



117 Glenda Drive
PO Box 2790
Wakatipu
Queenstown

19 January 2022

Ladies Mile Consortium
C/- Brown and Company

By Email: christine@brownandcompany.co.nz

Dear Christine

Te Putahi Ladies Mile Zone

These comments are a response by Koko Ridge Limited¹ ('Koko Ridge') to the request by the Ladies Mile Consortium for feedback on the proposed structure plan and zoning rules.

Koko Ridge is the landowner of 8.9 hectares within the area covered by the proposed Structure Plan.

The Queenstown Lakes District Council finally approved a draft Structure Plan in October 2021.

The current draft Structure Plan and proposed Zoning rules were presented to the landowners group on 13 December 2021. 'Informal' feedback was invited provided it is received by 21 January 2022.

The Ladies Mile Consortium (LMC) anticipate that a finalised Structure Plan and Zoning rules is approved by the Councillors in March 2022 and the formal Plan Change application can then commence.

Background

Initial consultation on 22 September 2020

Koko Ridge provided initial advice and expectations to LMC on 22 September 2020. For your convenience the minutes of that meeting are attached to this letter.

¹ Koko Ridge Limited was previously known as Laurel Hills Limited

While some time has past the following points that were discussed are pertinent to this feedback.

1. The Koko Ridge land, being terraced, and mostly below State Highway 6 is well positioned to support a low to medium density housing development that is visually unobtrusive and sympathetic to the adjacent low density Shotover Country subdivision.
2. As part of the Special Housing Area (SHA) process both independent experts and the Council Officers supported a 156 site residential housing development. This equates to a housing density of 17.5/ha.
3. This 156 home scheme provided for cycle and pedestrian paths, open spaces and a dedicated bus slip lane onto to State Highway 6 and would have helped secure central government funding of wider roading improvements. Nevertheless, the existing (ie pre-intensification) traffic congestion remained a substantial challenge and was the reason the SHA was not approved by the Councillors despite being approved by Council Officers and within a Council defined SHA area. Colin Shields acknowledged that transport was a significant challenge and advised “that they were seeking a 40% modal shift through improved public transport, roading improvements and the provision of local services and new schools east of the Shotover Bridge ...”. It is observed that the only new item in this statement was the proposed new schools.
4. LMC advised they were considering the need for any building restriction setback. Koko Ridge noted that better outcomes could be achieved with landscaping treatments within a reduced setback.
5. Koko Ridge advised that it had been granted Resource Consent for 26 residential lots under the current Large Lot Residential A zoning and that time was of the essence in respect of any plan change proposal and further, any proposal should incorporate the road layout as detailed in that Resource Consent as development to implement that consented subdivision and roading layout was already underway.

Site Development Update

In good faith, Koko Ridge held back on breaking ground until after March 2021 as requested. Construction of the 26 Residential lot subdivision commenced in July 2021. The core infrastructure for all 28 lots and capacity for growth is being established up front.

To date, bulk earthworks are complete, the Stalker Road intersection has been built and the internal road layout is surveyed and set out, ready for completion. In ground infrastructure is currently being installed with road surfaces to be completed prior to 15 May 2022.

A marketing programme is underway and some sections have been sold, with further sales expected.

The implementation of RM190553 has practical implications for the current draft Structure Plan, however these matters should have been anticipated by LMC following our initial meeting on 22 September 2020 as the section and road layout has been approved by Council and LMC’s attention was drawn to this fact at a very early stage.

Feedback on draft Structure Plan and Zoning

Structure Plan Layout

The proposed road link off Stalker Road into Precinct H2 is currently being constructed by Koko Ridge pursuant to resource consent RM190553 and this road will vest in the Council when the survey plan is deposited. The Structure Plan should be updated to reflect the actual legal road currently being constructed. You will note this road does not hook back into Precinct H1 as the topography also does not support this road connection. Precinct H1 will require separate road access off Stalker Road, and we note this has the potential to serve as a bus priority lane to help achieve the 40% transport mode shift referred to in the SHA decisions.

Essential Changes:

The structure plan is redrawn to reflect the actual layout of roads and transport connections.

Integration and Density

49.2.1 Objective – Development complements and integrates with adjoining urban development at Te Putahi Ladies Mile and development South of State Highway 6.

Shotover Country and Lake Hayes Estate are conventional low density residential subdivisions with a residential density of approximately 14 homes per hectare.

