

MARILYN BROWN EVIDENCE

ATTACHMENT :1- FIGURES

ATTACHMENT :2 AVERAGE TITLE SIZES INCOMPARABLE LLR ENVIRONMENTS



FIGURE 1- SUBMISSION EXTENT

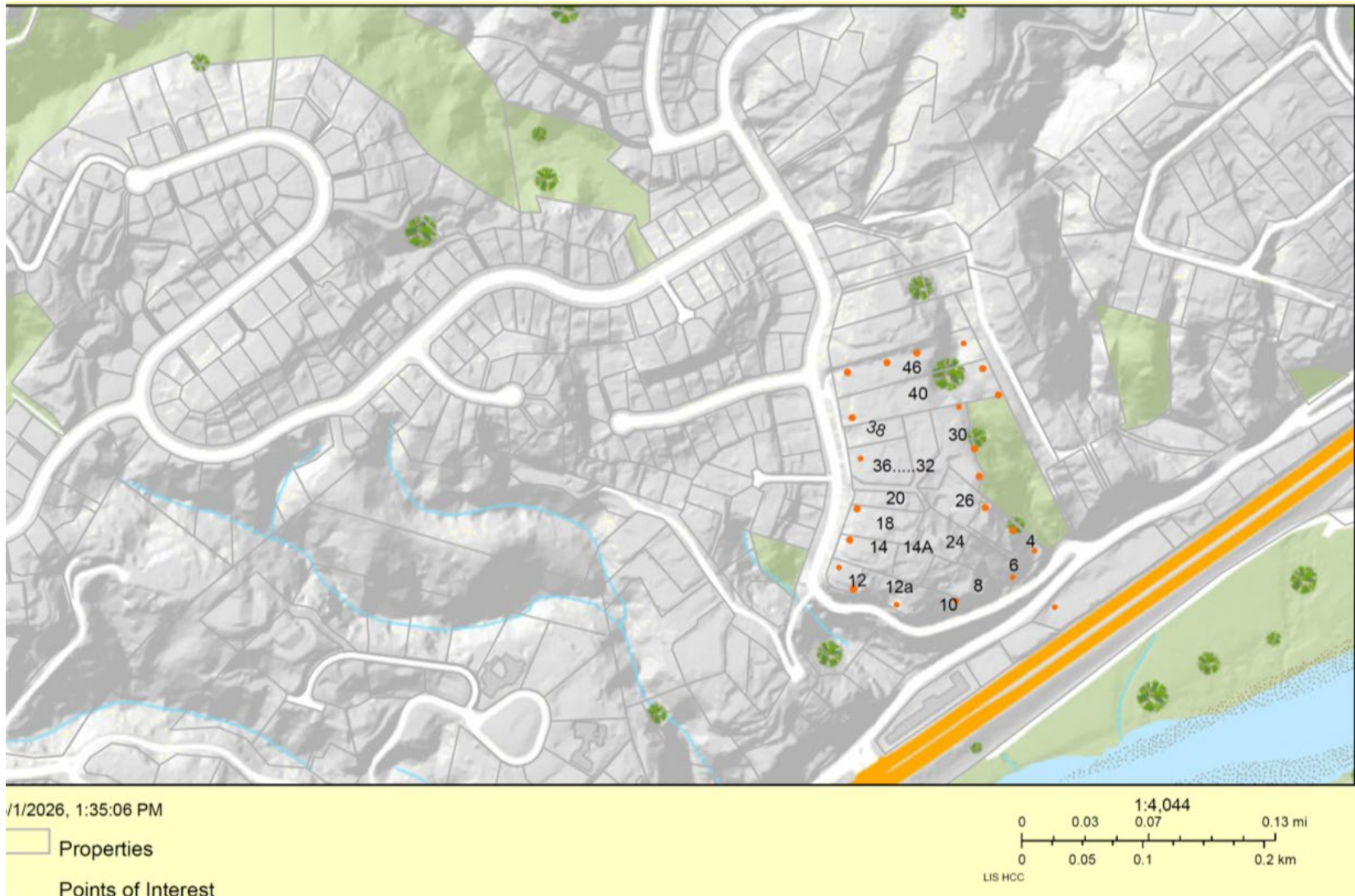


