

Appendix A: Development Area: Lincolnshire Farm chapter – Tracked Changes

Red underline and strike-out: show additions and deletions to the notified He Rohe Whanake: Te Pāmu o Lincolnshire, Development Area: Lincolnshire Farm Chapter, as recommended in the section 42A Report dated 19 January 2024.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Whanake: Te Pāmu o Lincolnshire

Development Area: Lincolnshire Farm

DEV2	Development Area – Lincolnshire Farm
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Introduction

The Lincolnshire Farm Development Area has been identified for urban development since the 1970s. A Structure Plan was first developed in 2006 and adopted into the District Plan in 2013. This Development Area replaces the earlier Structure Plan. The Lincolnshire Farm Development Area is located between Tawa and Johnsonville. At a regional level the site contributes to a compact urban form by connecting development between Porirua and Wellington City. It is also strategically located with easy access to State Highway 1 and the railway line.

There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood.

Existing transmission lines traverse the site, and any development must be appropriately managed to ensure the National Grid is not compromised. A local centre is intended to act as a focal point and meeting space for the neighbourhood and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive design methods will be used which will benefit water quality and reduce impacts from runoff.

The Development Plan and requirements in the Planning Maps and Appendix 12 shows the extent and location of each activity area, the requirements to be incorporated into design of aspects of the Development Area, as well as an indication of where special features should be located. The location of the map lines indicating boundaries between activity areas or location of roads and special features are not intended to be immovable. The best location for roads and building platforms will need to be informed by detailed earthworks modelling which may reveal that activities and special features should be consented outside of where they are indicated on the Development Plan. Extensive earthworks are anticipated to facilitate the Development Plan with earthworks minimised where practicable through subdivision and building design.

The new roading connection between Jamaica Drive and Mark Avenue is essential infrastructure that is required to implement the Development Plan. This connection will ensure that the Lincolnshire Farm neighbourhood centre, school, and community hub will be accessible to the whole community and have a viable catchment; and the residents of Lincolnshire Farm will have public transport, cycling and vehicular access to Takapu Train Station. An alternative transport route to State Highway 1 and Willowbank Road / Middleton Road will add resilience to the road network.

The streams and significant natural areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, SNAs and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas, play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be

within walking distance of a neighbourhood park. In addition, a sports and active recreation reserve will be provided in a central location to provide for formal sports. Where streams and associated hazard overlays (stream corridor, ponding) extend into the build area, their function is anticipated to be maintained through hazard risk assessment and response in design and layout of development.

~~Where there are any inconsistencies between provisions for the underlying zoning or district wide matters and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.~~

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
DEV2-O1	<p>Purpose</p> <p>Lincolnshire Farm is a well-connected neighbourhood that accommodates new residential and business growth supported by a range of activity types.</p>
DEV2-O2	<p>Activities and development</p> <p>Activities and development are carried out in an integrated and coordinated way to achieve efficient land use through a compact urban form.</p>
DEV2-O3	<p>Amenity and Design</p> <p>Development in the Lincolnshire Farm Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV2-O4	<p>Natural Environment</p> <p>Access to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.</p>
<u>DEV2-O5</u>	<p><u>Access and connection</u></p> <p><u>New communities at Lincolnshire Farm are well connected with each other and with the adjoining communities in Grenada North and Woodridge to increase their resilience and accessibility.</u></p>
Policies	
DEV2-P1	<p>Coordinated Development</p> <p>Provide flexibility for development and subdivision in the Lincolnshire Farm Development Area while ensuring that:</p> <ol style="list-style-type: none"> 1. Development is undertaken in general accordance with the location and extent shown on the Development Plan in in the Planning Maps; 2. Residential activities are prioritised in residential areas; 3. The local centre has a mix of activities including residential, retail and commercial services, and is centrally located along the principal road; 4. A variety of open space types are provided across the Development Area to create a logical, accessible open space network; 5. All dwellings are within walking distance of a neighbourhood park; 6. Access and connections to and within natural open spaces and reserves are provided; 7. Social infrastructure is provided, such as a school and community facilities, that is centrally located within the Development Area and easily accessible;