Within the proposed plan change Medium Density precincts which are all to the north of State Highway 6 must achieve a minimum density of 40 homes per hectare (rule 49.5.13.1). The High Density precincts have a minimum density of 70 homes per hectare.

Koko Ridge is near to Shotover Country and zoned Large Lot Residential A. The property can practically be developed under these rules to a density of 4.2 homes per Hectare which equates to 37 homes. The proposed Te Putahi Ladies Mile plan provides for an increase of **one** residential unit to a maximum of 38 homes (rule 49.5.11) for the Koko Ridge land. Rule 27.6 provides for a minimum section size of 450m² yet on average the section sizes under rule 49.5.11 will be 2,340m²

To meet Objective 49.2.1 the Koko Ridge land must pivot under the Structure Plan from a transitional zone between rural and urban settings to being a transitional zone between the low density housing of Shotover Country and the medium and high density precincts of the zone on the north side of State Highway 6. Presumably this is why the proposed plan refers to *lower* density for the area encompassing the Queenstown Country Club through to the Koko Ridge land.

For Koko Ridge to practically function as a transitional precinct under the Structure Plan a lower density than the medium density minimum of 40 homes per hectare and higher than the low density housing of around 14 homes per hectare in Shotover Country is required.

Noting that Koko Ridge has already master planned a 156 home development that could be successfully developed on the site and this yields a density of 17.5 homes per hectare this would be an entirely appropriate setting for the Koko Ridge land. The lot sizes in this 156 lot scheme plan range from 110m² to 835m².

Essential Changes:

The table in rule 49.5.11 is to be amended so that the maximum number of residential units is 156 for Sub-Area H2.

Amend the table in Rule 27.6 to Lower Density Residential Precincts and the minimum lot area set to 110m².

Alternatively, all Precincts could be set to 'No Minimum' for lot area.

Placemaking

Objective 49.2.2 – Development achieves a greater range of residential intensity and diversity of housing choice to promote affordability, a self-sustaining community

Policy 49.2.3.4 Within the Low Density Residential Precinct, manage the total number of residential units provided for within the Zone *to avoid significantly increasing adverse effects on the safe and efficient operation of State Highway 6.*

Restricting the number of homes on the south side of SH6 while increasing the number of homes on the north side by thousands of homes to resolve traffic challenges is an unsustainable proposition at best and further, Policy 49.2.3.4 is not supported by the information already available to the Council as regards the management of traffic flows in this location. This logical fallacy and the assumption that traffic effects can be mitigated by restrictions on the number of housing units is found throughout the document and should be removed.

Essential Changes:

Delete Policy 49.2.3.4 as it does not align with the Objective which is about placemaking and encouraging a diversity of housing choices.

Remove all references to restriction of residential units as a means of mitigating traffic effects.

Schools

Objective 49.2.6 – Education activities are enabled throughout the zone.

This objective, associated policies and rules should be reviewed, and probably deleted, in light of rule 49.5.41 which restricts educational buildings to 300m² and only within the Commercial and Glenpanel precincts. In a practical sense this framework discourages schools and possibly even early childcare centres as a building size restriction of 300m² is likely to be insufficient to allow for a financially sustainable operation.

Recommended Changes:

Delete the references to education activities being enabled throughout the zone as this is factually incorrect.

Review all transportation documentation and models to ensure they reflect the absence of schooling in this area.

Transport

Objective 49.2.7 – Development in the Zone minimises the generation of additional vehicle trips along State Highway 6, and reduces, as far as practical, vehicle trips along State Highway 6 generated by the adjoining residential areas at Ladies Mile.

As noted above the transport challenge was recognised during initial consultation and the planning team hoped to resolve the issue through increasing the use of public transport, roading upgrades and improvements and the provision of local services and new schools within this location so as to minimise trip numbers. The only 'new' initiative was the provision for new schools.

Both a Primary School site and a High School site were identified in the Design Response released in April 2021. Adequate provision for these schools is not provided for in the current Structure Plan and Zone rules. As noted above, schools are for practical purposes prohibited or at least discouraged by rule 49.5.41.

In our view this renders the transport response no better than that proffered under the three SHA applications and associated transport plans and therefore must be insufficient to address the even higher density proposed under this zone change. It is an unrealistic expectation that there will be a **40% modal shift** to public transport and cycling or walking on a year round and sustained basis, as there is no policy expressly directed at encouraging the modal shift that has been the feature of advice provided to Council. Koko Ridge consider this absence of a specific policy as a fundamental flaw in the Te Putahi Ladies Mile Zone as proposed.

