

Appendix C - Comparison Tables of provisions in the Development Area: Lincolnshire Farm (DEV2) Chapter and Development Area: Upper Stebbings and Glenside West (DEV3) Chapter with provisions in the GIZ and MRZ chapters

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Key for comments:
Twin - there is an identical provision in the 'sister' zone chapter
Partial twin with insignificant differences compared to 'sister' zone chapter
No twin or considerable differences compared to 'sister' zone chapter
Green text shows differences between Development Area chapter and 'sister' zone provisions
Red text show tracked change amendments recommended to the GIZ / MRZ chapters
Key for recommendation:
Delete the Development Area provision
Retain the Development Area provision

DEV2 – Lincolnshire Farm

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Industrial	<p>DEV2-R1 Industrial activities</p> <p>1. Activity status: Permitted</p> <p>Where:</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>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R1.1 cannot be achieved.</p>	<p>GIZ-R1 Industrial activities</p> <p>1. Activity status: Permitted</p> <p>Where:</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 gross floor area of all buildings on the site.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of GIZ-R1.1 cannot be achieved.</p>	N/A	Twin	Delete DEV2-R1
Industrial	<p>DEV2-R2 Trade and industrial training facilities</p> <p>1. Activity status: Permitted</p>	<p>GIZ-R2 Trade and industrial training facilities</p> <p>1. Activity status: Permitted</p>	N/A	Twin	Delete DEV2-R2
Industrial	<p>DEV2-R3 Emergency service facilities</p> <p>1. Activity status: Permitted</p>	<p>GIZ-R3 Emergency service facilities</p> <p>1. Activity status: Permitted</p>	N/A	Twin	Delete DEV2-R3
Industrial	<p>DEV2-R4 Sensitive activities not ancillary to a permitted activity</p> <p>1. Activity status: Discretionary</p>	<p>GIZ-R5 Sensitive activities not ancillary to a permitted activity</p> <p>1. Activity status: Non-complying</p>	N/A	GIZ rule has a more restrictive activity status than DEV2 rule.	Delete DEV2-R4
Industrial	<p>DEV2-R5 Commercial activities</p> <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>	<p>GIZ-R4 Commercial activities</p> <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 GIZ-R4.1. cannot be achieved.</p>	N/A	Twin	Delete DEV2-R5
Industrial	<p>DEV2-R6 Outdoor storage areas for commercial and industrial activities</p> <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>GIZ-R11 Outdoor storage areas</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The storage area is screened by either a fence or landscaping of at least 1.8m in height high from any adjoining road or site.</p> <p>2. Activity status: Restricted Discretionary</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The storage area is screened by either a fence or landscaping of at least 1.8m in height high from any adjoining road or site. and</p>	<p>Twin – except title of rules are different. Content is the same.</p> <p>Matters of discretion list chapter specific policies.</p>	Delete DEV2-R6

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of DEV2-R6.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in DEV2-P1.14; 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 3. Visual amenity effects. <p>Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified.</p>	<p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of GIZ-R11.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in GIZ-P5 and GIZ-P6; 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; and 3. Visual amenity effects. <p>Notification status: An application for resource consent made in respect of rule GIZ-R11.2 is precluded from being publicly or limited notified.</p>	<p>b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></p> <p>...</p>		
Industrial	<p>DEV2-R7 Other activities</p> <ol style="list-style-type: none"> 1. Activity status: Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not otherwise provided for as a permitted activity, <u>discretionary activity</u>, or non-complying activity. 	<p>GIZ-R6 All other activities</p> <ol style="list-style-type: none"> 1. Activity status: Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not otherwise provided for as a permitted activity or non-complying activity. 	N/A	Twin – expect that DEV2 rule includes discretionary activity.	Delete DEV2-R7
All Areas	<p>DEV2-R8 Residential activities</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ul style="list-style-type: none"> a. No more than three residential units occupy the site. <ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with DEV2-R8.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. <u>The matters in DEV2-P2; and</u> 2. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6. <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>	<p>MRZ-R2 Residential activities, <u>excluding retirement villages, supported residential care activities and boarding houses</u></p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> 1. No more than three residential units occupy the site, <u>except in MRZ-PREC03 where there is no limit.</u> 2. Activity status: Restricted Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with MRZ-R2.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; 2. <u>For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and</u> 3. <u>For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13.</u> <p>Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.</p>	N/A	<p>Twin – except for difference in rule title and that MRZ rule includes reference to MRZ precincts. No material difference between DEV2 and MRZ rules in terms of content or activity status.</p> <p>While the DEV2 rules apply to 'All Areas' I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the</p>	Delete DEV2-R8

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
				Industrial or Open Space Areas.	
All Areas	DEV2-R9 Construction activities 1. Activity status: Permitted	N/A	N/A	No twin. However, in my opinion this rule is a drafting oversight. The definition of 'construction activity' in the PDP includes the 'erection of new buildings and structures' which should not be a permitted activity in DEV2 when there are 'Building and structure activities' rules (DEV2-R41 to DEV2-R49) with associated standards.	Delete DEV2-R9
All Areas	DEV2-R10 Recreation activities 1. Activity status: Permitted	N/A	N/A	No twin. However, is similar/duplicative of 'informal recreation activities' in DEV2-R11.	Retain
All Areas	DEV2-R11 Informal recreation activities 1. Activity status: Permitted	NOSZ-R1 Informal recreation activities 1. Activity status: Permitted	N/A	Twin	Retain While these DEV2 rules do have twin rules within what would be NOSZ, the DEV2 rules are applicable to 'All Areas' and therefore, as notified, apply across Industrial, Residential, and Open Space Areas of DEV2. Because there are no
All Areas	DEV2-R12 Organised sport and recreation activities 1. Activity status: Permitted	OSZ-R2 Organised sport and recreation activities 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV2-R13 Conservation activities 1. Activity status: Permitted	NOSZ-R2 Conservation activities 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV2-R14 Gardens, including community gardens 1. Activity status: Permitted	NOSZ-R6 Gardens, including community gardens 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV2-R15 Mobile commercial activities ancillary to permitted recreation and conservation activities 1. Activity status: Permitted	NOSZ-R7 Mobile commercial activities ancillary to permitted recreation and conservation activities 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV2-R16 Parks maintenance and repair 1. Activity status: Permitted	NOSZ-R8 Parks maintenance and repair 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV2-R17 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted	NOSZ-R9 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted	N/A	Twin	

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
All Areas	DEV2-R18 Construction, maintenance, alteration of, or addition to car parking areas and access 1. Activity status: Permitted	NOSZ-R10 Construction, maintenance, alteration of, or addition to car parking areas and access drives 1. Activity status: Permitted	N/A	Twin – except reference to ‘Drives’ in NOSZ rule title	equivalent rules in the GIZ or MRZ chapters, these DEV2 rules must be retained to provide the scope of what was notified – i.e. flexibility for open space.
All areas	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.				
All Areas	DEV2-R20 Community facilities 1. Activity status: Permitted	MRZ-R9 Community facility, health care facility, emergency facility, education facility (excluding child care services) 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P15. Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.	MRZ-R9 Community facility, health care facility, emergency facility, educational facility (excluding child care services)	More permissive activity status for community facilities in DEV2 chapter	Retain
All Areas	DEV2-R21 Educational facilities 1. Activity status: Permitted	MRZ-R9 Community facility, health care facility, emergency facility, education facility (excluding child care services) 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P15. Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.	MRZ-R9 Community facility, health care facility, emergency facility, educational facility (excluding child care services)	More permissive activity status for educational facilities in DEV2 chapter	Retain
All Areas	DEV2-R22 Arts, culture and entertainment activities 1. Activity status: Permitted	N/A	N/A	No twin	Retain
All Areas	DEV2-R23 Emergency service facilities 1. Activity status: Permitted	MRZ-R9 Community facility, health care facility, emergency facility, education facility (excluding child care services) 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P15.	MRZ-R9 Community facility, health care facility, emergency facility, educational facility (excluding child care services)	More permissive activity status for emergency service facilities in DEV2 chapter	Retain

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
		Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.			
All Areas	DEV2-R24 Public transport facilities 1. Activity status: Permitted	N/A	N/A	No twin	Retain
All Areas	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; in addition 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 Where: a. Compliance with any of the standards in DEV2-R25.1 cannot be achieved. Matters of discretion are: 1. The extent and effects of non-compliance with any requirement not met; and	MRZ-R3 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 Where: a. Compliance with any of the requirements of MRZ-R3.1 cannot be achieved. Matters of discretion are: 1. The extent and effects of non-compliance with any requirement not met; and 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of	1. Activity status: Permitted Where: a. The site is occupied by a residential building and used for residential activities by <u>at least one person, who is an employee or equivalent engaged in the home business, and lives the person or persons living</u> on the site as their principal place of residence; ... 2. Activity status: Restricted Discretionary	Twin While the DEV2 rules is for 'All Areas' I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open Space Areas.	Delete DEV2-R25

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<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>nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being publicly notified.</p>			
All Areas	<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 10 residents.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R26.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity 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 DEV2-264.2.a is precluded from being publicly notified.</p>	<p>MRZ-R4 Supported residential care activities</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 residents.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R4.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity 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 MRZ-R4.2.a is precluded from being publicly notified.</p>	N/A	Twin	Delete DEV2-R26
All Areas	<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>MRZ-R5 Boarding Houses</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 guests per night.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R5.1.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 MRZ-R5.2.a is precluded from being publicly notified.</p>	N/A	Twin	Delete DEV2-R27

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
All Areas	<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>MRZ-R6 Visitor accommodation</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 guests per night.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>1. Compliance with MRZ-R6.1.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 MRZ-R6.2.a is precluded from being publicly notified.</p>	N/A	<p>Twin</p> <p>While the DEV2 rules is for 'All Areas' I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open Space Areas.</p>	Delete DEV2-R28
All Areas	<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</p> <p>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>MRZ-R7 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 10; and</p> <p>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 MRZ-R7.1.a or MRZ-R7.1.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 MRZ-R7.2.a is precluded from being publicly notified.</p>	<p>...</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R7.1.a or MRZ-R7.1.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>2. <u>The extent to which childcare facilities are integrated into residential development.</u></p> <p>...</p>	<p>Twin</p> <p>While the DEV2 rules is for 'All Areas' I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open Space Areas.</p>	Delete DEV2-R29
All Areas	<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>MRZ-R8 Retirement Village</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.</p>	N/A	<p>Twin – except different MRZ policies are refenced in matters of discretion. I consider this to be a drafting integration error</p>	Delete DEV2-R30

