

From the Planner

611 Blockhouse Bay Road, Blockhouse Bay



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

ZONE	Residential - Single House Zone
OVERLAYS, CONTROLS and DESIGNATIONS	No Overlays Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - Flow 2 Designations: Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
SITE SIZE	1,011m ²
MAXIMUM HEIGHT	8m (+1m)
HEIGHT IN RELATION TO BOUNDARY	2.5m plus 45 degrees or alternative
MAX BUILD COVERAGE	35%
YARD SETBACKS	3m front, 1m side and rear, 10m coastal
FLOODING MATTERS	None on GIS.



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DEVELOPMENT POTENTIAL

Wastewater on site. No stormwater available on site. Stormwater is available behind the site on Endeavour Street. However, neighbour's approval and Engineer input will be required to determine feasibility. Area is identified by Watercare as having capacity.

The site is within 150m downhill of land that is susceptible to landslides. As such, a PC120 Geotechnical Assessment would be required.

The zoning does not provide any additional development further than a minor dwelling or additions and alterations.

Under PC120, the site is set to be upzoned to Mixed Housing Urban Zone. This will enable more development potential, with approximately 6-10 units subject to being adequately serviced and Geotech matters being resolved. 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.