



# Corner of Nautilus & Voyager

## Contents

### **Certificates of Titles**

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21 Nautilus Dr, Gulf Harbour

11 Voyager Dr, Gulf Harbour

### **Draft Development Plans**

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Proposed Site Plan - Building Outlines only

Proposed Site Plan - Building Ground Floor Plans

Proposed House Plan

### **Final Planners Report**

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Outlining the existing and potential future planning provisions.

Contact: Richard Alder  
Mobile: 09 268 8382  
Email: [11voyagerdrive@gmail.com](mailto:11voyagerdrive@gmail.com)





## COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier** **NA116D/31**  
**Land Registration District** **North Auckland**  
**Date Issued** 21 May 1998

### Prior References

NA108A/445

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**Estate** Fee Simple  
**Area** 813 square metres more or less  
**Legal Description** Lot 62 Deposited Plan 186324

### Proprietors

Alpha Pacific Holdings Limited

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### Interests

D084509.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 24.12.1996 at 2.31 pm

Appurtenant hereto is a right of way specified in Easement Certificate D084509.31 - 24.12.1996 at 2.31 pm

D274160.8 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 21.5.1998 at 3.53 pm

Fencing Covenant in Transfer D274160.18 - 21.5.1998 at 3.53 pm

Land Covenant in Transfer D274160.18 - 21.5.1998 at 3.53 pm

8430691.2 Mortgage to Westpac New Zealand Limited - 5.3.2010 at 9:11 am

9028513.1 Mortgage to (now) Richard John Alder and Necia Cathrine Alder - 14.5.2012 at 10:03 am



17 JUL 2008





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**Estate** Fee Simple  
**Area** 850 square metres more or less  
**Legal Description** Lot 63 Deposited Plan 186324

## Proprietors

Alpha Pacific Holdings Limited

## Interests

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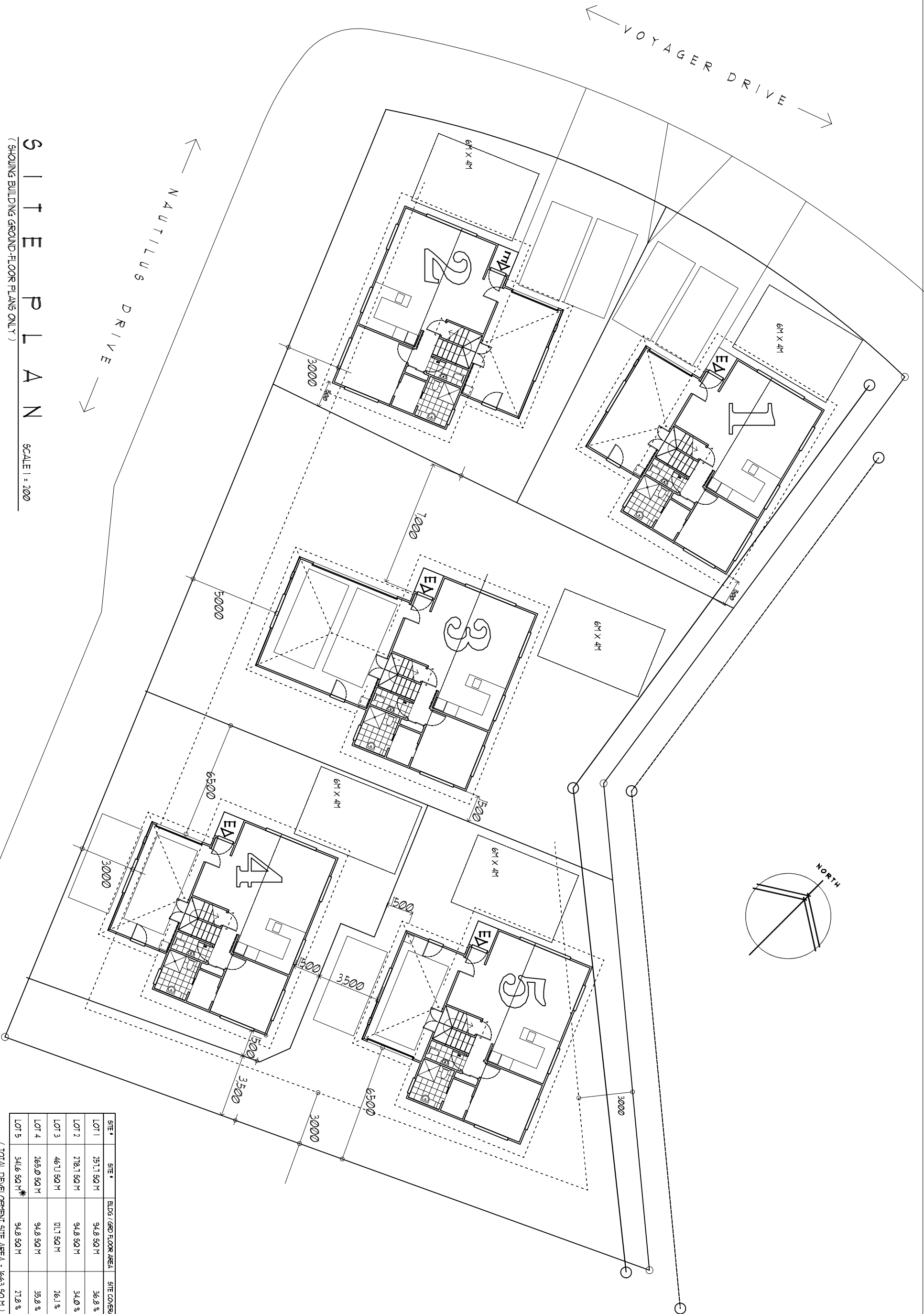