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	Notification status: An application for resource consent made in respect of rule DEV2-R30.1 is precluded from being publicly notified.	Notification status: An application for resource consent made in respect of rule MRZ-R8.1 is precluded from being publicly notified.		and that MRZ-R8 matters of discretion are most applicable. While the DEV2 rules is for 'All Areas' I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open Space Areas.	
All Areas	DEV2-R31 All Other Activities 1. Activity status: Discretionary Where: a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	MRZ-10 All other activities 1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.	N/A	Twin – except that MRZ rule also includes non-complying.	Delete DEV2-R31
Natural Open Space	DEV2-R32 Informal recreation activities 1. Activity status: Permitted	NOSZ-R1 Informal recreation activities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R32
Natural Open Space	DEV2-R33 Conservation activities 1. Activity status: Permitted	NOSZ-R2 Conservation activities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R33
Natural Open Space	DEV2-R34 Rural activities as part of a management programme for the reserve 1. Activity status: Permitted	NOSZ-R4 Rural activities as part of a management programme for the reserve 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R34
Natural Open Space	DEV2-R35 Gardens, including community gardens 1. Activity status: Permitted	NOSZ-R6 Gardens, including community gardens 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R35
Natural Open Space	DEV2-R36 Mobile commercial activities ancillary to informal recreation and conservation activities 1. Activity status: Permitted	NOSZ-R7 Mobile commercial activities ancillary to informal recreation and conservation activities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R36
Natural Open Space	DEV2-R37 Parks maintenance and repair 1. Activity status: Permitted	NOSZ- R8 Parks maintenance and repair 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R37

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Natural Open Space	DEV2-R38 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted	NOSZ-R9 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R38
Natural Open Space	DEV2-R39 Construction, maintenance, alteration of, or addition to, car parking areas and access 1. Activity status: Permitted	NOSZ-R10 Construction, maintenance, alteration of, or addition to, car parking areas and access drives 1. Activity status: Permitted	N/A	Twin – except reference to ‘Drives’ in NOSZ rule title	Delete DEV2-R39
Natural Open Space	DEV2-R40 Any other activity not otherwise provided for as a Permitted Activity 1. Activity status: Discretionary	NOSZ-R11 Any other activity not otherwise provided for as a Permitted Activity 1. Activity status: Discretionary	N/A	Twin	Delete DEV2-R40
Buildings	DEV2-R41 Maintenance and repair of buildings and structures in all activity areas 1. Activity status: Permitted	MRZ-R11 Maintenance and repair of buildings and structures 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R41
		GIZ-R8 Maintenance and repair of buildings and structures 1. Activity status: Permitted			
		NOSZ-R13 Maintenance and repair of buildings and structures 1. Activity status: Permitted			
Buildings	DEV2-R42 Demolition or removal of buildings and structures in all activity areas 1. Activity status: Permitted	MRZ-12 Demolition or removal of buildings and structures 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R42
		GIZ-R9 Maintenance and repair of buildings and structures 1. Activity status: Permitted			
		NOSZ-R12 Demolition or removal of buildings and structures 1. Activity status: Permitted			
Buildings: Industrial	DEV2-R43 Buildings and Structures in the General Industrial Activity Area 1. Activity status: Permitted Where: 1. 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 activity. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P1, DEV2-P4 and DEV2-P5.	GRZ-R10 Construction of, or additions and alterations to, buildings and structures 1. Activity status: Permitted Where: a. Compliance with GIZ-S1, GIZ-S3, GIZ-S4, GIZ-S5 and GIZ-S6 is achieved. 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of GIZ-R10.1 cannot be achieved. Matters of discretion are: 1. The matters in GIZ-P5 and GIZ-P6; 2. The extent of compliance with GIZ-S2; and 3. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. Notification status: An application for resource consent made in respect of rule GIZ-R10.2 that results from non-compliance with GIZ-S1 but that complies with both GIZ-S2	N/A	The rules reference chapter specific standards and matters of discretion list chapter specific policies. The permitted activity standards are similar twins as set out below.	Delete DEV2-R43

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Buildings: Residential	<p>DEV2-R44 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> <ol 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> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P2 and MRZ-P10. <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>and GIZ-S3 is precluded from being either publicly or limited notified.</p> <p>MRZ-R13 Construction, addition or alteration of residential buildings and structures where no more than three residential units occupy the site</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; viii. MRZ-S9; and ix. MRZ-S10. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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 MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-P11. <p>Notification status:</p> <p>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited notified.</p>	<p>MRZ-R13 Construction, addition or alteration of buildings and structures where no more than three residential units occupy the site</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; <u>and</u> viii. MRZ-S9; and ix. MRZ-S10. <p>1. Activity status: Restricted Discretionary</p> <p>...</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 2. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> <p>Notification status:</p> <p>...</p> <p>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, <u>or</u> MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited</p>	<p>The rule title differs but application is the same.</p> <p>The rules reference chapter specific standards and matters of discretion list chapter specific policies.</p> <p>The permitted activity standards are similar twins as set out below. The only difference being that DEV2-R44 includes DEV2-S7 (Maximum height of an accessory building – Medium Density Residential Area) of which there is no comparable twin provision in the MRZ except for in relation to Character precincts (MRZ-PREC01-S2).</p> <p>These differences (i.e. permitted activity condition of DEV2-S7) could be captured and addressed through the recommended new DEV2 permitted activity rule.</p>	Delete DEV2-R44

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Buildings: Residential	<p>DEV2-R45 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> <ol style="list-style-type: none"> The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ol style="list-style-type: none"> DEV2-S6; DEV2-S7; DEV2-S8; DEV2-S17; DEV2-S18; DEV2-S19; and DEV2-S20; and The extent and effect of non-compliance with the requirements in Appendix 12; The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-P6, and MRZ-P10 for multi-unit housing; and The matters in DEV2-P5, MRZ-P5, and MRZ-P10 for a retirement village. <p>Notification status: An application for resource consent made in respect of rule DEV2-R45.1 is precluded from being publicly notified.</p>	<p>MRZ-R14 Construction of buildings or structures for multi-unit housing or a retirement village</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ol style="list-style-type: none"> MRZ-S2; MRZ-S3; MRZ-S4; MRZ-S5; MRZ-S12 for multi-unit housing only; MRZ-S13 for multi-unit housing only; and MRZ-S14 for multi-unit housing only; and The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11. <p>Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</p>	<p>MRZ-R14 Construction of buildings or structures for multi-unit housing or a retirement village</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ol style="list-style-type: none"> MRZ-S2; MRZ-S3; MRZ-S4; MRZ-S5; MRZ-S12<u>S11</u> for multi-unit housing only; MRZ-S13<u>S12</u> for multi-unit housing only; and MRZ-S14<u>S13</u> for multi-unit housing only; and The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 (For multi-unit housing only), MRZ-P7 (For retirement villages only), MRZ-P8, MRZ-P10<u>P9</u> and MRZ-P11<u>P10</u>. <p>Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule MRZ-R14.1 that complies with all relevant standards is also precluded from being limited notified.</p> <p>An application for resource consent made in respect of rule MRZ-R14.1 that complies with MRZ-S2, MRZ-S3, MRZ-S4, but does not comply with with one or more of the other relevant standards is also precluded from being limited notified.</p>	<p>There are differences in that DEV2-S7 and DEV2-S20 do not have any comparable twin provision in the MRZ.</p> <p>The MRZ chapter includes MRZ-S4 (Boundary setbacks) of which the equivalent DEV2-S10 is not included as a matter of discretion in DEV2-R45. I consider this is a drafting error that should be corrected regardless.</p> <p>These differences (i.e. consideration of DEV2-S7 and DEV2-S20) could be captured and addressed through the recommended new DEV2 permitted activity rule.</p>	Delete DEV2-R45
Buildings	<p>DEV2-R46 Fences and standalone walls</p> <p>1. Activity status: Permitted</p>	<p>MRZ-R15 Fences and standalone walls</p> <p>1. Activity status: Permitted</p>	N/A	Twin – except matters of	Delete DEV2-R46

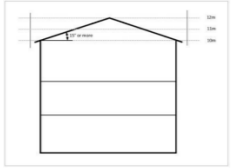
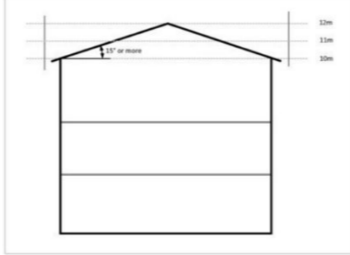
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>Where:</p> <ol style="list-style-type: none"> Compliance with DEV2-S16 is achieved. <ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with DEV2-46.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and The matters in DEV2-P5. <p>Notification status: An application for resource consent made in respect of rule DEV2-R46.2 is precluded from being publicly notified.</p>	<p>Where:</p> <ol style="list-style-type: none"> Compliance with MRZ-S11 achieved. <ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with any of the requirements of MRZ-R15.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and The matters in MRZ-P8 and MRZ-P11. <p>Notification status: An application for resource consent made in respect of rule MRZ-R15.2.a is precluded from being publicly notified.</p>		discretion list chapter specific policies.	
Buildings	<p>DEV2-R47 Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road</p> <ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining properties; Maintaining safe access and safety for road users, including pedestrians; and The matters in MRZ-P10. <p>Notification status: An application for resource consent made in respect of rule DEV2-R47.1 is precluded from being publicly notified.</p>	<p>MRZ-R16 Buildings and structures on or over a legal road</p> <ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining properties; Maintaining safe access and safety for road users, including pedestrians; and The matters in MRZ-P8, MRZ-P10 and MRZ-P11. <p>Notification status: An application for resource consent made in respect of rule MRZ-R16.1 is precluded from being publicly notified.</p>	<ol style="list-style-type: none"> Activity Status: Permitted Where: <ol style="list-style-type: none"> It is a retaining wall of 1.5m in height, or less, above ground level. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with the requirement of MRZ-R16.1.a cannot be achieved. <p>Matters of discretion are</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining properties; Maintaining safe access and safety for road users, including pedestrians; The matters in MRZ-P8, MRZ-P10 and MRZ-P11; and Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes. <p>...</p>	<p>The rule title differs but application is the same.</p> <p>Matters of discretion list chapter specific policies.</p>	Delete DEV2-R47
Buildings: Residential	<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> <p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Whether the building or structure is associated with a permitted activity in the General 	<p>MRZ-R17 Construction of any other building or structure, including additions and alterations</p> <ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> Compliance with the following standards is achieved: <ol style="list-style-type: none"> MRZ-S2; 	<p>...</p> <p>An application for resource consent made in respect of rule MRZ-R17.2.a and complies with standards MRZ-S2 and MRZ-S3 is precluded from being limited or publicly notified.</p>	No twin but MRZ-R17 is similar.	Retain