	<p>8. The road and access network provides high connectivity, key connections, to a well-connected transport network, including roads, public transport links and walking and cycling routes that assist in reducing carbon emissions and traffic congestion, and provides a high-quality street environment for people;</p> <p>9. A continuous road connection is provided across the Lincolnshire Farm Development Area connecting Jamaica Drive to Mark Avenue and Grenada Drive to Woodridge Drive, in general accordance with the alignment shown on the Development Area Plan and that caters for a future bus service and continuous walking and cycling networks linking Lincolnshire Farm with Woodridge and Grenada North;</p> <p>10. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators;</p> <p>11. The development achieves hydraulic neutrality over the entire Development Area;</p> <p>12. Buildings and sensitive activities are not located in overland flow paths, stream corridors or ponding areas;</p> <p>13. Development does not result in the fragmentation of sites in a manner that may compromise the anticipated future urban form of the area;</p> <p>14. Planned minimum areas for industrial, local centre, and community facilities are provided within the overall development area;</p> <p>15. Industrial activities that are adjacent to residential sites, open spaces and other sensitive activities provide for appropriate amenity in those adjacent areas; and</p> <p>16. The natural environment and local biodiversity are protected.</p>
<p>DEV2-P2</p>	<p>Residential Activities</p> <p>Encourage residential activities in the Development Plan that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide.
<p>DEV2-P3</p>	<p>Potentially Compatible Activities</p> <p>Only allow activities that are not in general accordance with the Development Plan or do not meet the requirements in Appendix 12 where:</p> <ol style="list-style-type: none"> 1. The activity supports anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV2-P1; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV2-O1 above.
<p>DEV2-P4</p>	<p>Sensitive activities within the Industrial Area</p> <p>Avoid the establishment of sensitive activities in the industrial area unless such activities are:</p> <ol style="list-style-type: none"> 1. Ancillary to a permitted or consented activity on the same site; and 2. Sufficiently insulated from noise effects of existing activities or other activities permitted in the zone.
<p>DEV2-P5</p>	<p>Amenity and Design</p> <p>Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide, Centres and Mixed Use Design Guide and Residential Design Guide; and 2. Adds visual diversity and interest through the overall street design and the form,

	landscaping, design, and siting of buildings.
DEV2-P6	<p>Local Centre</p> <p>Require a local centre to be provided that is designed and delivered in general accordance with the Development Plan in the planning maps, Concept Plan in Appendix 12 and meets the requirements of Appendix 12, and that:</p> <ol style="list-style-type: none"> 1. Supports the local centre's role and function in the City's hierarchy of centres described in CEKP-O2; 2. Promotes a strong sense of place and identity; 3. Integrates mana whenua design elements; 4. Fulfils the intent of the Centres and Mixed Use Design Guide and Residential Design Guide; 5. Delivers well-functioning, mixed use living and working environments that provide opportunities for people to live, play, gather and meet community; 6. Provides for low carbon modes of transport; 7. Delivers safe and accessible pedestrian connections, public areas, and buildings, including for people with restricted mobility; and 8. Locates any off-street car parks away from the street frontage and at the rear of retail premises or within a shared courtyard.
Rules: Land use activities in the General Industrial Activity Area	
DEV2-R1	All activities
-	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The activity is permitted in the underlying zone;</u> b. <u>Compliance with DEV2-S1, DEV2-S2, and DEV2-S3 is achieved; and</u> c. <u>The activity is in accordance with the Lincolnshire Farm Development Plan and Appendix 12.</u>
-	<p>2. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV2-R1.a or DEV2-R1.b cannot be achieved; and</u> b. <u>The activity is in accordance with the Lincolnshire Farm Development Plan and Appendix 12.</u> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The extent and effects of non-compliance with any requirement not met, including the associated assessment criteria for any infringed standard; and</u> 2. <u>The matters in DEV2-P1, DEV2-P2, DEV2-P3, DEV2-P4, DEV2-P5, and DEV2-P6.</u>
-	<p>3. Activity status: Discretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV2-R1.2.b cannot be achieved.</u>
DEV2-R1	Industrial activities
-	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p>

