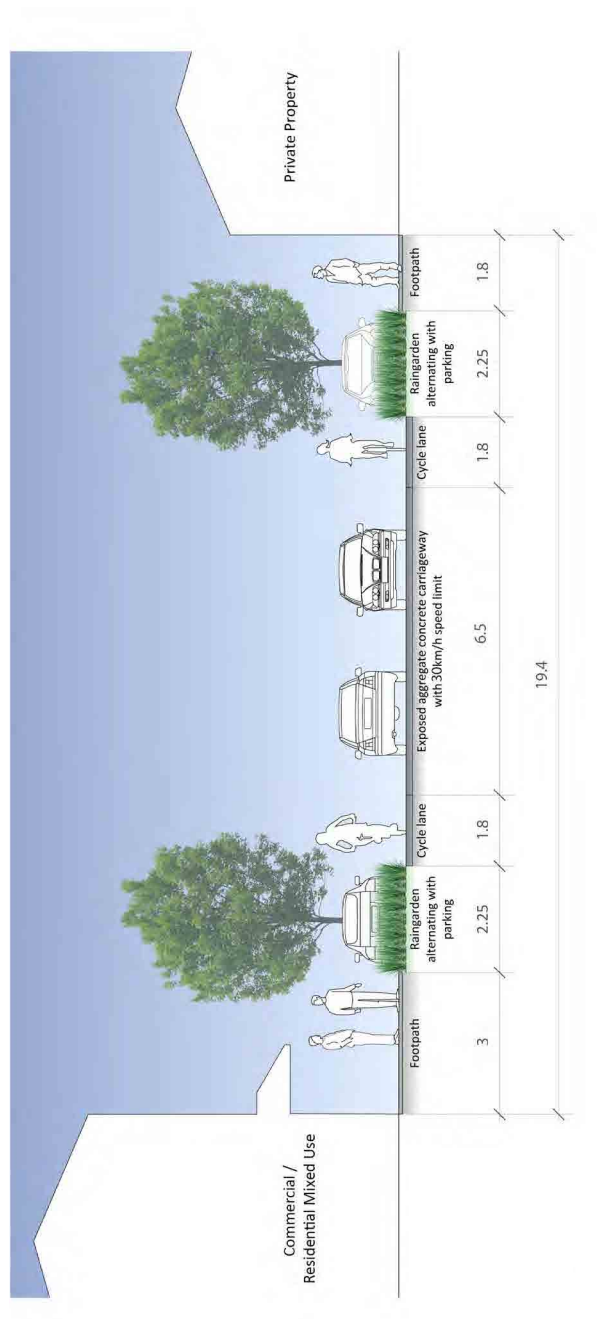
# Urban Connector

## F



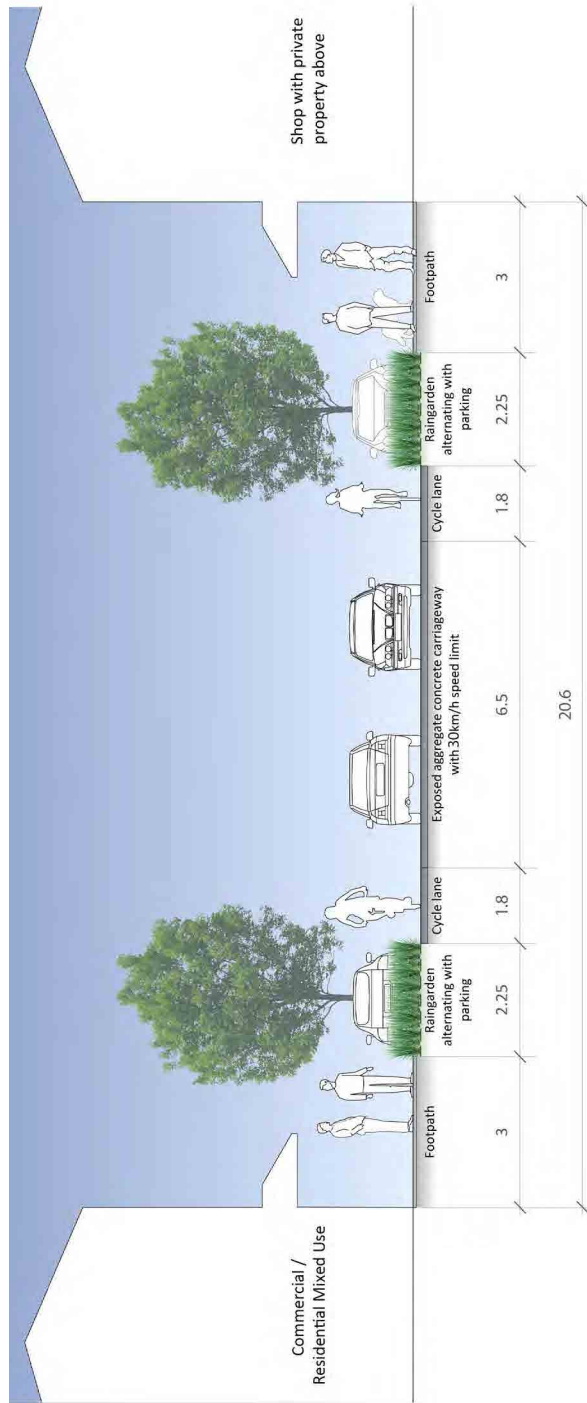
# Activity Streets

## A