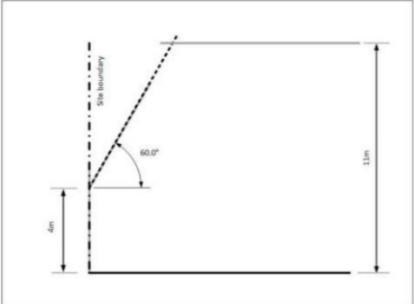
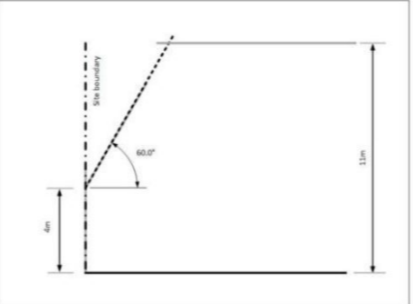
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>Residential and Medium Density Residential Activity areas;</p> <ol style="list-style-type: none"> 2. The extent and effect of non-compliance with any of the requirements in Appendix 12; 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. 	<ol style="list-style-type: none"> ii. MRZ-S3; iii. MRZ-S4; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S12; vii. MRZ-S13; and viii. MRZ-S14. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with any of the requirements of MRZ-R17.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 2. The matters in MRZ-P9, MRZ-P10; MRZ-P11 and MRZ-P15; and 3. The matters in MRZ-P6, MRZ-P7 and HRZ-P8 for additions and alterations to multi-unit-housing or a retirement village. <p>Notification status: An application for resource consent made in respect of rule MRZ-R17.2.a is precluded from being publicly notified.</p>			
Buildings: Natural Open Space	<p>DEV2-R49 Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. DEV2-S22; ii. DEV2-S23; iii. DEV2-S24; and iv. DEV2-S25. <p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of DEV2-R49.1.a cannot be achieved. 	<p>NOSZ-R14 Construction, alteration of and addition to buildings and structures</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. NOSZ-S1; ii. NOSZ-S2; iii. NOSZ-S3; iv. NOSZ-S4; and v. NOSZ-S5. <p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of NOSZ-R14.1.a cannot be achieved. 	N/A	<p>Twin – except that there is no equivalent of DEV2-S24 (Boundary setbacks) in NOSZ.</p> <p>These differences (i.e. consideration of DEV2-S24) could be captured and addressed through the recommended new DEV2 permitted activity rule.</p>	Delete DEV2-R49
Industrial	DEV2-S1 Maximum height – General Industrial Activity Area	GIZ-S1 Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PREC01-R1.1	*Minor changes to Table of Height Control Areas	Twin the DEV2 height limit matches Height	Delete DEV2-S1

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation										
	<p>1. All buildings and structures must not exceed a maximum height of 12m above ground level.</p> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; Visual amenity effects; Dominance, privacy and shading effects on adjoining sites; 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 The effectiveness of any landscaping, screening or other site mitigation proposed. 	<p>1. Buildings and structures must comply with the following maximum height limits above ground level:</p> <p>*Table of Height Control Areas (Height Control Area 1 limit is 12 metres)</p> <ol style="list-style-type: none"> Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level). <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Cranes, elevators and similar cargo handling equipment and lighting poles in the Miramar/Burnham Wharf precinct. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; Visual and amenity effects; Dominance, privacy and shading effects on adjoining sites; and 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. 		Control Area 1 in the GIZ standard.											
Industrial	<p>DEV2-S2 Height in relation to boundary – General Industrial Activity Area</p> <p>No part of any building, accessory building or structure may project beyond a line of:</p> <ol style="list-style-type: none"> 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; <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Internal boundaries; 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; 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 	<p>GIZ-S3 Height in relation to boundary</p> <ol style="list-style-type: none"> No part of any building or structure may project beyond the relevant recession plane shown below: <table border="1" data-bbox="1023 1287 1605 1864"> <thead> <tr> <th data-bbox="1023 1287 1308 1325">Location</th> <th data-bbox="1317 1287 1605 1325">Recession Plane</th> </tr> </thead> <tbody> <tr> <td data-bbox="1023 1331 1308 1486">Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</td> <td data-bbox="1317 1331 1605 1486">60° measured from a height of 4m vertically above ground level</td> </tr> <tr> <td data-bbox="1023 1493 1308 1648">Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps</td> <td data-bbox="1317 1493 1605 1648">60° measured from a height of 5m vertically above ground level</td> </tr> <tr> <td data-bbox="1023 1654 1308 1747">Boundary adjoining any site within the HRZ</td> <td data-bbox="1317 1654 1605 1747">60° measured from a height of 8m vertically above ground level</td> </tr> <tr> <td data-bbox="1023 1753 1308 1864">Boundary adjoining any site within an Open Space Zone</td> <td data-bbox="1317 1753 1605 1864">60° measured from a height of 5m vertically above ground level</td> </tr> </tbody> </table>	Location	Recession Plane	Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level	Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level	Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level	Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level	N/A	Similar – there are differences although this may be due to drafting inconsistencies.	Delete DEV2-S2
Location	Recession Plane														
Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level														
Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level														
Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level														
Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level														

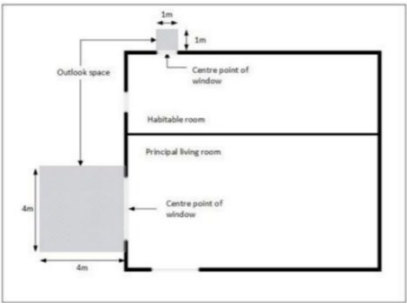
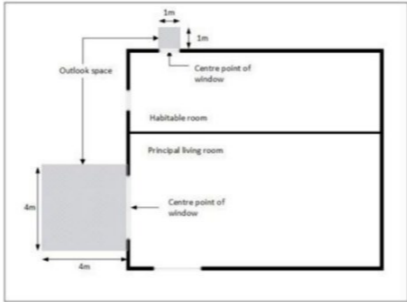
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>to boundary by more than 3m measured vertically; and</p> <p>e. Lift overruns, provided these do not exceed the height 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> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 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>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area; d. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; e. 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 f. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 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 Zone. 			
Industrial	<p>DEV2-S3 Gross floor area for industrial activities</p> <ol style="list-style-type: none"> 1. Maximum gross floor area for industrial buildings on any site adjoining a residential site or State Highway is 4,000m². <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 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>GIZ-S4 Maximum gross floor area</p> <ol style="list-style-type: none"> 1. The maximum gross floor area on any site adjoining any Residential Zone must not exceed 4,000m². <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; and 	N/A	Twin – except reference to State Highway in DEV2-S3. There is a small Industrial area site within DEV2 directly adjoining the State Highway (noting my	Delete DEV2-S3

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	2. Dominance, privacy, and shading effects on adjoining sites.	2. Dominance, privacy, and shading effects on adjoining sites.		recommendation to rezone this area to Open Space).	
Industrial	<p>DEV2-S4 Windows adjacent to Residential Areas – Industrial Activity Area</p> <ol style="list-style-type: none"> 1. Opaque, privacy glazing must be installed in windows where: <ol style="list-style-type: none"> a. Above ground floor level; b. The associated building wall faces a site in any Residential Zone or Area; and c. The wall is located within 5m of the boundary of any Residential Zone or Area. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space. 	<p>GIZ-S5 Windows adjacent to Residential Zones</p> <ol style="list-style-type: none"> 1. Opaque, privacy glazing must be installed in windows where: <ol style="list-style-type: none"> a. Above ground floor level; b. The associated building wall faces a site in any Residential Zone or Area; and c. The wall is located within 5m of the boundary of any Residential Zone or Area. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space. 	N/A	Twin	Delete DEV2-S4
Industrial	<p>DEV2-S5 Verandah control</p> <ol style="list-style-type: none"> 1. Any verandah constructed on any building frontage facing a public space must: <ol style="list-style-type: none"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and d. Extend no more than 3m from the front of the building, measured horizontally. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 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; 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 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance 	<p>GIZ-S6 Verandah control</p> <ol style="list-style-type: none"> 1. Any verandah constructed on any building frontage facing a public space must: <ol style="list-style-type: none"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and d. Extend no more than 3m from the front of the building, measured horizontally. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 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; 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 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. 	N/A	Twin	Delete DEV2-S5

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	for unencumbered vehicle movement, parking and loading.				
Residential	<p>DEV2-S6 Building height – Medium Density Residential Area</p> <ol style="list-style-type: none"> 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>This standard does not apply to:</p> <ol style="list-style-type: none"> Fences or standalone walls. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent open space zone. 	<p>MRZ-S1 Building height control 1: Where no more than three residential units occupy the site; or For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.</p> <ol style="list-style-type: none"> 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 1 below:  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Fences or standalone walls. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone. 	<p>This standard does not apply to:</p> <ol style="list-style-type: none"> Fences or standalone walls. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and 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 by more than 1m measured vertically. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone- and The siting of a development on a site, particularly in relation to larger than typical sites. 	Twin	Delete DEV2-S6 with consequential amendment to add Lincolnshire Farm Development Area to title of MRZ-S1.
Residential	<p>DEV2-S7 Maximum height of an accessory building – Medium Density Residential Area</p> <ol style="list-style-type: none"> All accessory buildings must not exceed a maximum height of 3.5m above ground level. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining properties. 	N/A	N/A	No twin I note MRZ-PREC01-S2 (Character Precincts) has a 3.5m maximum height for accessory buildings.	Retain
Residential	<p>DEV2-S8 Height in relation to boundary – Medium Density Residential Area</p> <ol style="list-style-type: none"> For any site within Height Control Area 1: no part of any building or structure may project beyond a 	<p>MRZ-S3 Height in relation to boundary</p> <ol style="list-style-type: none"> For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond This standard does not apply to:	Twin – except for chapter specific references to building height	Delete DEV2-S8

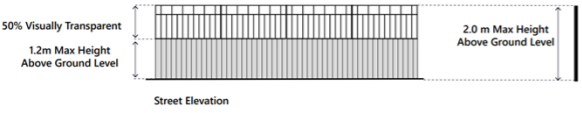
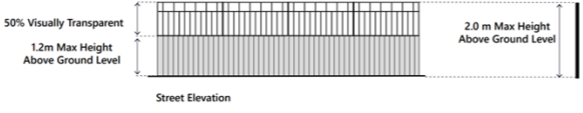
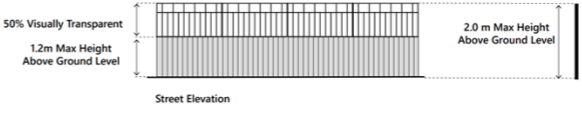
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 22 below;</p>  <ol style="list-style-type: none"> 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 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>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and 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> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent open space zone. 	<p>a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below;</p>  <ol style="list-style-type: none"> For any site where MRZ-S2.1.b applies: 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 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>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and 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> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent open space zone. 	<ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u> <u>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 by more than 1m measured vertically.</u> 	<p>control standard. However, I note that DEV2 does not have a Height Control Area 1 or 2 and that this is instead a reflection of MRZ-S2.</p>	
Residential	<p>DEV2-S9 Building coverage – Medium Density Residential Area</p> <ol style="list-style-type: none"> Maximum building coverage must not exceed 50% of the net site area. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and 	<p>MRZ-S5 Building coverage</p> <ol style="list-style-type: none"> Maximum building coverage must not exceed 50% of the net site area. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 	<p>...</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>Uncovered decks and uncovered structures no more than 1m in height above ground level; and</u> <u>Eaves up to 1m in width;</u> <u>Multi-unit housing; and</u> <u>Retirement villages.</u> 	Twin	Delete DEV2-S9

