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	DEV2-R1 Industrial activities 1. Activity status: Permitted	GIZ-R1 Industrial activities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R1
	Where:	Where:			
	 a. The activity is not a heavy industrial activity; and 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. 	 a. The activity is not a heavy industrial activity; and 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. 			
	2. Activity status: Discretionary	2. Activity status: Discretionary			
	Where: a. Compliance with any of the requirements of DEV2-R1.1 cannot be achieved.	Where: a. Compliance with any of the requirements of GIZ- R1.1 cannot be achieved.			
Industrial	DEV2-R2 Trade and industrial training facilities 1. Activity status: Permitted	GIZ-R2 Trade and industrial training facilities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R2
Industrial	DEV2-R3 Emergency service facilities 1. Activity status: Permitted	GIZ-R3 Emergency service facilities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R3
Industrial	DEV2-R4 Sensitive activities not ancillary to a permitted activity 1. Activity status: Discretionary	GIZ-R5 Sensitive activities not ancillary to a permitted activity1. Activity status: Non-complying	N/A	GIZ rule has a more restrictive activity status than DEV2 rule.	Delete DEV2-R4
Industrial	DEV2-R5 Commercial activities 1. Activity status: Permitted	GIZ-R4 Commercial activities 1. Activity status: Permitted	N/A	Twin	Delete DEV2-R5
	 Where: a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard-based retail. 	 Where: a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard-based retail. 			
	2. Activity status: Non-complying	2. Activity status: Non-complying			
	Where: a. Compliance with the requirements of DEV2-R5.1.a cannot be achieved.	Where: a. Compliance with the requirements of GIZ-R4.1. cannot be achieved.			
Industrial	DEV2-R6 Outdoor storage areas for commercial and industrial activities 1. Activity status: Permitted	GIZ-R11 Outdoor storage areas 1. Activity status: Permitted Where:	 Activity status: Permitted Where: 	Twin – except title of rules are different. Content is the same.	Delete DEV2-R6
	Where:a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.	 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. 	 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 	Matters of discretion list chapter specific	
	2. Activity status: Restricted Discretionary	2. Activity status: Restricted Discretionary		policies.	

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
	 Where: a. Compliance with the requirements of DEV2-R6.1.a cannot be achieved. Matters of discretion are: The matters in DEV2-P1.14; 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 Visual amenity effects. 	 Where: a. Compliance with the requirements of GIZ-R11.1 cannot be achieved. Matters of discretion are: The matters in GIZ-P5 and GIZ-P6; 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 Visual amenity effects. 	b. <u>Screening does not obscure emergency or</u> <u>safety signage or obstruct access to</u> <u>emergency panels, hydrants, shut-off</u> <u>valves, or other emergency response</u> <u>facilities.</u> 		
	Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified.	Notification status: An application for resource consent made in respect of rule GIZ-R11.2 is precluded from being publicly or limited notified.			
Industrial	DEV2-R7 Other activities 1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, discretionary activity, or non- complying activity.	 GIZ-R6 All other activities Activity status: Discretionary Where: 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	 DEV2-R8 Residential activities Activity status: Permitted Where: No more than three residential units occupy the site. Activity status: Restricted Discretionary Where: Compliance with DEV2-R8.1.a cannot be achieved. Matters of discretion are: The matters in DEV2-P2; and The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6. Notification status: An application for resource consent made in respect of rule DEV2-R8.2 is precluded from being either publicly or limited notified. 	 MRZ-R2 Residential activities, excluding retirement villages, supported residential care activities and boarding houses Activity status: Permitted Where: No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit. Activity status: Restricted Discretionary Where: Compliance with MRZ-R2.1.a cannot be achieved. Matters of discretion are: The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P3. 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. 	N/A	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. 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	Delete DEV2-R8
				rule; and b. it would not be appropriate for the activity to establish in the	

Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone			*Changes in numbering are not noted		neconnendation
				Industrial or Open	
	DEV/2 DO Construction activities	N/A	N/A	Space Areas.	Delete DEV/2 DO
All Areas	DEV2-R9 Construction activities 1. Activity status: Permitted	N/A	N/A	No twin.	Delete DEV2-R9
	1. Activity status. Fermitted			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.	
All Areas	DEV2-R10 Recreation activities	N/A	N/A	No twin.	Retain
All Aleas	1. Activity status: Permitted	N/A			Netain
	1. Activity status. I chinicicu			However, is	
				similar/duplicative	
				of 'informal	
				recreation	
				activities' in DEV2-	
				R11.	
All Areas	DEV2-R11 Informal recreation activities	NOSZ-R1 Informal recreation activities	N/A	Twin	Retain
	1. Activity status: Permitted	1. Activity status: Permitted			While these DEV2
All Areas	DEV2-R12 Organised sport and recreation activities	OSZ-R2 Organised sport and recreation activities	N/A	Twin	rules do have
	1. Activity status: Permitted	1. Activity status: Permitted			twin rules within
All Areas	DEV2-R13 Conservation activities	NOSZ-R2 Conservation activities	N/A	Twin	what would be
	1. Activity status: Permitted	1. Activity status: Permitted			NOSZ, the DEV2
All Areas	DEV2-R14 Gardens, including community gardens	NOSZ-R6 Gardens, including community gardens	N/A	Twin	rules are
A 11 A	1. Activity status: Permitted	1. Activity status: Permitted			applicable to 'All
All Areas	DEV2-R15 Mobile commercial activities ancillary to	NOSZ-R7 Mobile commercial activities ancillary to permitted	N/A	Twin	Areas' and therefore, as
	permitted recreation and conservation activities	recreation and conservation activities			notified, apply
	1. Activity status: Permitted	1. Activity status: Permitted	N/A	Turin	across Industrial,
All Areas	DEV2-R16 Parks maintenance and repair	NOSZ-R8 Parks maintenance and repair	N/A	Twin	Residential, and
All Areas	1. Activity status: Permitted DEV/2 P17 Construction maintenance alteration of or	1. Activity status: Permitted	N/A	Twin	Open Space Areas
All Aleas	DEV2-R17 Construction, maintenance, alteration of or addition to footpaths and tracks	NOSZ-R9 Construction, maintenance, alteration of or addition to footpaths and tracks			of DEV2. Because
	addition to tootnathe and tracks				

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.				
	 Activity status: Discretionary Where: 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: 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 <u>al</u> 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) Activity status: Restricted Discretionary Matters of discretion are: 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 <u>al</u> 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, education <u>al</u> 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 Activity status: Permitted Where: 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; 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; No more than one third of the total gross floor area of all buildings on the site is used for home business activities; Activities do not create a dust nuisance; The home business does not involve the use of trucks or other heavy vehicles; 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; Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; in addition No retailing must be conducted on the site, except: Goods ancillary and related to a service provided by the home business. Activity status: Restricted Discretionary Where: Compliance with any of the standards in DEV2-R25.1 cannot be achieved. 	 MRZ-R3 Home business Activity status: Permitted Where: 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; 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; No more than one third of the total gross floor area of all buildings on the site is used for home business activities; Activities do not create a dust nuisance; The home business does not incolve the use of trucks or other heavy vehicles; 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; Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and No retailing must be conducted on the site, except: 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. Activity status: Restricted Discretionary Where: Compliance with any of the requirements of MRZ-R3.1 cannot be achieved. Matters of discretion are: 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 	1. Activity status: Permitted Where: a. The site is occupied by a residential building and used for residential activities by <u>at least</u> one person, who is an employee or equivalent engaged in the home business, and lives the person or persons living on the site as their principal place of residence; 	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
	 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. 	nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being	
	Notification status: An application for resource consent made in respect of rule DEV2-R25.2 is precluded from being publicly notified.	publicly notified.	
All Areas	DEV2-R26 Supported residential care activities 1.Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 residents.	 MRZ-R4 Supported residential care activities 1. Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 residents. 	N/A
	2. Activity status: Restricted Discretionary	2. Activity status: Restricted Discretionary	
	 Where: a. Compliance with DEV2-R26.1.a cannot be achieved. Matters of discretion are: 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. 	 Where: a. Compliance with MRZ-R4.1.a cannot be achieved. Matters of discretion are: 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. 	
	Notification status: An application for resource consent made in respect of rule DEV2-264.2.a is precluded from being publicly notified.	Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being publicly notified.	
All Areas	DEV2-R27 Boarding houses 1. Activity status: Permitted Where: a. The maximum occupancy does not exceed ten	MRZ-R5 Boarding Houses 1. Activity status: Permitted Where:	N/A
	guests per night.2. Activity status: Restricted Discretionary	a. The maximum occupancy does not exceed 10 guests per night.	
	Where: a. Compliance with DEV2-R27.1.a cannot be	 Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R5.1.a cannot be achieved. 	
	achieved. Matters of discretion are: 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.	 Matters of discretion are: 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. 	
	Notification status: An application for resource consent made in respect of rule DEV2-R27.2 is precluded from being publicly notified.	Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being publicly notified.	

