

Plan Change 44 Area Analysis

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FOR DISCUSSION

RCL PC44 Nov 2013

As shown on RCL Group S32 Report Feb 2013

| Development Area | Approximate Activity Area Size | Max. number of residential units | Dwellings per hectare (Net) | Notes on form (30% reduction for OS / roads etc.) |
|------------------|--------------------------------|----------------------------------|-----------------------------|---|
| DP-A | 5.5 Ha | 4 | 0.7 | |
| DP-B | 5.5 Ha | 85 | 15.5 | 450m2 |
| DP-C | 17 Ha | 255 | 15 | 466m2 |
| DP-D | 18 Ha | 325 | 18 | 387m2 |
| DP-E | 25 Ha | 450 | 18 | 389m2 |
| DP-F | 30 Ha | 540 | 18 | 389m2 |
| DP-G | 23 Ha | 800 | 35 | 201m2 |
| DP-H | 1 Ha | 1 | 1 | |
| DP-I | 3 Ha | 7 | 2.3 | |
| DP-J | 9 Ha | 100 | 11 | 630m2 |
| DP-K | 4 Ha | 4 | 1 | |

Agriculture, Conservation and Recreation

Balance of zone

| | | |
|------------|---------------|-------------|
| Total Area | 541 Ha | 2571 |
|------------|---------------|-------------|

(as measured)

Note: areas listed above include existing paper roads, indicative open space and roading

RCL / JPL (Jacks Point Land) Mar 2015

RCL / JPL Structure Plan

| Activity Area | Activity Area Size | Calculated developable area | Yield | | Density Net | | Indicative / Average Lot Size | | | |
|---------------------|--------------------|-----------------------------|--|------------|--|------------|-------------------------------|--------------|----------|----------|
| | | | Assumed Reduction for Open Space / Roading | Low | Assumed Reduction for Open Space / Roading | High | Low - du/Ha | High - du/Ha | Low | High |
| R(HD)-A | 22.16 Ha | | | | | | 17.0 | 26.0 | 588 m2 | 385 m2 |
| R(HD)-B | 21.61 Ha | | | | | | 17.0 | 26.0 | 588 m2 | 385 m2 |
| R(HD)-D | 28.4 Ha | | | | | | 17.0 | 26.0 | 588 m2 | 385 m2 |
| Subtotal | | 34 Ha | * | 571 | * | 873 | | | | |
| R(HD)-C | 14.46 Ha | 8 Ha | * | 116 | * | 169 | 15.0 | 22.0 | 667 m2 | 455 m2 |
| R(HD)-E (RCL land)* | 22.96 Ha | 17 Ha | * | 437 | * | 787 | 25.0 | 45.0 | 400 m2 | 222 m2 |
| R(HD)-E (JPL)* | 4.15 Ha | | 35 % | 67 | 35 % | 121 | 25.0 | 45.0 | 400 m2 | 222 m2 |
| R(HD) - F | 9.03 Ha | | 20 % | 14 | 30 % | 63 | 2.0 | 10.0 | 5,000 m2 | 1,000 m2 |
| R(HD) - G | 4.65 Ha | | 20 % | 7 | 30 % | 32 | 2.0 | 10.0 | 5,000 m2 | 1,000 m2 |
| R(HD-SH) - 1 | 6.47 Ha | | 30 % | 54 | 30 % | 99 | 12.0 | 22.0 | 833 m2 | 455 m2 |
| R(HD-SH) - 2 | 6.33 Ha | | 20 % | 10 | 30 % | 44 | 2.0 | 10.0 | 5,000 m2 | 1,000 m2 |
| FP - 1 | 69.46 Ha | | | 34 | | 34 | | | 2 Ha | 2 Ha |
| FP - 2 | 243.49 Ha | | | 6 | | 6 | | | 40 Ha | 40 Ha |
| EIC | 13.23 Ha | | | | | | | | | |

OSL Balance of zone

| | | | |
|------------|---------------|-------------|-------------|
| Total Area | 561 Ha | 1316 | 2228 |
|------------|---------------|-------------|-------------|

(as measured)

Note: areas listed above include existing paper roads, indicative open space and roading

* Note: The existing paper road running between RCL land and JPL within area R(HD)-E is assumed part of the activity area - a line is drawn down the middle of the paper road to form the border between the land boundaries

* Note: Yield based on indicative masterplanning exercise for RCL land. All other yields based on area calculations with assumed reductions as shown

Indicative yield subject to masterplanning and design