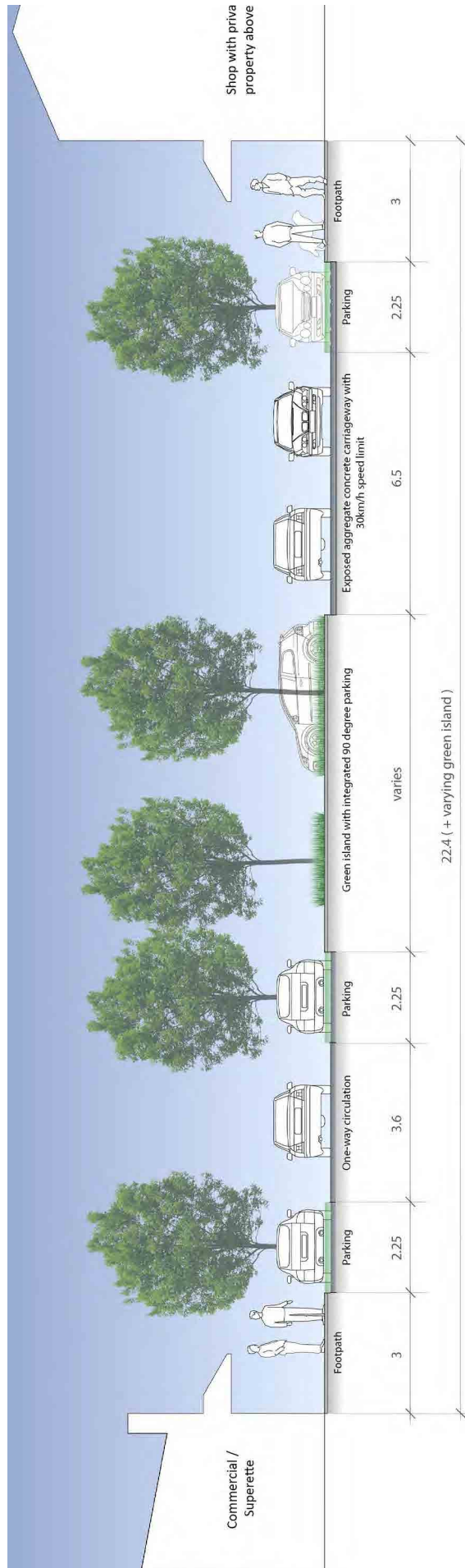
# Activity Streets

## B



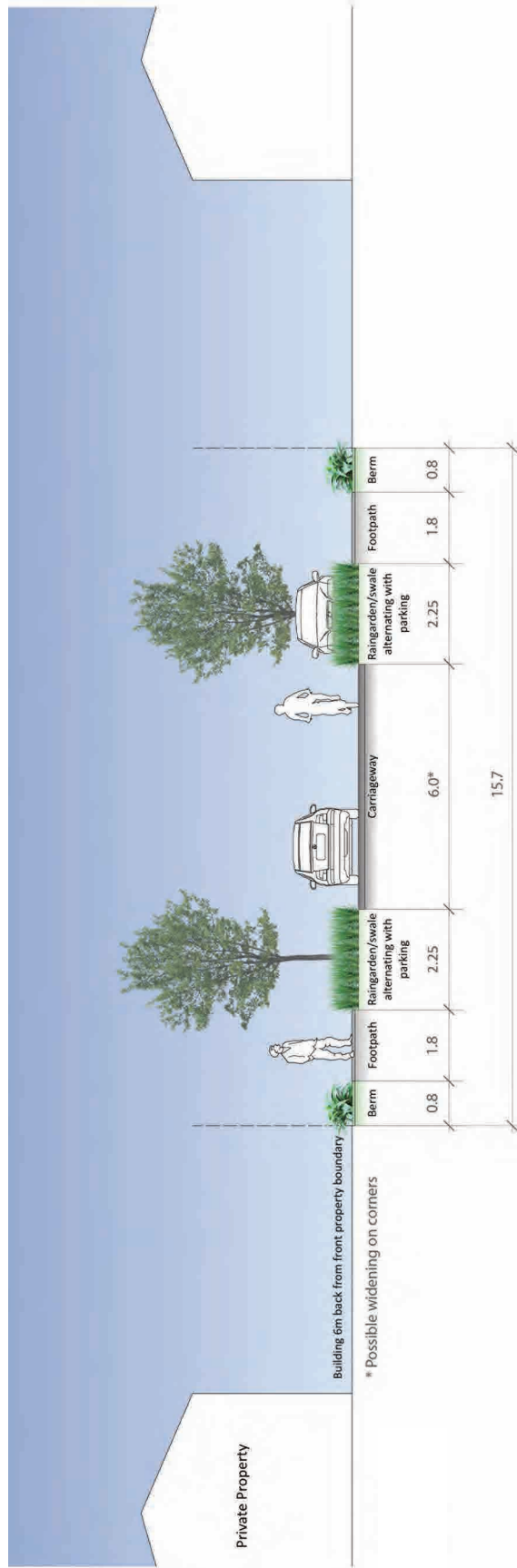
# Activity Streets

## C