Comments	Recommendation
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-R26
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-R27

Area /	Net/Fied DEV/2 Pulse and Standards		Recommended amendments to MRZ / GIZ	Common to	Deserves and stime
Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	*Changes in numbering are not noted	Comments	Recommendation
	 Notified DEV2 Rules and Standards DEV2-R28 Visitor accommodation Activity status: Permitted Where: The maximum occupancy does not exceed ten guests per night. Activity status: Restricted Discretionary Where: Compliance with DEV2-R28.1.a cannot be achieved. Matters of discretion are: 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. 	 Notified MRZ / GIZ / NOSZ provisions MRZ-R6 Visitor accommodation Activity status: Permitted Where: The maximum occupancy does not exceed 10 guests per night. Activity status: Restricted Discretionary Where: Compliance with MRZ-R6.1.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule MRZ-R6.2.a is precluded from being 	-	Comments 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	Recommendation Delete DEV2-R28
	made in respect of rule DEV2-R28.2 is precluded from being publicly notified.	publicly notified.		Space Areas.	
All Areas	 DEV2-R29 Childcare services Activity status: Permitted Where: The maximum number of children who are not normally resident on the site does not exceed ten; and The hours of operation are between 7.00am and 7.00pm, Monday to Friday Activity status: Restricted Discretionary Where: Compliance with DEV2-R29.1.a and DEV2-R29.1.b cannot be achieved. Matters of discretion are: 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. 	 MRZ-R7 Childcare services Activity status: Permitted Where: The maximum number of children who are not normally resident on the site does not exceed 10; and The hours of operation are between 7.00am and 7.00pm, Monday to Friday. Activity status: Restricted Discretionary Where: Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved. Matters of discretion are: 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. 	 2. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved. Matters of discretion are: 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. 2. The extent to which childcare facilities are integrated into residential development. 	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-R29
	Notification status: An application for resource consent made in respect of rule DEV2-R29.2 is precluded from being publicly notified.	Notification status: An application for resource consent made in respect of rule MRZ-R7.2.a is precluded from being publicly notified.			
All Areas	DEV2-R30 Retirement village 1. Activity status: Restricted Discretionary	MRZ-R8 Retirement Village 1. Activity status: Restricted Discretionary	N/A	Twin – except different MRZ policies are	Delete DEV2-R30
	Matters of discretion are: 1. The matters in MRZ-P5 and MRZ-P10.	Matters of discretion are: 1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.		refenced in matters of discretion. I consider this to be a drafting integration error	

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	
All Areas	DEV2-R31 All Other Activities	MRZ-10 All other activities	N/A	Industrial or Open Space Areas. Twin – except that	Delete DEV2-R31
	1. Activity status: Discretionary Where:	1. Activity status: Discretionary Where:		MRZ rule also includes non- complying.	
	 The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity. 	a. The activity is not otherwise provided for as a permitted, restricted discretionary or non- complying activity.			
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 /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone			*Changes in numbering are not noted		
Natural	DEV2-R38 Construction, maintenance, alteration of or	NOSZ-R9 Construction, maintenance, alteration of or	N/A	Twin	Delete DEV2-R38
Open	addition to footpaths and tracks	addition to footpaths and tracks			
Space	1. Activity status: Permitted	1. Activity status: Permitted			
Natural	DEV2-R39 Construction, maintenance, alteration of, or	NOSZ-R10 Construction, maintenance, alteration of, or	N/A	Twin – except	Delete DEV2-R39
Open	addition to, car parking areas and access	addition to, car parking areas and access drives		reference to	
Space	1. Activity status: Permitted	1. Activity status: Permitted		'Drives' in NOSZ	
				rule title	
Natural	DEV2-R40 Any other activity not otherwise provided for as	NOSZ-R11 Any other activity not otherwise provided for as a	N/A	Twin	Delete DEV2-R40
Open	a Permitted Activity	Permitted Activity			
Space	1. Activity status: Discretionary	1. Activity status: Discretionary			
Buildings	DEV2-R41 Maintenance and repair of buildings and	MRZ-R11 Maintenance and repair of buildings and structures	N/A	Twin	Delete DEV2-R41
l .	structures in all activity areas	1. Activity status: Permitted			
	1. Activity status: Permitted	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	MRZ-12 Demolition or removal of buildings and structures	N/A	Twin	Delete DEV2-R42
C	structures in all activity areas	1. Activity status: Permitted			
	1. Activity status: Permitted	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:	DEV2-R43 Buildings and Structures in the General	GRZ-R10 Construction of, or additions and alterations to,	N/A	The rules	Delete DEV2-R43
Industrial	Industrial Activity Area	buildings and structures		reference chapter	
				specific standards	
	1. Activity status: Permitted	1. Activity status: Permitted		and matters of	
	Where:	Where:		discretion list	
	1. Compliance is achieved with:	a. Compliance with GIZ-S1, GIZ-S3, GIZ-S4, GIZ-S5 and		chapter specific	
	i. DEV2-S1;	GIZ-S6 is achieved.		policies.	
	ii. DEV2-S2;				
	iii. DEV2-S3;	2. Activity status: Restricted Discretionary		The permitted	
	iv. DEV2-S4; and			activity standards	
	v. DEV2-S5.	Where:		are similar twins	
		a. Compliance with any of the requirements of GIZ-		as set out below.	
	2. Activity status: Restricted Discretionary	R10.1 cannot be achieved.			
	Where:				
	a. Compliance with any of the requirements of	Matters of discretion are:			
	DEV2-R43.1 cannot be achieved; or	 The matters in GIZ-P5 and GIZ-P6; 			
	b. The land use activity associated with the buildings	The extent of compliance with GIZ-S2; and			
	and structures is not provided for as a permitted	3. The extent and effect of non-compliance with any			
	activity.	relevant standard as specified in the associated			
		assessment criteria for the infringed standards.			
	Matters of discretion are:				
	1. The extent and effect of non-compliance with any				
	relevant standard as specified in the associated	Notification status: An application for resource consent			
	assessment criteria for the infringed standards;	made in respect of rule GIZ-R10.2 that results from non-			
	and	compliance with GIZ-S1 but that complies with both GIZ-S2			
	2. The matters in DEV2-P1, DEV2-P4 and DEV2-P5.				

Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone			*Changes in numbering are not noted	comments	Recommendation
		and GIZ-S3 is precluded from being either publicly or limited notified.			
Buildings: Residential	 DEV2-R44 Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Medium Density Residential Activity Area Activity status: Permitted Where: Compliance is achieved with: DEV2-S6; DEV2-S6; DEV2-S7; DEV2-S8; DEV2-S9; DEV2-S9; DEV2-S10 only in relation to the rear yard boundary setback; DEV2-S11; DEV2-S12; DEV2-S12; DEV2-S13; DEV2-S14; and DEV2-S15. Activity status: Restricted Discretionary Where: 	 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-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S9; and ix. MRZ-S10. 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MRZ- 	 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;and viii. MRZ-S9; and ix. MRZ-S10. 	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-R44 includes DEV2-S7	Delete DEV2-R44
	 Where: a. Compliance with the requirements of DEV2-R45.1 cannot be achieved. Matters of discretion are: The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and The matters in DEV2-P2 and MRZ-P10. Notification status: 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. 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. 	 a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved. Matters of discretion are: 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-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-P11. Notification status: 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. 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. 	 Activity status: Restricted Discretionary Matters of discretion are: <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> Notification status: 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, or MRZ-S9 or MRZ-S10 is precluded from being either publicly or limited 	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). These differences (i.e. permitted activity condition of DEV2-S7) could be captured and addressed through the recommended new DEV2 permitted activity	

Area /			Recommended amendments to MRZ / GIZ		a 1.::
Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	*Changes in numbering are not noted	Comments	Recommendation
Buildings:	DEV2-R45 Construction of buildings, accessory buildings	MRZ-R14 Construction of buildings or structures for multi-	MRZ-R14 Construction of buildings or structures for	There are	Delete DEV2-R45
Residential	or structures for multi-unit housing or a retirement	unit housing or a retirement village	multi-unit housing or a retirement village	differences in that	
	village, and additions or alterations to multi-unit housing			DEV2-S7 and	
	or a retirement village – Medium Density Residential		1. Activity status: Restricted	DEV2-S20 do not	
	Activity Area		Discretionary	have any	
	1. Activity status: Restricted Discretionary			comparable twin	
	1. Activity status. Restricted Discretionary	1. Activity status: Restricted Discretionary	Matters of discretion are restricted to:	provision in the	
	Matters of discustion and			•	
	Matters of discretion are:	Matters of discretion are restricted to:	4 The sector defined of the sec	MRZ.	
	1. The extent and effect of non-compliance with any	1. The extent and effect of non-compliance with any of	1. The extent and effect of non-		
	of the follow standards as specified in the	the follow standards as specified in the associated	compliance with any of the follow	The MRZ chapter	
	associated assessment criteria for any infringed	assessment criteria for any infringed standard:	standards as specified in the associated	includes MRZ-S4	
	standard:	i. MRZ-S2;	assessment criteria for any infringed	(Boundary	
	i. DEV2-S6;	ii. MRZ-S3;	standard:	setbacks) of which	
	ii. DEV2-S7;			the equivalent	
	iii. DEV2-S8;	,	i.MRZ-S2;	DEV2-S10 is not	
	iv. DEV2-S17;	iv. MRZ-S5;	ii.MRZ-S3;	included as a	
	v. DEV2-S18;	v. MRZ-S12 for multi-unit housing only;	iii.MRZ-S4;	matter of	
	vi. DEV2-S19; and	vi. MRZ-S13 for multi-unit housing only;	iv. MRZ-S5;	discretion in	
	vii. DEV2-S20; and	and	v.MRZ- <mark>S12</mark> S11 for multi-unit housing	DEV2-R45. I	
	2. The extent and effect of non-compliance with the	vii. MRZ-S14 for multi-unit housing only;	only;	consider this is a	
	requirements in Appendix 12;	and	vi.MRZ- <u>\$13\$12</u> for multi-unit housing	drafting error that	
	3. The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-	2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6,	only; and	should be	
	P6, and MRZ-P10 for multi-unit housing; and	MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.	vii.MRZ- <mark>\$14\$13</mark> for multi-unit housing	corrected	
	 The matters in DEV2-P5, MRZ-P5, and MRZ-P10 		only; and	regardless.	
			oniy, and	regardiess.	
	for a retirement village.	Notification status: An application for resource consent		The second se	
	Notification status: An application for resource consent	made in respect of rule MRZ-R14.1 is precluded from being	2. The matters in MRZ-P2, MRZ-P3,	These differences	
	made in respect of rule DEV2-R45.1 is precluded from	publicly notified.	MRZ-P5, MRZ-P6 (For multi-unit housing	(i.e. consideration	
	being publicly notified.		only), MRZ-P7 (For retirement villages	of DEV2-S7 and	
			only), MRZ-P8, MRZ- P10<u>P9</u> and MRZ-	DEV2-S20) could	
			P11 P10.	be captured and	
				addressed	
			Notification status: An application for resource	through the	
			consent made in respect of rule MRZ-R14.1 is	recommended	
			precluded from being publicly notified.	new DEV2	
				permitted activity	
			An application for resource consent made in	rule.	
			respect of rule MRZ-R14.1 that complies with all		
			relevant standards is also precluded from being		
			limited notified.		
			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.		
D 11 11				T .	
Buildings	DEV2-R46 Fences and standalone walls	MRZ-R15 Fences and standalone walls	N/A	Twin – except	Delete DEV2-R46
	1. Activity status: Permitted	1. Activity status: Permitted		matters of	