Essential Change

Policy 49.2.7.5 replace the 'Avoid development ...' with 'Limit development ...'

Recommended Change

Introduce policies and objectives to facilitate the modal shift that has been recommended to Council.

Viewshafts and Gateways

Rule 49.4.28 Buildings within the Building Restriction Area or a viewshaft identified on the Te Putahi Ladies Mile Structure Plan will be Non Complying

The Building Restriction Area reduction from 75m to 25m is supported however this is being offset by viewshafts. In principle, we are supportive of viewshafts, however the planning team need to recognise that the viewshaft protections necessarily impose development controls on the affected land.

The various viewshafts identified in the Design Response have now been reduced to one viewshaft which covers over 50% of the Koko Ridge land. In effect, while the benefit of reducing the Building Restriction Area accrues to all landowners on both sides of SH6 the burden of protecting the offsetting viewshaft falls solely on Koko Ridge.

Furthermore, no account has been taken of RM190553 which is now implemented. For anyone driving west on SH6 since October 2021 it would be immediately apparent that the View Protection Area has not been ground truthed as it does not take into account the topography changes as a result of the construction of the bund or the additional landscaping which is to occur as part of the stage 1 development of Koko Ridge land. Taking into account the existing landscape bund and associated landscaping, the level to protect the viewshaft is **366 MASL**.

In addition, Koko Ridge has spent hundreds of thousands of dollars creating and landscaping the bund along the boundary with SH6 to create an attractive and consistent 'gateway' to Queenstown.

We believe that Koko Ridge's significant investment in the bund and associated landscaping will best achieve **policy 27.3.24.3 d. A coherent and consistent landscaped setback adjacent to State Highway 6 that maintains the key elements of the gateway experience including significant views.**



PROPOSED MITIGATION PLANTING [5 YEARS AFTER IMPLEMENTATION]

1
VPI - VIEW WEST - PROPOSED MITIGATION PLANTING
KOKO RIDGE STAGE 2, QUEENSTOWN

Image captured on Sony A6000
 Focal length of 30mm.
 Date: 10th November 2021
 Height of 1.7 metres.
 Photos (4) merged in Photoshop CS to create panorama

We do have alternatives but chose the approach with the best amenity value for Queenstown despite its higher cost to Koko Ridge.

Essential Changes

Amend rule 49.5.2.3 to provide for an appropriate MASL level– Within the View Protection Area shown on the Structure Plan, no building shall protrude through ~~360~~366 MASL.

Delete the row headed H2 in rule 49.5.10 which imposes obligations on Koko Ridge in respect of providing bus stops, footpaths and cycleways that are primarily for the benefit of precincts north of SH6.

And **one** of the following:

- Apply the Development Contributions Koko Ridge are paying the Council in 2022 to undergrounding the overhead powerlines in the View Protection Area; or
- Insert into rule 49.5.31 the obligation on all the sub areas listed to underground the powerlines that are now a prominent feature of the View Protection Area on the Structure Plan; or
- Koko Ridge is financially compensated for the value impairment suffered as a result of the building restriction imposed by the View Protection Area designation under the Structure Plan.

Building Controls

The operative Large Lot Residential A zone already provides for building heights up to 8m on Koko Ridge land. Koko Ridge is the only sloping site in the Low Density Residential Precinct. To reduce the building height maximum to 7m is unnecessary and unjustified and unworkable for a sloping site.

Recommended Changes

Amend rule 49.5.2.1 – ~~Flat sites~~ – Maximum of 8m

Delete rule 49.5.2.2 – ~~Sloping sites~~ – Maximum of 7m

49.5.6 Setbacks

One of the urban design matters we have learned through the design and implementation of RM190553 is that buildings and tall vegetation on terrace edges above and north of residences cause effects with respect to privacy and shading.

Essential Changes

Insert new rule 49.5.6.3 – No buildings (including accessory buildings) shall be permitted on the north side within 6 meters of the terrace edge located between precincts H1 and H2. Screening vegetation must be planted along the terrace edge to a minimum depth of 1m and maintained to a height between 1m and 2m within this buffer zone.

Existing rule 49.5.6.3 is renumbered and becomes 49.5.6.4

Accessibility

It is of little point providing universal access to buildings on sloping sites as the natural slope is a pre-existing barrier to the use of the site.

Furthermore, there is no point providing universal access to buildings and then not following through and meeting internal universal design standards.

