



Making Additions or Alterations to Your Home

If you want to make an addition or alteration to your home you need to make sure the work complies with the rules set out by Auckland Council and the Hobsonville Point Comprehensive Development Plan (CDP) and Design Guidelines. Both the Council rules and the CDP/Design Guidelines have a similar purpose; to protect your investment in and enjoyment of your home by preventing neighbours building new homes or altering existing ones in a way that would have a significant negative impact on your property. Likewise you are expected to refrain from making changes that would affect your neighbour's enjoyment of their property in a significant way. As a homeowner and member of the Hobsonville Point Residents' Society you agreed to follow the CDP/Design Guidelines when making changes to your property.

What is the Comprehensive Development Plan (CDP)?

This is a statutory planning document that ensures consistency of urban form and character, and sets out controls for buildings, streets and open space.

What are the Design Guidelines?

The Design Guidelines control architectural and development quality, including front yard landscaping. By interpreting the CDP they provide a degree of certainty to the 'look and feel' of Hobsonville Point, while also encouraging variety and interest within the buildings and landscape. Copies of these documents can be found in the Publications section at www.hobsonvillepoint.co.nz. Under that section you will also find an excerpt from the CDP, titled 'CDP Extract', which just covers alterations to front yard landscaping and fences.

How do you know whether your planned alterations/additions will comply?

Step 1

Firstly, check with Council if your proposed alteration requires resource consent. You can phone the Council Duty Planner on 09 301 0101. If your alteration requires resource consent then it will first need to be approved by the Hobsonville Point Design Review Panel. The Design Review Panel ensures that designs put forward follow the CDP and Design Guidelines. Please refer to Part A 1.0 – 1.4 of the Design Guidelines for a more detailed explanation of the Design Review Panel and the process involved. If you have queries relating to the panel please contact Ingrid Arnestedt, on 261 5545 or ingrid.arnestedt@hlc.co.nz. Once you have approval from the Design Review Panel you can apply for resource consent from Auckland Council.

Step 2

If your planned alteration doesn't require resource consent, then read the Design Guidelines and 'CDP Extract' to make sure it complies with the rules/guidelines. You'll find these documents in the Publications section at www.hobsonvillepoint.co.nz. If it does comply you can go ahead. Auckland Council will also be able to advise if building consent is required.

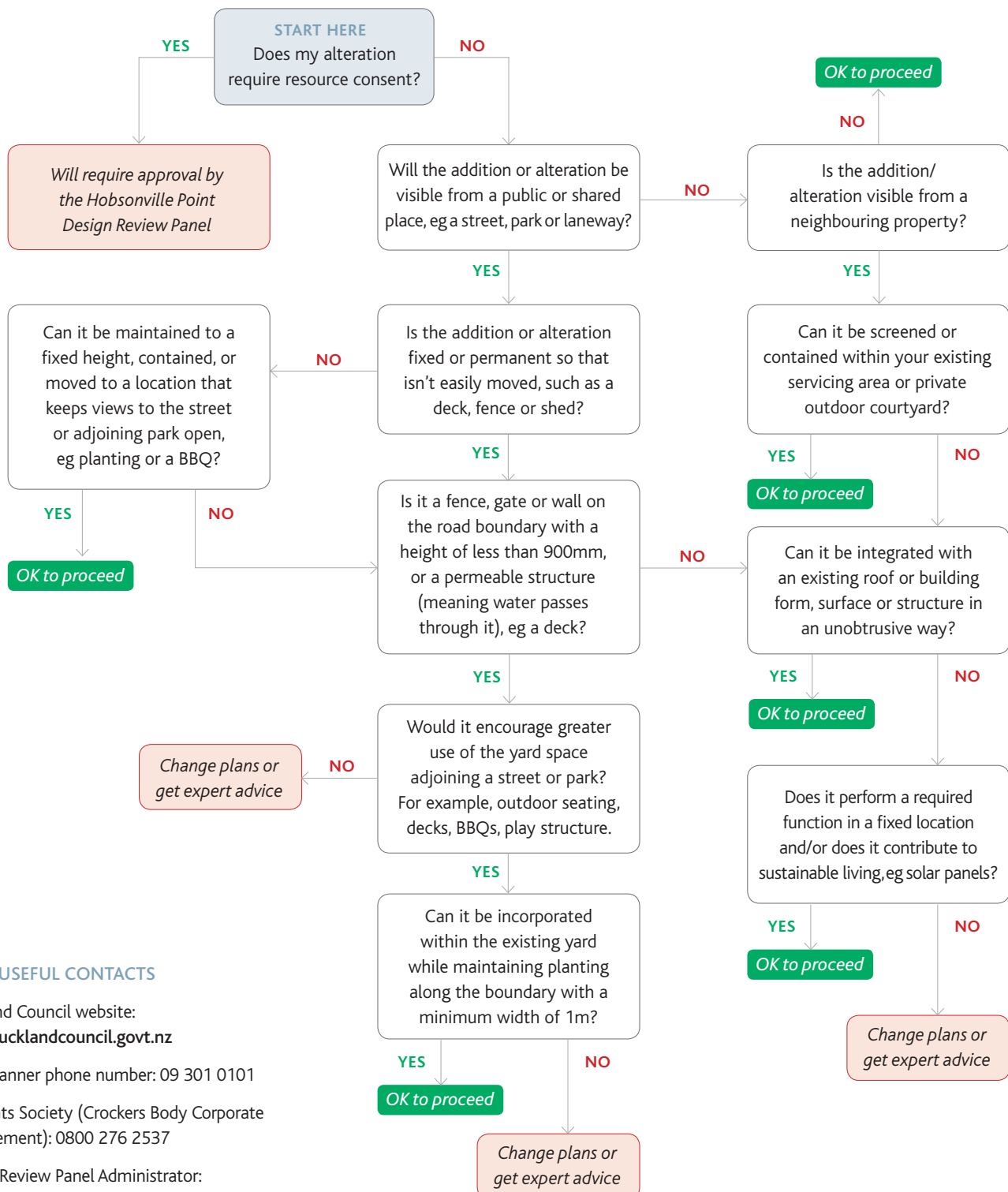
Step 3

If still unclear whether your planned alterations/additions comply, **the flow chart overleaf should help**. Finally, if you have any questions concerning your proposed works, you can email info@hlc.co.nz.



HOBSONVILLE POINT
Moments away, a world apart.

Minor Additions and Alterations to Existing Dwellings and New Structures in Yards



SOME USEFUL CONTACTS

Auckland Council website:
www.aucklandcouncil.govt.nz

Duty Planner phone number: 09 301 0101

Residents Society (Crookers Body Corporate Management): 0800 276 2537

Design Review Panel Administrator:
Ingrid Arnestedt
(ingrid.arnestedt@hlc.co.nz; 09 261 5545)