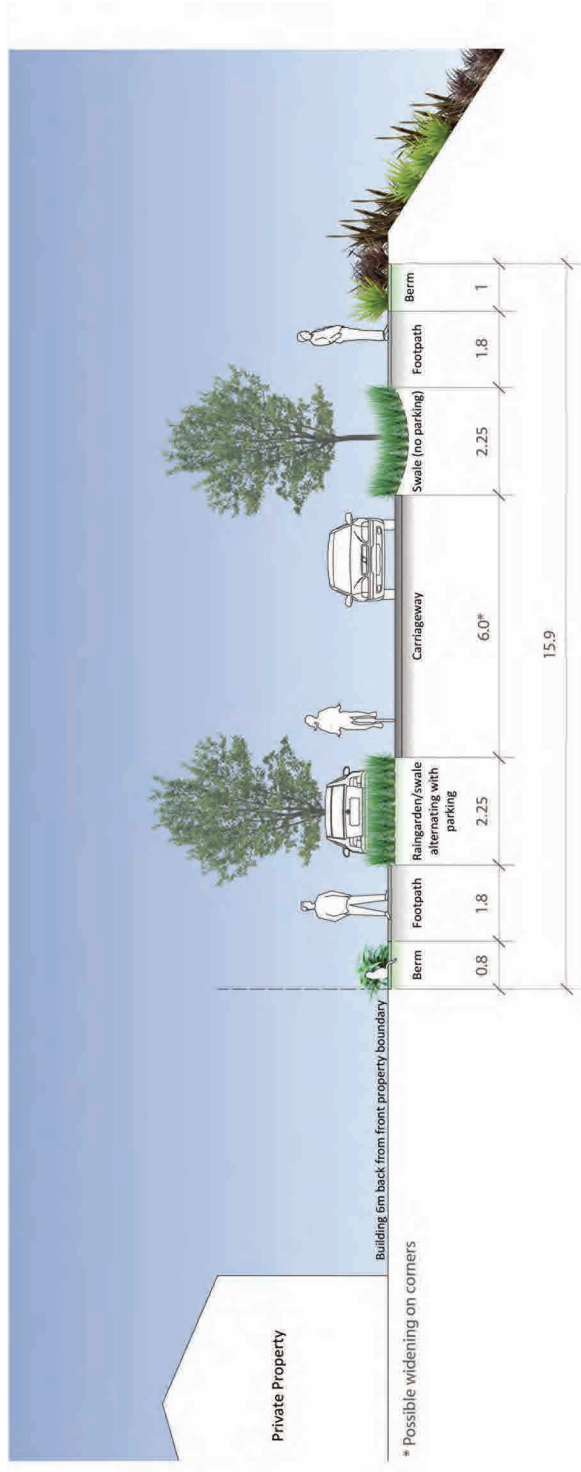
# Local Streets

## A



# Local Streets

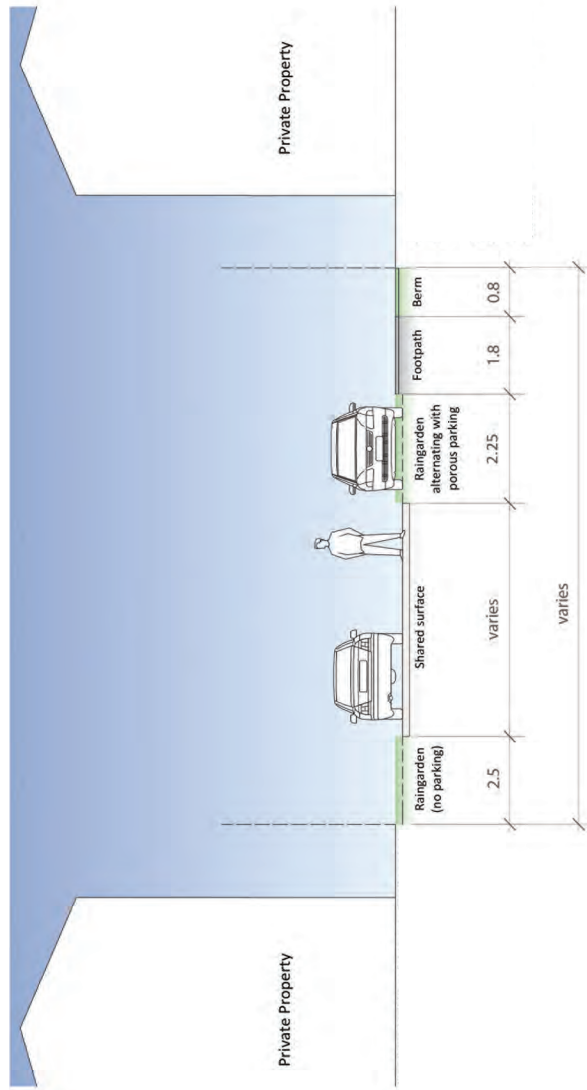
## B





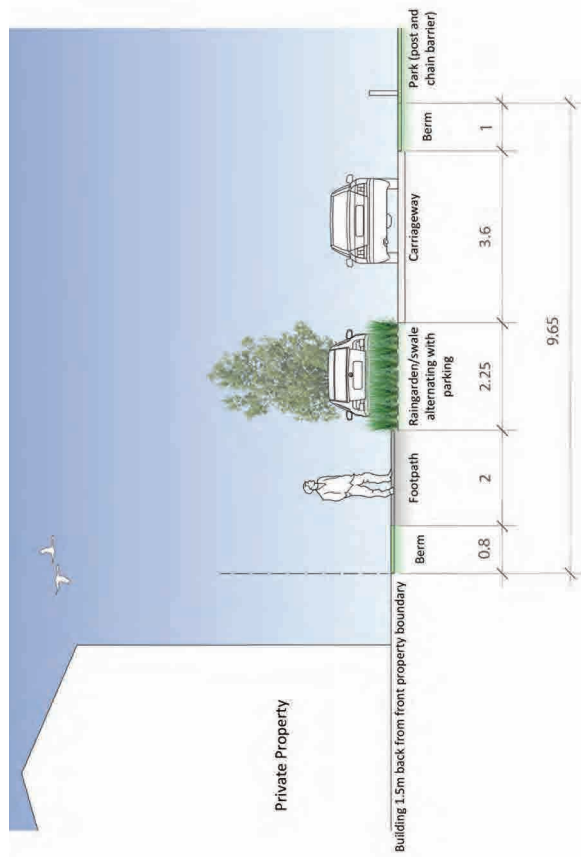