	<p>a. The activity is not a heavy industrial activity; and</p> <p>b. Any ancillary retail activity is limited to the display and sale of goods produced, processed or stored on the site and does not exceed 10% of the GFA of all buildings on the site.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R1.1 cannot be achieved.</p>
DEV2-R2	Trade and industrial training facilities
	<p>1. Activity status: Permitted</p>
DEV2-R3	Emergency service facilities
	<p>1. Activity status: Permitted</p>
DEV2-R4	Sensitive activities not ancillary to a permitted activity
	<p>1. Activity Status: Discretionary</p>
DEV2-R5	Commercial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard-based retail.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of DEV2-R5.1.a cannot be achieved.</p>
DEV2-R6	Outdoor storage areas for commercial and industrial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of DEV2-R6.1.a cannot be achieved.</p> <p>Matters of discretion are:-</p> <p>1. The matters in DEV2-P1.14;</p> <p>2. The extent to which any lesser screening is necessary to provide for functional or operational needs of the activities on the site, or for people's health and safety; and</p> <p>3. Visual amenity effects.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified.</p>
DEV2-R7	Other activities

-	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, discretionary activity, or non-complying activity.</p>
Rules: Land use activities in all Areas	
DEV2-R8	Residential activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than three residential units occupy the site.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R8.1.a cannot be achieved.</p> <p>Matters of discretion are:-</p> <p>4. The matters in DEV2-P2; and</p> <p>5. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R8.2 is precluded from being either publicly or limited notified.</p>
DEV2-R9	Construction activities
-	1. Activity status: Permitted
DEV2-R10	Recreation activities
	1. Activity status: Permitted
DEV2-R11	Informal recreation activities
	1. Activity status: Permitted
DEV2-R12	Organised sport and recreation activities
	1. Activity status: Permitted
DEV2-R13	Conservation activities
	1. Activity status: Permitted
DEV2-R14	Gardens, including community gardens
	1. Activity status: Permitted
DEV2-R15	Mobile commercial activities ancillary to permitted recreation and conservation activities
	1. Activity status: Permitted
DEV2-R16	Parks maintenance and repair
	1. Activity status: Permitted
DEV2-R17	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted

DEV2-R18	Construction, maintenance, alteration of, or addition to car parking areas and access
	1. Activity status: Permitted
DEV2-R19	Commercial activities, excluding integrated retail activities
	1. Activity status: Permitted Where: a. Located in a building that forms part of the local centre in general accordance with the Development Plan on the Planning maps.
	2. Activity status: Discretionary Where: a. Compliance with DEV2-R19.1.a cannot be achieved.
DEV2-R20	Community facilities
	1. Activity status: Permitted
DEV2-R21	Educational facilities
	1. Activity status: Permitted
DEV2-R22	Arts, culture and entertainment activities
	1. Activity status: Permitted
DEV2-R23	Emergency service facilities
	1. Activity status: Permitted
DEV2-R24	Public transport facilities
	1. Activity status: Permitted
DEV2-R25	Home business
-	1. Activity status: Permitted Where: a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time; c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance; e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and h. No retailing must be conducted on the site, except: i. Goods retailed online and do not result in customer visits to the site; or ii. Goods ancillary and related to a service provided by the home business.
-	2. Activity status: Restricted Discretionary

	<p>Where:</p> <p>a. Compliance with any of the standards in DEV2-R25.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effects of non-compliance with any requirement not met; and</p> <p>2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R25.2 is precluded from being publicly notified.</p>
	<p>DEV2-R26 Supported residential care activities</p>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten residents.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-R26.1.a.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R26.2 is precluded from being publicly notified.</p>
	<p>DEV2-R27 Boarding houses</p>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R27.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R27.2 is precluded from being publicly notified.</p>
	<p>DEV2-R28 Visitor accommodation</p>
	<p>1. Activity status: Permitted</p>