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
	 Where: a. Compliance with DEV2-S16 is achieved. 2. Activity status: Restricted Discretionary Where: a. Compliance with DEV2-46.1.a cannot be achieved. 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 standard; and 2. The matters in DEV2-P5. Notification status: An application for resource consent made in respect of rule DEV2-R46.2 is precluded from being publicly notified. 	 Where: a. Compliance with MRZ-S11 achieved. 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MRZ-R15.1.a cannot be achieved. 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 standard; and 2. The matters in MRZ-P8 and MRZ-P11. Notification status: An application for resource consent made in respect of rule MRZ-R15.2.a is precluded from being publicly notified. 		discretion list chapter specific policies.	
Buildings	 DEV2-R47 Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road Activity status: Restricted Discretionary Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule DEV2-R47.1 is precluded from being publicly notified. 	 MRZ-R16 Buildings and structures on or over a legal road Activity status: Restricted Discretionary Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule MRZ-R16.1 is precluded from being publicly notified. 	 Activity Status: <u>Permitted Where:</u> It is a retaining wall of 1.5m in height, or less, above ground level. Activity status: Restricted Discretionary <u>Where:</u> 	The rule title differs but application is the same. Matters of discretion list chapter specific policies.	Delete DEV2-R47
Buildings: Residential	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 Activity status: Restricted Discretionary Matters of discretion are: 1. Whether the building or structure is associated with a permitted activity in the General	 MRZ-R17 Construction of any other building or structure, including additions and alterations 1. Activity status: Permitted Where: Compliance with the following standards is achieved: MRZ-S2; 	 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.	No twin but MRZ- R17 is similar.	Retain

Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone		•	*Changes in numbering are not noted		neconnendation
	Residential and Medium Density Residential Activity areas;	ii. MRZ-S3; iii. MRZ-S4;			
	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	v. MRZ-S6;			
	adversely impact on the amenity values of nearby	vi. MRZ-S12;			
	residential properties and the surrounding	vii. MRZ-S13; and			
	neighbourhood; and	viii. MRZ-S14.			
	4. The matters in DEV2-P1, DEV2-P5 and DEV2-P6.				
		2. Activity status: Restricted Discretionary			
		Where:			
		a. Compliance is not achieved with any of the			
		requirements of MRZ-R17.1.a cannot be achieved.			
		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 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.			
		Notification status: An application for resource consent			
		made in respect of rule MRZ-R17.2.a is precluded from being			
		publicly notified.			
Buildings:	DEV2-R49 Construction, alteration of and addition to	NOSZ-R14 Construction, alteration of and addition to	N/A	Twin – except that	Delete DEV2-R49
Natural	buildings and structures in the Natural Open Space	buildings and structures		there is no	
Open	Activity Area			equivalent of	
Space	1. Activity status: Permitted	1. Activity status: Permitted		DEV2-S24	
	Where:	Where:		(Boundary	
	a. Compliance with the following standards is	a. Compliance with the following standards is achieved:		setbacks) in NOSZ.	
	achieved:	i. NOSZ-S1;		These differences	
	i. DEV2-S22; ii. DEV2-S23;	ii. NOSZ-S2; iii. NOSZ-S3;		These differences (i.e. consideration	
	ii. DEV2-525; iii. DEV2-S24; and	iv. NOSZ-S4; and		of DEV2-S24)	
	iv. DEV2-S25.	v. NOSZ-54, and		could be captured	
		v. ivos ss.		and addressed	
	2. Activity status: Discretionary	2. Activity status: Discretionary		through the	
	Where:	Where:		recommended	
	a. Compliance with any of the requirements of	a. Compliance with any of the requirements of NOSZ-		new DEV2	
	DEV2-R49.1.a cannot be achieved.	R14.1.a cannot be achieved.		permitted activity	
				rule.	
Industrial	DEV2-S1 Maximum height – General Industrial Activity	GIZ-S1 Maximum height of buildings and structures for the	*Minor changes to Table of Height Control Areas	Twin the DEV2	Delete DEV2-S1
	Area	purpose of GIZ-R10.1 and GIZ-PREC01-R1.1		height limit	
				matches Height	

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOS	Z provisions		Recommended amendments to MRZ / GIZ *Changes in numbering are not noted
	 All buildings and structures must not exceed a maximum height of 12m above ground level. Assessment criteria where the standard is infringed: The extent to which the additional height is necessary to provide for functional needs or 	following maximu	ctures must comply with the m height limits above ground Areas (Height Control Area 1	d level:	
	 2. Visual amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; 		alone walls must not exceed a of 1.8 metres (measured above		
	 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 	This standard does not ap a. Cranes, elevators equipment and lig Miramar/Burnhar	and similar cargo handling shting poles in the		
	 The effectiveness of any landscaping, screening or other site mitigation proposed. 	 The extent to whin ecessary to provoperational needs Visual and amenit Dominance, privasites; and Proximity of the bopen Space and Ractivities in other 	e the standard is infringed: ch the additional height is ide for functional needs or s of the activities on the site; y effects; cy and shading effects on adju uilding to any Residential Zor tecreation Zone or sensitive zones and the extent to whic ce mitigates the effects of the	ne, ch the	
Industrial	DEV2-S2 Height in relation to boundary – General Industrial Activity Area No part of any building, accessory building or structure		o boundary ding or structure may project nt recession plane shown belo		N/A
	may project beyond a line of:	,			
	 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; 	Location Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	Recession Plane 60° measured from a height of 4m vertically above ground level		
	 This standard does not apply to: a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the 	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		
	 height in relation to boundary by more than 500mm measured vertically; d. Satellite dishes, antennas, aerials, chimneys, flues, 	Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level		
	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	Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level		

Comments	Recommendation
Control Area 1 in the GIZ standard.	
Similar – there are differences although this may be due to drafting inconsistencies.	Delete DEV2-S2

Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone	to boundary by more than 3m measured vertically; and	These standards do not apply to:	*Changes in numbering are not noted		
	 e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. 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. 	 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 			
	 Assessment criteria where the standard is infringed: The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site; Dominance, privacy and shading effects on adjoining sites: Whether topographical or other site constraints make compliance with the standard impracticable; and The effect on the function and associated amenity values of any adjacent Open Space and Recreation Zone. 	 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. 			
		Assessment criteria where the standard is infringed:			
		 The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site; Dominance, privacy and shading effects on adjoining sites; Whether topographical or other site constraints make compliance with the standard impracticable; and The effect on the function and associated amenity values of any adjacent Open Space Zone. 			
Industrial	 DEV2-S3 Gross floor area for industrial activities 1. Maximum gross floor area for industrial buildings on any site adjoining a residential site or State Highway is 4,000m2. 	 GIZ-S4 Maximum gross floor area 1. The maximum gross floor area on any site adjoining any Residential Zone must not exceed 4,000m2. 	N/A	Twin – except reference to State Highway in DEV2- S3. There is a small Industrial	Delete DEV2-S3
	Assessment criteria where the standard is infringed:	Assessment criteria where the standard is infringed:		area site within DEV2 directly	
	 The extent to which the additional floor area is necessary to provide for functional or operational needs of the activities on the site; and 	 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 		adjoining the State Highway (noting my	

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
	 Dominance, privacy, and shading effects on adjoining sites. 	 Dominance, privacy, and shading effects on adjoining sites. 		recommendation to rezone this area to Open Space).	
Industrial	 DEV2-S4 Windows adjacent to Residential Areas – Industrial Activity Area Opaque, privacy glazing must be installed in windows where: Above ground floor level; The associated building wall faces a site in any Residential Zone or Area; and The wall is located within 5m of the boundary of any Residential Zone or Area. Assessment criteria where the standard is infringed: Privacy effects on adjoining sites; and Positive safety implications of over-looking public space. 	 GIZ-S5 Windows adjacent to Residential Zones 1. Opaque, privacy glazing must be installed in windows where: 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. Assessment criteria where the standard is infringed: Privacy effects on adjoining sites; and Positive safety implications of over-looking public space. 	N/A	Twin	Delete DEV2-S4
Industrial	 DEV2-S5 Verandah control Any verandah constructed on any building frontage facing a public space must: Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and Extend no more than 3m from the front of the building, measured horizontally. Assessment criteria where the standard is infringed: 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; 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 The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance 	 GIZ-S6 Verandah control Any verandah constructed on any building frontage facing a public space must: Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and Extend no more than 3m from the front of the building, measured horizontally. Assessment criteria where the standard is infringed: 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; 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 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	 DEV2-S6 Building height – Medium Density Residential Area 1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 21 below: This standard does not apply to: a. Fences or standalone walls. Assessment criteria where the standard is infringed: 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. 	 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: a. Fences or standalone walls. Assessment criteria where the standard is infringed: 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. 	 This standard does not apply to: a. Fences or standalone walls. b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. 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. Assessment criteria where the standard is infringed: 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	 DEV2-S7 Maximum height of an accessory building – Medium Density Residential Area All accessory buildings must not exceed a maximum height of 3.5m above ground level. Assessment criteria where the standard is infringed: 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	Retain
Residential	 DEV2-S8 Height in relation to boundary – Medium Density Residential Area 1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 	 MRZ-S3 Height in relation to boundary 1. 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:	buildings. Twin – except for chapter specific references to building height	Delete DEV2-S8

Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 22 below; a b b b b b c b c c c c c c c c c c	 a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below; a 60° recession plane measured from a point 5 	 a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. d. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and 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 by more than 1m measured vertically. 	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.	
 al DEV2-S9 Building coverage – Medium Density Residential Area Maximum building coverage must not exceed 50% of the net site area. Assessment criteria where the standard is infringed: 	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and	 Uncovered decks and uncovered structures no more than 1m in height above ground level; and Eaves up to 1m in width; 	Twin	Delete DEV2-S9
 Maximu of the n Assessment crit 	et site area.	Im building coverage must not exceed 50%the net site area.et site area.Assessment criteria where the standard is infringed:eria where the standard is infringed:1. Streetscape and visual amenity effects; and	Im building coverage must not exceed 50%the net site area.1.Uncovered decks and uncovered structures no more than 1m in height above ground level; andet site area.Assessment criteria where the standard is infringed: 1.Streetscape and visual amenity effects; and1.Eaves up to 1m in width; 3.eria where the standard is infringed: cape and visual amenity effects; and2.Eaves up to 1m in width; 3.3.	Im building coverage must not exceed 50%the net site area.1.Uncovered decks and uncovered structures no more than 1m in height above ground level; andet site area.Assessment criteria where the standard is infringed: 1.Streetscape and visual amenity effects; and1.Eaves up to 1m in width; 3.Eaves up to 1m in width; Multi-unit housing; and