# Local Streets

## C



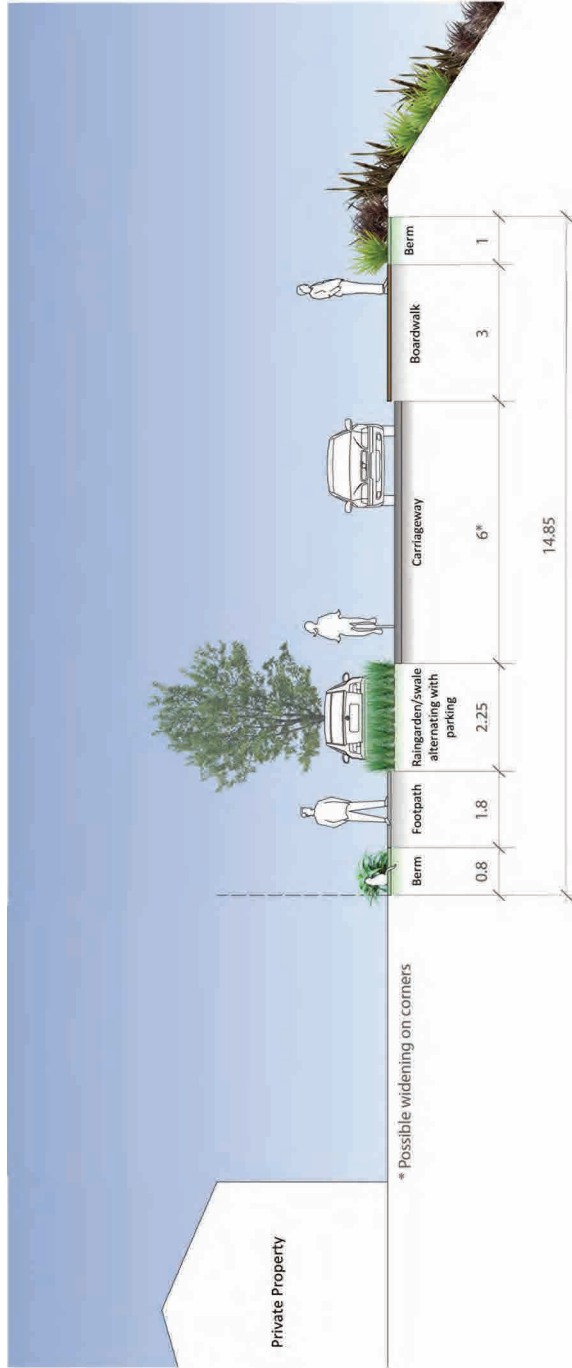
# Local Streets

## D



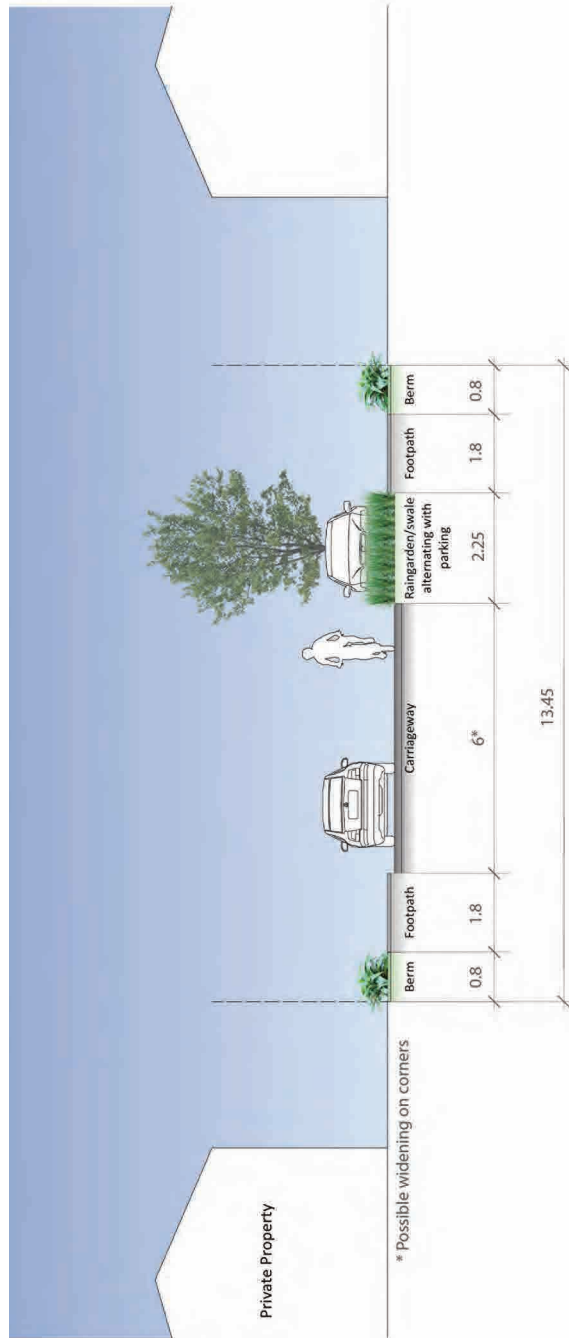
