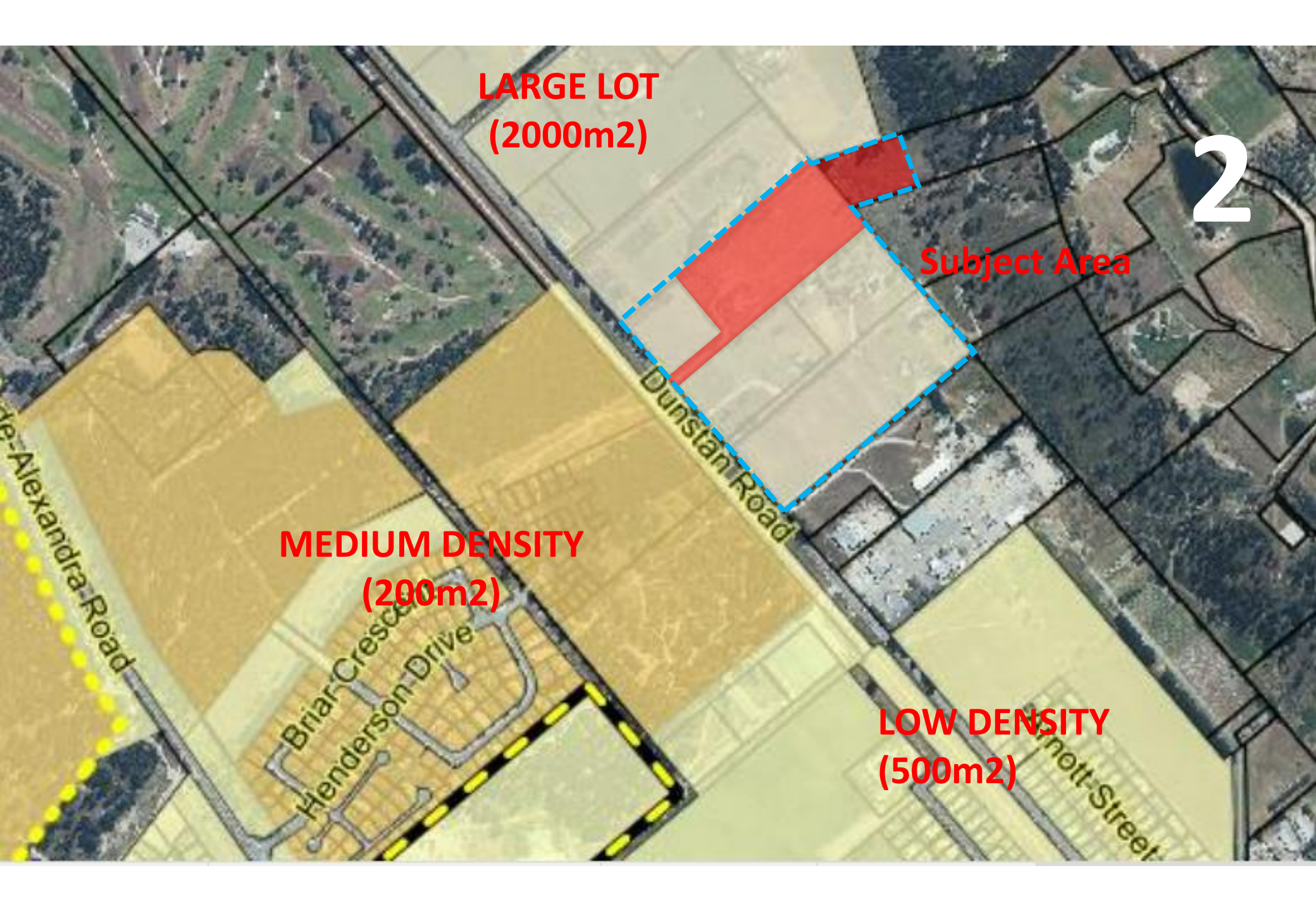


1

Vincent Ward



**LARGE LOT
(2000m²)**

Subject Area

**MEDIUM DENSITY
(200m²)**

**LOW DENSITY
(500m²)**

2

Alexandra Road

Briar Crescent
Henderson Drive

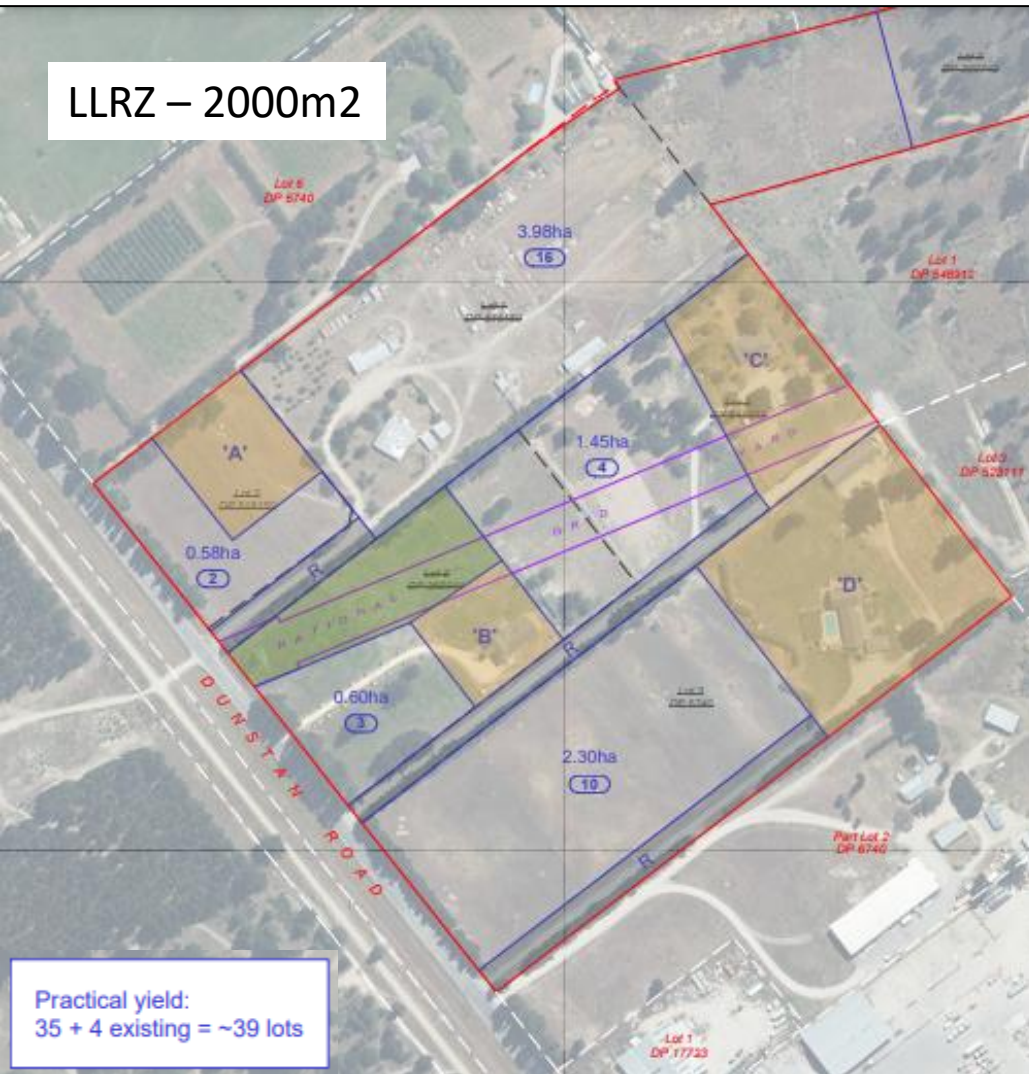
Dunstan Road

Snott Street

	Description	Ha	Lots
A	Proposed LLRZ (incl roads)	86.30	300
B	OUR SUBJECT AREA (LLRZ)	13.34	39
	(LRZ)		117
C	Fulton Hogan/Otago Bees	8.16	0
D	Proposed LRZ	NA	NA
E	Proposed MRZ (200m2)	NA	NA
F	Proposed MRZ (200m2) CODC	4.30	150
G	Proposed MRZ (200m2) Ngai Tahu	14.35	500

