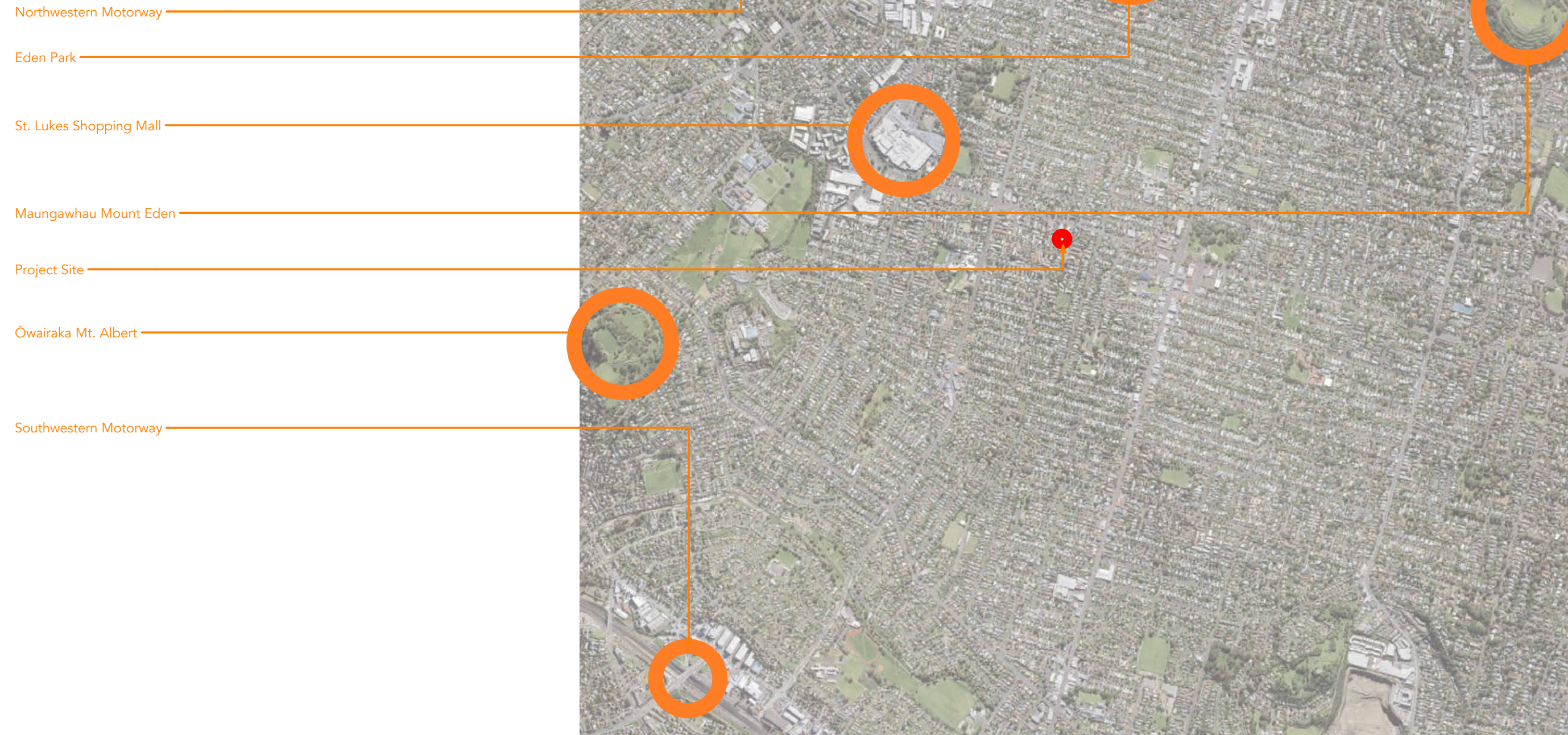


# Site Location Plan



# Site Information

|                    |                                                                                                                                             |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Address:           | 254 Balmoral Road<br>3-5 Arabi Street<br>24-26 Patterson Street<br>Sandringham<br>Auckland 1041                                             |
| Legal Description: | Lot 20 Deeds Plan 49 (Blue)<br>Lot 3 Deeds Reg 825<br>Lot 4 Deeds Reg 825<br>Lot 1 Deeds Reg 825<br>Lot 2 Deeds Reg 825<br>Auckland Council |
| Local Authority:   | Auckland Unitary Plan                                                                                                                       |
| Planning Rules:    | H3 Residential Single House Zone<br>H5 Residential Mixed Housing Urban Zone<br>H6 Residential - Terraced Housing & Apartment Building Zone  |
| Site Zones:        | 5166 m <sup>2</sup><br>Zone C                                                                                                               |
| Property Area:     | Low                                                                                                                                         |
| Exposure Zone:     | Zone 1                                                                                                                                      |
| Wind Zone:         |                                                                                                                                             |
| Earthquake Zone:   |                                                                                                                                             |