# Local Streets

## E



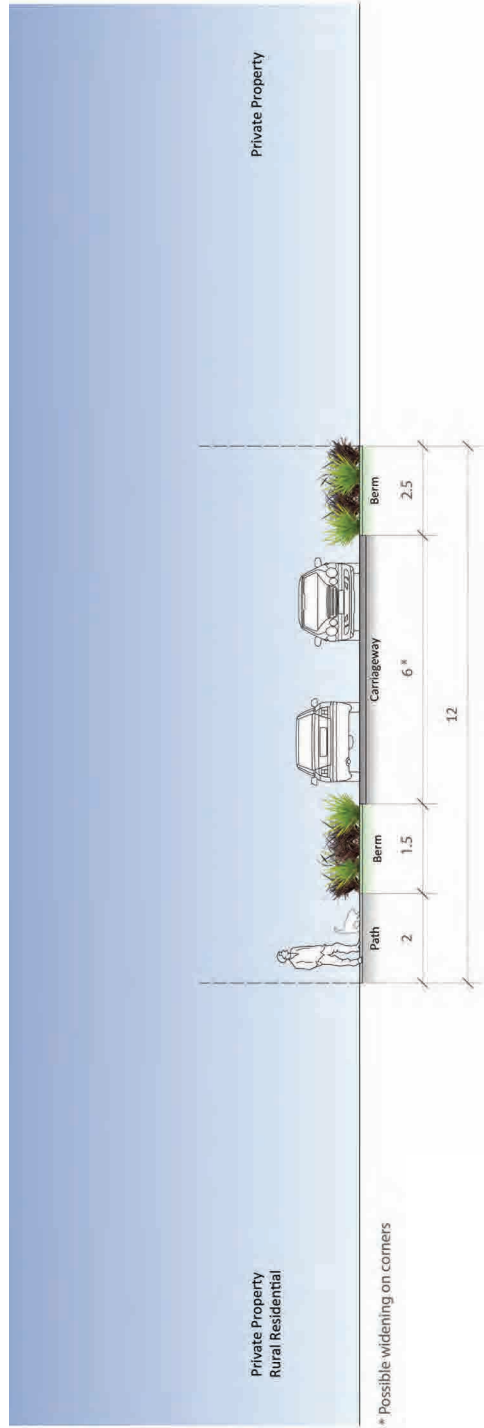
# Local Streets

## F



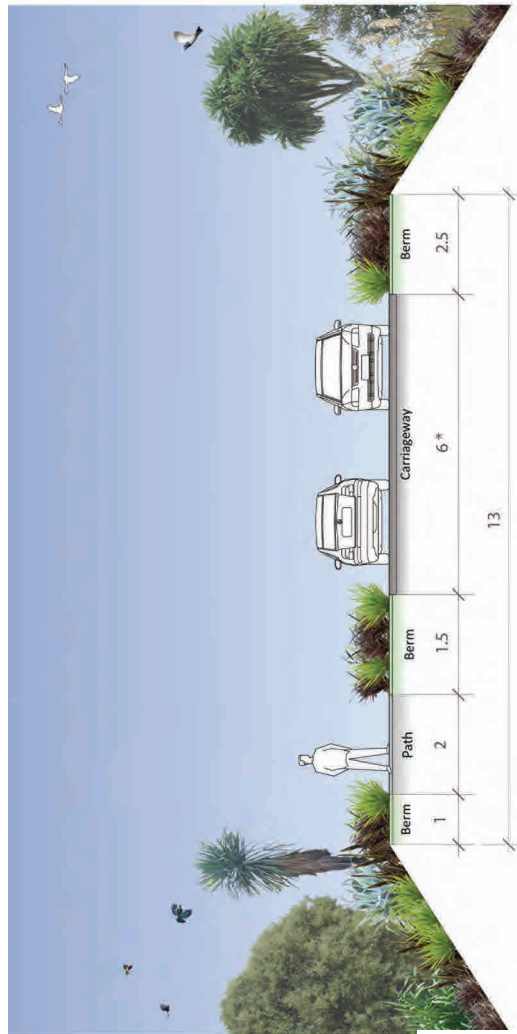
