



From the planner

16 PANZIC PLACE GLEN EDEN - Friday, 16 June 2023

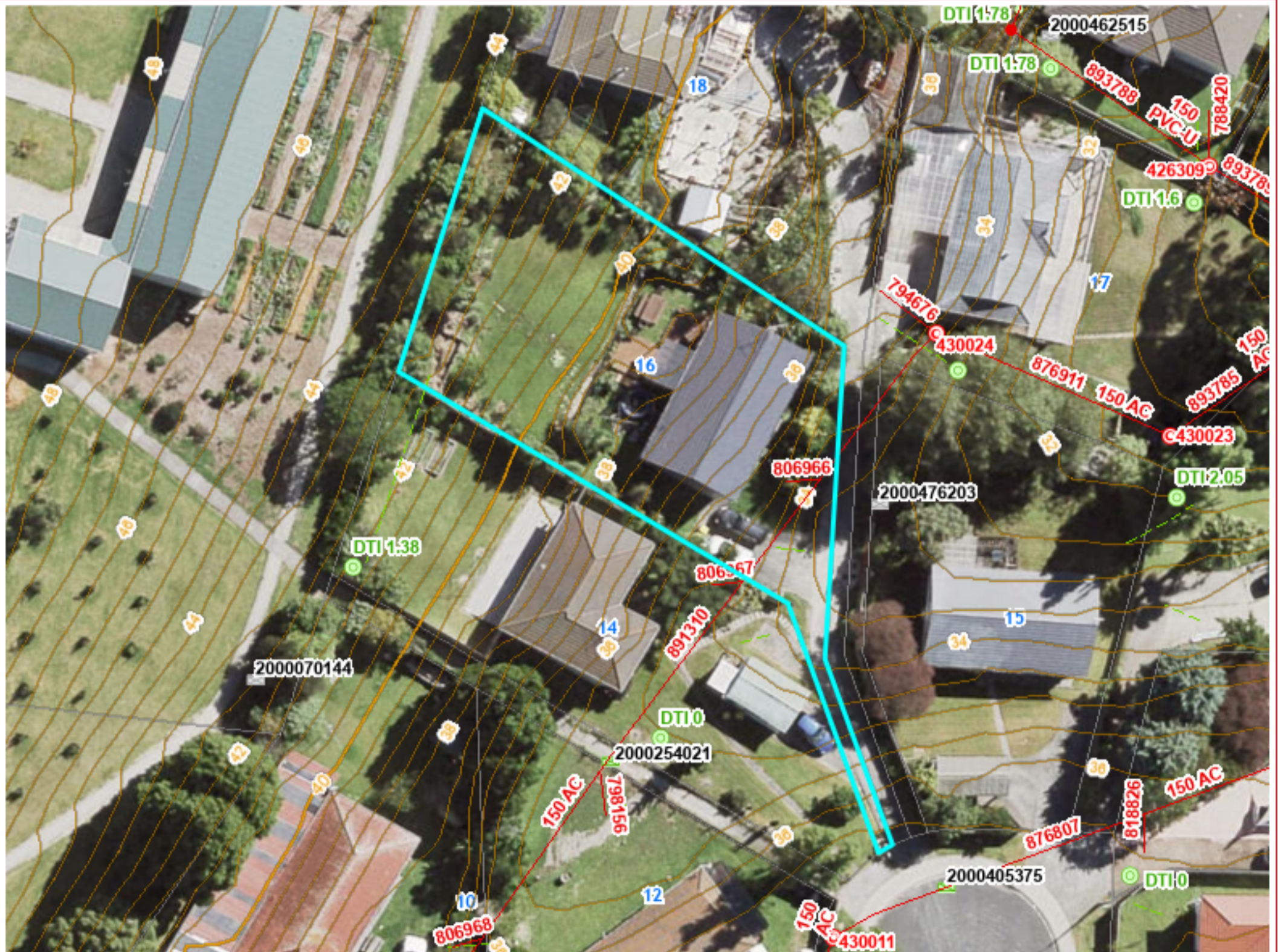


Figure 1: GIS Site aerial, showing stormwater (green) and wastewater connections (red), with contours in orange

Zone	Residential - Terrace Housing and Apartment Building Zone
Overlays and Controls	No Overlays Controls: Macroinvertebrate Community Index - Urban
Designations	No Designations
Site Size	853m²
Maximum Height (Residential)	16m or Height Variation Control
Height In Relation To Boundary (Residential)	3m plus 45 degrees or alternative
Max Build Coverage (Residential)	50%
Yard Setbacks (Residential)	1.5m front, 1m side and rear, 10m coastal

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Flooding Matters	Overland flow paths, Flood Plains
Development Potential	Wastewater and stormwater connection available on site. Shared driveway is 5m wide. Flood assessment required. Based on Plan Change 78, the site is to be retained as THAB. New developments could be proposed at 21m (6 storeys) height with up to 50% building coverage subject to meeting the zoning requirements. The plan changes may not come into effect for the next 2 years. Based on the current rules the site may take 3 units subject to design and consent and confirming flooding and ROW..

