

OHOK - Bradleys Road Ohoka Development Area

Introduction

The Bradleys Road Ohoka Development Area is located in the north of Ohoka. The area is a Large Lot Residential Zone that provides for low density residential activities.

Key features of DEV-OHOK-APP1 include:

- proposed road, pedestrian access and reserve layouts;
- proposed stormwater management areas;
- areas to achieve specific residential density requirements; and
- odour control set back areas.

Activity Rules

DEV-OHOK-R1 Bradleys Road Ohoka Development Area Outline Development Plan	
Activity status: PER Where: 1. development shall be in accordance with DEV-OHOK-APP1.	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. 	
DEV-OHOK-R2 Residential unit and any rooms within accessory buildings used for sleeping or living purposes located within the Poultry Odour Control Setback Area	
Activity Status: NC Where: 1. a poultry farm continues to operate on Part Rural Section 2561 with respect to the Poultry Odour Control Setback Area.	Activity status when compliance not achieved: N/A

Built Form Standards

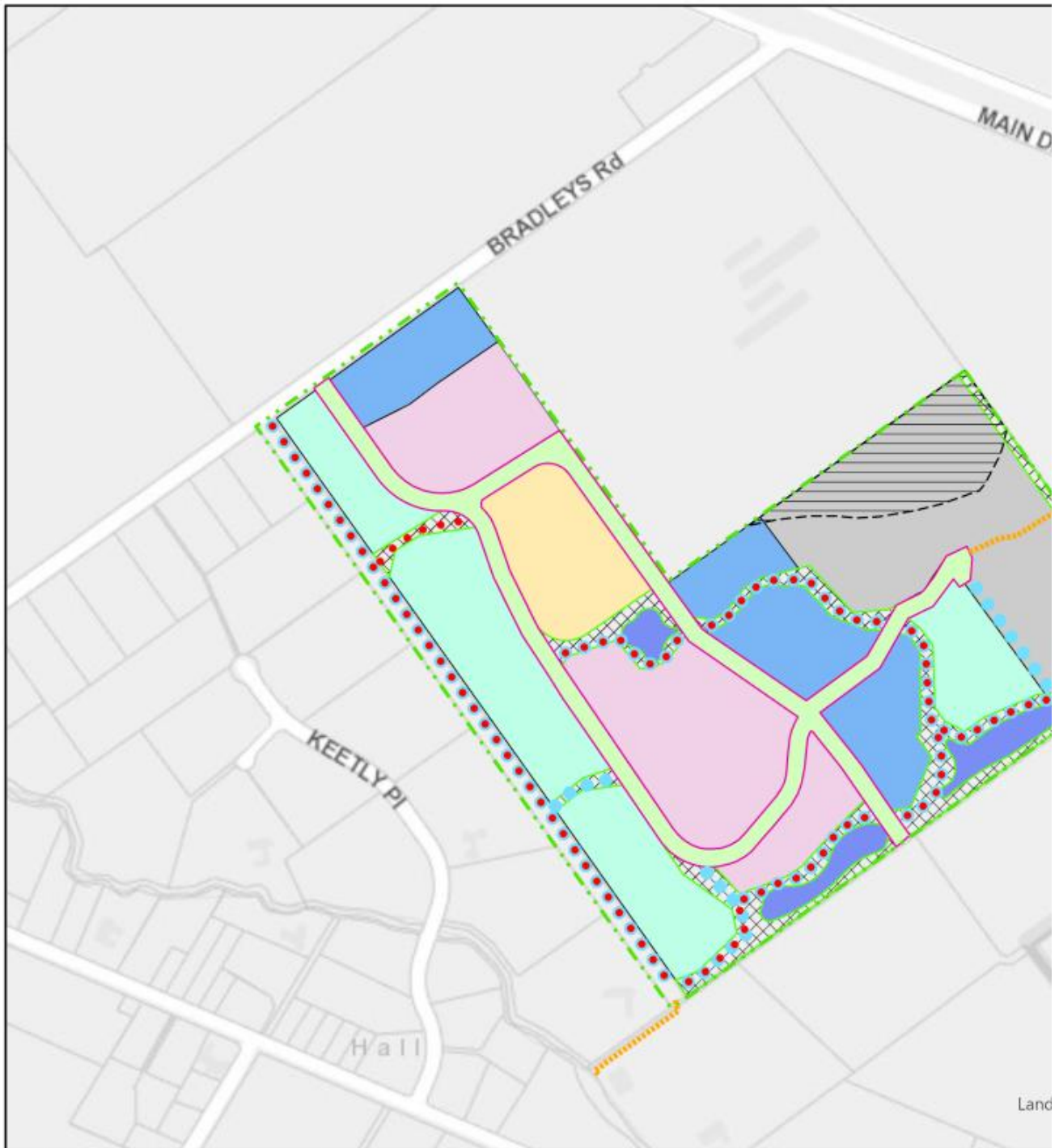
DEV-OHOK-BFS1 Specific density requirements	
1. For the the purpose of subdivision standard SUB-S1: <ol style="list-style-type: none"> a. the maximum number of allotments across the DEV-OHOK-APP1 area shall be 55; and b. allotment sizes shall be achieved within the following Density Areas: <ol style="list-style-type: none"> i. Density Area A shall achieve a minimum allotment size of no less than 1ha; ii. Density Area B shall achieve a minimum allotment size of no less 	Activity status when compliance not achieved: NC