# Peri-Urban Roads

## A



# Peri-Urban Roads









## B

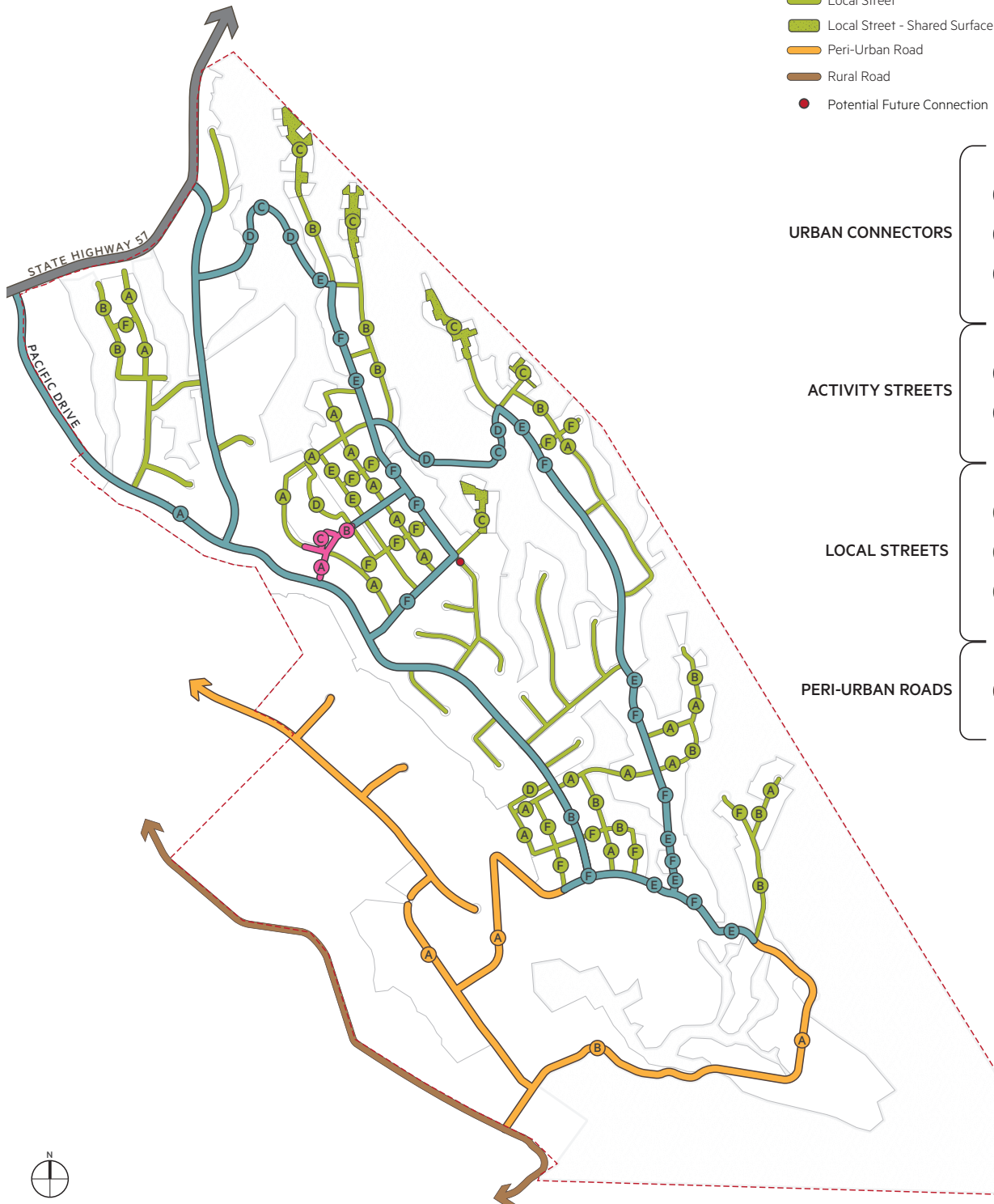
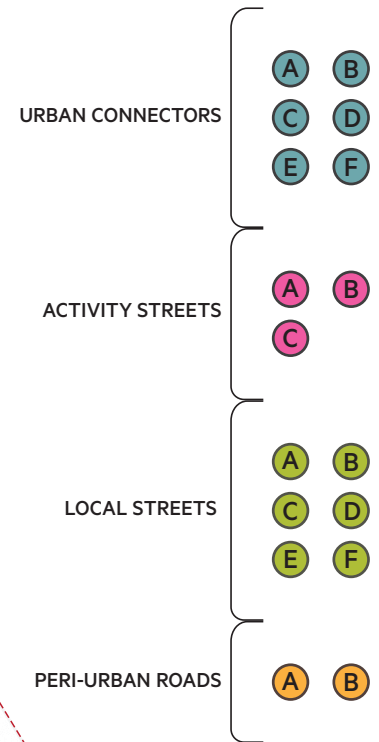