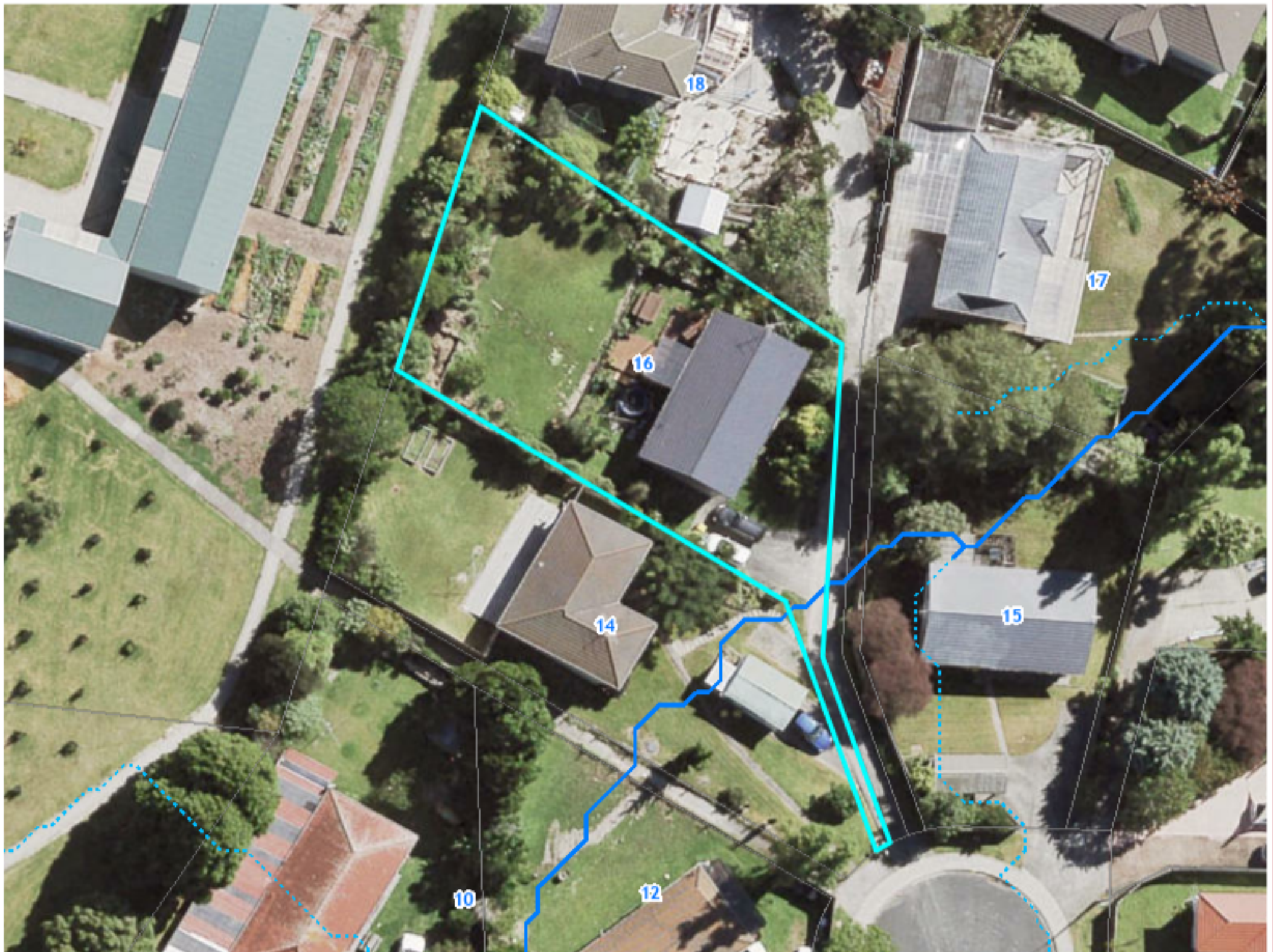


Figure 2: Extend of floodplain (light blue) and overland flow path (dark blue) on site

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.

Please note: we have not investigated stormwater, geotechnical, potential contamination, iwi or any other title matters. This report does not include a review of the site LIM or property files