	<p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R28.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R28.2 is precluded from being publicly notified.</p>
	<p>DEV2-R29 Childcare services</p>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed ten; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R29.1.a and DEV2-R29.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R29.2 is precluded from being publicly notified.</p>
	<p>DEV2-R30 Retirement village</p>
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P5 and MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R30.1 is precluded from being publicly notified.</p>
	<p>DEV2-R31 All Other Activities</p>
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.</p>

Land use activities in the Natural Open Space Activity Area	
DEV2-R32	Informal recreation activities
-	1. Activity status: Permitted
DEV2-R33	Conservation activities
-	1. Activity status: Permitted
DEV2-R34	Rural activities as part of a management programme for the reserve
-	1. Activity status: Permitted
DEV2-R35	Gardens, including community gardens
-	1. Activity status: Permitted
DEV2-R36	Mobile commercial activities ancillary to informal recreation and conservation activities
-	1. Activity status: Permitted
DEV2-R37	Parks maintenance and repair
-	1. Activity status: Permitted
DEV2-R38	Construction, maintenance, alteration of or addition to footpaths and tracks
-	1. Activity status: Permitted
DEV2-R39	Construction, maintenance, alteration of, or addition to, car parking areas and access
-	1. Activity status: Permitted
DEV2-R40	Any other activity not otherwise provided for as a Permitted Activity
-	1. Activity status: Discretionary
Rules: Building and structure activities	
DEV2-R41	Maintenance and repair of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV2-R42	Demolition or removal of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV2-R43	Buildings and Structures in the General Industrial Activity Area
-	1. Activity status: Permitted Where: a. Compliance is achieved with: i. DEV2-S1; ii. DEV2-S2; iii. DEV2-S3; iv. DEV2-S4; and v. DEV2-S5.
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of DEV2-R43.1 cannot be achieved; or b. The land use activity associated with the buildings and structures is not provided for as a permitted

		<p>activity-</p> <p>-</p> <p>Matters of discretion are:-</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and</p> <p>2. The matters in DEV2-P1, DEV2-P4 and DEV2-P5.</p>
	<p>DEV2-R44</p>	<p>Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Medium Density Residential Activity Area</p>
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. DEV2-S6; ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S9; v. DEV2-S10 only in relation to the rear yard boundary setback; vi. DEV2-S11; vii. DEV2-S12; viii. DEV2-S13; ix. DEV2-S14; and x. DEV2-S15.
		<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of DEV2-R45.1 cannot be achieved.</p> <p>Matters of discretion are:-</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and</p> <p>2. The matters in DEV2-P2 and MRZ-P10.</p> <p>Notification status:-</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S6, DEV2-S7, DEV2-S8, DEV2-S9, or DEV2-S10 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S11, DEV2-S12, DEV2-S13, DEV2-S14, or DEV2-S15 is precluded from being either publicly or limited notified.</p>
	<p>DEV2-R45</p>	<p>Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area</p>
		<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:</p> <ul style="list-style-type: none"> i. DEV2-S6;

<p>ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S17; v. DEV2-S18; vi. DEV2-S19; and vii. DEV2-S20; and 2. The extent and effect of non-compliance with the requirements in Appendix 12; 3. The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV2-P5, MRZ-P5, and MRZ-P10 for a retirement village.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R45.1 is precluded from being publicly notified.</p>	
DEV2-R46	Fences and standalone walls
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with DEV2-S16 is achieved.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-46.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in DEV2-P5.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R46.2 is precluded from being publicly notified.</p>	
DEV2-R47	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining properties; 3. Maintaining safe access and safety for road users, including pedestrians; and 4. The matters in MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R47.1 is precluded from being publicly notified.</p>	
DEV2-R48	Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Medium Density Residential Activity Area
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Whether the building or structure is associated with a permitted activity in the General Residential and Medium Density Residential Activity areas; 2. The extent and effect of non-compliance with any of the requirements in Appendix 12;</p>	

3. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; and
4. The matters in DEV2-P1, DEV2-P5 and DEV2-P6.