<p>than 5000m²;</p> <p>iii. Density Area C shall achieve a minimum allotment size of no less than 4000m²;</p> <p>iv. Density Area D shall achieve a minimum allotment size of no less than 3000m²; and</p> <p>v. Density Area E shall achieve a minimum allotment size of no less than 2500m².</p>	
DEV-OHOK-BFS2 Development in the road setback	
<p>1. Within any road setback:</p> <p>a. the maximum total area of paving (including gravel surface) shall be 100m²;</p> <p>b. a minimum of one specimen tree shall be planted and maintained for each 10m of road frontage; and</p> <p>c. any tree required in accordance with (b) shall:</p> <p>i. be located within 10m of the road frontage boundary and be planted not more than 10m apart;</p> <p>ii. be a minimum height of 2m and a minimum trunk diameter of 3cm at a height of 30cm above ground level; and</p> <p>iii. be selected from the following species: maples, silk tree, alders, oaks, elms, magnolias, olives, plane trees, birches, cypresses and kowhai.</p>	<p>Activity status when compliance not achieved: DIS</p>
DEV-OHOK-BFS3 Building coverage	
<p>1. For the purpose of LLRZ-BFS2, the maximum building coverage shall be:</p> <p>a. 10% of the net site area for any allotment over 3000m²; or</p> <p>b. 15% of the net site area or 500m² whichever is the lesser for any allotment between 2500m²-2999m².</p>	<p>Activity status when compliance not achieved: DIS</p>
DEV-OHOK-BFS4 Building and structure setbacks	
<p>1. For the purpose of LLRZ-BFS5 (1)(a) any building or structure, other than a fence, shall be set back a minimum of 15m from any road boundary.</p>	<p>Activity status when compliance not achieved: DIS</p>
DEV-OHOK-BFS5 Fencing	
<p>1 For the purpose of LLRZ-BFS7 (1) any fence</p>	<p>Activity status when compliance not achieved:</p>