FIGURE 2- CADASTRAL PLOT

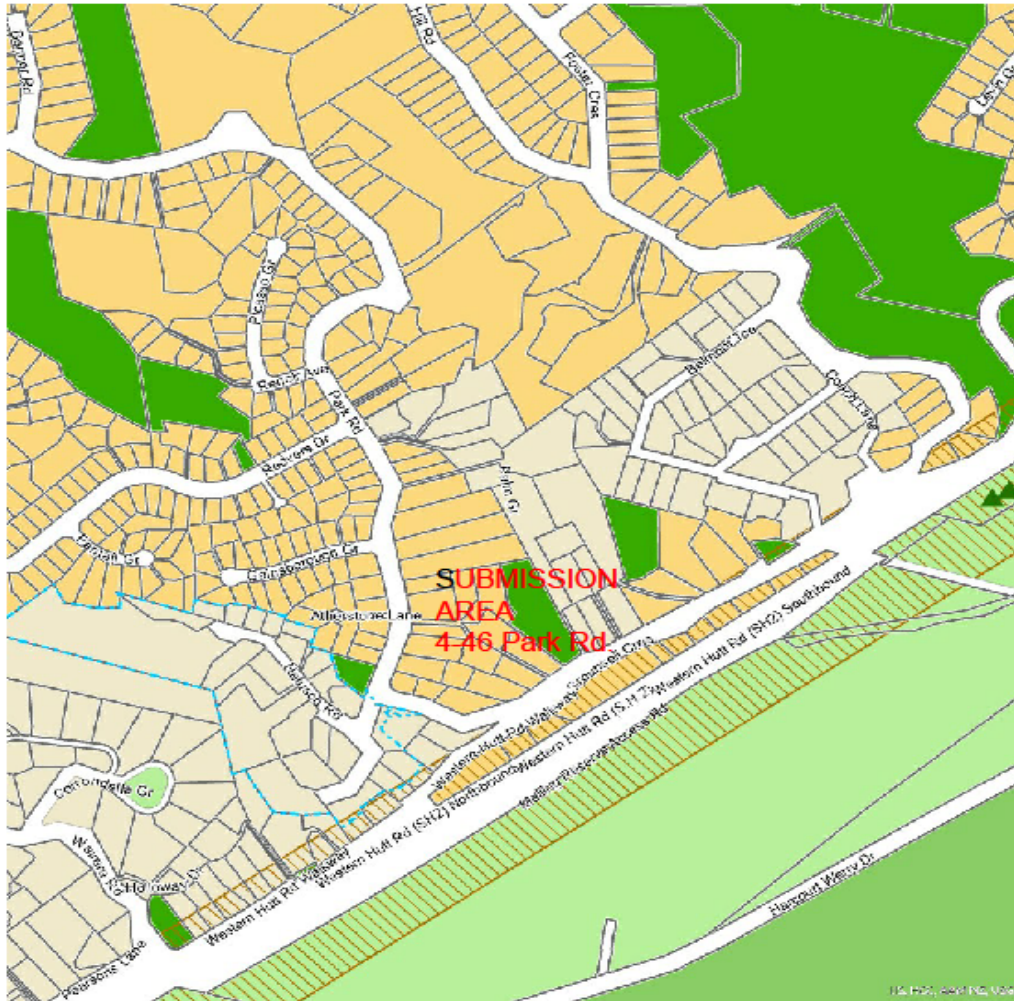


FIGURE 3 -SUBMISSION AREA AS PROPOSED MEDIUM DENSITY RESIDENTIAL ADJACENT LLR “ESCARPMENT LOCATIONS’ TO THE EAST AND WEST

