

8.14 Anticipated Environmental Results

The anticipated environmental results are:

8.14.1

The current level of residential amenity of existing residential areas, rural townships and settlements is maintained or enhanced.

8.14.2

The housing resource meets the different needs and desires of individuals and communities.

8.14.3

Residential activity in the vicinity of the Campus is protected from competing activities and land uses.

8.14.4

A high level of on-site amenity is provided.

8.14.5

The amenity of neighbourhoods in residential areas is maintained or enhanced.

8.14.6

Rural townships and settlements will develop within defined areas and retain their special character.

8.14.7

The rural and natural surroundings of the rural townships and settlements are retained.

8.14.8

The existing urban service infrastructure is efficiently used.

8.14.9

Development in rural townships and settlements is matched with the capacity of the urban service infrastructure.

8.14.10

The rural surroundings of the urban areas are retained.

8.14.11

Residential areas are able to accommodate the community support activities required to sustain them, and provide for the health, safety and wellbeing of people and communities within those areas.

8.14.12

Community support activities do not have adverse effects on the amenity of residential zones.

8.14.13

Papakaika housing and marae are developed in a sustainable manner and according to tribal customs and cultural preferences.

8.14.14

Adverse effects of development and activities on adjoining residential sites are minimised.

