

Attachment D: Yield Analysis of Indicative Masterplan

LADIES MILE - YIELDS BY AREA

- AREA 1
- Area to the south of SH6 and to the west of the Country Club. There is a 75m strip to the north of this area with developable land positioned over two terraces, immediately to the north of Shotover County
- AREA 2
- Area to the south of SH6 and the east of the Country Club, immediately to the east of Howards Drive extending east to where the existing escarpment meets the state highway.
- AREA 3
- Area to the north of SH6 and to the west of the Pet Lodge, extending from Lower Shotover Road east towards Lake Hayes as far as the western edge of the Pet Lodge.
- AREA 4
- Area to the north of SH6, extending from the western boundary of the Pet Lodge (including the Pet Lodge) to the east towards Lake Hayes but stopping short of Lake Hayes by 300-400m

AREA	AREA 1 (m²)		AREA 2 (m²)		AREA 3 (m²)		AREA 4 (m²)	
Stage Area	97,728.00		91,672.00		315,481.00	275,726.00		
Developable Area	65,265.00	67%	59,148.00	65%	183,358.00	58%	173,561.00	63%
Open Space	4,000.00	4%	4,000.00	4%	23,000.00	7%	4,000.00	1%
Roading and landscape strip and historic house (in Area 3)	32,463.00	33%	32,524.00	35%	132,123.00	42%	98,165.00	37%
Mixed Use (180m2)	-	0%	-	0%	14,432.22	9%	11,869.27	7%
High Density Lots (200m2)	7,964.45	13%	9,926.64	18%	54,521.72	34%	54,259.52	32%
Medium Density Lots (350m2)	38,596.95	63%	45,221.36	82%	91,404.06	57%	103,432.21	61%
Medium - Low Density Lots (600m2)	14,703.60	24%	-	0%	-	0%	-	0%

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AREA	AREA 1 (m²)		AREA 2 (m²)		AREA 3 (m²)		AREA 4 (m²)		TOTALS
Mixed Use (180m2)	0		0		401		330		731
High Density Lots (200m2)	40		50		273		271		633
Medium Density Lots (350m2)	110		129		261		296		796
Medium - Low Density Lots (600m2)	25		0		0		0		25
TOTALS	175		179		935		897		2185