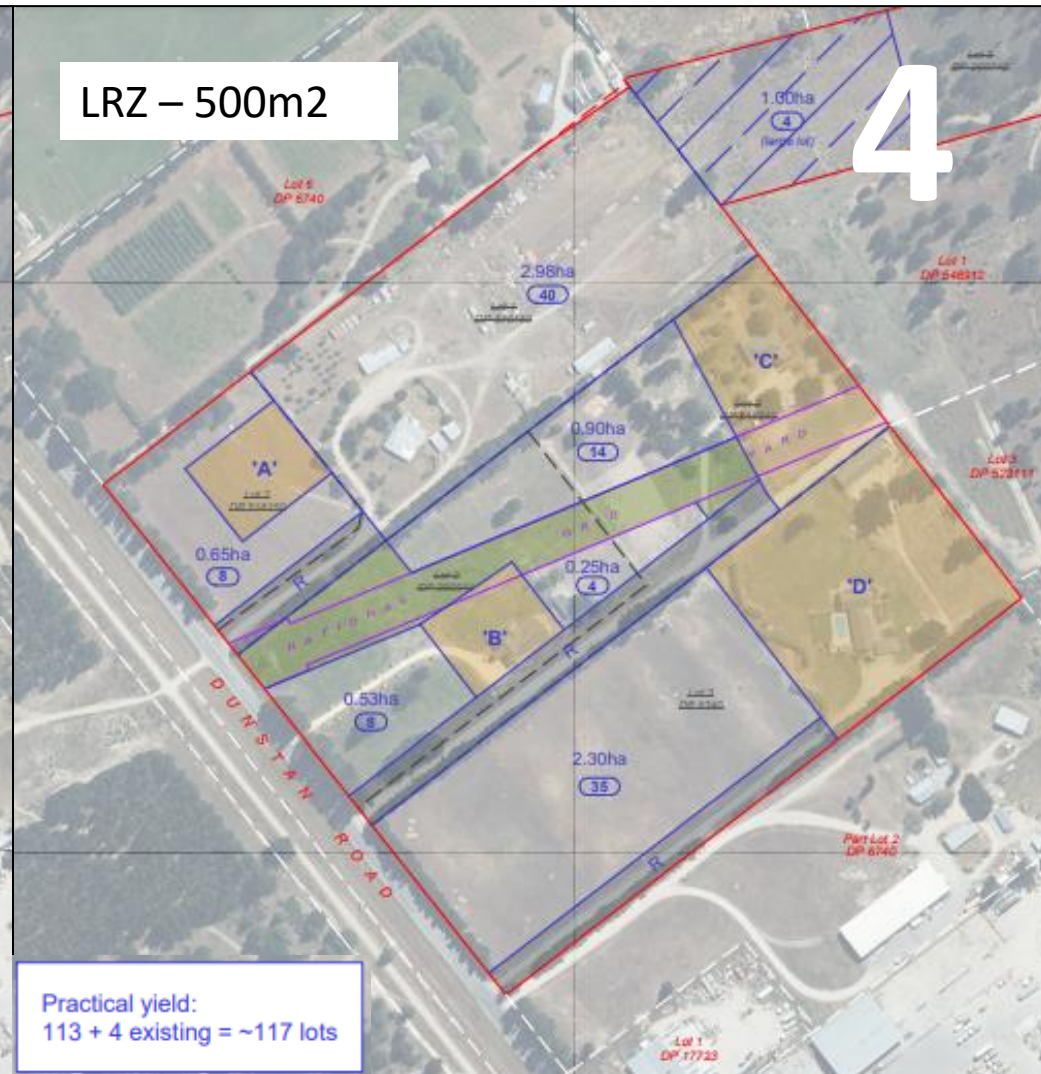


LLRZ – 2000m²



Practical yield:
35 + 4 existing = ~39 lots

LRZ – 500m²



Practical yield:
113 + 4 existing = ~117 lots

4