

Fast-Track

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Summerset
Half Moon Bay
FAST-TRACK

1st October 2021
Revision B



Context Plan

Half Moon Bay



KEY	
HMB Marina	1
Kaniere Park	2
Thurston Place	3
Pigeon Mt. School	4
Subject Site	

Site Plan

General footprint of resource consent granted for 'Stage One'

1:2,000 @ A2



KEY

Subject Site



Basement Car-park





Site Plan

Proposal

PLANNING INFORMATION

Auckland Unitary Plan Zone:	Residential - Mixed Housing Suburban
Building Height: Buildings must not exceed 8m in height +1m for roof where the entire room slopes 15degrees or more.	Building infringes height plane - non compliant. Tallest building approx. ~23.7m above NGL.
Height in Relation to Boundary: (HiRB) 2.5m + 45degree recession plane.	Compliant
Yard Setbacks: Front: 3m Side and Rear: 1m Riparian: 10m	Compliant
Outlook Space: Principal Living: 6m(d)x4m(w) Habitable rooms: 3m(d)x3m(w) Other; 1m(d)x1m(w)	Compliant
Daylight:	Compliant
Gross Site Area:	28,895m ²
Building Coverage: Max: 40% of the net site area Proposed building coverage:	Compliant 10,987m ² 38.02%
Impervious Area: Max: 60% of site area Proposed impervious area:	Compliant 14,506m ² 50.2%
Landscape Area: Max: 40% of the net site area	Compliant 14,389m ² 49.8%
Landscape Area: Front Yard Max: 50% of front yard area	Compliant 84.48m ² 72.84%

Note: above information relates to the overall proposal.

KEY

Subject Site



View 1

Half Moon Bay Marina (West)



View 2

Kaniere Park (South)



View 3

Thurston Place (North)