<p>or wall erected within any setback shall be:</p> <ol style="list-style-type: none">a. a minimum height of 0.6m above ground level;b. a maximum height of 1.2m above ground level;c. limited to post and wire or post and rail fences;d. at least 50% transparent; ande. of a length equal to, or greater than, 80% of the length of the road boundary.	DIS
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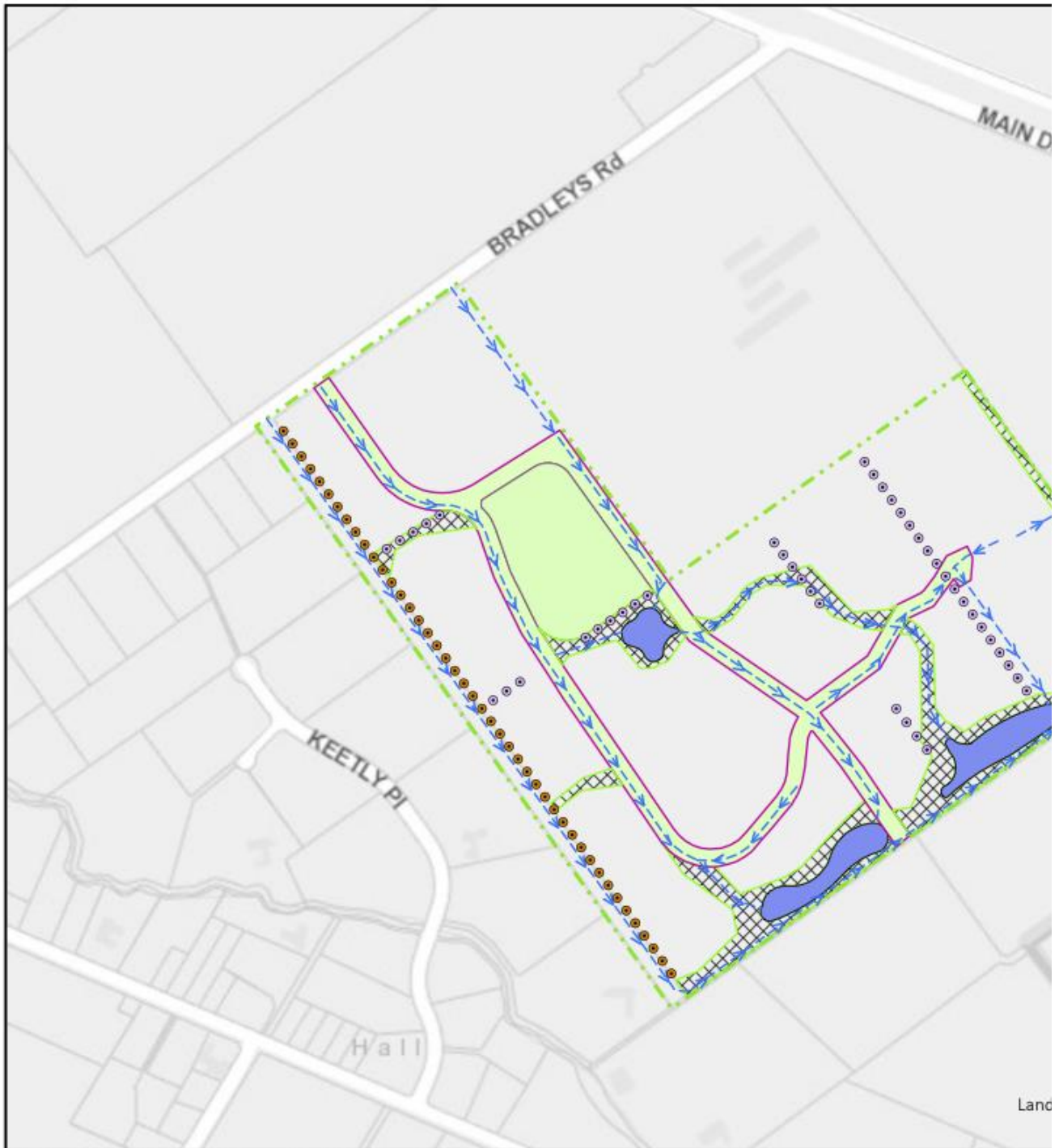
Appendix

DEV-OHOK-APP1 - Bradleys Road Ohoka ODP - Area A



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DEV-OHOK-APP1 - Bradleys Road Ohoka ODP - Area B



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