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S I T E P L A N

SCALE 1 : 200

( SHOWING BUILDING GROUND-FLOOR PLANS ONLY )

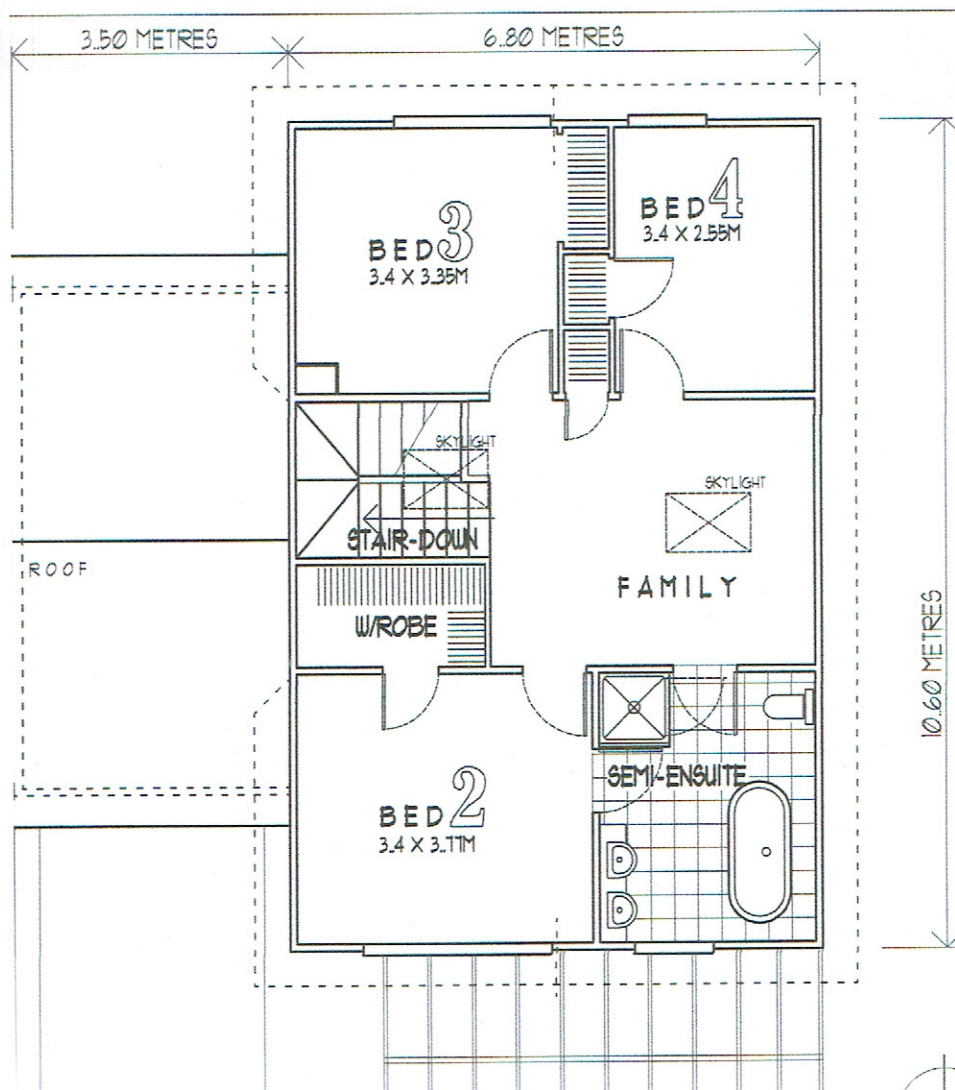
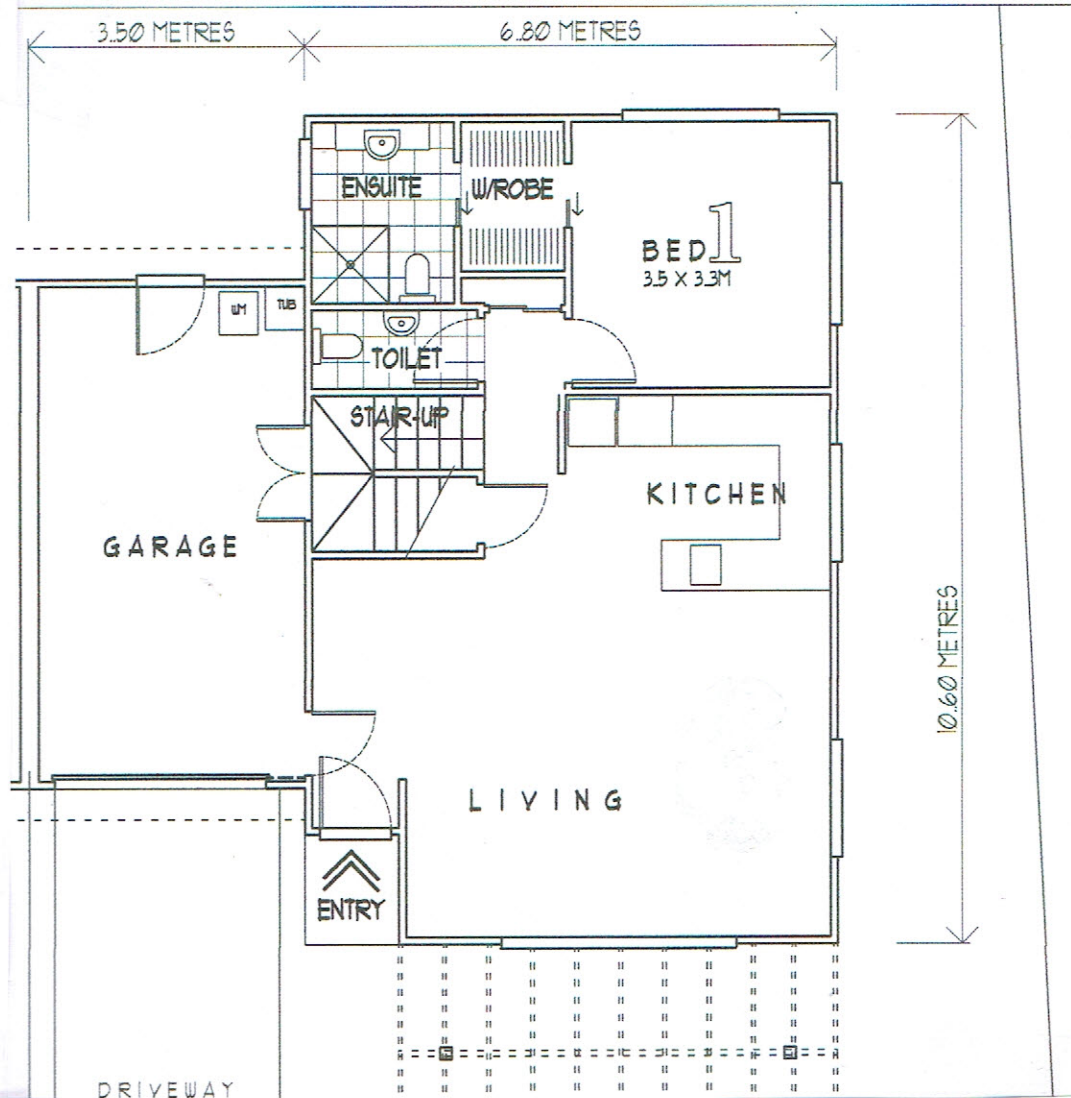
SITE #	SITE *	BLDG / GND FLOOR AREA	SITE COVERAGE (%)
LOT 1	251.1 SQ M	94.8 SQ M	36.8 %
LOT 2	218.1 SQ M	94.8 SQ M	34.0 %
LOT 3	467.1 SQ M	121.7 SQ M	26.1 %
LOT 4	265.0 SQ M	94.8 SQ M	35.8 %
LOT 5	341.6 SQ M*	94.8 SQ M	27.8 %