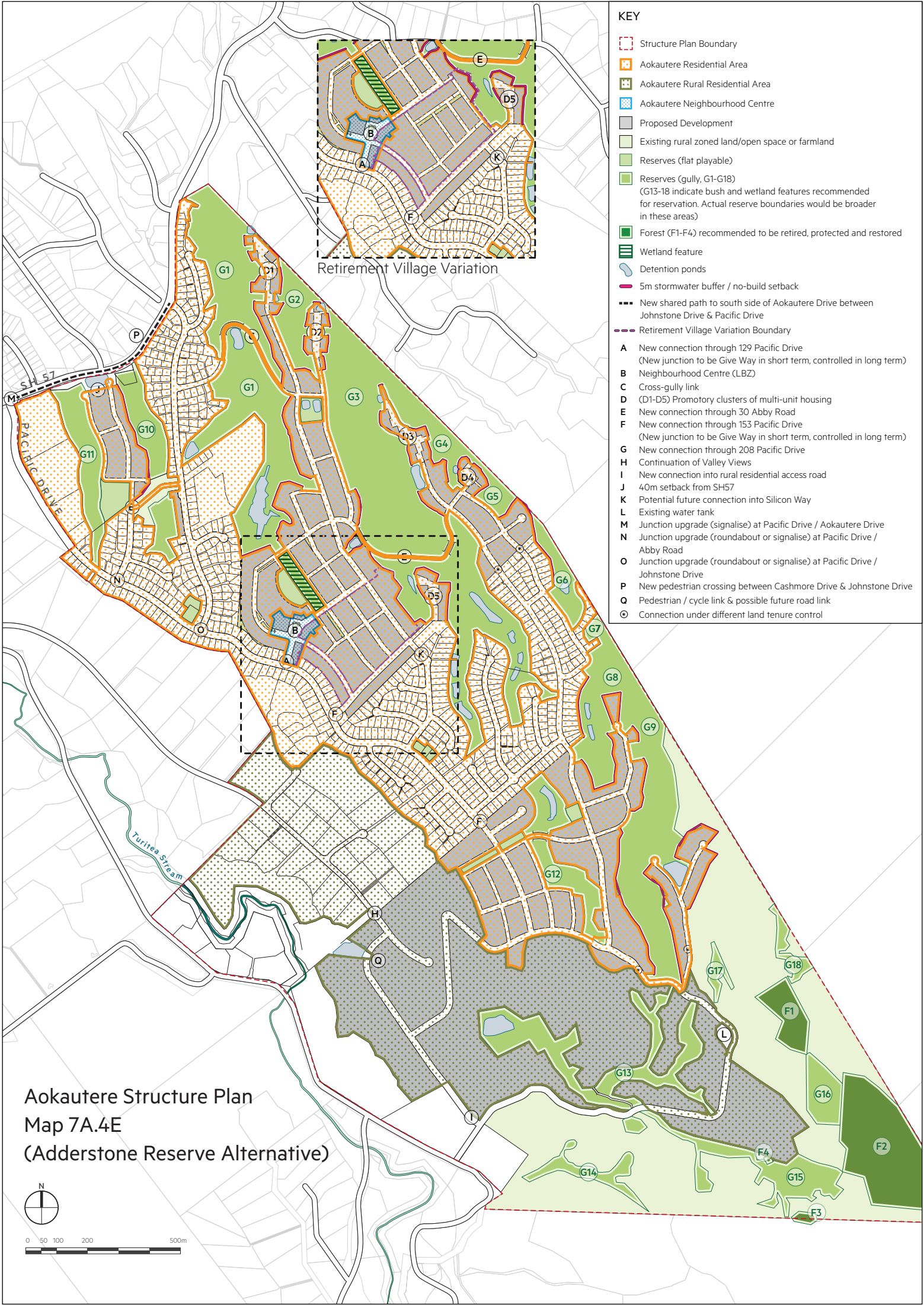
\* Possible widening on corners

Aokautere Structure Plan  
 Street Types Map 7A.4D (Adderstone Reserve Alternative)  
 Street Cross Sections (7A.4D 1 - 17)