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation																										
Residential	<p>2. Dominance, privacy and shading effects on adjoining sites.</p> <p>DEV2-S10 Boundary setbacks– Medium Density Residential Area</p> <p>2. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and Fences or standalone walls. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<p>MRZ-S4 Boundary setbacks</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> <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and Fences or standalone walls. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> <tr> <td><u>Rail corridor boundary</u></td> <td><u>1.5m</u></td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and Fences or standalone walls; <u>Uncovered decks and uncovered structures no more than 1m in height above ground level (except in relation to the rail corridor boundary, where it does apply); and</u> <u>Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply).</u> 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<u>Rail corridor boundary</u>	<u>1.5m</u>	Twin	Delete DEV2-S10
Yard	Minimum depth																														
Front	1.5 metres																														
Side	1 metre																														
Rear	1 metre (excluded on corner sites)																														
Yard	Minimum depth																														
Front	1.5 metres																														
Side	1 metre																														
Rear	1 metre (excluded on corner sites)																														
Yard	Minimum depth																														
Front	1.5 metres																														
Side	1 metre																														
Rear	1 metre (excluded on corner sites)																														
<u>Rail corridor boundary</u>	<u>1.5m</u>																														
Residential	<p>DEV2-S11 Outdoor living space (per unit) – Medium Density Residential Area</p> <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> <ol style="list-style-type: none"> Where located at ground level, has no dimension less than 3 metres; 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; Is accessible from the residential unit; May be: <ol style="list-style-type: none"> grouped cumulatively by area in 1 communally accessible location; or located directly adjacent to the unit; and Is free of buildings, parking spaces, and servicing and manoeuvring areas. 	<p>MRZ-S6 Outdoor living space (per unit)</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> Where located at ground level, has no dimension less than 3 metres; 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; Is accessible from the residential unit; May be: <ol style="list-style-type: none"> grouped cumulatively by area in 1 communally accessible location; or located directly adjacent to the unit; and Is free of buildings, parking spaces, and servicing and manoeuvring areas. 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: 	N/A	Twin	Delete DEV2-S15																										

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<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> <ol style="list-style-type: none"> Is at least 8 square metres and has a minimum dimension of 1.8 metres; Is accessible from the residential unit; and May be: <ol style="list-style-type: none"> grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or located directly adjacent to the unit. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public open space in proximity to the site. 	<ol style="list-style-type: none"> Is at least 8 square metres and has a minimum dimension of 1.8 metres; Is accessible from the residential unit; and May be: <ol style="list-style-type: none"> grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or located directly adjacent to the unit. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public open space in proximity to the site. 			
Residential	<p>DEV2-S12 Outlook space (per unit) – Medium Density Residential Area</p> <ol style="list-style-type: none"> An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided from habitable room windows as shown in Diagram 23 below:  <ol style="list-style-type: none"> The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and 	<p>MRZ-S7 Outlook space (per unit)</p> <ol style="list-style-type: none"> An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided from habitable room windows as shown in Diagram 3 below:  <ol style="list-style-type: none"> The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and 	N/A	Twin	Delete DEV2-S12

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;</p> <p>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;</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>7. Outlook spaces may be under or over a balcony;</p> <p>8. Outlook spaces required from different rooms within the same building may overlap; and</p> <p>9. Outlook spaces must:</p> <ol style="list-style-type: none"> Be clear and unobstructed by buildings; and Not extend over an outlook space or outdoor living space required by another dwelling. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing. Retirement villages. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	<p>b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;</p> <p>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;</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>7. Outlook spaces may be under or over a balcony;</p> <p>8. Outlook spaces required from different rooms within the same building may overlap; and</p> <p>9. Outlook spaces must:</p> <ol style="list-style-type: none"> Be clear and unobstructed by buildings; and Not extend over an outlook space or outdoor living space required by another dwelling. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing. Retirement villages. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 			
Residential	<p>DEV2-S13 Windows to street – Medium Density Residential Area</p> <ol style="list-style-type: none"> 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>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and 	<p>MRZ-S8 Windows to street</p> <ol style="list-style-type: none"> 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>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. 	N/A	Twin	Delete DEV2-S13

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<p>b. Retirement villages.</p> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Passive surveillance and safety. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Passive surveillance and safety. 			
Residential	<p>DEV2-S14 Landscaped area – Medium Density Residential Area</p> <ol style="list-style-type: none"> A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 	<p>MRZ-S9 Landscaped area</p> <ol style="list-style-type: none"> A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 	N/A	Twin	Delete DEV2-S14
Residential	<p>DEV2-S15 Permeable surface area – Medium Density Residential Area</p> <ol style="list-style-type: none"> A minimum of 30% of the net site area must be permeable surface. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Any measures used to mitigate stormwater runoff; and The capacity of, and effects on, the stormwater network. 	<p>MRZ-S10 Permeable surface area</p> <ol style="list-style-type: none"> A minimum of 30% of the net site area must be permeable surface. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Any measures used to mitigate stormwater runoff; and The capacity of, and effects on, the stormwater network. 	<p>MRZ-S10 Permeable surface area</p> <p>1. A minimum of 30% of the net site area must be permeable surface.</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>	Twin	Delete DEV2-S15
Residential	<p>DEV2-S16 Fences and standalone walls – Medium Density Residential Area</p> <ol style="list-style-type: none"> Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> A maximum height of 2m above ground level where within 1m of any side or rear boundary; 	<p>MRZ-S11 Fences and standalone walls</p> <ol style="list-style-type: none"> Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> A maximum height of 2m above ground level where within 1m of any side or rear boundary; 	<ol style="list-style-type: none"> Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> Exceed a A maximum height of 2m above ground level where within 1m of any side or rear boundary; Obscure emergency or safety signage or obstruct access to 	Twin	Delete DEV2-S16

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	<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> <ol style="list-style-type: none"> A maximum height of 2m above ground level; and 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>DEV2-S16.2 does not apply to a State Highway.</p> <p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance and shading effects on adjoining properties. 	<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> <ol style="list-style-type: none"> A maximum height of 2m above ground level; and 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 4 below.  <p>MRZ-S11.2 does not apply to a State Highway.</p> <p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance and shading effects on adjoining properties. 	<p><u>emergency panels. Hydrants, shut-off valves, or other emergency response facilities.</u></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> <ol style="list-style-type: none"> Exceed a maximum height of 2m above ground level; and 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 4 below. <u>Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities.</u>  <p>3. <u>On a boundary with a site zoned open space or a boundary adjoining place space, including public accessways, or within 1m of either of these boundaries, any fence or standalone wall. Or combination of these structures, must not:</u></p> <ol style="list-style-type: none"> <u>Exceed a maximum height of 2m above ground level; and</u> <u>Any part of a fence or standalone wall above 1.5m in height and must be 50% visually transparent for its entire length.</u> <u>Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities.</u> <p>...</p>		
Residential	<p>DEV2-S17 Minimum residential unit size for multi-unit housing – Medium Density Residential Area</p> <p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>MRZ-S12 Minimum residential unit size for multi-unit housing</p> <p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	N/A	Twin	Delete DEV2-S17

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation																																				
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Residential	<p>DEV2-S18 Outdoor living space for multi-unit housing – Medium Density Residential Area</p> <ol style="list-style-type: none"> 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; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; A single contiguous space; and Of the minimum area and dimension specified in the table below; and Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: <ol style="list-style-type: none"> Accessible from the residential units it serves; Of the minimum area and dimension specified in the table below; and Free of buildings, parking spaces, and servicing and maneuvering areas. <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>a. Private</td> <td></td> <td></td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	a. Private			<p>MRZ-S13 Outdoor living space for multi-unit housing</p> <ol style="list-style-type: none"> 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; Where private outdoor living space is provided it must be: <ol style="list-style-type: none"> For the exclusive use of residents; Directly accessible from a habitable room; A single contiguous space; and Of the minimum area and dimension specified in the table below; and Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: <ol style="list-style-type: none"> Accessible from the residential units it serves; Of the minimum area and dimension specified in the table below; and Free of buildings, parking spaces, and servicing and maneuvering areas. <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>b. Private</td> <td></td> <td></td> </tr> <tr> <td>ii. Studio unit and 1-</td> <td>5m²</td> <td>1.8m</td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	b. Private			ii. Studio unit and 1-	5m ²	1.8m	<table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>c. Private</td> <td></td> <td></td> </tr> <tr> <td>iii. Studio unit and 1-bedroom unit</td> <td>5m²</td> <td>1.8m</td> </tr> <tr> <td>iv. 2+ bedroom unit</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td>d. Communal</td> <td></td> <td></td> </tr> <tr> <td>iii. i. For every 4 - 15 units</td> <td>1064m²</td> <td>8m</td> </tr> <tr> <td>iv. ii. For each additional unit above 15 units</td> <td>2m²</td> <td>-</td> </tr> </tbody> </table>	Living Space Type	Minimum Area	Minimum Dimension	c. Private			iii. Studio unit and 1-bedroom unit	5m ²	1.8m	iv. 2+ bedroom unit	8m ²	1.8m	d. Communal			iii. i. For every 4 - 15 units	1064m ²	8m	iv. ii. For each additional unit above 15 units	2m ²	-	Twin	Delete DEV2-S18
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i. Studio unit and 1-bedroom unit	5m ²	1.8m																											
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Residential	<p>DEV2-S19 Outlook space for multi-unit housing – Medium Density Residential Area</p> <ol style="list-style-type: none"> All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and The outlook space must meet the requirements set out DEV2-S12. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	<p>MRZ-S14 Outlook space for multi-unit housing</p> <ol style="list-style-type: none"> All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and The outlook space must meet the requirements set out MRZ-S7. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	N/A	Twin DEV2-S12 and MRZ-S7 are twins as well.	Delete DEV2-S19																								
	<p>DEV2-S20 Minimum density – Medium Density Residential Area</p> <ol style="list-style-type: none"> A minimum density of 40 dwellings per hectare must be achieved. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether there are physical or infrastructural constraints restricting compliance; and 	N/A	N/A	No twin	Retain																								