Recommended changes:

Amend rule 49.7 g. (ii) Provides universal access to all buildings on flat sites.

Add rule 49.7 g. (vi) Provides for a minimum of 15% of residences to meet universal design standards.

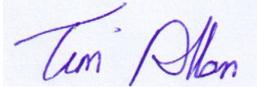
Next steps

Throughout the feedback provided the recommendations have been coloured.

- Those recommendations coloured **red and described as “Essential Changes”** are **required** to sustain our continued involvement in this Plan Change. We require written confirmation these recommendations will be adopted prior to the next plan version being workshopped with the Council.
- Those recommendations coloured **blue and described as “Recommended Changes”** set out those elements for which Koko Ridge has a strong preference, but which are of a less critical nature to Koko Ridge.

Please contact the writer, should you require any clarification of the feedback provided. We look forward to receiving your written confirmation that this feedback has been incorporated into the next iteration of the LMC proposal .

Yours faithfully



Tim Allan
Koko Ridge Limited
Director

From: Liz Simpson <Liz.Simpson@qldc.govt.nz>
Sent: Wed, 20 Apr 2022 16:41:19 +1300
To: Tim Allan;Christine Edgley
Cc: wayne;Alyson Hutton
Subject: RE: Te Pūtahi - Update on Planning Provisions, stormwater and next Council meeting

Hi Tim

Thanks for taking the time to email, as well as your time and the feedback received so far.

I am happy to have a discussion on the feedback that you provided back in January, but unfortunately we will not be in a position to make any changes to the planning provisions as we are currently finalising the documents ready for the Full Council meeting in June.

However I note that some of your requests for changes have been accepted or partially accepted, this includes:

1. Amending the maximum building height for sloping sights to 8m (from 7m)
2. The removal of the requirement for sub-area H1 to gain access via sub-area H2
3. Removal of the RL limit due to construction of the bund

In respect of your request, please note that Council can rezone land without the landowners permission, so at this stage Koko Ridge will not be removed from either the structure plan or masterplan area

However, as this plan change is part of an ongoing process, if you not happy with what is proposed for notification, you will still be able to submit in support or opposition when we move into the actual RMA process.

This will either be the standard Schedule 1 Process that Council runs, or via a Streamlined Planning Process where submissions would be made to an independent hearings panel. Under either, consultation will still be very much part of the process, so moving forward does not foreclose any future consultation opportunities.

It should also be noted that this plan change does not impact on your existing resource consents, essentially your resource consent has now given you approval to carry out the consented activity regardless of the current zoning or proposed zoning of the Te-Pūtahi – Ladies Mile masterplan

Ngā mihi – Kind regards

Liz Simpson | Senior Planner – Urban Development

Planning & Development

MREP ANZIS NZPI

Queenstown Lakes District Council

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E: liz.simpson@qldc.govt.nz



From: Tim Allan <tim@rclass.org>

Sent: Wednesday, 20 April 2022 1:33 PM

To: Liz Simpson <Liz.Simpson@qldc.govt.nz>; Christine Edgley <christine@brownandcompany.co.nz>

Cc: wayne <wayne@trinitydevelopments.co.nz>

Subject: Re: Te Pūtahi - Update on Planning Provisions, stormwater and next Council meeting

Dear Liz and Christine,

Thank you for your time and assistance in respect of the Ladies Mile Consortium - Te Putahi plan change process. As you know, at the beginning, in September 2020 we clearly outlined our thoughts and expectations of the process and explained the resource consents we have been granted and how they could be incorporated into the council led masterplan for the wider area.

We also submitted a detailed written submission on 19 January 2022 in respect the latest structure plan and draft planning provisions. In this submission we identified a number of essential changes that were required to sustain our continued involvement in the plan change. We further expected the matters raised this submission to be resolved with us prior to an amended plan being submitted to the Council.

While it is clear the planning team have engaged with other landowners, your correspondence below advises that you are not going to engage with Koko Ridge Limited and address our critical issues. While we have tried to be supportive, we cannot be involved in a Plan Change that we will be unable to support through the Resource Consent process. Accordingly, we have no choice but to require that our land is removed from area covered by the Structure Plan immediately.

Kind Regards

Tim Allan

Director

Koko Ridge Limited

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This communication, including any attachments, is confidential. If you are not the intended recipient, you should not read it - please contact me immediately, destroy it, and do not copy or use any part of this communication or disclose anything about it. Thank you.

On 8/04/2022, at 3:59 PM, Liz Simpson <Liz.Simpson@qldc.govt.nz> wrote:

Hi All

I hope everyone is well?

