

# Development Planning Review For 213, 215 & 217 Godley Rd, Titirangi

## March 2023

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### *213 Godley Rd*

Legal Description	Lot 5 DP 41795
Site Area	2192 sq.m.
CV	\$670,000

### *215 Godley Rd*

Legal Description	Lot 4 DP 41795
Site Area	2175 sq.m.
CV	\$620,000

### *217 Godley Rd*

Legal Description	Lot 3 DP 41795
Site Area	1011 sq.m
CV	\$670,000

These 3 sections have been under the same ownership since 1978 and are the last remaining sites on the northern slopes of Godley Road to be developed.

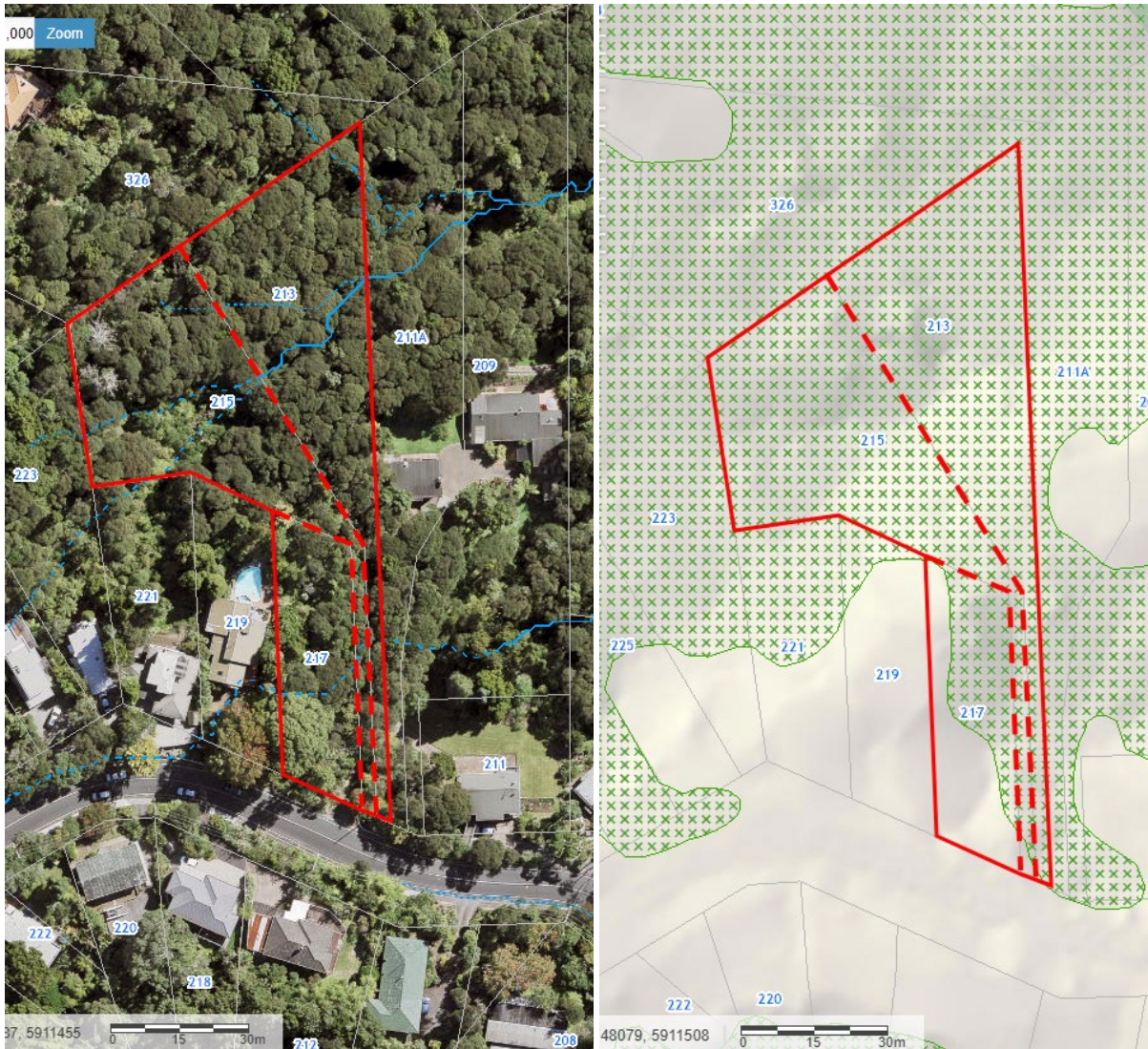
The sites can be connected to the reticulated Wastewater system and reticulated Town water supply.

Stormwater falls under Council Management Area Controls (Flow 2) and in this zone is generally detained and then discharged on an above ground drip-feed basis that mimics the natural surface water flow.

Vehicle access is via an existing formed gravel driveway.

No. 213 and 215 both have separate 3m wide access strips. These access strips are some 60m in length. A right of way easement allowing for shared access to all 3 sites should be considered to make development under the Unitary Plan rules easier.