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation																				
	2. Whether allotments contain undevelopable land (for example structural embankments or streams).																								
Natural Open Space	<p>DEV2-S21 Maximum height – Natural Open Space Activity Area</p> <p>1. The following maximum height limits above ground level must be complied with:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Playground equipment</td> <td>8m</td> </tr> <tr> <td>b. Poles for lighting or surveillance</td> <td>18m</td> </tr> <tr> <td>c. Fences and gates</td> <td>2m</td> </tr> <tr> <td>d. All other buildings and structures</td> <td>4m</td> </tr> </tbody> </table>	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	<p>NOSZ-S1 Maximum height of buildings and structures</p> <p>1. Buildings and structures must not exceed the following maximum height limits above ground level:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Playground equipment</td> <td>8m</td> </tr> <tr> <td>b. Poles for lighting or surveillance</td> <td>18m</td> </tr> <tr> <td>c. Fences and gates</td> <td>2m</td> </tr> <tr> <td>d. All other buildings and structures</td> <td>4m</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319). <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; Dominance, privacy and shading effects on adjoining sites; Streetscape and visual amenity effects; The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and Whether topographical or other site constraints make compliance with the standard impractical. 	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	N/A	<p>Twin – except for minor wording differences and NOSZ has exclusion for Zealandia.</p> <p>There are no assessment criteria for DEV but there is for NOSZ which I consider to be an error in drafting and that the NOSZ assessment criteria are applicable.</p>	Delete DEV2-S21
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Natural Open Space	<p>DEV2-S22 Maximum gross floor area – Natural Open Space Activity Area</p> <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>	<p>NOSZ-S2 Maximum gross floor area</p> <p>1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².</p> <p>This standard does not apply to:</p>	N/A	<p>Twin – except that NOSZ has exclusion for Zealandia.</p> <p>There are no assessment criteria for DEV</p>	Delete DEV2-S22																				

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation						
		<p>b. Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319).</p> <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional floor area can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; and 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site. 		but there is for NOSZ which I consider to be an error in drafting and that the NOSZ assessment criteria are applicable.							
Natural Open Space	<p>DEV2-S23 Maximum building coverage – Natural Open Space Activity Area</p> <ol style="list-style-type: none"> 1. Maximum building coverage is 5%. 	<p>NOSZ-S3 Maximum building coverage</p> <ol style="list-style-type: none"> 1. Maximum building coverage is 5%. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the increased building coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and. 4. Whether topographical or other site constraints make compliance with the standard impractical. 	N/A	<p>Twin</p> <p>There are no assessment criteria for DEV but there is for NOSZ which I consider to be an error in drafting and that the NOSZ assessment criteria are applicable.</p>	Delete DEV2-S23						
Natural Open Space	<p>DEV2-S24 Boundary setbacks – Natural Open Space Activity Area</p> <ol style="list-style-type: none"> 1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with: <table border="0"> <tr> <td>Structure setback</td> <td>Minimum boundary setback</td> </tr> <tr> <td>a. Playground equipment</td> <td>1.5m</td> </tr> <tr> <td>b. All other buildings or structures</td> <td>10m</td> </tr> </table>	Structure setback	Minimum boundary setback	a. Playground equipment	1.5m	b. All other buildings or structures	10m	N/A	N/A	No twin	Retain
Structure setback	Minimum boundary setback										
a. Playground equipment	1.5m										
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DEV3 – Upper Stebbings and Glenside West

Area / Zone	Notified DEV3 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Build Areas	<p>DEV3-R1 Residential activities</p> <p>1. Activity status: Permitted Where: a. No more than three residential units occupy the site.</p> <p>2. Activity status: Restricted Discretionary Where: a. Compliance with DEV3-R1.1.a cannot be achieved.</p> <p>Matters of discretion are: 1. The matters in DEV3-P2; and 2. 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 DEV3-R1.2 is precluded from being either publicly or limited notified.</p>	<p>MRZ-R2 Residential activities, <i>excluding retirement villages, supported residential care activities and boarding houses</i></p> <p>1. Activity status: Permitted Where: a. No more than three residential units occupy the site, <i>except in MRZ-PREC03 where there is no limit.</i></p> <p>2. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R2.1.a cannot be achieved.</p> <p>Matters of discretion are: 1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; 2. <i>For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and</i> 3. <i>For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13.</i></p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.</p>	N/A	<p>Twin – except for difference in rule title and that MRZ rule includes reference to MRZ precincts. No material difference between DEV2 and MRZ rules in terms of content or activity status.</p> <p>While the DEV2 rules is for ‘All Areas’ I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open Space Areas.</p>	Delete DEV3-R1
Build Areas	<p>DEV3-R2 Construction activities</p> <p>1. Activity status: Permitted</p>	N/A	N/A	<p>No twin.</p> <p>However, in my opinion this rule is a drafting oversight. The definition of ‘construction activity’ in the PDP includes the ‘erection of new buildings and structures’ which should not be a permitted activity in DEV3 when there are ‘Building and structure activities’ rules (DEV3-R25 to DEV3-R33) with</p>	Delete DEV3-R2

				associated standards.	
Build Areas	DEV3-R3 Recreation activities 1. Activity status: Permitted	N/A	N/A	No twin Similar/duplicative of 'informal recreation activities' in DEV3-R16 which applies to 'all areas'.	Delete DEV3-R3
Build Areas	DEV3-R4 Organised sport and recreation activities 1. Activity status: Permitted	OSZ-R2 Organised sport and recreation activities 1. Activity status: Permitted	N/A	Twin	Retain
Build Areas	DEV3-R5 Mobile commercial activities ancillary to permitted recreation and conservation activities 1. Activity status: Permitted	NOSZ-R7 Mobile commercial activities ancillary to permitted recreation and conservation activities 1. Activity status: Permitted	N/A	Twin Similar/duplicative of 'informal recreation activities' in DEV3-R20 which applies to 'all areas'.	Delete DEV3-R5
Build Areas	DEV3-R6 Educational Facilities 1. Activity status: Permitted	MRZ-R9 Community facility, health care facility, emergency facility, education facility (excluding child care services) 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P15. Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.	MRZ-R9 Community facility, health care facility, emergency facility, education al facility (excluding child care services)	More permissive activity status for educational facilities in DEV3 chapter	Retain
Build Areas	DEV3-R7 Emergency Service Facilities 1. Activity status: Permitted	MRZ-R9 Community facility, health care facility, emergency facility, education facility (excluding child care services) 1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P15. Notification status: An application for resource consent made in respect of rule MRZ-R9.1 is precluded from being publicly notified.	MRZ-R9 Community facility, health care facility, emergency facility, education al facility (excluding child care services)	More permissive activity status for emergency service facilities in DEV2 chapter	Retain
Build Areas	DEV3-R8 Public transport facilities 1. Activity status: Permitted	N/A	N/A	No twin	Retain
Build Areas	DEV3-R9 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	MRZ-R3 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	2. Activity status: Permitted Where: a. The site is occupied by a residential building and used for residential activities by <u>at least one person, who is an employee or equivalent engaged in the home business, and lives the person or persons living</u> on the site as their principal place of residence;	Twin	Delete DEV3-R9

	<p>maximum number of people on site associated with the home business does not exceed 10 people at any one time;</p> <p>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</p> <p>d. Activities do not create a dust nuisance;</p> <p>e. The home business does not involve the use of trucks or other heavy vehicles;</p> <p>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;</p> <p>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</p> <p>h. No retailing must be conducted on the site, except:</p> <ol style="list-style-type: none"> Goods retailed online and do not result in customer visits to the site, or Goods ancillary and related to a service provided by the home business. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with any of the requirements of DEV3-R9.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent and effects of non-compliance with any requirement not met; and 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>Notification status: An application for resource consent made in respect of rule DEV3-R9.2 is precluded from being publicly notified.</p>	<p>of people on site associated with the home business does not exceed 10 people at any one time;</p> <p>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</p> <p>d. Activities do not create a dust nuisance;</p> <p>e. The home business does not involve the use of trucks or other heavy vehicles;</p> <p>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;</p> <p>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</p> <p>h. No retailing must be conducted on the site, except:</p> <ol style="list-style-type: none"> goods retailed online and do not result in customer visits to the site, or goods ancillary and related to a service provided by the home business. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with any of the requirements of MRZ-R3.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent and effects of non-compliance with any requirement not met; and 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>Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being publicly notified.</p>	...		
Build Areas	<p>DEV3-R10 Supported residential care activities</p> <ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The maximum occupancy does not exceed ten residents. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p>	<p>MRZ-R4 Supported residential care activities</p> <ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The maximum occupancy does not exceed 10 residents. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p>	N/A	Twin	Delete DEV3-R10

	<p>a. Compliance with DEV3-R10.2.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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>Notification status: An application for resource consent made in respect of rule DEV3-R10.2 is precluded from being publicly notified.</p>	<p>a. Compliance with MRZ-R4.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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>Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being publicly notified.</p>			
Build Areas	<p>DEV3-R11 Boarding houses</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The maximum occupancy does not exceed ten guests per night. <ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with DEV3-R11.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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>Notification status: An application for resource consent made in respect of rule DEV3-R11.2 is precluded from being publicly notified.</p>	<p>MRZ-R5 Boarding houses</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The maximum occupancy does not exceed 10 guests per night. <ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with MRZ-R5.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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>Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being publicly notified.</p>	N/A	Twin	Delete DEV3-R11
Build Areas	<p>DEV3-R12 Visitor accommodation</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The maximum occupancy does not exceed ten guests per night. <ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> 1. Compliance with DEV3-R12.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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>Notification status: An application for resource consent made in respect of rule DEV3-R12.2 is precluded from being publicly notified.</p>	<p>MRZ-R6 Visitor accommodation</p> <ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The maximum occupancy does not exceed 10 guests per night. <ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> 1. Compliance with MRZ-R6.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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>Notification status: An application for resource consent made in respect of rule MRZ-R6.2.a is precluded from being publicly notified.</p>	N/A	Twin	Delete DEV3-R12

