



From the Planner

4 Rathgar Road, Henderson



Figure 1: GIS Site aerial, showing wastewater connections (red) and stormwater (green) with contours in orange.

ZONE	Residential - Terrace Housing and Apartment Building Zone
OVERLAYS, CONTROLS and DESIGNATIONS	No Overlays Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - Flow 2 No Designations
SITE SIZE	809m ²
MAXIMUM HEIGHT	16m (+1m)
HEIGHT IN RELATION TO BOUNDARY	3m plus 45 degrees or alternative
MAX BUILD COVERAGE	50%
YARD SETBACKS	1.5m front, 1m side and rear, 10m coastal
FLOODING MATTERS	None on GIS.



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DEVELOPMENT POTENTIAL

Wastewater infrastructure is available within the site boundaries. Stormwater infrastructure is available within the road reserve. The site is identified by Watercare as having capacity but is closely monitored. It is recommended that Watercare approval is sought before proceeding with any development.

The site does not contain land identified as being susceptible to landslides, nor is it located within 150 metres downslope of land that is susceptible to landslides. On this basis, a PC120 geotechnical assessment is not considered to be required.

The site may take 3 to 6 units subject to being adequately serviced. While the zoning enables apartment buildings, the site is considered too small to accommodate an apartment building. Please note, that all development is subject to design and consent.

Under PC120, the site is proposed to retain its zoning as Terrace Housing and Apartment Building Zone. Therefore, the development potential remains the same. It is noted that PC120 has only recently been notified and does not yet have legal effect. Its provisions may change through the submissions and hearings process, and it may take 18 months or longer before the plan change is finalised.

DISCLAIMER: All information has been gathered from the Council GIS and Unitary Plan maps on the date noted above. This is a preliminary report in all respects.