Area / Zone	Notified DEV	Notified DEV2 Rules and Standards		Notified MRZ	/ GIZ / NOSZ provisions		Recommended amendments to MRZ / GIZ *Changes in numbering are not noted		Comments	Recommendation
	 Dominance, privacy and shading effects on adjoining sites. 									
Residential	Residential A 2. Buildi releva	undary setbacks– Medium Density rea ngs and structures must be set bac int boundary by the minimum dept ards table below:		relevan	dary setbacks gs and structures must be set bac It boundary by the minimum dep ds table below:		Yard Front Side	Minimum depth1.5 metres1 metre	Twin	Delete DEV2-S10
	Yard Minimum depth					Rear	1 metre (excluded on			
	Front	1.5 metres		Yard	Minimum depth			corner sites)		
	Side	1 metre		Front	1.5 metres		Rail corridor boundary	<u>1.5m</u>		
	Rear	1 metre (excluded on corner sites)		Side	1 metre 1 metre (excluded on corner sites)		This standard doe	es not apply to:		
	 This standard does not apply to: a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls. Assessment criteria where the standard is infringed: Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 		a. Site bo wall bo a com b. Fences Assessment cr 1. Street	 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. Ssment criteria where the standard is infringed: Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 		adjacent proposed b. Fences of c. <u>Uncovere</u> <u>no more</u> <u>level (exc</u> <u>boundary</u> d. <u>Eaves up</u> <u>relation t</u>	wall between 2 buildings on sites or where a common wall is l; and r standalone walls . ed decks and uncovered structure than 1m in height above ground sept in relation to the rail corridor r, where it does apply); and to 600mm in width (except in o the rail corridor boundary, does apply).	<u>S</u>		
Residential			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
	 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: 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: i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. 	 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: i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. This standard does not apply to: i. Multi-unit housing; and ii. Retirement villages. 	
	 Multi-unit housing; and Retirement villages. Assessment criteria where the standard is infringed: The extent to which: 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. 	 Assessment criteria where the standard is infringed: The extent to which: 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	DEV2-S12 Outlook space (per unit) – Medium Density Residential Area 1. An outlook space must be provided for each residential unit as specified in this standard;	MRZ-S7 Outlook space (per unit) 1. An outlook space must be provided for each residential unit as specified in this standard;	N/A
	 2. An outlook space must be provided from habitable room windows as shown in Diagram 23 below: Image: Constraint of the space of the space	 An outlook space must be provided from habitable room windows as shown in Diagram 3 below: Image: A space of the space of the space are as follows: The minimum dimensions for a required outlook space are as follows: A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; 	

Comments	Recommendation
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
	 b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; 	 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; 	 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 other public open space; 	 Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space; 	
	 Outlook spaces may overlap where they are on the same wall plane in the case of a multi- storey building; 	 Outlook spaces may overlap where they are on the same wall plane in the case of a multi- storey building; 	
	7. Outlook spaces may be under or over a balcony;	7. Outlook spaces may be under or over a balcony;	
	8. Outlook spaces required from different rooms within the same building may overlap; and	 Outlook spaces required from different rooms within the same building may overlap; and 	
	 9. Outlook spaces must: a. Be clear and unobstructed by buildings; and b. Not extend over an outlook space or outdoor living space required by another dwelling. 	 9. Outlook spaces must: a. Be clear and unobstructed by buildings; and b. Not extend over an outlook space or outdoor living space required by another dwelling. 	
	This standard does not apply to: a. Multi-unit housing. b. Retirement villages.	This standard does not apply to: a. Multi-unit housing. b. Retirement villages.	
	 Assessment criteria where the standard is infringed: The extent to which: Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	 Assessment criteria where the standard is infringed: The extent to which: Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. 	
Residential	 DEV2-S13 Windows to street – Medium Density Residential Area 1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. 	 MRZ-S8 Windows to street 1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. 	N/A
	This standard does not apply to:	This standard does not apply to:	
	a. Multi-unit housing; and	a. Multi-unit housing; andb. Retirement villages.	

Comments	Recommendation
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
	 Retirement villages. Assessment criteria where the standard is infringed: 	Assessment criteria where the standard is infringed:			
	 Streetscape and visual amenity effects; and Passive surveillance and safety. 	 Streetscape and visual amenity effects; and Passive surveillance and safety. 			
Residential	 DEV2-S14 Landscaped area – Medium Density Residential Area 1. 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 2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. 	 MRZ-S9 Landscaped area 1. 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 2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. This standard does not apply to: 	N/A	Twin	Delete DEV2-S14
	 This standard does not apply to: i. Multi-unit housing; and ii. Retirement villages. Assessment criteria where the standard is infringed: Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 	 i. Multi-unit housing; and ii. Retirement villages. Assessment criteria where the standard is infringed: Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 			
Residential	 DEV2-S15 Permeable surface area – Medium Density Residential Area 1. A minimum of 30% of the net site area must be permeable surface. 	MRZ-S10 Permeable surface area 1. A minimum of 30% of the net site area must be permeable surface. This standard does not apply to:	MRZ-S10 Permeable surface area 1. A minimum of 30% of the net site area must be permeable surface. This standard does not apply to: i. Multi-unit housing; and	Twin	Delete DEV2-S15
	This standard does not apply to: i. Multi-unit housing; and ii. Retirement villages.	 Multi-unit housing; and Retirement villages. Assessment criteria where the standard is infringed:	ii. Retirement villages. Assessment criteria where the standard is infringed: 1. Any measures used to mitigate stormwater runoff; and		
	 Assessment criteria where the standard is infringed: 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network. 	 Any measures used to mitigate stormwater runoff; and The capacity of, and effects on, the stormwater network. 	2. The capacity of, and effects on, the stormwater network.		
Residential	 DEV2-S16 Fences and standalone walls – Medium Density Residential Area 1. Any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; 	 MRZ-S11 Fences and standalone walls 1. Any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; 	 Any fence or standalone wall, or combination of these structures, must not exceed: <u>Exceed a</u> A maximum height of 2m above ground level where within 1m of any side or rear boundary; <u>Obscure emergency or safety</u> signage or obstruct access to 	Twin	Delete DEV2-S16

Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone	 2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 24 below. 2014 Wurdty Imagerer Standard is infringed: Structure and shading effects on adjoining properties. 	 2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not 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. 20% Wush human for the standard is infringed: Streetscape and visual amenity effects; and Dominance and shading effects on adjoining properties. 	 *Changes in numbering are not noted 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: 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. Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities. Stitute transmitter statements and the 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 above 1.5m in height of 2m above ground level; and Any part of a fence or standalone wall bowe 1.5m in height of 2m above ground level; and Any part of a fence or standalone wall bowe 1.5m in height of 2m above ground level; and Any part of a fence or standalone wall above 1.5m in height and must be 50% visually transparent for its entire length. Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut-off valves, or other emergency response facilities. 		
Residential	DEV2-S17 Minimum residential unit size for multi-unit housing – Medium Density Residential Area	MRZ-S12 Minimum residential unit size for multi-unit housing	N/A	Twin	Delete DEV2-S17
	 Residential units, including any dual key unit, must meet the following minimum sizes: 	 Residential units, including any dual key unit, must meet the following minimum sizes: 			

Area / Zone	Notified DEV2 Rules and Standards			Notified MRZ / GIZ	/ NOSZ provisions		Recomment *Changes in			t noted
	Residential Unit Type	Minimum <u>Net</u> <u>Floor Area</u>		Residential Unit Type	Minimum <u>Net</u> Floor Area					
	a. Studio unit	35m²		b. Studio unit	35m ²					
	b. 1 bedroom unit	40m ²		c. 1 bedroom unit	40m ²					
	c. 2+ bedroom unit	55m²		d. 2+ bedroor unit	1 55m²					
	standard of ar	the proposed unit	provides a good	standard of	: of the proposed uni amenity; and	C C				
Residential	-	dential Area	ual key unit, must door living space	be provided wit access to a com	unit, including any h either a private ou munal outdoor livin	dual key unit, must utdoor living space or	Living Spa Type c. Priv		Minimum Area	Minimum Dimension
	be: a. For the exclus b. Directly acces c. A single contig	tdoor living space is sive use of residents sible from a habital guous space; and	; ble room;	b. Directly accc. A single cord. Of the mining			and	udio unit d 1- drooom t	5m²	1.8m
	the table belo 3. Where communal does not need to must be:	l outdoor living space be in a single contir	e is provided it nuous space but it	must be: a. Accessible f	al outdoor living sp o be in a single cont rom the residential	inuous space but it units it serves;	uni	droom	8m²	1.8m
	b. Of the minimu the table belo	ngs, parking spaces,	sion specified in	table below	; and dings, parking space	nsion specified in the s, and servicing and	iii. i. F		10 <u>64</u> m²	8m
	Living Space N	Ainimum Minimur Area Dimensio		Living Space Type b. Private	Minimum Minim Area Dimens		ado	<u>For each</u> ditional t above	2m ²	-
	a. Private			ii. Studio unit and 1-	5m² 1.8m			<u>units</u>		