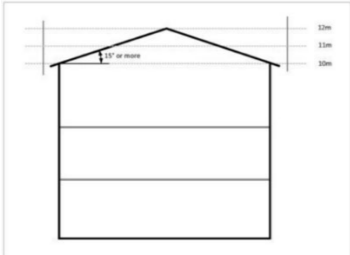
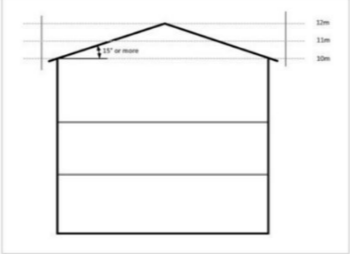
Build Areas	<p>DEV3-R13 Childcare services</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed ten; and</p> <p>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R13.1.a or DEV3-R13.1.b cannot be achieved.</p> <p>b.</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 DEV3-R13.2 is precluded from being publicly notified.</p>	<p>MRZ-R7 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 10; and</p> <p>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 MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved.</p> <p>b.</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 MRZ-R7.2.a is precluded from being publicly notified.</p>	<p>...</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R7.1.a or MRZ-R7.1.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>2. <u>The extent to which childcare facilities are integrated into residential development.</u></p> <p>...</p>	Twin	Delete DEV3-R13
Build Areas	<p>DEV3-R14 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 DEV3-R14.1 is precluded from being publicly notified.</p>	<p>MRZ-R8 Retirement Village</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R8.1 is precluded from being publicly notified.</p>	N/A	Twin – except different MRZ policies are referenced in matters of discretion. I consider this to be a drafting integration error and that MRZ-R8 matters of discretion are most applicable.	Delete DEV3-R14
Build Areas	<p>DEV3-R15 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>	<p>MRZ-R10 All other activities</p> <p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.</p>	N/A	Twin – except reference to non-complying activity. DEV3-R15 would be captured and addressed through the recommended new DEV3 rule.	Delete DEV3-R15
All Areas	<p>DEV3-R16 Informal recreation activities</p> <p>1. Activity status: Permitted</p>	<p>NOSZ-R1 Informal recreation activities</p> <p>1. Activity status: Permitted</p>	N/A	Twin	Retain While these DEV3 rules do have twin rules within what would be NOSZ, the DEV3
All Areas	<p>DEV3-R17 Conservation activities</p> <p>1. Activity status: Permitted</p>	<p>NOSZ-R2 Conservation activities</p> <p>1. Activity status: Permitted</p>	N/A	Twin	
All Areas	<p>DEV3-R18 Community Facilities</p> <p>1. Activity status: Permitted</p>	N/A	N/A	No twin	

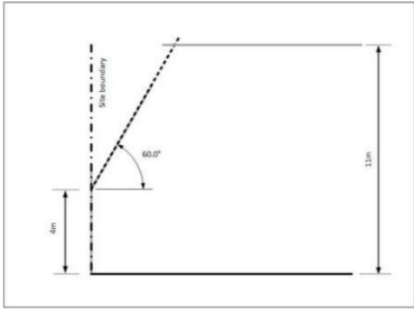
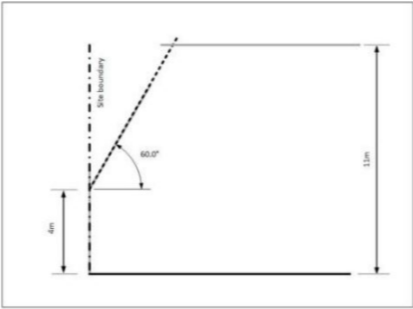
All Areas	DEV3-R19 Gardens, including community gardens 1. Activity status: Permitted	NOSZ-R6 Gardens, including community gardens 1. Activity status: Permitted	N/A	Twin	rules are applicable to 'All Areas' and therefore, as notified, apply across Residential and Open Space Areas, including the No Build areas of DEV3. Because there are no equivalent rules in the MRZ chapter, these DEV3 rules must be retained to provide the scope of what was notified – i.e. flexibility for open space.
All Areas	DEV3-R20 Mobile commercial activities ancillary to informal recreation and conservation activities 1. Activity status: Permitted	NOSZ-R7 Mobile commercial activities ancillary to informal recreation and conservation activities 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV3-R21 Parks maintenance and repair 1. Activity status: Permitted	NOSZ-R8 Parks maintenance and repair 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV3-R22 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted	NOSZ-R9 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted	N/A	Twin	
All Areas	DEV3-R23 Construction, maintenance, alteration of, or addition to, car parking areas and access 1. Activity status: Permitted	NOSZ-R10 Construction, maintenance, alteration of, or addition to car parking areas and access drives 1. Activity status: Permitted	N/A	Twin – except reference to 'Drives' in NOSZ rule title	
All Areas	DEV3-R24 Any other activity not otherwise provided for as a Permitted Activity 1. Activity status: Discretionary	NOSZ-R11 Any other activity not otherwise provided for as a Permitted Activity 1. Activity status: Discretionary	N/A	Twin	
Buildings	DEV3-R25 Maintenance and repair of buildings and structures in all activity areas 1. Activity status: Permitted	MRZ-R11 Maintenance and repair of buildings and structures 1. Activity status: Permitted	N/A	Twin	Delete DEV3-R25
		NOSZ-R13 Maintenance and repair of buildings and structures 1. Activity status: Permitted			
Buildings	DEV3-R26 Demolition or removal of buildings and structures in all activity areas 1. Activity status: Permitted	MRZ-12 Demolition or removal of buildings and structures 1. Activity status: Permitted	N/A	Twin	Delete DEV3-R26
		NOSZ-R12 Demolition or removal of buildings and structures 1. Activity status: Permitted			
Buildings	DEV3-R27 Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Built Areas 1. Activity status: Permitted Where: a. Compliance is achieved with: i. DEV3-S1; ii. DEV3-S2; iii. DEV3-S3; iv. DEV3-S4; v. DEV3-S5 only in relation to the rear yard boundary setback; vi. DEV3-S6; vii. DEV3-S7; viii. DEV3-S8; ix. DEV3-S9; x. DEV3-S10; and xi. DEV3-S11. 2. Activity status: Restricted Discretionary	MRZ-R13 Construction, addition or alteration of residential buildings and structures where no more than three residential units occupy the site 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; viii. MRZ-S9; and ix. MRZ-S10. 2. Activity status: Restricted Discretionary Where:	MRZ-R13 2. Activity status: Permitted Where: b. Compliance with the following standards is achieved: x. MRZ-S1; xi. MRZ-S3; xii. MRZ-S4 only in relation to the rear yard boundary setback ; xiii. MRZ-S5; xiv. MRZ-S6; xv. MRZ-S7; xvi. MRZ-S8; and xvii. MRZ-S9; and xviii. MRZ-S10. 3. Activity status: Restricted Discretionary ...	The rule title differs but application is the same. The rules reference chapter specific standards and matters of discretion list chapter specific policies. The permitted activity standards are similar twins as set out below. The only difference being that DEV2-R27 includes DEV3-	Delete DEV3-R27

	<p>Where:</p> <p>a. Compliance with any of the requirements of DEV3-R27.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. <u>The matters in DEV3-P2 and GRZ-P8.</u> <p>Notification status:</p> <p>An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S1, DEV3-S3, DEV3-S4 or DEV3-S5 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S6, DEV3-S7, DEV3-S8, DEV3-S9 or DEV3-S10 is precluded from being publicly or limited notified.</p>	<p>a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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. <u>The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-P11.</u> <p>Notification status:</p> <p>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited notified.</p>	<p>Matters of discretion are:</p> <ol style="list-style-type: none"> 4. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> <p>Notification status:</p> <p>...</p> <p>An application for resource consent made in respect of rule MRZ-R13.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, <u>or MRZ-S9 or MRZ-S10</u> is precluded from being either publicly or limited</p>	<p>S2 (Maximum height of an accessory building) of which there is no comparable twin provision in the MRZ except for in relation to Character precincts (MRZ-PREC01-S2).</p> <p>These differences (i.e. permitted activity condition of DEV3-S2) could be captured and addressed through the recommended new DEV2 permitted activity rule.</p>	
Buildings	<p>DEV3-R28 Construction of buildings, <u>accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Built Areas</u></p> <ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. DEV3-S1; ii. DEV3-S2; iii. DEV3-S3; iv. DEV3-S4; v. DEV3-S5; vi. DEV3-S12; vii. DEV3-S13; viii. DEV3-S14; and ix. DEV3-S15; and 2. <u>The extent and effect of non-compliance with the requirements in Appendix 13;</u> 3. <u>The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and</u> 4. <u>The matters in DEV3-P2, DEV3-P5, MRZ-P5, and MRZ-P10 for a retirement village.</u> 	<p>MRZ-R14 Construction of buildings or structures for multi-unit housing or a retirement village</p> <ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. <u>MRZ-S2;</u> ii. <u>MRZ-S3;</u> iii. <u>MRZ-S4;</u> iv. <u>MRZ-S5;</u> v. <u>MRZ-S12 for multi-unit housing only;</u> vi. <u>MRZ-S13 for multi-unit housing only; and</u> vii. <u>MRZ-S14 for multi-unit housing only; and</u> 2. <u>The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.</u> <p>Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</p>	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> i. MRZ-S2; ii. MRZ-S3; iii. MRZ-S4; iv. MRZ-S5; v. <u>MRZ-S12</u> for multi-unit housing only; vi. <u>MRZ-S13</u> for multi-unit housing only; and vii. <u>MRZ-S14</u> for multi-unit housing only; and 2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 (<u>For multi-unit housing only</u>), MRZ-P7 (<u>For retirement villages only</u>), MRZ-P8, MRZ-P10<u>P9</u> and MRZ-P11<u>P10</u>. <p>Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.</p>	<p>There are differences in that DEV3-S2 and DEV3-S15 do not have any comparable twin provision in the MRZ.</p> <p>These differences (i.e. consideration of DEV3-S2 and DEV3-S15) could be captured and addressed through the recommended new DEV2 permitted activity rule</p>	Delete DEV3-R28

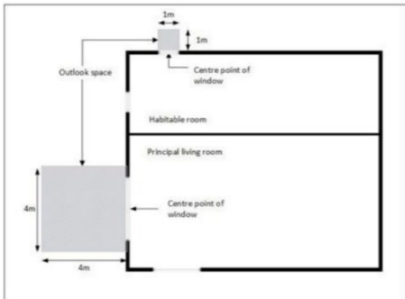
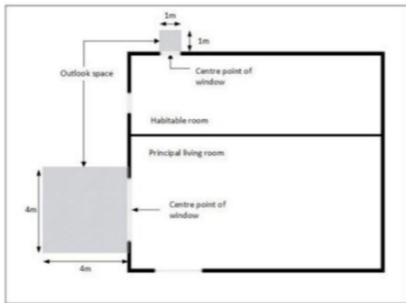
	Notification status: An application for resource consent made in respect of rule DEV3-R28.1 is precluded from being publicly notified.		<p>An application for resource consent made in respect of rule MRZ-R14.1 that complies with all relevant standards is also precluded from being limited notified.</p> <p>An application for resource consent made in respect of rule MRZ-R14.1 that complies with MRZ-S2, MRZ-S3, MRZ-S4, but does not comply with with one or more of the other relevant standards is also precluded from being limited notified.</p>		
Buildings	<p>DEV3-R29 Fences and standalone walls – Build and No Build areas</p> <p>2. Activity status: Permitted</p> <p>Where:</p> <p>1. Compliance with DEV3-S13 is achieved.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-29.1.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</p> <p>2. The matters in DEV3-P5.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R29.2 is precluded from being publicly notified.</p>	<p>MRZ-R15 Fences and standalone walls</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with MRZ-S11 achieved.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R15.1.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</p> <p>2. The matters in MRZ-P8 and MRZ-P11.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R15.2.a is precluded from being publicly notified.</p>	N/A	Twin	Delete DEV3-R29
Buildings	<p>DEV3-R30 Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians; and</p> <p>4. The matters in MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R30.1 is precluded from being publicly notified.</p>	<p>MRZ-R16 Buildings and structures on or over a legal road</p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians; and</p> <p>4. The matters in MRZ-P8, MRZ-P10 and MRZ-P11.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R16.1 is precluded from being publicly notified.</p>	<p>1. <u>Activity Status:</u> <u>Permitted Where:</u></p> <p>b. <u>It is a retaining wall of 1.5m in height, or less, above ground level.</u></p> <p>2. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirement of MRZ-R16.1.a cannot be achieved.</u></p> <p>Matters of discretion are</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians;</p>	No twin but MRZ-R16 is similar	Delete DEV3-R30

