

Fast-Track

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Context Plan

Half Moon Bay



KEY

HMB Marina	1
Kaniere Park	2
Thurston Place	3
Pigeon Mt. School	4
Subject Site	[7]

Site Plan

General footprint of resource consent granted for 'Stage One'



KEY



Site Plan

Proposal

Augkland Unitary Plan Zonos	Residential - Mixed
Auckland Unitary Plan Zone:	Housing Suburban
Building Height:	Building infringes
Buildings must not exceed 8m	height plane - non compliant.
in height +1m for roof where the	Tallest building
entire room slopes 15degrees or more.	approx. ~23.7m above
	NGL.
Height in Relation to Boundary:	
(HiRB) 2.5m + 45degree recession	Compliant
plane.	
Yard Setbacks:	
Front: 3m	Compliant
Side and Rear: 1m	oopac
Riparian: 10m	
Outlook Space:	
Principal Living: 6m(d)x4m(w) Habitable rooms: 3m(d)x3m(w)	Compliant
Other; 1m(d)x1m(w)	
Daylight:	Compliant
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Gross Site Area:	28,895m²
Building Coverage:	Compliant
Max: 40% of the net site area	10,987m ²
Proposed building coverage:	38.02%
Impervious Area:	Compliant
Max: 60% of site area	14,506m ²
Proposed impervious area:	50.2%
	Compliant
Landscape Area:	14,389m ²

Note: above information relates to the overall proposal.

Compliant 84.48m²

72.84%



Landscape Area: Front Yard Max: 50% of front yard area

View 1

Half Moon Bay Marina (West)





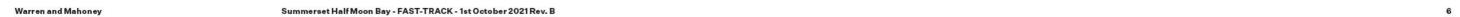


View 2

Kaniere Park (South)







View 3

Thurston Place (North)