( TOTAL DEVELOPMENT SITE AREA = 1663 SQ M )

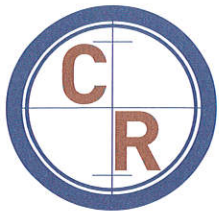
\* NETT SITE AREA = 341.6 SQ M /  
GROSS SITE AREA = 394.5 SQ M











# C & R SURVEYORS LIMITED

Registered Professional Land Surveyors

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Fax: (09) 426 9087

Email: [info@crsurveyors.co.nz](mailto:info@crsurveyors.co.nz)

Website: [www.crsurveyors.co.nz](http://www.crsurveyors.co.nz)

Office: 28 Centreway Road, Orewa

Postal: PO Box 564, Orewa 0946

10 December, 2015

Richard Alder  
10 Hill Crescent  
Papakura  
Auckland 2110

Dear Richard,

**Re: 15 & 21 Nautilus Drive, Gulf Harbour.**

This report has been prepared for the purpose of outlining the existing and potential future planning provisions applicable to 15 & 21 Nautilus Drive, Gulf Harbour.

## **SITE DESCRIPTION:**

The property is held in two freehold titles with a total area of 1663m<sup>2</sup>. The site comprises of 15 & 21 Nautilus Drive being lot 63 DP 186324 & 62 DP 186324 respectively.

15 Nautilus Drive is the northern site located on the corner of Nautilus Drive and Voyager Drive, offering access from either street. The site is a total of 850m<sup>2</sup>.

21 Nautilus Drive is located to the south and is a total of 813m<sup>2</sup>. Both sites are considered front sites as per the District Plan.

Both sites are currently vacant with power and telephone provided to the road boundary of the site.

The topography of the site slopes downhill in a northerly direction. The total fall of the site is approx. 7m over a distance of 57m from the southern to northern boundary.

A stormwater and wastewater connection exist to each vacant site. These connections are located on the eastern boundary of the property. Water supply is located within the road berm and is available for connection to the sites.

## **ZONING:**

<b>Operative Plan- Auckland Council District Plan- Rodney Section</b>	Special 18 (Gulf Harbour) Zone.  - Located within the 'Marine Village Residential Policy Area' as per Appendix 5 to the Planning Maps.
<b>Proposed Auckland Unitary Plan (PAUP)</b>	Mixed Housing Urban Zone.  - Located in the Gulf Harbour Precinct C, Sub-precinct overlay.