			<p>4. The matters in MRZ-P8, MRZ-P10 and MRZ-P11; <u>and</u></p> <p>5. <u>Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.</u></p> <p>...</p>		
	<p>DEV3-R31 Any other building or structure, including additions and alterations <u>and accessory buildings not provided for as a permitted or restricted discretionary activity in the Build Areas</u></p> <p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> Whether the building or structure is associated with a permitted activity in the Build Area; The extent and effect of non-compliance with any of the requirements in Appendix 13; 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 The matters in DEV3-P1, DEV3-P4, and DEV3-P5. 	<p>MRZ-R17 <u>Construction of any other building or structure, including additions and alterations</u></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with the following standards is achieved: <ol style="list-style-type: none"> MRZ-S2; MRZ-S3; MRZ-S4; MRZ-S5; MRZ-S6; MRZ-S12; MRZ-S13; and MRZ-S14. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance is not achieved with any of the requirements of MRZ-R17.1.a cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; The matters in MRZ-P9, MRZ-P10; MRZ-P11 and MRZ-P15; and The matters in MRZ-P6, MRZ-P7 and HRZ-P8 for additions and alterations to multi-unit-housing or a retirement village. <p>Notification status: An application for resource consent made in respect of rule MRZ-R17.2.a is precluded from being publicly notified.</p>	<p>...</p> <p><u>An application for resource consent made in respect of rule MRZ-R17.2.a and complies with standards MRZ-S2 and MRZ-S3 is precluded from being limited or publicly notified.</u></p>	No twin but MRZ-R17 is similar.	Retain
Buildings	<p>DEV3-R32 Construction, alteration of and addition to buildings and structures <u>in the No Build and Natural Open Space Activity Area</u></p> <p>1. Activity status: Discretionary</p>	<p>NOSZ-R14 Construction, alteration of and addition to buildings and structures</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with the following standards is achieved: <ol style="list-style-type: none"> NOSZ-S1; NOSZ-S2; NOSZ-S3; NOSZ-S4; and 	N/A	No twin	Retain



		v. NOSZ-S5. 2. Activity status: Discretionary Where: 1. Compliance with any of the requirements of NOSZ-R14.1.a cannot be achieved.			
Buildings	DEV3-R33 Construction of buildings and structures in the Ridgetop 1. Activity status: Non-complying	N/A	N/A	No twin	Retain
Build Areas	DEV3-S1 Building height 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 25 below:  This standard does not apply to: a. Fences or standalone walls. Assessment criteria where the standard is infringed: 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 and Recreation Zone.	MRZ-S1 Building height control 1: Where no more than three residential units occupy the site; or For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct. 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 1 below:  This standard does not apply to: b. Fences or standalone walls. Assessment criteria where the standard is infringed: 4. Streetscape and visual amenity effects; 5. Dominance, privacy and shading effects on adjoining sites; and 6. Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone.	This standard does not apply to: d. Fences or standalone walls. e. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u> f. <u>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 by more than 1m measured vertically.</u> Assessment criteria where the standard is infringed: 5. Streetscape and visual amenity effects; 6. Dominance, privacy and shading effects on adjoining sites; and 7. Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone; and 8. <u>The siting of a development on a site, particularly in relation to larger than typical sites.</u>	Twin	Delete DEV3-S1 with consequential amendment to add Upper Stebbings and Glenside West Development Area to title of MRZ-S1.
Build Areas	DEV3-S2 Maximum height of an accessory building 1. All accessory buildings must not exceed a maximum height of 3.5m above ground level. Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.	N/A	N/A	No twin I note MRZ-PREC01-S2 (Character Precincts) has a 3.5m maximum height for accessory buildings.	Retain


Build Areas	<p>DEV3-S3 Height in relation to boundary</p> <ol style="list-style-type: none"> 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 26 below;  <ol style="list-style-type: none"> 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 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>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and 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> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent open space zone. 	<p>MRZ-S3 Height in relation to boundary</p> <ol style="list-style-type: none"> For any site where MRZ-S1 or MRZ-S2.1.a applies: 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 2 below;  <ol style="list-style-type: none"> For any site where MRZ-S2.1.b applies: 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 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>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and 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> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent open space and recreation zone. 	<p>....</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. <u>Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and</u> <u>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 by more than 1m measured vertically.</u> 	Twin – except for chapter specific references to building height control standard. However, I note that DEV3 does not have a Height Control Area 1 or 2 and that this is instead a reflection of MRZ-S2.	Delete DEV3-S3
Build Areas	<p>DEV3-S4 Building coverage</p> <ol style="list-style-type: none"> Maximum building coverage must not exceed 50% of the net site area. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 	<p>MRZ-S5 Building coverage</p> <ol style="list-style-type: none"> Maximum building coverage must not exceed 50% of the net site area. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 	<p>...</p> <p><u>This standard does not apply to:</u></p> <ol style="list-style-type: none"> <u>Uncovered decks and uncovered structures no more than 1m in height above ground level; and</u> <u>Eaves up to 1m in width;</u> <u>Multi-unit housing; and</u> <u>Retirement villages.</u> 	Twin	Delete DEV3-S4

Build Areas	<p>DEV3-S5 Boundary setbacks</p> <p>2. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="350 317 884 512"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and d. Fences or standalone walls. <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 3. Streetscape and visual amenity effects; and 4. Dominance, privacy and shading effects on adjoining sites. 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<p>MRZ-S4 Boundary setbacks</p> <p>2. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="1020 344 1555 539"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and d. Fences or standalone walls. <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 3. Streetscape and visual amenity effects; and 4. Dominance, privacy and shading effects on adjoining sites. 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<table border="1" data-bbox="1727 216 2261 485"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> <tr> <td><u>Rail corridor boundary</u></td> <td><u>1.5m</u></td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> e. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and f. Fences or standalone walls; g. <u>Uncovered decks and uncovered structures no more than 1m in height above ground level (except in relation to the rail corridor boundary, where it does apply); and</u> h. <u>Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply).</u> 	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<u>Rail corridor boundary</u>	<u>1.5m</u>	Twin	Delete DEV3-S5
Yard	Minimum depth																														
Front	1.5 metres																														
Side	1 metre																														
Rear	1 metre (excluded on corner sites)																														
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<u>Rail corridor boundary</u>	<u>1.5m</u>																														
Build Areas	<p>DEV3-S6 Outdoor living space (per unit)</p> <ul style="list-style-type: none"> 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: <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. 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: <ul style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; b. Is accessible from the residential unit; and c. May be: 	<p>MRZ-S6 Outdoor living space (per unit)</p> <ul style="list-style-type: none"> 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: <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. 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: <ul style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; b. Is accessible from the residential unit; and c. May be: 	N/A	Twin	Delete DEV3-S6																										

	<p>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p>ii. located directly adjacent to the unit.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public open space in proximity to the site 	<p>i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p>ii. located directly adjacent to the unit.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and The availability of public open space in proximity to the site. 			
Build Areas	<p>DEV3-S7 Outlook space (per unit)</p> <ol style="list-style-type: none"> An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided from habitable room windows as shown in Diagram 27 below:  <ol style="list-style-type: none"> The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; 	<p>MRZ-S7 Outlook space (per unit)</p> <ol style="list-style-type: none"> An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided from habitable room windows as shown in Diagram 3 below:  <ol style="list-style-type: none"> The minimum dimensions for a required outlook space are as follows: <ol style="list-style-type: none"> A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; Outlook spaces may be over driveways and footpaths within the site or over a public street or 	N/A	Twin	Delete DEV3-S7

	<p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>7. Outlook spaces may be under or over a balcony;</p> <p>8. Outlook spaces required from different rooms within the same building may overlap; and</p> <p>9. Outlook spaces must:</p> <ol style="list-style-type: none"> Be clear and unobstructed by buildings; and Not extend over an outlook space or outdoor living space required by another dwelling. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing. Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	<p>other public open space;</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;</p> <p>7. Outlook spaces may be under or over a balcony;</p> <p>8. Outlook spaces required from different rooms within the same building may overlap; and</p> <p>9. Outlook spaces must:</p> <ol style="list-style-type: none"> Be clear and unobstructed by buildings; and Not extend over an outlook space or outdoor living space required by another dwelling. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing. Retirement villages. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 			
Build Areas	<p>DEV3-S8 Windows to street</p> <ol style="list-style-type: none"> 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>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Passive surveillance and safety. 	<p>MRZ-S8 Windows to street</p> <ol style="list-style-type: none"> 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>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Passive surveillance and safety. 	N/A	Twin	Delete DEV3-S8
Build Areas	<p>DEV3-S9 Landscaped area</p> <ol style="list-style-type: none"> A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can 	<p>MRZ-S9 Landscaped area</p> <ol style="list-style-type: none"> A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include 	N/A	Twin	Delete DEV3-S9

