

Appendix 7

Molesworth Peninsula Development Capacity Assessment



CORNER OF MOLESWORTH DRIVE AND ESTUARY DRIVE, MANGAWHAI HEADS

MOLESWORTH PENINSULA
RESIDENTIAL ZONED LAND COMPARISON BETWEEN OBSOLETE DISTRICT PLAN AND OPERATIVE DISTRICT PLAN 1st NOV 2013

LOT 1 DP 341981 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

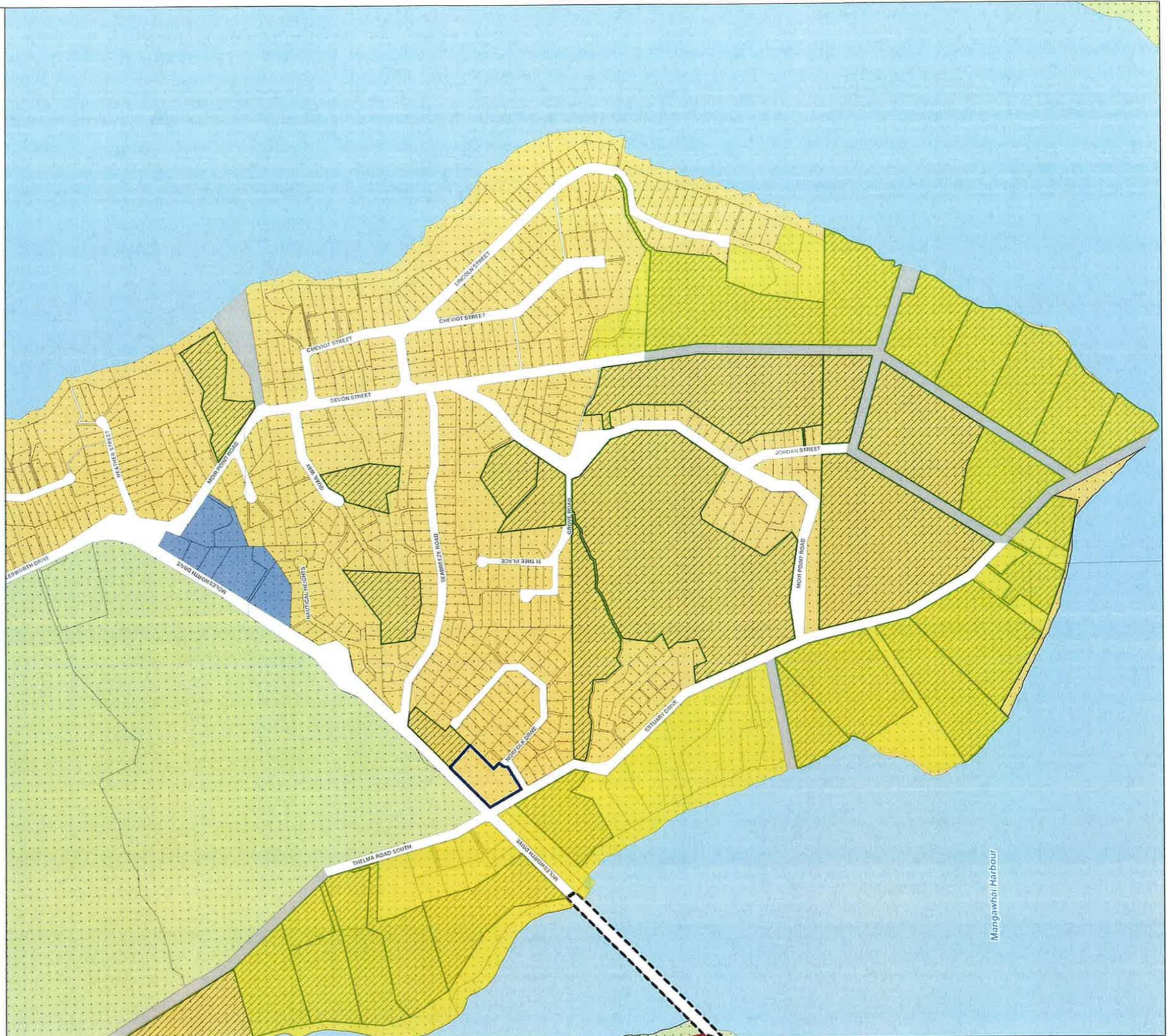
KEY

MAP SERIES ONE - LAND USE LEGEND

- Bridge or Causeway
- Unformed Road (Paper Roads)
- Cadastral Parcel Boundary
- Sea, Lakes and River

ZONES

- Rural (Chapter 12)
- Business: Commercial (Chapter 14)
- Business: Industrial (Chapter 14)
- Residential (Chapter 13)
- Properties zoned Residential, yet to be developed
- Lot 1 DP 341981
- Properties zoned Rural Residential under the previous District Plan (1997 - 2013) which have been rezoned Residential in the Operative District Plan November 2013



11	SCALE 1:7000 @ A3
SHEET	Note that all measurements are in metres unless shown
DESIGN	DREAM PLANNING
DRAWN	BY MS ON 18 / 02 / 15
JOB #	VA
VERSION	PPC 14001

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Mangawhai Harbour



CORNER OF MOLESWORTH DRIVE AND ESTUARY DRIVE, MANGAWHAI HEADS

**MOLESWORTH PENINSULA
DEVELOPMENT & DISPERSAL PATTERN ANALYSIS
OPERATIVE DISTRICT PLAN 1st NOV 2013**

LOT 1 DP 341981 MOLESWORTH DRIVE

CLIENT : NORTH CITY DEVELOPMENTS

KEY

MAP SERIES ONE - LAND USE LEGEND

- Bridge or Causeway
- Unformed Road (Paper Roads)
- Cadastral Parcel Boundary
- Sea, Lakes and River

ZONES

- Rural (Chapter 12)
- Business: Commercial (Chapter 14)
- Business: Industrial (Chapter 14)
- Residential (Chapter 13)

Properties zoned Residential, yet to be developed

Lot 1 DP 341981

- Properties with Area > 5 Ha
- Properties with Area 2-5 Ha
- Properties with Area 1-2 Ha
- Properties with Area < 1 Ha

TOTAL AREA = 173.5037 Ha
30% INFRASTRUCTURE = 57.8435 Ha

1000m² LOTS (Controlled Activity)
(173.5037-57.8435)/0.1 = 1156

600m² LOTS (Non Complying Activity - similar to surrounding development pattern)
(173.5037-57.8435)/0.06 = 1927

12 SHEET	SCALE 1:7000 @ A3
	<i>Note that all measurements are in metres unless shown</i>
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