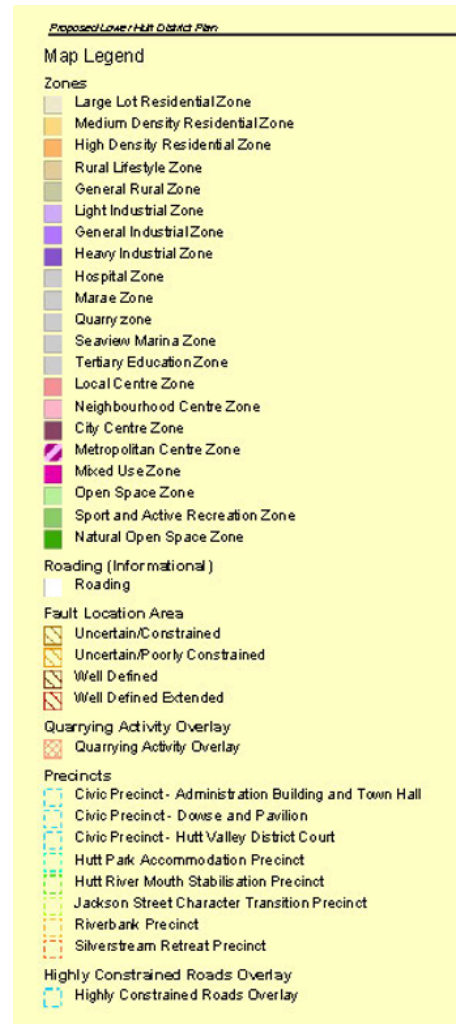


FIGURE 4- FLOOD OVERLAYS, SLOPE ASSESSMENT OVERLAY [HTTPS://EPLAN.HUTCITY.GOV.NZ/REVIEW/PROPERTY/0/0/49](https://EPLAN.HUTCITY.GOV.NZ/REVIEW/PROPERTY/0/0/49)