DEV2-R49**Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area****1. Activity status: Permitted**

Where:

a. Compliance with the following standards is achieved:

- i. DEV2-S22;
- ii. DEV2-S23;
- iii. DEV2-S24; and
- iv. DEV2-S25.

2. Activity status: Discretionary

Where:

- a. Compliance with any of the requirements of DEV2-R49.1.a cannot be achieved.

Effects Standards**DEV2-S1****Maximum height – General Industrial Activity Area**

1. All buildings and structures must not exceed a maximum height of 12m above ground level.

Assessment criteria where the standard is infringed:

1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site;
2. Visual amenity effects;
3. Dominance, privacy and shading effects on adjoining sites;
4. Proximity of the building to any Residential Zone, Open Space and Recreation Zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height; and
5. The effectiveness of any landscaping, screening or other site mitigation proposed.

DEV2-S2**Height in relation to boundary – General Industrial Activity Area**

No part of any building, accessory building or structure may project beyond a line of:

1. For any boundary adjoining a site used for residential or open space activities no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level;

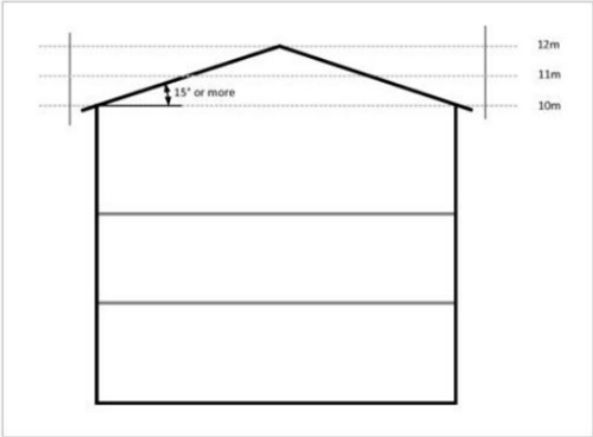
This standard does not apply to:

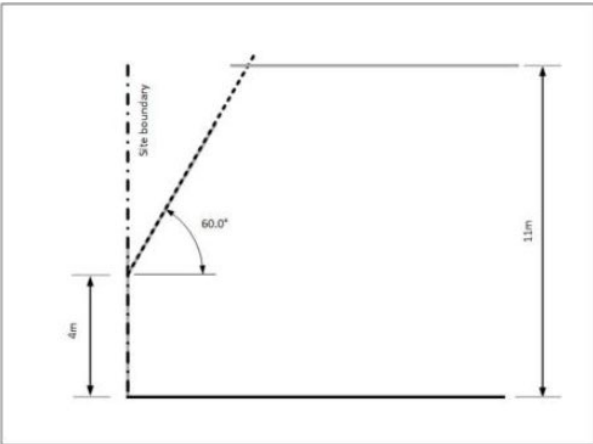
- a. A boundary with a road;
- b. Internal boundaries;
- c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm measured vertically;

Assessment criteria where the standard is infringed:

1. The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site;
2. Dominance, privacy and shading effects on adjoining sites;
3. Whether topographical or other site constraints make compliance with the standard impracticable; and
4. The effect on the function and associated amenity values of any adjacent Open Space and Recreation Zone.