Comments	Recommendation
Twin	Delete DEV2-S18

Area /	Notified DEV2 Rules and Standards					Notified MRZ / GIZ / NOSZ provisions			ovisions		Recommended amendments to MRZ / GIZ	Comments	Recommendation
Zone	i.	Studio unit and 1- bedrooom unit		1.8m		iii. 2+	edrooom hit	, F		_	*Changes in numbering are not noted <u>Communal outdoor living space is calculated based</u> <u>on the number of units not provided with the</u> <u>minimum area of private outdoor living space.</u>		
	ii.	2+ bedroom unit	8m²	1.8m	-	un	edroom hit ommunal	8m²	1.8m	-			
	b.	Communal	I		-		or every units	10m ²	8m	_			
	i.	For every 5 units	10m²	8m		Assessmen	it criteria	where the	e standard is i	nfringed:			
	The ext 1. 2.	tent to which Any propos good standa of occupant Other on-si in the size o space; and	n: ed outdoo ard of amo ts the space te factors or dimensi	e standard is in or living space p enity relative to ce is designed f compensate fo ion of the outdo blic open space	provides a the number for; or a reduction por living	sta occ 2. Oth the and 3. The	y propose indard of cupants t her on-sit e size or d d	ed outdoor amenity re he space is te factors o dimension	elative to the s designed fo compensate f of the outdoo				
Residential			utlook space with a depth and 1 equirements set nfringed: e provided to	N/A	Twin DEV2-S12 and MRZ-S7 are twins as well.	Delete DEV2-S19							
	Area		density o	- Medium Dens of 40 dwellings	ity Residential per hectare	N/A					N/A	No twin	Retain
	Assessi	ment criteria	where th	e standard is in	fringed:								
	1.		•	hysical or infras g compliance; a									

Area / Zone	Notified DEV2 Rules and Stan	dards	Notified MRZ / GIZ / NOSZ pr	ovisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
20110	2. Whether allotments co (for example structura streams).	-					
Open Area Space 1. The	DEV2-S21 Maximum height –		NOSZ-S1 Maximum height of buildings and structures 1. Buildings and structures must not exceed the following maximum height limits above ground level:		N/A	Twin – except for minor wording differences and NOSZ has exclusion for	Delete DEV2-S21
	<u>Structure</u>	Maximum <u>height</u> limit above <u>ground level</u>	<u>Structure</u>	Maximum <u>height</u> limit above <u>ground level</u>		Zealandia. There are no assessment	
	a. Playground equipment	8m	a. Playground equipment	8m		criteria for DEV	
	b. Poles for lighting or surveillance	18m	b. Poles for lighting or surveillance	18m		but there is for NOSZ which I	
	c. Fences and gates	2m	c. Fences and gates	2m		consider to be an error in drafting	
	d. All other <u>buildings</u> and <u>structures</u>	4m	d. All other <u>buildings</u> and <u>structures</u>	4m		and that the NOSZ assessment	
			 Karori Wildlife Sanctu Description Lot 1 DP 3 Assessment criteria where the 1. Design, appearance an structure in terms of t and amenity of the op 2. Dominance, privacy an sites; 3. Streetscape and visua 4. The extent to which a height can be mitigate features of the site, se screening; 5. The extent to which the necessary to provide for operational needs of the 6. Whether topographic make compliance with 	ons to existing buildings at ary (Zealandia, Legal (13319). e standard is infringed: and siting of the building or the impact on the character ben space; and shading effects on adjoining I amenity effects; dverse effects of additional ed by the natural or physical etbacks, landscaping or the additional height is for functional needs or the activities on the site; and al or other site constraints in the standard impractical.		applicable.	
Natural Open Space	DEV2-S22 Maximum gross floc Space Activity Area 1. Each individual buildin site, including any exter additions must not ex	ngs and/or structures on a	including any external	r area ng and /or structure on a site, l alterations or additions, must m gross floor area of 30m2.	N/A	Twin – except that NOSZ has exclusion for Zealandia.	Delete DEV2-S22
	floor area of 30m2.	a maximum gross	This standard does not apply t	:0:		There are no assessment criteria for DEV	

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted
		 Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319). 	
		 Assessment criteria where the standard is infringed: Dominance, privacy and shading effects on adjoining sites; 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 The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site. 	
Natural Open Space	DEV2-S23 Maximum building coverage – Natural Open Space Activity Area 1. Maximum building coverage is 5%.	NOSZ-S3 Maximum building coverage 1. Maximum building coverage is 5%. Assessment criteria where the standard is infringed:	N/A
		 Dominance, privacy and shading effects on adjoining sites; 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; 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. 	
Natural Open Space	DEV2-S24 Boundary setbacks – Natural Open Space Activity Area 1. The following minimum boundary setbacks from any residential zones or activity areas must be	 4. Whether topographical or other site constraints make compliance with the standard impractical. N/A 	N/A
	complied with: Structure Minimum boundary setback a. Playground equipment 1.5m b. All other buildings or structures 10m		

Comments	Recommendation
but there is for NOSZ which I consider to be an error in drafting and that the NOSZ assessment criteria are applicable.	
Twin 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.	Delete DEV2-S23
No twin	Retain

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
Build Areas	DEV3-R1 Residential activities	MRZ-R2 Residential activities, excluding retirement villages, supported residential care activities and boarding houses	N/A
	 Activity status: Permitted Where: a. No more than three residential units occupy the site. 	 Activity status: Permitted Where: a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit. 	
	 Activity status: Restricted Discretionary Where: Compliance with DEV3-R1.1.a cannot be achieved. 	 Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R2.1.a cannot be achieved. 	
	 Matters of discretion are: 1. The matters in DEV3-P2; and 2. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6. Notification status: An application for resource consent made in respect of rule DEV3-R1.2 is precluded from being either publicly or limited notified. 	 Matters of discretion are: The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; For any site within the Spenmoor Street Area: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P12; and For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P13. 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. 	
Build Areas	DEV3-R2 Construction activities 1. Activity status: Permitted	N/A	N/A

Comments	Recommendation
Twin – except for	Delete DEV3-R1
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.	
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. No twin.	Delete DEV3-R2
NO LWIII.	Delete DEVS-RZ
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	

				associated	
				standards.	
Build Areas	DEV3-R3 Recreation activities 1. Activity status: Permitted	N/A	N/A	No twin	Delete DEV3-R3
				Similar/duplicative	
				of 'informal	
				recreation	
				activities' in DEV3-	
				R16 which applies	
				to 'all areas'.	
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	NOSZ-R7 Mobile commercial activities ancillary to permitted	N/A	Twin	Delete DEV3-R5
	permitted recreation and conservation activities	recreation and conservation activities			
	1. Activity status: Permitted	1. Activity status: Permitted		Similar/duplicative	
	,	,		of 'informal	
				recreation	
				activities' in DEV3-	
				R20 which applies	
				to 'all areas'.	
Build Areas	DEV3-R6 Educational Facilities	MRZ-R9 Community facility, health care facility, emergency	MRZ-R9 Community facility, health care facility,	More permissive	Retain
	1. Activity status: Permitted	facility, education facility (excluding child care services)	emergency facility, education <u>al</u> facility (excluding	activity status for	
			child care services)	educational	
		1. Activity status: Restricted Discretionary		facilities in DEV3	
		Matters of discretion are:		chapter	
		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			
D. H.I.A.		publicly notified.		NA	Datata
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)	MRZ-R9 Community facility, health care facility, emergency facility, education <u>al</u> facility (excluding	More permissive activity status for	Retain
			child care services)	emergency service	
		1. Activity status: Restricted Discretionary		facilities in DEV2	
		Matters of discretion are:		chapter	
		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.			
Build Areas	DEV3-R8 Public transport facilities	N/A	N/A	No twin	Retain
Bullu Aleas	1. Activity status: Permitted	N/A	N/A		Retain
Build Areas	DEV3-R9 Home Business	MRZ-R3 Home business	2. Activity status: Permitted	Twin	Delete DEV3-R9
Bullu Aleas	1. Activity status: Permitted	1. Activity status: Permitted			Delete DEV3-It3
	1. Activity status. Permitted	1. Activity status. I cliniticu	Where:		
	Where:	Where:			
			a. The site is occupied by a residential		
	a. The site is occupied by a residential building and	a. The site is occupied by a residential building and	building and used for residential activities		
	used for residential activities by the person or	used for residential activities by the person or	by at least one person, who is an employee		
	persons living on the site as their principal place	persons living on the site as their principal place of	or equivalent engaged in the home		
	of residence;	residence;	business, and lives the person or persons		
	b. No more than four people in total work in the	b. No more than four people in total work in the home	living on the site as their principal place of		
	home business at any one time, and the	business at any one time, and the maximum number	residence;		

	 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 	 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 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. 	
	DEV3-R9.1 cannot be achieved.	Matters of discretion are:	
	 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 nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule DEV3-R9.2 is precluded from being publicly notified. 	 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. Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being publicly notified. 	
Build Areas	 DEV3-R10 Supported residential care activities Activity status: Permitted Where: The maximum occupancy does not exceed ten residents. Activity status: Restricted Discretionary Where: 	 MRZ-R4 Supported residential care activities Activity status: Permitted Where: The maximum occupancy does not exceed 10 residents. Activity status: Restricted Discretionary Where: 	N/A

Twin	Delete DEV3-R10

	 a. Compliance with DEV3-R10.2.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule DEV3-R10.2 is precluded from being publicly notified. 	 a. Compliance with MRZ-R4.1.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being publicly notified. 	
Build Areas	 DEV3-R11 Boarding houses Activity status: Permitted Where: The maximum occupancy does not exceed ten guests per night. Activity status: Restricted Discretionary Where: Compliance with DEV3-R11.1.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule DEV3-R11.2 is precluded from 	 MRZ-R5 Boarding houses Activity status: Permitted Where: The maximum occupancy does not exceed 10 guests per night. Activity status: Restricted Discretionary Where: Compliance with MRZ-R5.1.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being publicly notified. 	N/A
Build Areas	 being publicly notified. DEV3-R12 Visitor accommodation Activity status: Permitted Where: The maximum occupancy does not exceed ten guests per night. Activity status: Restricted Discretionary Where: Compliance with DEV3-R12.1.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule DEV3-R12.2 is precluded from being publicly notified. 	 MRZ-R6 Visitor accommodation Activity status: Permitted Where: The maximum occupancy does not exceed 10 guests per night. Activity status: Restricted Discretionary Where: Compliance with MRZ-R6.1.a cannot be achieved. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule MRZ-R6.2.a is precluded from being publicly notified. 	N/A