Key

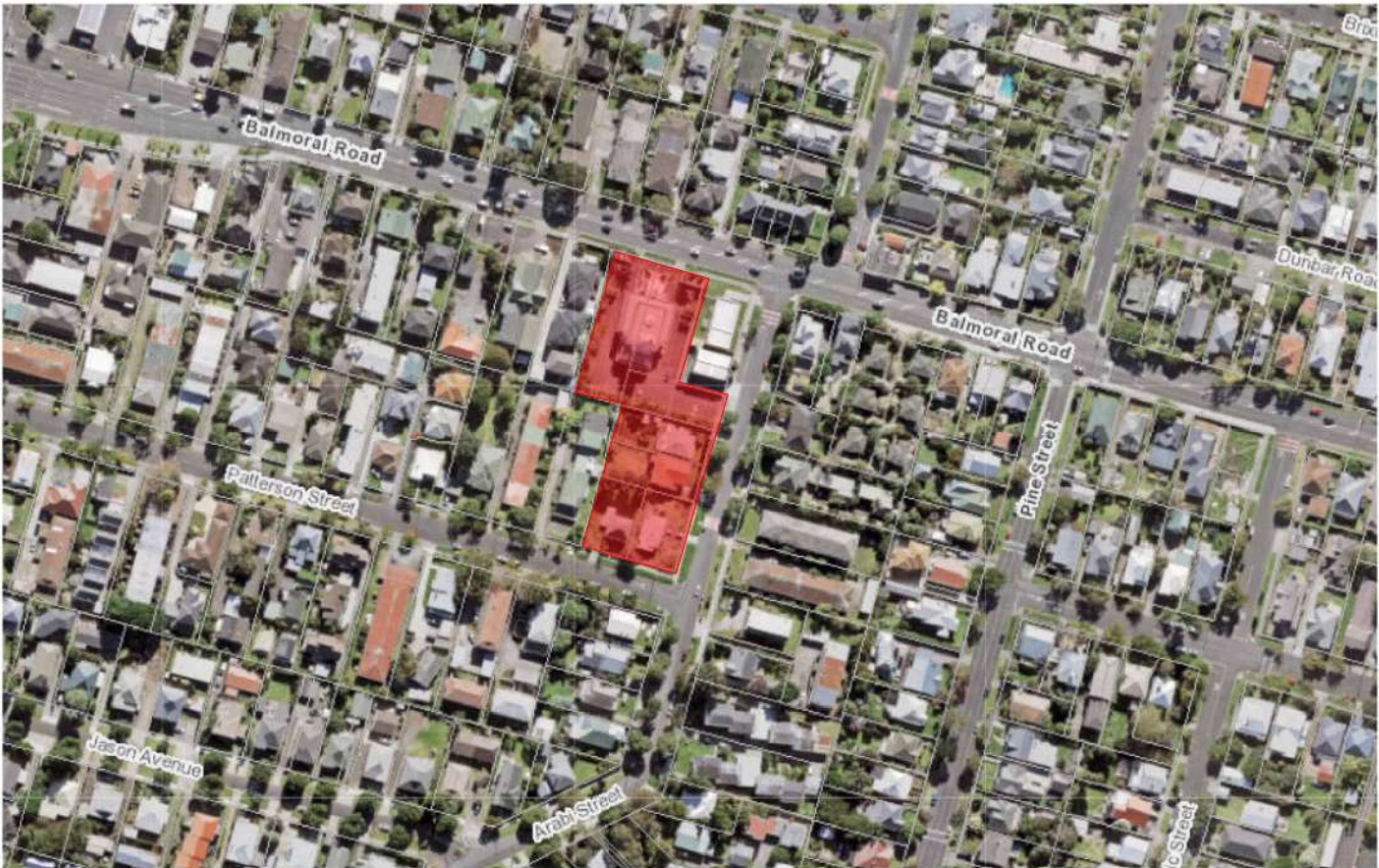
H3 Residential - Single House Zone

H4 Residential - Mixed Housing Zone

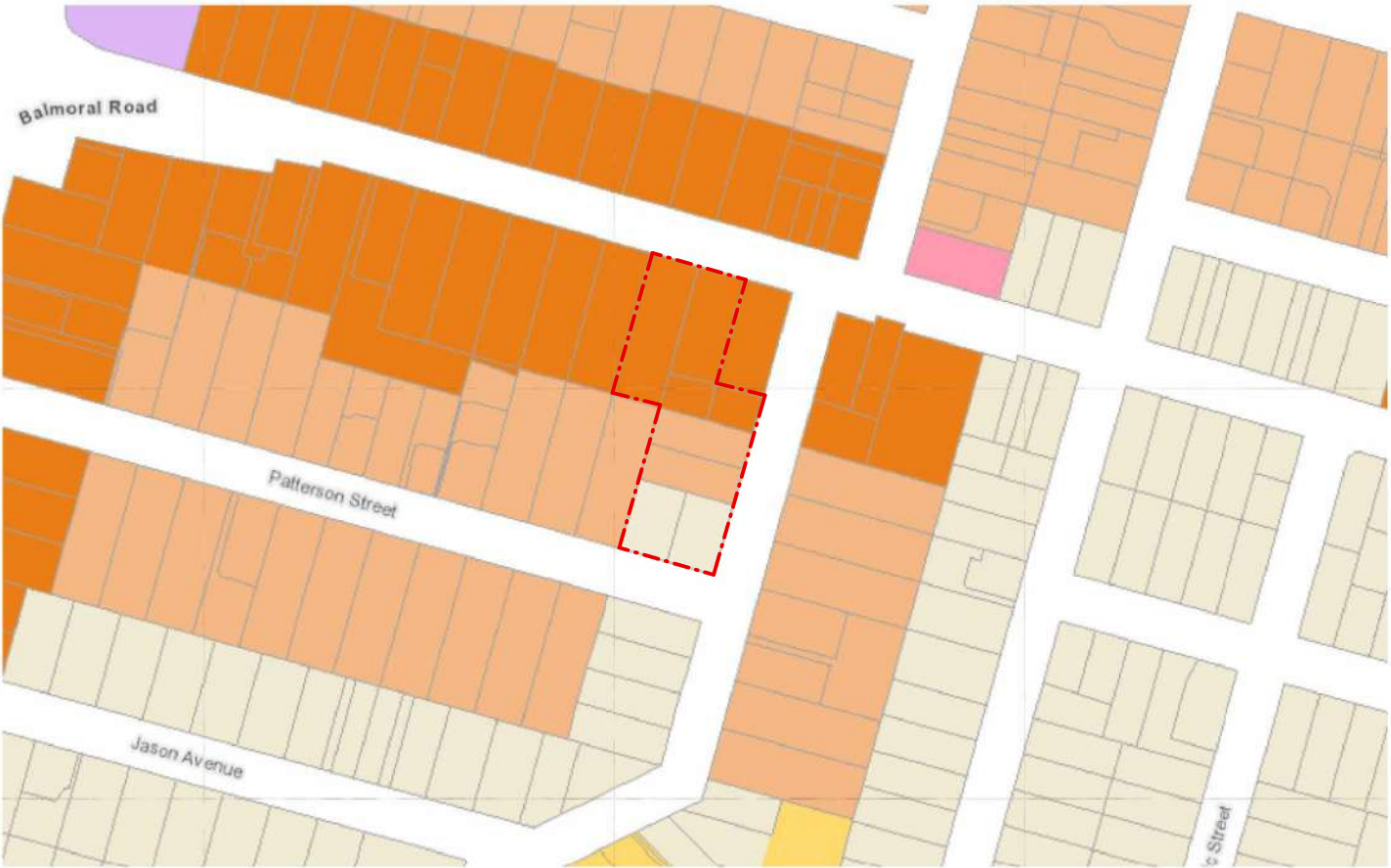
H6 Residential - Terraced Housing & Apartment Zone

Residential - Mixed Housing Suburban Zone

Business - Mixed Use Zone



Aerial Photo



AUP Zoning



# Site Opportunites & Constraints

## Site Context Statement

The following properties are owned by the Bharatiya Mandir Indian Temple Inc. For each, there is a summary noting the current use, relationship to this project and plans for development.

**Property A:**

Address: 252-254 Balmoral Road

Zone: H6 Residential - Terraced Housing & Apartment Zone

Description: Site of the existitng Bharatiya Mandir Indian Temple. In terms of this proposal, the site would remain as it is with the exception being the removal of fencing along the boundary with 3 Arabi St (i.e. Property B). There are currently no other plans to develop this site.

**Property B & C:**

Address: 3-5 Arabi Street

Zone: H5 Residential - Mixed Housing Urban Zone

Description: Two lots, with existing single dwellings on each. These are the proposed properties earmarked for development as part of this project.

**Property D & E:**

Address: 24-26 Patterson Street

Zone: H3 Residential - Single House Zone

Description: Two lots, with existing single dwellings on each. These two properties fall under a heritage overlay in the Auckland Unitary Plan, thus the owner has decided not to include these as a part of this development. And there are currently no long term plans to develop these sites.