<p>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and</p> <p>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.</p> <p>2. In addition, no industrial building or structures shall be higher than 3 metres within 5 metres of a boundary of a site used for residential activities.</p>	
DEV2-S3	Gross floor area for industrial activities
<p>1. Maximum gross floor area for industrial buildings on any site adjoining a residential site or State Highway is 4,000m².</p> <p>-</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which the additional floor area is necessary to provide for functional or operational needs of the activities on the site; and</p> <p>2. Dominance, privacy, and shading effects on adjoining sites.</p>
DEV2-S4	Windows adjacent to Residential Areas – Industrial Activity Area
<p>1. Opaque, privacy glazing must be installed in windows where:</p> <p>a. Above ground floor level;</p> <p>b. The associated building wall faces a site in any Residential Zone or Area; and</p> <p>c. The wall is located within 5m of the boundary of any Residential Zone or Area.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Privacy effects on adjoining sites; and</p> <p>2. Positive safety implications of over-looking public space.</p>
DEV2-S5	Verandah control
<p>1. Any verandah constructed on any building frontage facing a public space must:</p> <p>a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia;</p> <p>b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia;</p> <p>c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and</p> <p>d. Extend no more than 3m from the front of the building, measured horizontally.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety;</p> <p>2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and</p> <p>3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.</p>
DEV2-S6	Building height – Medium Density Residential Area

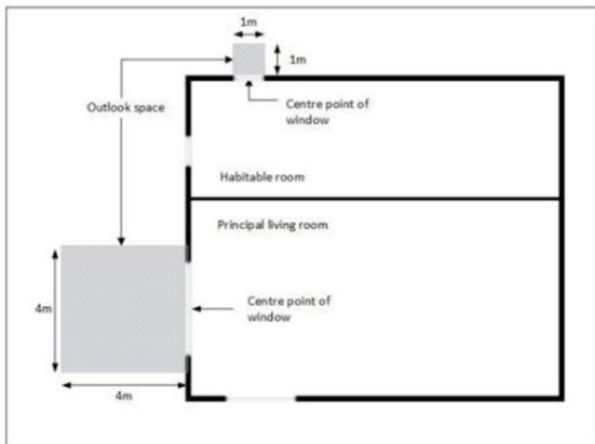
<p>1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 21 below:</p>  <p>-</p> <p>This standard does not apply to:</p> <p>a. Fences or standalone walls.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining sites; and</p> <p>3. Effects on the function and associated amenity values of any adjacent open space zone.</p> <p>-</p> <p>-</p>
<p>DEV2-S17 Maximum height of an accessory building – Medium Density Residential Area</p>	
<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Dominance, privacy and shading effects on adjoining properties.</p>
<p>DEV2-S8 Height in relation to boundary – Medium Density Residential Area</p>	

<p>1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 22 below;</p>  <p>2. For any site within Height Control Area 2: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and</p> <p>3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>- This standard does not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.
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<p>DEV2-S9 Building coverage – Medium Density Residential Area</p>	
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
<p>DEV2-S10 Boundary setbacks – Medium Density Residential Area</p>	
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on
<p>Yard</p>	<p>Minimum depth</p>

Front	1.5 metres	adjoining sites.
Side	1 metre	
Rear	1 metre (excluded on corner sites)	
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> - a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls. 		-
DEV2-S11	Outdoor living space (per unit) – Medium Density Residential Area	
<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: <ul style="list-style-type: none"> i. Grouped cumulatively by area in 1 communally accessible location; or ii. Located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and manoeuvring areas. <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that</p> <ul style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; and b. Is accessible from the residential unit; and c. May be: <ul style="list-style-type: none"> i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. Located directly adjacent to the unit. <p>-</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Multi-unit housing; and ii. Retirement villages. 		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - The extent to which: - 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
DEV2-S12	Outlook space (per unit) – Medium Density Residential Area	

- 1. ~~An outlook space must be provided for each residential unit as specified in this standard;~~
- 2. ~~An outlook space must be provided from habitable room windows as shown in Diagram 23 below:~~



- 3. ~~The minimum dimensions for a required outlook space are as follows:~~
 - a. ~~A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and~~
 - b. ~~All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;~~
- 4. ~~The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;~~
- 5. ~~Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;~~
- 6. ~~Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;~~
- 7. ~~Outlook spaces may be under or over a balcony;~~
- 8. ~~Outlook spaces required from different rooms within the same building may overlap; and~~
- 9. ~~Outlook spaces must:~~
 - a. ~~Be clear and unobstructed by buildings; and~~
 - b. ~~Not extend over an outlook space or outdoor living space required by another dwelling.~~