Geomap Auckland Council – Aerial (2017) and Significant Ecological Areas (SEA)

All of No. 213 and 215 (the large rear sites) are covered by a Significant Ecological Area Overlay in the Auckland Unitary Plan (marked as green cross shading on the above plan ) and is also covered by the Waitakere Ranges Heritage Overlay. No 217 has a significant portion of the site not covered by SEA.

The sites are in a Low Wind Zone.

There are no areas identified as flood plains or flood prone.

Godley Road is an arterial road, and the sites are all zoned Residential Large Lot.

This zone is not affected by the Plan Change 78 Intensification.

The following is a brief summary of the Auckland Unitary Plan rules that apply to these sites for development of new dwellings.

Rule no	Description	Activity Status
E15.4.1 (A29)	Vegetation management under Significant Ecological Overlay (SEA) Vegetation removal for a building platform and driveway for 1 dwelling per site must not be greater than 300sqm per site (more than 300sqm per site is discretionary)	Controlled Activity
E11.4.3	Land Disturbance (earthworks) under SEA overlay greater than 5sqm (requires an ecological assessment)	Restricted Discretionary
D12.6.2	Minor Dwelling in Waitakere Ranges Heritage Overlay & Large Lot zone Minimum net lot area of 1500sqm, with 1 minor dwelling per lot Outdoor living space for minor dwelling of 8sqm for a 2 or more bedroom with minimum 1.8m depth	Restricted discretionary
E8.4.1	Diverting & discharging stormwater runoff from impervious areas (eg. roof and driveways) upto 1000sqm per lot, where a stormwater connection is not provided that complies with rule E8.6.1	Permitted
E8.6.1	Stormwater discharge must not scour or cause erosion, result in or increase flooding of other properties (eg. Use detention and slow release system)	
E10.4.1 (A1)	Development of new impervious areas within Stormwater Management Areas Flow 1 or 2 that do not discharge into a stream below 1.7m above sea level	Permitted
H1.4	Large Lot Zone Activity rules  A3- one Dwelling per site  A4- one Minor Dwelling per site (site greater than 1500sqm) Maximum 65sqm floor area (excl decks & garage) and 8sqm minimum outdoor living space  A6 -Home occupations  Visitor Accommodation for 10 people per site incl staff  New Building for Permitted activity (single dwelling, home occupation)  New Building for Restricted Discretionary activity (minor dwelling, visitor accom)	Permitted  Restricted disc  Permitted  Restricted Disc  Permitted  Restricted disc
	Permitted large Lot Development rules  H1.6.4 Building height 8m plus 1m (9m maximum) for sloped roof (15 degrees min) Height can be averaged which can suit sloping sites.  H1.6.5.1 Yards 10m street front yard building setback 6m side and rear yards building setback Decks, steps, terraces, retaining walls less than 1.5m height Are not considered as buildings and can be built within yards	

	<p>(Note you can approve yard infringements between neighbouring properties under the same ownership)</p> <p>H1.6.6 maximum impervious area 35% or 1400sqm whichever is lesser Slatted decking, pools, rain tanks, permeable paving, Green/planted roofs are not considered impervious.</p> <p>H1.6.7 Maximum Building Coverage 20% or 400sqm whichever is lesser Building Coverage excludes pools &amp; uncovered decks</p> <p>H1.6.8 Rainwater Tanks (detention tanks) can locate in a side or rear yard if under 3m hieght</p> <p>Note : There are <b>No</b> Height in Relation to Boundary rules.</p>	
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A Resource Consent will be required to build dwelling on these 3 sites. There is potential to develop 5 dwellings in total, including 2 Minor Dwelling Units.

The easiest path for a Resource Consent application is to combine driveway access for all 3 sites under a single new right of way easement. This keeps vegetation clearance for the driveway down close to 200sqm, allowing 230sqm for building coverage and vehicle manoeuvring on each of the 3 sites.

*213 Godley 2192sqm lot*

- Max 400sqm building coverage permitted.
- Max 767sqm Impervious Coverage (includes building coverage) permitted.
- Exceeds the 300sqm of vegetation clearance so becomes Discretionary.
- Consider keeping Building Coverage at 200sqm or less and Impervious Coverage at 300sqm to keep within the Controlled/Restricted Discretionary threshold.
- Site large enough for a Minor Dwelling Unit (keep within the coverage limits).

*215 Godley 2175sqm lot*

- Max 400sqm Building Coverage permitted.
- Max 761sqm Impervious Coverage (includes building coverage) permitted.
- Exceeds the 300sqm of vegetation clearance so becomes Discretionary.
- Consider keeping building coverage at 200sqm or less and impervious coverage at 300sqm to keep within the Controlled/Restricted Discretionary threshold.
- Site large enough for a Minor Dwelling Unit (keep within the coverage limits).

*217 Godley 1011sqm lot*

- Max 202sqm Building Coverage permitted.
- Max 353sqm Impervious Coverage (includes Building Coverage) Permitted.

- Within the 300sqm of Vegetation Clearance.