**Operative Plan: Activity Status for activities relative to the context of the site.**

Permitted Activities:	<ul style="list-style-type: none"><li>- Home Occupation</li><li>- Single Household Unit and associated Accessory Buildings on sites subdivided for that purpose.</li></ul>
Controlled Activities:	<ul style="list-style-type: none"><li>- MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNITS in the context of an "INTEGRATED DEVELOPMENT" complying with standards set out within the plan and in accordance with a comprehensive development plan approved by Council.</li></ul>
Restricted Discretionary Activities:	<ul style="list-style-type: none"><li>- MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNIT in the context of an application for consent for an "INTEGRATED" DEVELOPMENT, complying with the standards set out in Rules 12.8.18.3.2.1 and 12.8.18.3.6, not being within a defined precinct as shown on the map in Appendix 5A to the Planning Maps</li><li>- Accessory Buildings except where associated with a single household unit</li><li>- Boarding Houses, Homes for the Aged, Home Stay, for up to 10 persons including, owner, Family and staff.</li><li>- Childcare Facilities for not more than 10 children.</li></ul>
Discretionary Activities:	<ul style="list-style-type: none"><li>- MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNIT in the context of an application for consent for an "INTEGRATED" DEVELOPMENT which does not comply with the standards set out In Rule 12.8.18.3.2.1 and 12.8.18.3.6.</li><li>- Educational Facilities in Marine Village Residential.</li><li>- Places of Assembly in Marine Village Residential and Golf Residential Policy Areas</li></ul>

Note: Policies relating to the requirement for a 'Comprehensive Development Plan' are not relative to the site which is located outside a Precinct area as per Appendix 5a to the Planning Maps.



## **Development of the Site.**

Development can be achieved through two planning mechanisms within the special 18 zone. These mechanisms are:

- An Integrated Residential Development of the site
- Traditional subdivision for vacant lots and development of single household units.

### **1. Integrated Residential Development.**

An Integrated Residential Development is defined with chapter 3 of the District Plan as:

*“Integrated Residential Development means a development consisting of two or more HOUSEHOLD UNITS where aspects of development such as BUILDING design, open space, landscaping, vehicle access and roading and SUBDIVISION are designed to form an integrated whole. An INTEGRATED RESIDENTIAL DEVELOPMENT may include the integration of one or more existing HOUSEHOLD UNITS into a development. The density of an INTEGRATED RESIDENTIAL DEVELOPMENT is calculated net of the access and visitor parking proposed within the development SITE.”*

In this regard an Integrated Residential Development is a comprehensive design of the site which includes both the subdivision of the site to individual titles and the development of the household units on each site. The concept/proposal must ensure that the urban design elements of the site are cohesive and consistent within the site and the surrounding neighbourhood.

The district plan rules provide for a site intensity of an Integrated Residential Development of a site not less than 1,200m<sup>2</sup> to a density of one household unit per 150m<sup>2</sup> of net site area. However the objectives and policies of the plan state that the *‘150m<sup>2</sup> density is to be located in proximity to the waterways, with a lesser intensity on the slopes which rise away from the waterway areas. Housing may achieve an average intensity of one household unit per 275m<sup>2</sup> of net site area within each precinct’.*

Whilst the site is not located within a precinct area, development within the area has been consistent at a density of at least 275m<sup>2</sup>. Consistent with the policy for lower density away from waterways Council’s approach has been to determine this as the appropriate density for the southern slope of the Marine Residential policy area.

Given the above an Integrated Residential Development approach based on the total site area of 1663m<sup>2</sup> could achieve a total of 5-6 households provided that the net site area achieved is 275m<sup>2</sup> excluding access and visitor parking.

### **2. Subdivision to vacant lots.**

The individual lots could be amalgamated and subdivided at a density of 1 site per 450m<sup>2</sup> as a discretionary activity. Following subdivision the lots can be developed to accommodate a single household unit as a permitted activity. Overall this approach, based on the total site area of 1663m<sup>2</sup>, could achieve a total of 3 residential vacant sites; being 1 additional lot to the existing freehold titles.



## **Proposed Auckland Unitary Plan.**

The Proposed Auckland Unitary Plan was notified on 30<sup>th</sup> September 2013. The plan is currently undergoing review process of all submissions. However some parts of the plan had immediate legal effect. These relate to protection of water, air soil, significant indigenous vegetation, significant habitats of indigenous fauna, protection of historic heritage and for activities relating to aquaculture. All other rules in the plan are not yet operative and are subject to change following the submissions and appeals process.

