**RIVER COTTAGES SUB-PRECINCT** (Scenario 1 - Excluding Porter land)

**RANGE OF OPPORTUNITIES:**
- **TMPNP Head Office Relocation / New Build**
- Ranger’s residence (Existing buildings to be refurbished)

**EXISTING ELEMENTS**
- Prinskasteel Stream
- River Cottages
- Tytoна rehabilitation

**ADVANTAGES:**
- Additional stabling and paddocks
- Dressage arena
- Jumping arena

**DISADVANTAGES:**
- Loss of rental income
- Ease of existing access
- Current use sub-optimal with low rental income
- Private location

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**RIVER COTTAGES SUB-PRECINCT** (Scenario 2 - Possible SANParks / Porter Estate Partnership)

**RANGE OF OPPORTUNITIES:**
- Additional stabling and paddocks
- Enlarged dressage arena
- Enlarged jumping arena
- Possible future equestrian centre

**EXISTING ELEMENTS**
- Horse shelter
- Porter Estate
- Stabling

**ADVANTAGES:**
- Additional stabling - Income generating
- Responds to local demand
- Support traditional recreational activity

**DISADVANTAGES:**
- Reduced paddocks area
- Fire issue
- Existing road to Arboretum

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**EQUESTRIAN SUB-PRECINCT** (Scenario 1 - Excluding Porter land)

**RANGE OF OPPORTUNITIES:**
- Additional stabling and paddocks
- Dressage arena
- Jumping arena

**ADVANTAGES:**
- Outside of core Heritage Precinct
- Opportunity to add to off-site location experience
- Income generating
- Ease of existing access
- Current use sub-optimal with low rental income

**DISADVANTAGES:**
- Difficulty to connect to existing services (especially sewer)
- Requires demolition of existing buildings
- On biodiversity corridor edge - Fire issue

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**EQUESTRIAN SUB-PRECINCT** (Scenario 2 - Possible SANParks / Porter Estate Partnership)

**RANGE OF OPPORTUNITIES:**
- Additional stabling and paddocks
- Enlarged dressage arena
- Enlarged jumping arena
- Possible future equestrian centre

**ADVANTAGES:**
- Additional stabling - Income generating
- Responds to local demand
- Support traditional recreational activity

**DISADVANTAGES:**
- Required key from Porter Estate
- Porter Estate land currently being used for paddock / horse woolshed area
- Fire issue

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**RIVER COTTAGES SUB-PRECINCT** (Scenario 2 - Including Porter land)

**RANGE OF OPPORTUNITIES:**
- **TMPNP Head Office Relocation / New Build**
- Ranger’s residence (Existing buildings to be refurbished)

**EXISTING ELEMENTS**
- Prinskasteel Stream
- River Cottages
- Tytoна rehabilitation

**ADVANTAGES:**
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- Opportunity to add to off-site location experience
- Income generating
- Ease of existing access
- Current use sub-optimal with low rental income
- Private location

**DISADVANTAGES:**
- Difficulty to connect to existing services (especially sewer)
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- On biodiversity corridor edge - Fire issue

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**EQUESTRIAN SUB-PRECINCT** (Scenario 2 - Possible SANParks / Porter Estate Partnership)

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