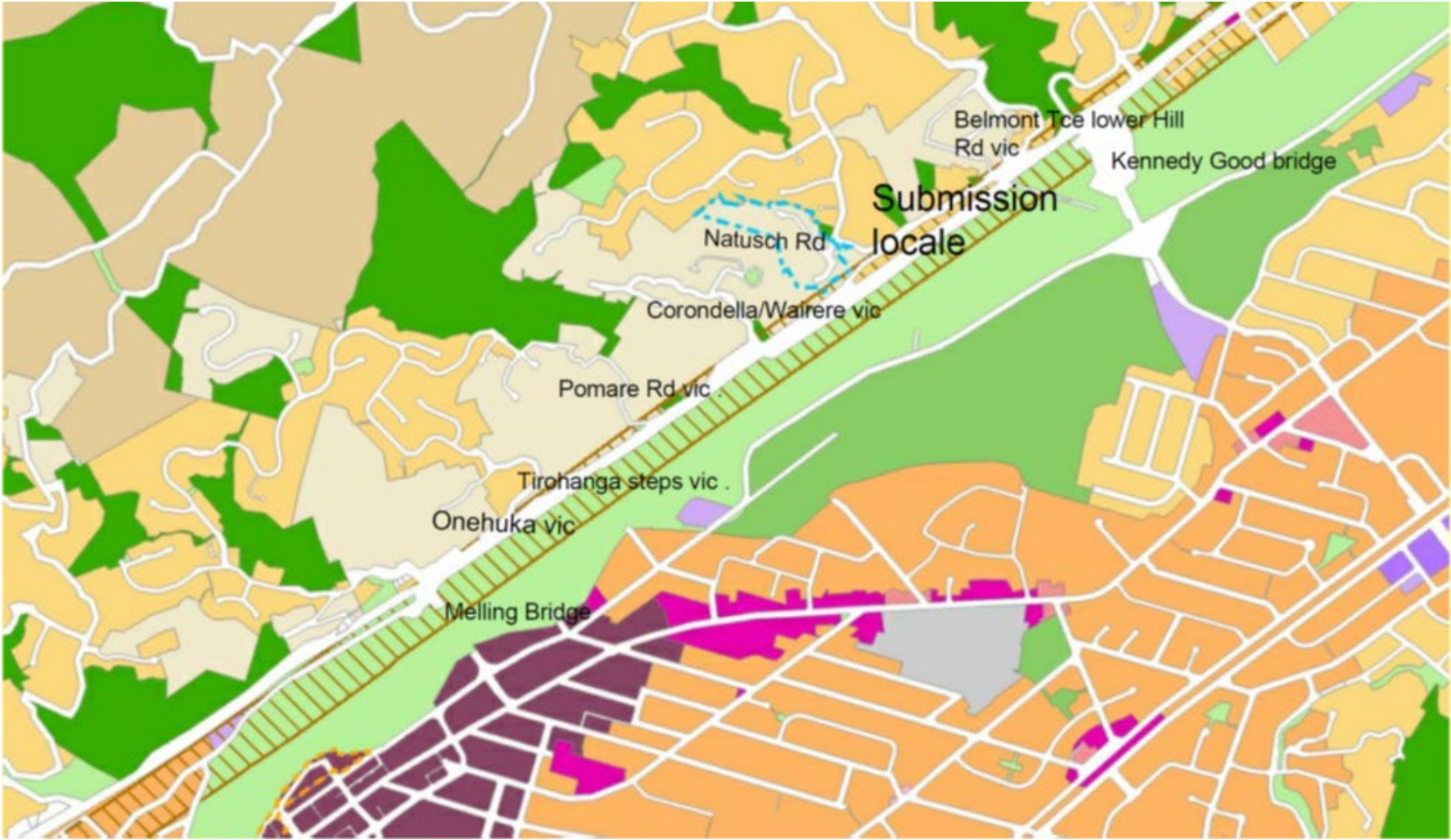


FIGURE 5 - COMPARISON OF SUBMISSION LOCALE WITH PDP 'LLR' LOCATIONS



FIGURE 6 – THE DIFFERING PATTERNS OF DEVELOPMENT OBSERVABLE ACROSS THE WESTERN HILLS with lower contour/escarpment area seen in the foreground, large scale subdivision of 70's 80's beyond park road central to the photo above the red roof of the former motel on Grounell Cres, <https://maps.huttcity.govt.nz/portal/apps/webappviewer/index.html?id=b57270f1aa9348e295ef775ad04537ff>



FIGURE 7 AERIAL – PARK ROAD/NATUSCH ROAD <https://maps.huttcity.govt.nz/HistoricAerials/index.html>



FIGURE 7 CONTD. – BELMONT TCE /HILL ROAD SHOWN TO THE EAST OF THE SUBMISSION AREA <https://maps.huttcity.govt.nz/HistoricAerials/index.html>

ATTACHMENT 2

Comparison of property sizes between to the Submission area and nearby LLR zoned areas				
Submission area /Lower Park Road	4,6,8,10,12a,12,14,14a,24,18,26,20,30, 32,36,38,40,46	27,068 m ²	1503m ²	c.25 -65 RL(includes lower Road elevations)
Belmont Tce	13-75 (inner and outer #'s)	27,989m ²	1166m ²	c.45-80 RL
Natusch Rd	1-6,9-15,23,27,29,27,20-24,26,28,30-36 (excludes #'s 8 and 15 due to extensive gully area within titles)	23,041m ²	1,212m ²	c.45-65 RL
Palm Grove	1,1A,5,8,7,10,12,15,16, 18, 20 19,25,Excludes #13 (3 dwellings on the one site plus the area bordering the eastern side of Bertrams Reserve – no m2 given on GIS,#13 is also the parent title to 'reserve' gully so is therefore considered atypical).	c. 21,326 ha	1,640m ²	c. 45-60RL