

Chapter 4

RESIDENTIAL ENVIRONMENTS

Objective 4.7

Methods

- (1) District Plan Rules.
- (2) Other Methods.

The Council will prepare a brochure explaining the contribution of trees to the residential environment, offering guidance to the public on the planting, maintenance and suitability of tree species and explaining how and why certain activities can cause harm to trees.

The Council will work with local communities to develop road planting and maintenance programmes. In addition, a policy document for work affecting trees adjacent to roads and public places will be prepared by the Council.

Council will also undertake planting within Reserves in accordance with Master Plans.

Chapter 5

MAIN RESIDENTIAL ZONE – RULES

5.1 Summary of Main Residential Zone Rules

Rule Number and Description		Classification	Page Number
Rule 5.13.1(e)	The establishment of any noise sensitive activity within the Airport Noise Boundary as shown on Planning Map G5 or Appendix 27 <u>and 27A.</u>	Discretionary	5

MAIN RESIDENTIAL ZONE – ACTIVITY TABLE

DISCRETIONARY ACTIVITIES	
<p>5.13 Discretionary Activities</p> <p>1. The following land uses are discretionary activities. A resource consent application must be made and consent may be declined or granted with or without conditions. The Council will have regard to the objectives and policies of this Plan and the assessment criteria in Chapter 12. The Council's discretion is unrestricted.</p> <p>e) The establishment of any noise sensitive activity within the Airport Noise Boundary as shown on Planning Map G5 or Appendix 27 <u>and 27A.</u></p>	

MAIN RESIDENTIAL ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>5.17 Height</p> <p>1. The following maximum height conditions shall apply to all land uses, other than aerials, lines and support structures:</p> <p>a) Any part of a building or structure must not exceed 8 metres in height, except that:</p> <p><u>iii) For sites within the Orotu Drive Height Restriction Zone as shown on the Structure plan in Appendix 27A, any part of a building or structure must not exceed 6 metres in height.</u></p>	

SPORTS PARK ZONE – ACTIVITY TABLE

PERMITTED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>48.2 Land Uses Generally</p> <p>1. The following land uses are permitted provided they comply in all respects with the relevant conditions in the Sports Park Zone activity table and condition table:</p> <p>e) <u>New buildings and</u> activities identified on the Park Island Master Plan in Appendix 34 (including <u>but not limited to:</u> commercial offices, and commercial activities, <u>gymnasiums, indoor sports facilities and healthcare centres provided they are</u> ancillary to sports activities undertaken on the Park <u>as either single or multiunit development activities</u>).</p>	

SPORTS PARK ZONE – CONDITION TABLE

CONDITIONS FOR PERMITTED ACTIVITIES AND CONTROLLED ACTIVITIES	Matters the Council will restrict its discretion to for restricted discretionary activities.
<p>48.12 Floorspace</p> <p>1. The following floorspace condition shall apply to all land uses:</p> <p>a) The maximum floorspace of buildings on a site must not exceed 500m² gross floor area <u>except where:</u></p> <p>b) <u>In Park Island the combined</u> maximum floorspace of buildings <u>within each Sports Hub, as</u> identified on the Park Island Master Plan, <u>must not exceed is 1000m² 4,000m²</u> gross floor area, <u>provided:</u></p> <p>i) <u>no one building shall exceed 2,000m² gross floor area.</u></p> <p>ii) <u>buildings exceeding 500m² gross floor area shall be located no less than 30m apart.</u></p>	

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STRUCTURE PLANS

- 27 Lagoon Farm, Citrus Grove, and Park Island Structure Plan 28A Lifestyle Character Zone Structure Plan
- 27A [Parkland West Structure Plan](#)
- 28A Lifestyle Character Zone Structure Plan

Appendix 28A - Parklands West Structure Plan



Explanation

The Northern Hub will adjoin the next stages of the Parklands subdivision and the master plan has considered how the interface between the two activities can be successfully achieved. In particular, planting as recommended in the Isthmus Group September 2017 report will be undertaken by Council within the Reserve alongside Orotu Drive ahead of development wherever practicable within this area.

Park Island Master Plan



Park Island Master Plan