	<p>include the canopy of trees regardless of the ground treatment below them; and</p> <ol style="list-style-type: none"> The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 	<p>the canopy of trees regardless of the ground treatment below them; and</p> <ol style="list-style-type: none"> The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 			
Build Areas	<p>DEV3-S10 Permeable surface area</p> <ol style="list-style-type: none"> A minimum of 30% of the net site area must be permeable surface. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Any measures used to mitigate stormwater runoff; and The capacity of, and effects on, the stormwater network. 	<p>MRZ-S10 Permeable surface area</p> <ol style="list-style-type: none"> A minimum of 30% of the net site area must be permeable surface. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing; and Retirement villages. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Any measures used to mitigate stormwater runoff; and The capacity of, and effects on, the stormwater network. 	<p>MRZ-S10 Permeable surface area</p> <p>1. A minimum of 30% of the net site area must be permeable surface.</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>	Twin	Delete DEV3-S10
Build Areas	<p>DEV3-S11 Fences and standalone walls</p> <ol style="list-style-type: none"> Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> A maximum height of 2m above ground level where within 1m of any side or rear boundary; On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> A maximum height of 2m above ground level; and 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 28 below. 	<p>MRZ-S11 Fences and standalone walls</p> <ol style="list-style-type: none"> Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> A maximum height of 2m above ground level where within 1m of any side or rear boundary; On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> A maximum height of 2m above ground level; and 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 4 below.  <p>MRZ-S11.2 does not apply to a State Highway.</p>	<ol style="list-style-type: none"> Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> Exceed a A maximum height of 2m above ground level where within 1m of any side or rear boundary; Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> Exceed a A maximum height of 2m above ground level; and 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 4 below. 	Twin	Delete DEV3-S11

	<p>DEV3-S11.2 does not apply to a State Highway.</p> <p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance and shading effects on adjoining properties. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance and shading effects on adjoining properties. 	<p>d. <u>Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities.</u></p>  <p>3. <u>On a boundary with a site zoned open space or a boundary adjoining place space, including public accessways, or within 1m of either of these boundaries, any fence or standalone wall. Or combination of these structures, must not:</u></p> <ol style="list-style-type: none"> <u>Exceed a maximum height of 2m above ground level; and</u> <u>Any part of a fence or standalone wall above 1.5m in height and must be 50% visually transparent for its entire length.</u> <u>Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities.</u> <p>...</p>																		
Build Areas	<p>DEV3-S12 Minimum residential unit size for multi-unit housing</p> <ol style="list-style-type: none"> Residential units, including any dual key unit, must meet the following minimum sizes: <table border="1" data-bbox="350 1360 804 1751"> <thead> <tr> <th><u>Residential Unit Type</u></th> <th><u>Minimum Net Floor Area</u></th> </tr> </thead> <tbody> <tr> <td>c. Studio unit</td> <td>35m²</td> </tr> <tr> <td>d. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>e. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table> <p>Assessment criteria where the standard is infringed: The extent to which:</p>	<u>Residential Unit Type</u>	<u>Minimum Net Floor Area</u>	c. Studio unit	35m ²	d. 1 bedroom unit	40m ²	e. 2+ bedroom unit	55m ²	<p>MRZ-S12 Minimum residential unit size for multi-unit housing</p> <ol style="list-style-type: none"> Residential units, including any dual key unit, must meet the following minimum sizes: <table border="1" data-bbox="1018 1360 1472 1751"> <thead> <tr> <th><u>Residential Unit Type</u></th> <th><u>Minimum Net Floor Area</u></th> </tr> </thead> <tbody> <tr> <td>d. Studio unit</td> <td>35m²</td> </tr> <tr> <td>e. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>f. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table> <p>Assessment criteria where the standard is infringed: The extent to which:</p>	<u>Residential Unit Type</u>	<u>Minimum Net Floor Area</u>	d. Studio unit	35m ²	e. 1 bedroom unit	40m ²	f. 2+ bedroom unit	55m ²	N/A	Twin	Delete DEV3-S12
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	<p>3. The design of the proposed unit provides a good standard of amenity; and</p> <p>4. Other on-site factors compensate for a reduction in unit sizes.</p>	<p>3. The design of the proposed unit provides a good standard of amenity; and</p> <p>4. Other on-site factors compensate for a reduction in unit sizes.</p>																																																												
Build Areas	<p>DEV3-S13 Outdoor living space for multi-unit housing</p> <p>3. 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>4. Where private outdoor living space is provided it must be:</p> <p>e. For the exclusive use of residents;</p> <p>f. Directly accessible from a habitable room;</p> <p>g. A single contiguous space; and</p> <p>h. Of the minimum area and dimension specified in the table below; and</p> <p>5. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <p>d. Accessible from the residential units it serves;</p> <p>e. Of the minimum area and dimension specified in the table below; and</p> <p>f. Free of buildings, parking spaces, and servicing and maneuvering areas.</p> <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">d. Private</td> </tr> <tr> <td>iv. Studio unit and 1-bedroom unit</td> <td>5m²</td> <td>1.8m</td> </tr> <tr> <td>v. 2+ bedroom unit</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td colspan="3">e. Communal</td> </tr> <tr> <td>v. For every 5 units</td> <td>10m²</td> <td>8m</td> </tr> </tbody> </table> <p>Assessment criteria where the standard is infringed: The extent to which:</p> <p>4. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</p>	Living Space Type	Minimum Area	Minimum Dimension	d. Private			iv. Studio unit and 1-bedroom unit	5m ²	1.8m	v. 2+ bedroom unit	8m ²	1.8m	e. Communal			v. For every 5 units	10m ²	8m	<p>MRZ-S13 Outdoor living space for multi-unit housing</p> <p>4. 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>5. Where private outdoor living space is provided it must be:</p> <p>e. For the exclusive use of residents;</p> <p>f. Directly accessible from a habitable room;</p> <p>g. A single contiguous space; and</p> <p>h. Of the minimum area and dimension specified in the table below; and</p> <p>6. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <p>d. Accessible from the residential units it serves;</p> <p>e. Of the minimum area and dimension specified in the table below; and</p> <p>f. Free of buildings, parking spaces, and servicing and maneuvering areas.</p> <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">e. Private</td> </tr> <tr> <td>v. Studio unit and 1-bedroom unit</td> <td>5m²</td> <td>1.8m</td> </tr> <tr> <td>vi. 2+ bedroom unit</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td colspan="3">f. Communal</td> </tr> <tr> <td>vi. For every 5 units</td> <td>10m²</td> <td>8m</td> </tr> </tbody> </table> <p>Assessment criteria where the standard is infringed: The extent to which:</p> <p>4. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for;</p>	Living Space Type	Minimum Area	Minimum Dimension	e. Private			v. Studio unit and 1-bedroom unit	5m ²	1.8m	vi. 2+ bedroom unit	8m ²	1.8m	f. Communal			vi. For every 5 units	10m ²	8m	<table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">f. Private</td> </tr> <tr> <td>vi. Studio unit and 1-bedroom unit</td> <td>5m²</td> <td>1.8m</td> </tr> <tr> <td>vii. 2+ bedroom unit</td> <td>8m²</td> <td>1.8m</td> </tr> <tr> <td colspan="3">g. Communal</td> </tr> <tr> <td>vii. i. For every 4 - 155 units</td> <td>1064m²</td> <td>8m</td> </tr> <tr> <td>viii. ii. For each additional unit above 15 units</td> <td>2m²</td> <td>-</td> </tr> </tbody> </table> <p><u>Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.</u></p>	Living Space Type	Minimum Area	Minimum Dimension	f. Private			vi. Studio unit and 1-bedroom unit	5m ²	1.8m	vii. 2+ bedroom unit	8m ²	1.8m	g. Communal			vii. i. For every 4 - 155 units	1064m ²	8m	viii. ii. For each additional unit above 15 units	2m ²	-	Twin	Delete DEV3-S13
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	<p>5. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</p> <p>6. The availability of public open space in proximity to the site.</p>	<p>5. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</p> <p>6. The availability of public open space in proximity to the site.</p>																							
Build Areas	<p>DEV3-S14 Outlook space for multi-unit housing</p> <ol style="list-style-type: none"> All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and The outlook space must meet the requirements set out DEV3-S7. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	<p>MRZ-S14 Outlook space for multi-unit housing</p> <ol style="list-style-type: none"> All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and The outlook space must meet the requirements set out MRZ-S7. <p>Assessment criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	N/A	Twin	Delete DEV3-S14																				
Build Areas	<p>DEV3-S15 Minimum density</p> <ol style="list-style-type: none"> A minimum density of 25 dwellings per hectare must be achieved. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether there are physical or infrastructural constraints restricting compliance; and Whether allotments contain undevelopable land (for example structural embankments or streams). 	N/A	N/A	No twin	Retain																				
Natural Open Space	<p>DEV3-S16 Maximum height</p> <p>1. The following maximum height limits above ground level must be complied with:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Playground equipment</td> <td>8m</td> </tr> <tr> <td>b. Poles for lighting or surveillance</td> <td>18m</td> </tr> <tr> <td>c. Fences and gates</td> <td>2m</td> </tr> <tr> <td>d. All other buildings and structures</td> <td>4m</td> </tr> </tbody> </table>	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	<p>NOSZ-S1 Maximum height of buildings and structures</p> <p>1. Buildings and structures must not exceed the following maximum height limits above ground level:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Playground equipment</td> <td>8m</td> </tr> <tr> <td>b. Poles for lighting or surveillance</td> <td>18m</td> </tr> <tr> <td>c. Fences and gates</td> <td>2m</td> </tr> <tr> <td>d. All other buildings and structures</td> <td>4m</td> </tr> </tbody> </table> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319). 	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	N/A	Twin – except for minor wording differences and NOSZ has exclusion for Zealandia.	Delete DEV3-S16
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		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; 2. Dominance, privacy and shading effects on adjoining sites; 3. Streetscape and visual amenity effects; 4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and 6. Whether topographical or other site constraints make compliance with the standard impractical. 			
Natural Open Space	<p>DEV3-S17 Maximum gross floor area</p> <ol style="list-style-type: none"> 1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m². 	<p>NOSZ-S2 Maximum gross floor area</p> <ol style="list-style-type: none"> 1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m². <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319). <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional floor area can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; and 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site. 	N/A	<p>Twin – except that NOSZ has exclusion for Zealandia.</p> <p>There are no assessment criteria for DEV but there is for NOSZ which I consider to be an error in drafting and that the NOSZ assessment criteria are applicable.</p>	Delete DEV3-S17
Natural Open Space	<p>DEV3-S18 Maximum building coverage</p> <ol style="list-style-type: none"> 1. Maximum building coverage is 5%. 	<p>NOSZ-S3 Maximum building coverage</p> <ol style="list-style-type: none"> 1. Maximum building coverage is 5%. <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the increased building coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and. 	N/A	<p>Twin</p> <p>There are no assessment criteria for DEV but there is for NOSZ which I consider to be an error in drafting and that the NOSZ assessment criteria are applicable.</p>	Delete DEV3-S18

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Natural Open Space	<p>DEV3-S19 Boundary setbacks</p> <p>1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Minimum boundary setback</th> </tr> </thead> <tbody> <tr> <td>a. Playground equipment</td> <td>1.5m</td> </tr> <tr> <td>b. All other <u>buildings</u> or <u>structures</u></td> <td>10m</td> </tr> </tbody> </table>	Structure	Minimum boundary setback	a. Playground equipment	1.5m	b. All other <u>buildings</u> or <u>structures</u>	10m	N/A	N/A	No twin	Retain
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