This email is to provide an update on where Council is at with the masterplan and planning provisions.

As you all know, the draft masterplan was adopted by Council in October 2021, noting that the management and funding for stormwater across the site was yet to be resolved. Subsequently a number of meetings have been held between Council and landowners where agreement on the centralised approach as indicated in the masterplan has not been achieved. Subsequently, there are ongoing discussions between the landowners on the northern side and Council to find an acceptable alternative approach that meets Councils expectations on how stormwater should be managed in the Ladies Mile area (requirements outlined in Councils 28 March 2022 letter to those landowners who are developing on the northern side of SH6).

The centralised stormwater approach as drawn in the adopted Masterplan and reflected in the earlier Plan Variation documents will therefore need to be removed from both of these documents. As a consequence, the extent of zonings and/or precincts has been revisited along with consideration of the optimal location for the proposed open space areas. The Ladies Mile Illustrative Underlying Base Plan shows these changes and includes a centrally located Community Park (circa 2ha) and two local parks (circa 3000m² each). The three proposed parks are all deliberately located along the east-west collector road as part of ensuring they have a high degree of legibility in the neighbourhoods while also being connected by high quality walking and cycle networks. This approach will ensure that the design integrity of the masterplan is retained.

The Ladies Mile Illustrative Underlying Base Plan will form the basis of the revised Masterplan and Plan Variation documents that will be presented to Council for consideration and adoption at the 3 June 2022 meeting.

Although the removal of stormwater areas from the masterplan will result in more residential development area, it is not anticipated to make a significant difference to the overall number of households, as stormwater solutions and loss of developable land will still be required as per the stormwater approach outlined in Councils 28 March 2022 letter.

Given the short timeframes between now and the June 3rd meeting (which includes finalising the masterplan, the planning provisions and preparation of the Council report which must be concluded by the 5th May), Council will not be in a position to undertake any additional non-statutory landowner feedback/consultation,

however should Council approve the final masterplan and planning provisions at the June meeting, the next stage would be to enter into an RMA process (either First Schedule or a Streamlined Planning Process) and statutory consultation will occur via that process.

In addition, there have been some enquiries as to whether Council intend to provide specific feedback to each of the responses received on the planning provisions in your January feedback, whilst there will be no specific feedback to individuals, your responses have been reviewed and where appropriate, changes have been made (or are being made) to the planning provisions. These planning provisions will be finalised in the oncoming weeks and will be viewable as an attachment to the Council report that will be released in June.

Ngā mihi – Kind regards

<p>Liz Simpson Senior Planner – Urban Development Planning & Development MREP ANZIS NZPI Queenstown Lakes District Council DD: +64 3 450 0327 P: +64 3 441 0499 M: +64 27 590 8137 E: liz.simpson@qldc.govt.nz</p>	<p><image001.png></p>
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<Ladies Mile – Underlying Base Plan Draft 8 April 2022.pdf>

From: Liz Simpson <Liz.Simpson@qldc.govt.nz>
Sent: Wed, 4 May 2022 12:29:53 +1300
To: Tim Allan
Subject: FW: TPLM - Koko Ridge, additional clarifications

Hi Tim

Apologies for the delay in sending his through, I understand Jeff has had a conversation with Wayne about the below matters but please see the below tables and some subsequent discussions based on the changes made

Ngā mihi – Kind regards

<p>Liz Simpson Senior Planner – Urban Development Planning & Development MREP ANZIS NZPI Queenstown Lakes District Council DD: +64 3 450 0327 P: +64 3 441 0499 M: +64 27 590 8137 E: liz.simpson@qldc.govt.nz</p>	
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From: Jeff Brown
Sent: Friday, 29 April 2022 10:32 am
To: Liz Simpson <Liz.Simpson@qldc.govt.nz>; Christine Edgley <Christine@brownandcompany.co.nz>
Subject: RE: TPLM - Koko Ridge, additional clarifications

Hi Liz – updated table as below in green, for you to send to Tim. Happy to discuss first. Wayne Foley is aware I’m preparing this.