Twin	Delete DEV3-R11
Twin	Delete DEV3-R12

Appendix C - Section 42A Report: DEV2 and DEV3 Development Areas

Build Areas	DEV3-R13 Childcare services	MRZ-R7 Childcare services		Twin	Delete DEV3-R13
_	1. Activity status: Permitted	1. Activity status: Permitted	2. Activity status: Restricted Discretionary		
	Where:	Where:			
	 a. The maximum number of children who are not normally resident on the site does not exceed ten; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday. 	 a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday. 	Where: a. Compliance with MRZ-R7.1.a or MRZ- R7.1.b cannot be achieved.		
			Matters of discretion are:		
	 2. Activity status: Restricted Discretionary Where: a. Compliance with DEV3-R13.1.a or DEV3-R13.1.b cannot be achieved. b. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule DEV3-R13.2 is procluded from 	 Activity status: Restricted Discretionary Where: Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved. b. Matters of discretion are: 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. Notification status: An application for resource consent made in respect of rule MRZ-R7.2 a is procluded from being 	 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. <u>The extent to which childcare facilities are integrated into residential development.</u> 		
	made in respect of rule DEV3-R13.2 is precluded from being publicly notified.	made in respect of rule MRZ-R7.2.a is precluded from being publicly notified.			
Build Areas	DEV3-R14 Retirement Village	MRZ-R8 Retirement Village	N/A	Twin – except	Delete DEV3-R14
bullu Areas	1. Activity status: Restricted Discretionary Matters of discretion are:	1. Activity status: Restricted Discretionary Matters of discretion are:		different MRZ policies are refenced in	Delete DEV3-N14
	1. The matters in MRZ-P5 and MRZ-P10.	1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.		matters of discretion. I consider this to be	
	Notification status: An application for resource consent made in respect of rule DEV3-R14.1 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.		a drafting integration error and that MRZ-R8 matters of discretion are most applicable.	
Build Areas	DEV3-R15 All Other Activities 1. Activity status: Discretionary	MRZ-R10 All other activities 1. Activity status: Discretionary	N/A	Twin – except reference to non- complying activity.	Delete DEV3-R15
	Where:	Where:		DEV3-R15 would	
	 The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity. 	 The activity is not otherwise provided for as a permitted, restricted discretionary or non- complying activity. 		be captured and addressed through the recommended new DEV3 rule.	
All Areas	DEV3-R16 Informal recreation activities 1. Activity status: Permitted	NOSZ-R1 Informal recreation activities 1. Activity status: Permitted	N/A	Twin	Retain While these DEV3
All Areas	DEV3-R17 Conservation activities 1. Activity status: Permitted	NOSZ-R2 Conservation activities 1. Activity status: Permitted	N/A	Twin	rules do have twin rules within
All Areas	DEV3-R18 Community Facilities 1. Activity status: Permitted	N/A	N/A	No twin	what would be NOSZ, the DEV3