The below gives details relating to the current notified rules however no guarantee can be given for the future development of a site under the PAUP until it becomes operative. The plan is currently in the hearings process which is expected to finish in April 2016. Following the completion of the hearings process a Decision on the plan will be released. Appeals to the decision can be made and if no appeals are received on a rule then it will become operative. The timeframe for the appeals process and the date the rules will become operative is yet to be released.

The site is located within the Mixed Housing Urban Zone and located within the Gulf Harbour Precinct C overlay.

Subdivision density rules as outlined in the plan for the zone allow for:

- One dwelling per 300m<sup>2</sup> net site area, or
- One dwelling per 250m<sup>2</sup> net site area where:
  - a. each proposed site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density and;
  - b. each proposed dwelling is setback at least 2.5m and no more than 5m from the frontage of the site, or
- No density limits apply where four or more dwellings are proposed and the site:
  - a. has a minimum net site area of 1200m<sup>2</sup> and
  - b. is at least 20m wide:
    - i. at the frontage of the site
    - ii. for at least 80 per cent of the length of its side boundaries.

Land use density rules outlined in the Gulf Harbour Overlay zone allow for:

- One dwelling per 150m<sup>2</sup> net site area.

The Proposed Plan reflects the general development concept of the Operative Plan. Whilst the overlay zone provides for one dwelling per 150m<sup>2</sup> it is unclear if subdivision to this size is provided for or will be considered appropriate development within the existing environment. Development controls and other rules are applicable to the site which further limit/restrict the type and size of development achievable for the site.



## **History of proposed development for the site.**

### Resource Consent granted in 2009.

A resource consent was achieved for the two sites. The consent sought was for the amalgamation of the existing lots and then to undertake a 4 lot integrated residential development which included Land Use consent for 3 retaining walls and approximately 600m<sup>3</sup> of earthworks. The lot sizes ranged from 330m<sup>2</sup>- 548m<sup>2</sup> with an average net site density of 400m<sup>2</sup>. Consent was granted in October of 2009 and has since lapsed. The consent was left to lapse by the developer whilst the concept for a more intensive development of the site was considered/proposed.

Refer to the attached site plan outlining the general site sizes and house configuration consented.

### Pre-application meeting in 2015.

A pre-application meeting was held in 2015 with Auckland Council for a more intensive design proposal for the site. An Integrated Residential Development for 5 lots and household units was put forward to Council. The lot sizes ranged from 250m<sup>2</sup>- 470m<sup>2</sup> with an average net site density of 320m<sup>2</sup>. Please refer to the attached site plan prepared for Alpha Pacific Holdings Ltd presented to Council. The site plan shows the proposed 5 lot subdivision layout, household locations and two on-site carparkings per household.

Auckland Councils comment on the proposal was that it appeared generally consistent with the provisions of the district plan for Multiple Household Units in the Marine Village Residential Policy Area and appeared consistent with the existing development in the surrounding environment.

A number of engineering and planning items were raised to be either considered, resolved or consented. The general concept for the development of 5 household units was considered appropriate and consistent with the Plan. Subject to subdivision consent approval the site has potential for development to 5 lots.

All advice is provided on a best knowledge basis of current planning rules and is subject to further site investigation and obtaining Auckland Council consent. Should you require any further information please do not hesitate to contact us.

