

# From the Planner

184 Great North Road, Glendene

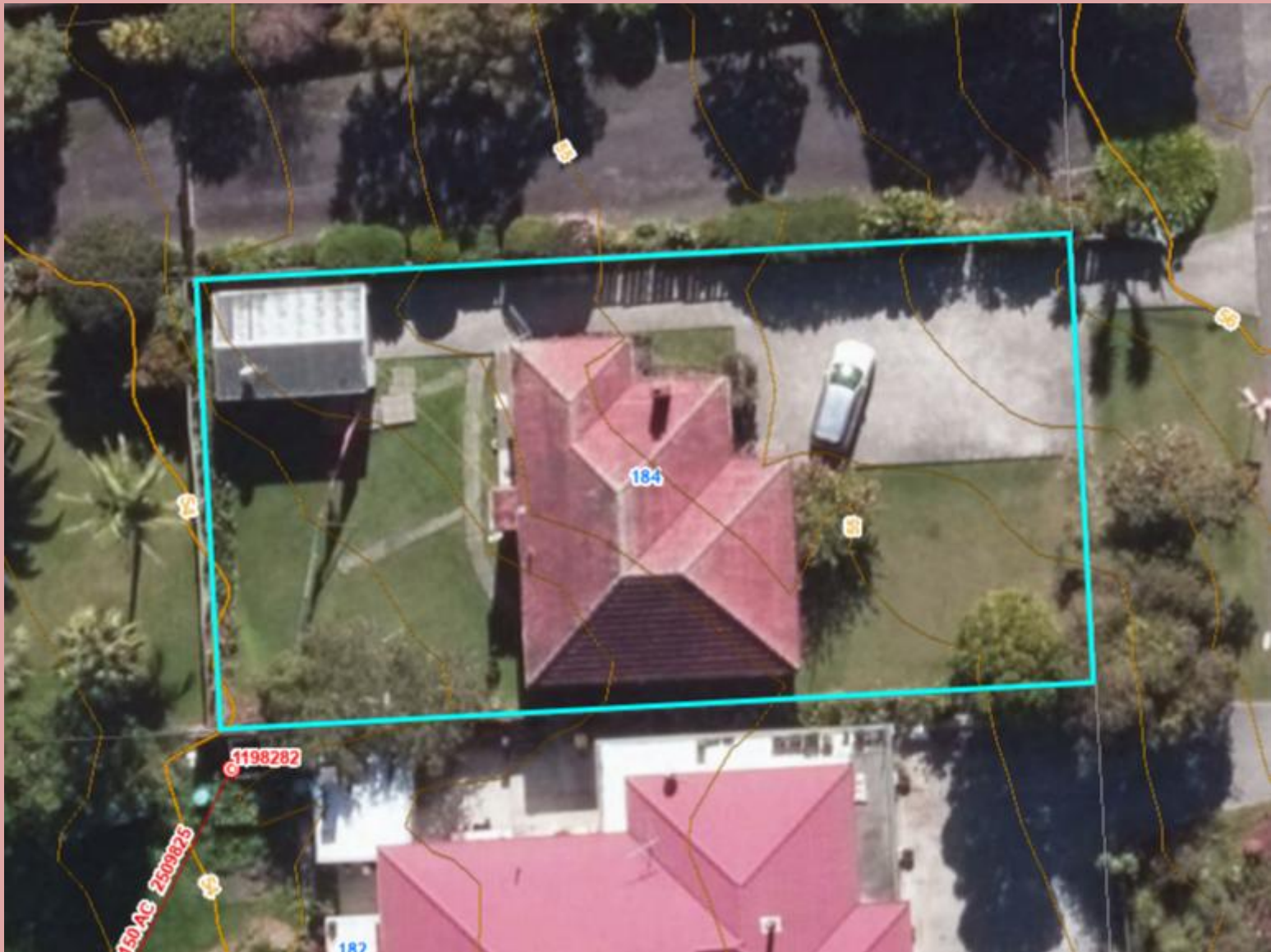


Figure 1: GIS Site aerial, showing wastewater connections (red) and stormwater (green) with contours in orange.

<b>ZONE</b>	Residential - Terrace Housing and Apartment Building Zone
<b>OVERLAYS, CONTROLS and DESIGNATIONS</b>	No Overlays Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - Flow 2 No Designations
<b>SITE SIZE</b>	647m <sup>2</sup>
<b>MAXIMUM HEIGHT</b>	16m (+1m)
<b>HEIGHT IN RELATION TO BOUNDARY</b>	3m plus 45 degrees or alternative
<b>MAX BUILD COVERAGE</b>	50%
<b>YARD SETBACKS</b>	1.5m front, 1m side and rear, 10m coastal
<b>FLOODING MATTERS</b>	None on GIS.



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## DEVELOPMENT POTENTIAL

No wastewater or stormwater connections are available within the site boundaries. Possible stormwater connection on Waitaki Street to the rear of the site however, this will require neighbour's approval and Engineer Input. Wastewater connection is available on the adjacent site at 182 Great North Road. This will also require neighbour's approval and Engineer input. The site is within an area identified by Watercare as having capacity but is closely monitored. Therefore, approval from Watercare is recommended before any development proceeds.

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.

Given the infrastructure matters, if the site can be economically serviced the site may take 3 to 4 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.**