~~This standard does not apply to:~~

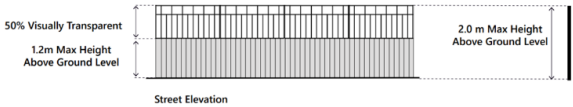
- i. ~~Multi-unit housing.~~
- ii. ~~Retirement villages.~~

- ~~Assessment criteria where the standard is infringed:~~
-
- ~~The extent to which:~~
-
- 1. ~~Acceptable levels of natural light are provided to habitable rooms; and~~
- 2. ~~The design of the proposed unit provides a healthy living environment.~~
-

DEV2-S13

Windows to street – Medium Density Residential Area

<p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Passive surveillance and safety.</p> <p>-</p> <p>-</p>
<p>DEV2-S14 Landscaped area – Medium Density Residential Area</p>	
<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</p> <p>2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Hard surfacing is minimised as far as practicable.</p>
<p>DEV2-S15 Permeable surface area – Medium Density Residential Area</p>	
<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Any measures used to mitigate stormwater runoff; and</p> <p>2. The capacity of, and effects on, the stormwater network.</p>
<p>DEV2-S16 Fences and standalone walls – Medium Density Residential Area</p>	

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and <p>-</p> <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 24 below. 	<p>-Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
	
<p>-</p> <p>DEV2-S16.2 does not apply to a State Highway.</p>	

DEV2-S17 Minimum residential unit size for multi-unit housing – Medium Density Residential Area

<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes. - - - 								
<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Residential Unit Type</th> <th style="text-align: left;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	
Residential Unit Type	Minimum Net Floor Area								
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DEV2-S18 Outdoor living space for multi-unit housing – Medium Density Residential Area

<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and <p>-</p> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site. - - -
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<p>b. Of the minimum area and dimension specified in the table below; and</p> <p>c. Free of buildings, parking spaces, and servicing and maneuvering areas.</p>			
Living Space Type	Minimum area	Minimum Dimension	
a. Private			
i. Studio unit and 1-bedroom unit	5m²	1.8m	
ii. 2+ bedroom unit	8m²	1.8m	
b. Communal			
i. For every 5 units	10m²	8m	
DEV2-S19	Outlook space for multi-unit housing – Medium Density Residential Area		
<p>1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and</p> <p>2. The outlook space must meet the requirements set out DEV2-S12.</p>		<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which:</p> <p>a. Acceptable levels of natural light are provided to habitable rooms; and</p> <p>b. The design of the proposed unit provides a healthy living environment.</p>	
DEV2-S20	Minimum density – Medium Density Residential Area		
<p>1. A minimum density of 40 dwellings per hectare must be achieved.</p>		<p>Assessment criteria where the standard is infringed:</p> <p>1. Whether there are physical or infrastructural constraints restricting compliance; and</p> <p>2. Whether allotments contain undevelopable land (for example structural embankments or streams).</p>	
DEV2-S21	Maximum height – Natural Open Space Activity Area		
<p>1. The following maximum height limits above ground level must be complied with:</p>			
Structure	Maximum height limit above ground level		
—a. Playground equipment	8m		
—b. Poles for lighting or surveillance	18m		
—c. Fences and gates	2m		
—d. All other buildings and structures	4m		
DEV2-S22	Maximum gross floor area – Natural Open Space Activity Area		

<p>1. Each individual buildings and/or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².</p>		-
DEV2-S23	Maximum building coverage – Natural Open Space Activity Area	
<p>1. Maximum building coverage is 5%.</p>		-
DEV2-S2324	Boundary setbacks – Natural Open Space Activity Area	
<p>1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:</p>		
Structure	Minimum boundary setback	
a. Playground equipment	1.5m	
b. All other buildings or structures	10m	