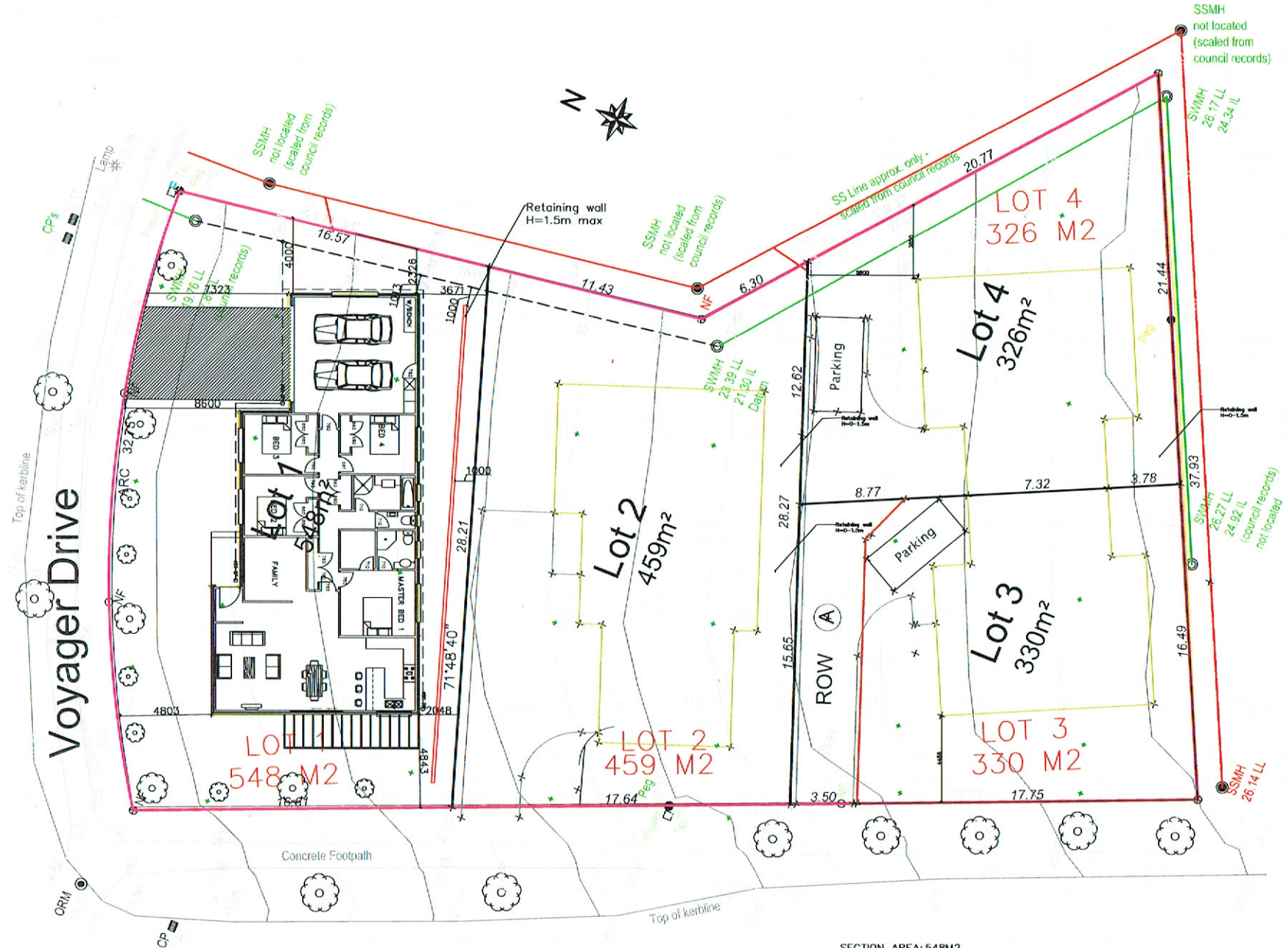
Yours faithfully  
C & R Surveyors Ltd



Olivia Wech  
Planner (BPlan)



## Site Plan- 4 Lots as consented 2009



Landscaping planting within Lot 1


**PITTOSPORUM**

# SITE PLAN LOT 1

SECTION AREA: 548M2

EARTHWORK: 20M3

GROUND FLOOR AREA: 198M2

BUILDING COVERAGE: 36%

DRIVE WAY AREA: 38M2

— · — Sanitary Sewer  
 — — — Stormwater Line

Email: [gas\\_gash@broad.com](mailto:gas_gash@broad.com)