Koko Ridge	Self	Reduction of BRA supported but viewshafts that offset it are not, landscaping best method to achieve new policy 27.3.24.3 (d)	Benefits of viewshaft accrue to all but burden is placed solely on Koko Ridge, does not take into account topography of recent bunds or additional landscaping occurring as part of subdivision.	Setbacks/viewshafts	Submission ACCEPTED - remove RL limit due to construction of bund.
Koko Ridge	Self	Amend rule 49.5.2.3 to 366 MASL (rather than 360 MASL)	Takes into account existing landscape bund and associated landscaping	Design	Submission ACCEPTED - remove RL limit due to construction of bund

And

Koko Ridge	Self	Insert new rule for 6m setback on northern side of terrace edge between H1 and H2, with requirement to provide screening vegetation on terrace edge to min depth 1m and maintained to a height of 1-2m	Buildings and tall vegetation on this terrace edge have potential to cause shading and privacy effects on residences below.	Design	Submission ACCEPTED: <ul style="list-style-type: none"> • In Sub-Area H1, a 6m building setback from boundary with Sub-Area H2 is required (new standard in Chapter 49) • In Sub-Area H1, height of vegetation within the setback is now a matter of discretion for subdivision (new rule in Chapter 27)
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					for assessment of effects of shading on Sub-Area H2
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Also:

- Overall number of units allowed in Sub-Area H2 is 60 (rule in Chapter 49);
- Subdivision minimum lot size in the Low Density Residential Precinct is 450m2 (rule in Chapter 27);
- Maximum density allowed in the Low Density Residential Precinct is one unit per 450m2 (rule in Chapter 49).

These are revised rules from the earlier draft.

Happy to discuss further.

Jeff

Jeff Brown
Director
Brown & Company Planning Group
Mobile 021 529 745



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From: Tim Allan <tim@rclass.org>
Sent: Sat, 13 Aug 2022 12:39:22 +1300
To: Liz Simpson
Subject: Re: Te Pūtahi - Streamlined Planning Process Update
Attachments: Epson_13082022093057.pdf, , smime.p7s

Hi Liz,

Thanks for taking some action in regards to our submission on the Te Putahi plan.

In regards to the residential density figures in table 49.5.11 (June 2022 - draft) your team appear to have treated this as a typographical error (ie switched the maximum number of residential units '38' and '60' between Sub-areas H1 and H2). This may well have been a typo but our issue was the limits on density which are inconsistent and not aligned to the proposed low density housing (section size 450m² or more).

To draw this out I attach your own Yield table with workings that demonstrate the inconsistent yields across the H and I zones. The yield on sub-area H2 is only 7.23 homes per hectare which is only about half the density that should be achieved and inconsistent with the yields of ~13 / ha provided for sub-areas H1 and I1.

I am hoping you can tidy this error up prior to the document going to the minister as it would be disappointing (not to mention time consuming) for us to go through the submission process again just because the error was not fixed correctly the first time.

Good luck with MfE.

Yield Table

Sub-Area	Land Use	Measured Area (m ²)	Minimum Density (u/ha)	Gross Developable Area (Ha)	Minimum number of units	Maximum number of units (max +20%)
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TE PŪTAHI LADIES MILE (NORTH of SH6)

A1	Resel - Med	44,286.12	40	4.4	176	211
A2	Resel - Med	26,739.65	40	2.7	108	130
B1	Resel - Med	23,498.47	40	2.4	96	115
B2	Resel - Med	48,845.71	40	4.9	196	235
B3	Hub - Commercial	14,889.81	40	1.9	76	91
B4	Schools	35,087.13	40	3.5		
C1	Resel - High	22,392.28	60	2.2	132	158
C2	Resel - High	75,931.16	60	7.6	456	547
D1	Hub - Commercial	21,308.09		2.1	+85	+130
E1	Resel - High	85,288.42	60	8.5	510	612
E2	Schools	74,204.28	60	7.4		
F1	Resel - High	48,794.86	60	4.9	294	353
F2	Resel - Med	9,192.91	40	0.9	36	43
G1	Resel - Med	12,653.81	40	1.3	52	62

54.7 Ha

43.8 Ha
ex schools

Adjusted to allow
for stormwater
management

TE PŪTAHI LADIES MILE (SOUTH of SH6)

H1	Resel - Low	30,409.43		3.0	38	38
H2	Resel - Low	82,783.40		8.3	60	60
I1	Resel - Low	23,343.63		2.3	30	30
J1	Resel - Low	7,397.25		0.8	17	26

14.3 Ha

TE PŪTAHI LADIES MILE

YIELD RANGE

58.1 Ha
ex schools

2,013 - 2,438

max is 60
12.66/ha
7.72/ha
13.04/ha
OR 5/ha
should be 108 to be comparable.
@ 450m² then max is 17 bkt.