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

 Where: Compliance with any of the requirements of DCV3-RT21 cannot be achieved. Matters of discrition are: A close of the compliance with any of the requirements of the DCV3-RT21 cannot be achieved. Matters of discrition are: A close of the compliance with any of the requirements of M22. Matters of discrition are: The matter in M22-92 and GR2Ps. Motification status: A close of the compliance with M02. MR2-PS_DISCR_PS_MR2-PS_MR2				1 .		
Matters of discretion are: new etert and effect of non-compliance with any relevant standard as specified in the associated as specified in the social addition at the infinited standard as specified in the social addition at the infinited standard as specified in the social addition at the infinited standard as specified in the social addition at the infinited standard as specified in the social addition at the infinited standard as specified in the social addition at the information infinites in MM2P2, IM2P2,					`	
Matters of discretion are: I. The extent and effect of non-compliance with any relevant standards specified in the associated asso					-	
Building 1. The extent and effect of non-compliance with associated assessment citrate in the infraged standard; as specified in the associated assessment citrate in the infraged and dispecified in the associated associated assessment citrate in respect of rule DEV3 A22 which results from non- compliance with M22 by A123.2 which results from non- compliance with M22 by M22.50 mM22.50 mM22.50 is precluded from being precluded from being publicly or limited notified. Interest dispectified in the associated address of the infraged address of dispection are specified in the associated assessment citrate in the associated assessment citrate in the associated assessment citrate in the associated associated associe thoravognitione with any of the follow standac		DEV3-R27.1 cannot be achieved.	Matters of discretion are:	relates to the ability to safely use, access	accessory building)	
any relevant standard as genefied in the associated ascociated associated associated associat		Matters of discretion are:	1. The extent and effect of non-compliance with any	and maintain buildings without requiring	of which there is	
 associated assessment criteria for the Infringed standards: and All Standards as specified in the sociated assessment criteria for any infringed standards: and the Standards: and Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 Standards as specified in the sociated assessment criteria for any infringed standards: in CHIPPA 2014 CHIP		1. The extent and effect of non-compliance with	relevant standard as specified in the associated	access on, above or over the rail corridor.	no comparable	
standards; and MIZ-P8, MIZ-P10 and MIZ-P11. An application for resource consent made in respect of ind MIZ-MIZ-3, which results for mon-compliance with MIZ-55, MIZ-S12, and which results for mon-compliance with MIZ-52, WIZ-S12, and Which results for mon-compliance with MIZ-55, MIZ-S12, and Which results for mon-compliance with MIZ-55, MIZ-S12, and Which results for mon-compliance with MIZ-55, MIZ-S12, MIZ-S12, MIZ-S12, MIZ-S12, WILL, PSIZ-S12, WILL, P		any relevant standard as specified in the	assessment criteria for the infringed standard; and	Notification status:	twin provision in	
standards; and MIZ-P8, MIZ-P10 and MIZ-P11. An application for resource consent made in respect of ind MIZ-MIZ-3, which results for mon-compliance with MIZ-55, MIZ-S12, and which results for mon-compliance with MIZ-52, WIZ-S12, and Which results for mon-compliance with MIZ-55, MIZ-S12, and Which results for mon-compliance with MIZ-55, MIZ-S12, and Which results for mon-compliance with MIZ-55, MIZ-S12, MIZ-S12, MIZ-S12, MIZ-S12, WILL, PSIZ-S12, WILL, P		associated assessment criteria for the infringed	2. The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5,		the MRZ except for	
 The matters in DEV3-P2 and GB2-P8. Notification status: An application for resource consent made in respect of nucle MRZ-R13.2.a which results from on-compliance with MRZ S1, DEV3.5, DEV3.5,		-		An application for resource consent made in		
Bulking Notification status: An application for resource consent made in respect of the DEV3 R27, with results from non-compliance with DEV3 S3, DEV3 S3, DEV3 S4 or DEV3 S5 is precluded from being publicly or Initied non-compliance with MR2 S4, MR2 S4, MR2 S4, MR2 S4, MR2 S4, MR2 S4 S4, MR2			-, -, -,			
Notification status: An application for resource consent made in respect of rule MR2R3.2 a which results from non-compliance with MR2 is a which results from non-compliance with may for a trutcures for multi-unit housing or a retirement village 1. Activity status: Restricted Discretionary 1. Activity status: Restricted Discretionary 1. Activity status: Restricted Discretionary 1. The extent and effect of non-compliance with any offection with any offection for any infringed standard: 1. The extent and effect of non-compliance with any OFV351; 1. DOV351;			Notification status:		·	
An application for resource consent made in respect of the DSV3-S32, DVS-S3, DV		Notification status:			(11112 1 112001 02).	
Interpoly EV23.22 which results from non-compliance with rule DV3.352, DV3.35, DV3.35, DV3.35, DV3.35, DV4.353, DV4.					These differences	
DEV3-S1, DEV3-S3, DEV3-S4 or DEV3-S3 is precluded from being publicly or DEV3-S1, DEV3-S4, DEV3-S0, DEV3-S1, DEV3-S1						
Image: An application for resource consent made in respect of rule precluded from being publicly or limited notified. An application for resource consent made in respect of rule MRR-513.2.a which results from non-compliance with MR2- SG, MRE-57, MRE-58, MRE-59, MRE-50 is precluded from being either publicly or limited notified. Image: An application for resource consent made in respect of rule MRR-513.2.a which results from non-compliance with being either publicly or limited notified. Image: An application for resource consent made in respect of rule MRR-513.2.a which results from non-compliance with being either publicly or limited notified. Image: An application for resource consent made in respect of rule MRR-513.2.a which results from non-compliance with being either publicly or limited notified. Image: An application for resource consent made in respect of rule MRR-513.2. a molecular for any infinged standard Image: An application for resource consent made in respect of rule MRR-513.2. and BRA-513.2. and						
An application for resource consent made in respect of rule Decaptured and application for resource consent made in respect of rule Decaptured and mage and additionation on compliance with MA2-55, MR2-59 or DFX-3510 is precluded from being publicly or limited notified. Decaptured and mage and additionation on compliance with MA2-55, MR2-59 or DFX-3510 is precluded from being publicly or limited notified. Decaptured and mage and additionation of buildings, accessory buildings or structures for multi-unit housing or a retirement village. Decaptured and mage and additions or alterations to rule unit housing or a retirement village. Decaptured and mage and additions or alterations or hulti-unit housing or a retirement village. Decaptured and mage and additions or alterations or hulti-unit housing or a retirement village. Decaptured and mage and additions or alterations or hulti-unit housing or a retirement village. Decaptured and mage and additions or alterations or hulti-unit housing or a retirement village. Decaptured and mage and additions or alterations or hulti-unit housing or a retirement village. Decaptured and mage and additions or alterations or hulti-unit housing or a retirement village. Decaptured and mage and additions or hulti-unit housing or a retirement village. Decaptured and mage and addition or hulti-unit housing or a retirement village. Decaptured and mage and addition or hulti-unit housing or a retirement village. Decaptured and mage and addition are restricted to: Decaptured and mage and addition or hulti-unit housing or a retirement village. Decaptured and mage and addition are restricted to: Decaptured and mage and addition are restricted to: Decaptured and mage and addition are res		· · · ·				
An application for resource consent made in respect of precluded from being publicly or limited notified. MR2-R13.2 a which results from non-compliance with MR2- 55, MR227, MR225, MR255 (MR2550 (FS SOF MR22510) is precluded from being either publicly or limited notified. MR2-R14.1 is precluded from being either publicly or limited notified. MR2-R14.2 constructions of multi- unit housing or a retirement village. I. Activity status: Restricted Discretionary Matters of discretion are restricted to: I. Activity status: Restricted Discretionary Matters of discretion are in the oflow standards as specified in the associated assessment criteria for any infringed standard: I. DEV3-S1; I. DEV3-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; II. MR2-S2; III. MR2-S3; III. MR2-S4; III. MR2-S4; IIII. MR2-S4; III. MR2-S4; III. MR2-S4; III. MR2-S4; III. MR2-S4; II		from being publicly notified.				
Image: Devise 2827 2 which results from non-compliance with precluded from being publicly or limited notified. 56, MR2-37, MR2-283, MR2-90 reV3-501 is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly or limited notified. Image: method is precluded from being publicly notified is precluded from being publicly notified. Image: method is precluded from being publicly		An employed on feature and the feature of the			-	
DEV3-58, DEV3-57, DEV3-58, DEV3-50 or DEV3-510 is precluded from being publicly or limited notified. heing either publicly or limited notified. new DEV2 permitted activity rule. new DEV2 Buildings DEV3-R28 Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement vilage. MRZ-R14 Construction of buildings or structures for multi- wilage, and additions or alterations to multi-unit housing or a retirement vilage. MRZ-R14 Construction of buildings or structures for multi- with additions or alterations to multi-unit housing or a retirement vilage. MRZ-R14 Construction of buildings or structures for multi- multi- multi- structures for multi-					-	
precluded from being publicly or limited notified. precluded from being publicly or limited notified. premitted activity rule. premitted activity rule. premitted activity rule. Deleta Exitivity rule. D			· · · ·			
Buildings Devia-R28 Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement wilage, and additons or alterations to multi-unit housing or a retirement wilage MRZ-R14 Construction of buildings or structures for multi- unit housing or a retirement wilage I. Activity status: Restricted Discretionary There are and additons or alterations to multi- unit housing or a retirement wilage I. Activity status: Restricted Discretionary MRZ-R14 Construction of buildings or structures for multi- unit housing or a retirement wilage I. Activity status: Restricted Discretionary MRZ-R14 Construction of buildings or structures for multi- unit housing or a retirement wilage I. Activity status: Restricted Discretionary MRZ-R14 Construction of buildings or structures for multi- unit housing or a retirement wilage I. Activity status: Restricted Discretionary MRZ-R14 Construction of buildings or structures for multi- unit housing or a retirement wilage I. Activity status: Restricted Discretionary MRZ-R14 Construction of buildings or structures for multi- with any of the follow standards as specified in the associated assessment criteria for any infringed standard: i. MRZ-S2; I. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: i. MRZ-S3; I. Devia S3; I. MRZ-S3; I. MRZ-S3; I. MRZ-S4; I. MRZ-S4; I. MRZ-S4; I. MRZ-S4; I. MRZ-S4; I. MRZ-S4; I. MRZ-S5; I. MRZ-S13 for multi-unit housing only; and			being either publicly or limited notified.			
Buildings DEV3-828 Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village – Built Areas MR2-R14 Construction of buildings or structures for multi- unit housing or a retirement village 1. Activity status: Restricted Discretionary unit housing or a retirement village 1. Activity status: Restricted Discretionary multi-unit housing or a retirement village – Built Areas 1. Activity status: Restricted Discretionary multi-unit housing or a retirement village 1. Activity status: Restricted Discretionary multi-unit housing or a retirement village 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: i. MR2-53; ii. MR2-53; iii. MR2-54; v. MR2-74; MR2-74; v. MR2-54; v. MR2-74; v. MR2-54; v. MR2-74; v. MR2-54; v. MR2-74; v. MR2-54; v. MR2-74; v.		precluded from being publicly or limited notified.				
or structures for mult-unit housing or a retirement village, and additions or alterations to mult-unit housing or a retirement village unit housing or a retirement village					rule.	
village, and additions or alterations to multi-unit housing or a retirement village – Built Areas 1. Activity status: Restricted Discretionary Matters of discretion are: 1. Activity status: Restricted Discretionary Matters of discretion are: 1. Activity status: Restricted in the associated assessment criteria for any infringed standard: 1. Activity status: Restricted Discretionary Matters of discretion are: 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: 1. Matters of discretion are restricted to: 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: 1. MRZ-52; 1. The extent and effect of non-compliance with associated assessment criteria for any infringed standard: 1. MRZ-52; 1.	Buildings	DEV3-R28 Construction of buildings, accessory buildings	MRZ-R14 Construction of buildings or structures for multi-	1. Activity status: Restricted Discretionary	There are	Delete DEV3-R28
or a retirement village – Built Areas 1. Activity status: Restricted Discretionary 1. Activity status: Restricted Discretionary 1. Activity status: Restricted Discretionary 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: The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: MR2-52; MR2-53; MR2-54; MR2-53; MR2-53; MR2-53; MR2-54; MR2-76; and MR2-P1, MR2-P8, MR2-P3, MR2-P5, MR2-P6, MR2-P4, DEV3-P4, MR2-P3, MR2-P4, MR2-P3, MR2		or structures for multi-unit housing or a retirement	unit housing or a retirement village		differences in that	
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 I. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: i. DEV3-S1; i. DEV3-S1; ii. DEV3-S2; iii. DEV3-S2; iii. DEV3-S2; iii. DEV3-S2; iii. DEV3-S2; iii. DEV3-S2; iii. DEV3-S2; iv. MRZ-S1; v. MRZ-S2; v. MRZ-S1; v. MRZ-S1; v. MRZ-S1; v. MRZ-S1; v. MRZ-S2; v. MRZ-S1; v. MRZ-S1; v. MRZ-S1; v. MRZ-S2; v. MRZ-S2; v. MRZ-S1; v. MRZ-S2; v. MRZ-S1; v. MRZ-S1; v. MRZ-S1; v. MRZ-S2; v. MRZ-S2; v. MRZ-S1; v. MRZ-S2; v. MRZ-S1; v. MRZ-S2; v. MRZ-S1;				specified in the associated assessment	the MRZ.	
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:the follow standards as specified in the associated assessment criteria for any infringed standard:i.MRZ-52;These differences (i.e. consid-s2a)i.DEV3-S1;i.MRZ-52;iii.MRZ-53;DEV3-S1;DEV3-S1;DEV3-S1;ii.DEV3-S2;iii.MRZ-54;v.MRZ-54;DEV3-S1;DEV3-S1;iv.DEV3-S2;v.MRZ-51;v.MRZ-54;be captured and advectsv.DEV3-S1;v.MRZ-55;v.MRZ-51;defree recommended nowing only;v.DEV3-S1;v.MRZ-514 for multi-unit housing only;vi.MRZ-545[1] for multi-unit housing only;new DEV2v.DEV3-S1;vi.MRZ-57;MRZ-70; MRZ-70; MRZ-70; MRZ-70;rulev.DEV3-S1;vi.MRZ-514 for multi-unit housing only;vi.MRZ-545[1] for multi-unit housing only; andnew DEV2v.DEV3-S1;and2.The matters in MRZ-72, MRZ-70; MRZ-70; MRZ-70;Vii.MRZ-76; MRZ-70; MRZ-70; MRZ-70; MRZ-70;MRZ-76 [For multi-unit housing only]; MRZ-70;		Matters of discretion are:	1. The extent and effect of non-compliance with any of			
any of the follow standards as specified in the associated assessment criteria for any infringed standard:assessment criteria for any infringed standard:i. MRZ-52;(i.e. consideration of DEV3-52 and DEV3-51;i. DEV3-S1;ii. MRZ-53;iii. MRZ-54;DEV3-S1;of DEV3-S2;DEV3-S1;ii. DEV3-S2;iii. MRZ-54;iii. MRZ-55;DE captured and addressed through the recommended nousing only;addressed through the recommended nousing only; andaddressed through the recommended nousing only; andv. DEV3-S2;v. MRZ-S12 for multi-unit housing only; vi. MRZ-S13 for multi-unit housing only; andvi. MRZ-S45;rulev. DEV3-S2;vi. MRZ-S14 for multi-unit housing only; andvi. MRZ-S45;rulev. DEV3-S3;vi. MRZ-S13 for multi-unit housing only; andvi. MRZ-S4513 for multi-unit housing only; andnew DEV2 permitted activity rulev. DEV3-S1; vii. DEV3-S1; vii. DEV3-S1; and vii. DEV3-S1; and2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P6, MRZ-P5, MRZ-P6, MRZ-P6, and MRZ-P11, made in respect of rule MRZ-R14.1 is precluded from being publicly notified.2. The matters in DEV3-P2, DEV3-P4, MRZ-P40P9 and MRZ-P110.2. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P40P9 and MRZ-P110 resource Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notifi			the follow standards as specified in the associated	, 3	These differences	
 associated assessment criteria for any infringed standard: i. MR2-52; ii. MR2-53; iii. MR2-54; iii. MR2-54; iv. MR2-52; iii. MR2-54; iv. MR2-52; iv. MR2-52; iv. MR2-52; iv. MR2-52; iv. MR2-512 for multi-unit housing only; iv. DEV3-52; iv. DEV3-54; iv. DEV3-52; iv. MR2-512 for multi-unit housing only; iv. DEV3-54; iv. DEV3-51; iv. DEV3-51; iv. DEV3-51; iv. DEV3-52; iv. DEV3-51; iv. DEV3-52; iv. DEV3-51; iv. DEV3-52; iv. DEV3-51; iv. DEV3-52; iv. DEV3-51; iv. DEV3-52; iv. DEV3-52;<td></td><td></td><td>assessment criteria for any infringed standard:</td><td>i. MRZ-S2:</td><td></td><td></td>			assessment criteria for any infringed standard:	i. MRZ-S2:		
standard:ii.MRZ-S3;iii.MRZ-S4;DEV3-S1;DEV3-S1; couldi.DEV3-S1;iii.MRZ-S4;iv.MRZ-S5;be captured and addressed throughii.DEV3-S2;iv.MRZ-S1;v.MRZ-S1;be captured and addressed throughiii.DEV3-S2;v.MRZ-S1;v.MRZ-S1251 for multi-unit housing only;the recommended new DEV2iii.DEV3-S4;v.MRZ-S12 for multi-unit housing only;v.MRZ-S14512 for multi-unit housing only; andnew DEV2v.DEV3-S12;vii.MRZ-S14 for multi-unit housing only; andvii.MRZ-S14513 for multi-unit housing only; andnew DEV2vii.DEV3-S13;viii.DEV3-S13;NRZ-P7, MRZ-P2, MRZ-P5, MRZ-P6, MRZ-P10 and MRZ-P11.viii.MRZ-S14513 for multi-unit housing only; andruleviii.DEV3-S15; andNotification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.			i. MRZ-S2;		•	
 i. DEV3-S1; iii. MR2-S4; iv. MR2-S5; iv. MR2-S5; iv. MR2-S12 for multi-unit housing only; iv. DEV3-S1; iv. DEV3-S1; and iv. DEV3-P7, MR2-P4, MR2-P3, MR2-P1. iv. DEV3-S1; and iv. DEV3-S1; and iv. DEV3-P2, DEV3-P4, DEV3-P4, MR2-P4, MR2-P1. iv. DEV3-S1; and iv. DEV3-P2, DEV3-P4, DEV3-P4, MR2-P4, MR2-P10 and MR2-P11. iv. DEV3-S1; and iv. DEV3-P2, DEV3-P4, DEV3-P4, MR2-P4, MR2-P10 and MR2-P11. iv. MR2-P6 (for multi-unit housing only), MR2-P6						
i.DEV3-S1;iv.MRZ-S5;v.MRZ-S12 for multi-unit housing only;addressed throughii.DEV3-S2;v.MRZ-S12 for multi-unit housing only;vi.MRZ-S13 for multi-unit housing only;vi.MRZ-S13S1 for multi-unithousing only;vi.MRZ-S13S1 for multi-unitnew DEV3iv.DEV3-S3;vi.MRZ-S14 for multi-unit housing only;vi.MRZ-S14S12 for multi-unitnew DEV3permitted activityv.DEV3-S1;vii.MRZ-S14 for multi-unit housing only;vii.MRZ-S14S13 for multi-unitnew DEV3vii.DEV3-S1;vii.MRZ-P10 and MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6,Viii.DEV3-S15; and2.The matters in MRZ-P2, MRZ-P3, MRZ-P1.2.The matters in MRZ-P2, MRZ-P3, MRZ-P1.2.The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6,NRZ-P6 (For multi-unit housing only), MRZ-P3PT (For retirement villages only), MRZ-P6NRZ-P10 and MRZ-P1.Netification status: An application for resource consentmadenew DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P5, MRZ-P6, and MRZ-P10 for multi-unit housing, andNetification status: An application for resource consentNetification status: An application for resource consent made in respect of rule MRZ-P14P10.Netification status: An application for resource consent made in respect of rule MRZ-P14.1 is precluded from being publicly notified.Netification status: An application for resource consent made in respect of rule MRZ-P14.1 is precluded from being publicly notified.Netification status: An application for resource consent made in respect of rule MRZ-P14.1 is precluded from being publicly notified.		Standard.			-	
ii.DEV3-S2;v.MRZ-S12 for multi-unit housing only;housing only;the recommendediii.DEV3-S3;v.MRZ-S13 for multi-unit housing only;vi.MRZ-S13512 for multi-unitnew DEV2iv.DEV3-S4;vii.MRZ-S14 for multi-unit housing only;vii.MRZ-S14513 for multi-unitnew DEV2v.DEV3-S12;vii.MRZ-S14 for multi-unit housing only;vii.MRZ-S14513 for multi-unitnew DEV2v.DEV3-S12;vii.MRZ-P3-S12;vii.MRZ-P7, MRZ-P5, MRZ-P5, MRZ-P6,vii.MRZ-P2, S13;vii.v.DEV3-S13;2.The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6,MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.Notification status: An application for resource consentMRZ-P6 (For multi-unit housing only), MRZ-P5,MRZ-P6 (For multi-unit housing only), MRZ-P6,1.The matters in DEV3-P2, DEV3-P4, DEV3-P4,Notification status: An application for resource consentMRZ-P10P9 and MRZ-P110.Notification status: An application for resource consentmadenewnewmadenewNotification status: An application for resource consentNotification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.		i DEV3-S1				
 iii. DEV3-S3; iv. DEV3-S4; v. DEV3-S4; v. DEV3-S5; vii. MRZ-S14 for multi-unit housing only; and vii. DEV3-S12; vii. DEV3-S13; viii. DEV3-S13; viii. DEV3-S13; viii. DEV3-S14; and viii. DEV3-S15; and 2. The matters in MRZ-P2, MRZ-P5, MRZ-P6, ix. DEV3-S15; and 2. The extent and effect of non-compliance with the requirements in Appendix 13; 3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and 					-	
iv.DEV3-S4;andhousing only; andpermitted activityv.DEV3-S5;Vii.MRZ-S14 for multi-unit housing only; andVii.MRZ-S14513 for multi-unit housing only; andrulev.DEV3-S12;andXMRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P10 and MRZ-P11.Vii.MRZ-S14513 for multi-unit housing only; andrulev.DEV3-S13;XThe matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P5, MRZ-P6 (For multi-unit housing only), MRZ-ZThe matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 (For multi-unit housing only), MRZ-v.DEV3-S15; andNotification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.						
v.DEV3-S5;vii.MRZ-S14 for multi-unit housing only; andvii.MRZ-S14S13 for multi-unit housing only; andrulevii.DEV3-S12; viii.2.The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.2.The matters in MRZ-P2, MRZ-P3, MRZ-P6, MRZ-P6, MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P6, and MRZ-P10 for multi-unit housing; and2.The matters in DEV3-P2, DEV3-P4, publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.						
vi.DEV3-S12; vii.andhousing only; andvii.DEV3-S13; viii.2.The matters in MRZ-P2, MRZ-P5, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P11.1.viii.DEV3-S14; and ix.2.The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P5, MRZ-P11.2.viii.DEV3-S15; and1.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.				•		
 vii. DEV3-S13; viii. DEV3-S14; and ix. DEV3-S15; and 2. The matters in MRZ-P2, MRZ-P3, MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11. 2. The extent and effect of non-compliance with the requirements in Appendix 13; 3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and 2. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and 3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and 					rule	
 viii. DEV3-S14; and ix. DEV3-S15; and The extent and effect of non-compliance with the requirements in Appendix 13; The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and The matters in DEV3-P2, DEV3-P5, MRZ-P5, and MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11. MRZ-P10 and MRZ-P10 and MRZ-P10. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and The matters in DEV3-P2, DEV3-P5, MRZ-P5, and 				housing only; and		
 ix. DEV3-S15; and 2. The extent and effect of non-compliance with the requirements in Appendix 13; 3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and 		-				
 The extent and effect of non-compliance with the requirements in Appendix 13; The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and The matters in DEV3-P2, DEV3-P5, MRZ-P5, and Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified. 			IVIKZ-P7, IVIKZ-P8, IVIKZ-P10 and MIKZ-P11.			
requirements in Appendix 13; made in respect of rule MRZ-R14.1 is precluded from being publicly notified. MRZ-P10P9 and MRZ-P11P10. 3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and made in respect of rule MRZ-R14.1 is precluded from being publicly notified. Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified. 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and Total and the matters in DEV3-P2, DEV3-P5, MRZ-P5, and Total and the matters in DEV3-P2, DEV3-P5, MRZ-P5, and Total and the matters in DEV3-P2, DEV3-P5, MRZ-P5, and						
3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and publicly notified. 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and publicly notified.						
MRZ-P6, and MRZ-P10 for multi-unit housing; and Notification status: An application for resource consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified. 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and Image: Consent made in respect of rule MRZ-R14.1 is precluded from being publicly notified.				MRZ- P10<u>P9</u> and MRZ-<mark>P11<u>P10</u>.</mark>		
andconsent made in respect of rule MRZ-R14.1 is4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, andprecluded from being publicly notified.			publicly notified.			
4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and precluded from being publicly notified.		MRZ-P6, and MRZ-P10 for multi-unit housing;		Notification status: An application for resource		
		and		consent made in respect of rule MRZ-R14.1 is		
MRZ-P10 for a retirement village.		4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and		precluded from being publicly notified.		