PHY 301 09-4291408

PROPOSED DRILLING AT

Lot 1 Hawthorn Dr, Gulf Harbour

DESIGNED BY	DATE
-------------	------

DRAMA BY	CG
----------	----

DATE: 01/05/2008 SHEET:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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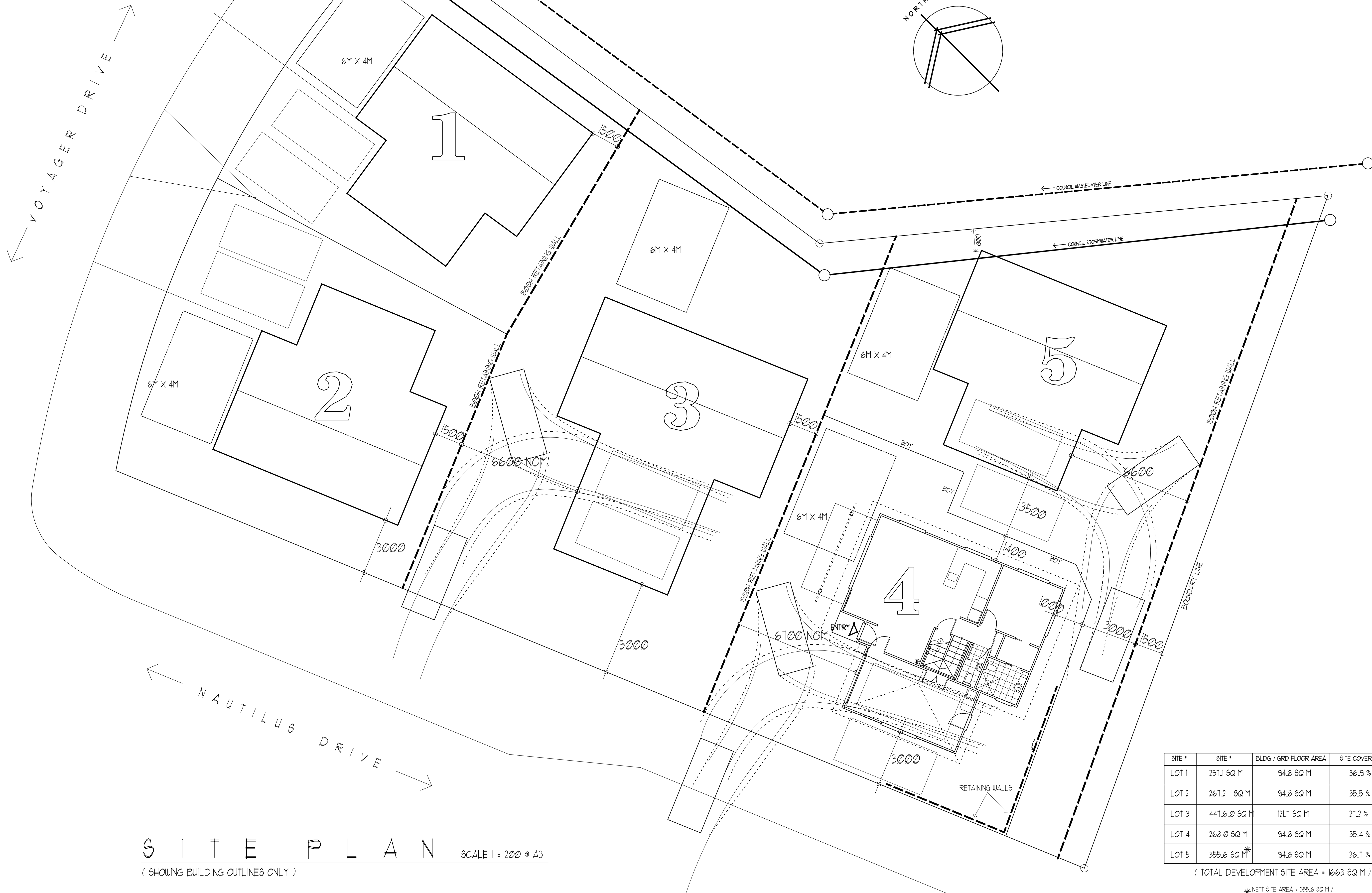
SITE PLAN

SCHE: 1:750 @ A3

SCALE 1/250 @ A3



# Site Plan- 5 lots as presented to Council 2015



S I T E P L A N SCALE 1 = 200 @ A3  
( SHOWING BUILDING OUTLINES ONLY )