KEY

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-  Urban Connector
-  Activity Street
-  Local Street
-  Local Street - Shared Surface
-  Peri-Urban Road
-  Rural Road
-  Potential Future Connection





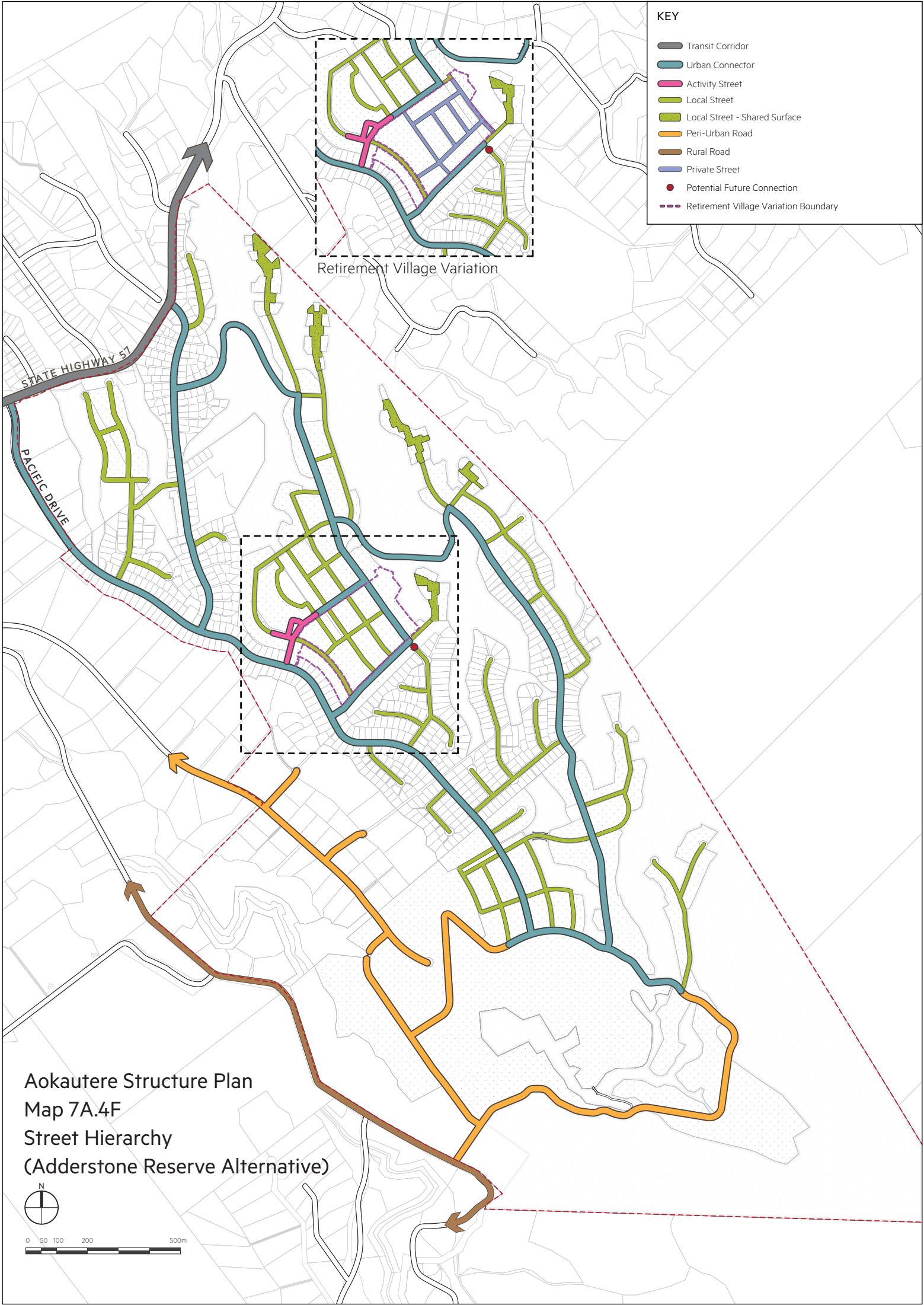
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Retirement Village Variation

Aokautere Structure Plan  
Map 7A.4E  
(Adderstone Reserve Alternative)







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- Transit Corridor
- Urban Connector
- Activity Street
- Local Street
- Local Street - Shared Surface
- Peri-Urban Road
- Rural Road
- Private Street
- Potential Future Connection
- Retirement Village Variation Boundary

Retirement Village Variation

STATE HIGHWAY 57

PACIFIC DRIVE

**Aokautere Structure Plan  
Map 7A.4F  
Street Hierarchy  
(Adderstone Reserve Alternative)**



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- Suburban Low Density avg 10-15DPH net
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- Existing Institutional Area
- Medium Density Village min avg 25DPH net
- Potential apartment building location
- Medium Density clusters min avg 25DPH net
- Local Centre Mixed-Use min avg 50DPH net
- Class D Land (refer Map 10.1A)
- Retirement Village Variation Boundary

Retirement Village Variation

Aokautere Structure Plan  
Map 7A.4G  
Lot Pattern & Density  
(Adderstone Reserve Alternative)