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

			 4. The matters in MRZ-P8, MRZ-P10 and MRZ-P11; and 5. <u>Maintaining the ability for emergency</u> services, including fire appliances, to access the property for firefighting purposes. 		
	 DEV3-R31 Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Build Areas 1. Activity status: Restricted Discretionary Matters of discretion are: 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. 	 MRZ-R17 Construction of any other building or structure, including additions and alterations 1. Activity status: Permitted Where: Compliance with the following standards is achieved: MRZ-S2; MRZ-S3; MRZ-S4; MRZ-S5; MRZ-S5; MRZ-S12; MRZ-S12; MRZ-S13; and MRZ-S14. Activity status: Restricted Discretionary Where: Compliance is not achieved with any of the requirements of MRZ-R17.1.a cannot be achieved. Matters of discretion are: 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. 	 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.	No twin but MRZ- R17 is similar.	Retain
Buildings	DEV3-R32 Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area	made in respect of rule MRZ-R17.2.a is precluded from being publicly notified. NOSZ-R14 Construction, alteration of and addition to buildings and structures	N/A	No twin	Retain
	1. Activity status: Discretionary	 Activity status: Permitted Where: a. Compliance with the following standards is achieved: NOSZ-S1; NOSZ-S2; NOSZ-S3; NOSZ-S4; and 			

		v. NOSZ-S5.			
		 Activity status: Discretionary Where: 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: 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. 	 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. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and f. 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. 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. The siting of a development on a site, particularly in relation to larger than typical sites. 	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.	N/A	N/A	No twin I note MRZ- PREC01-S2	Retain
	 Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties. 			(Character Precincts) has a 3.5m maximum height for accessory	
				buildings.	

Build Areas	DEV3-S3 Height in relation to boundary	MRZ-S3 Height in relation to boundary		Twin – except for	Delete DEV3-S3
	1. For any site within Height Control Area 1: no part	1. For any site where MRZ-S1 or MRZ-S2.1.a applies:	This standard does not apply to:	chapter specific	
	of any building or structure may project beyond a	no part of any building or structure may project	a. A boundary with a road;	references to	
	60° recession plane measured from a point 4	beyond a 60° recession plane measured from a	b. Existing or proposed internal boundaries	building height	
	metres vertically above ground level along all	point 4 metres vertically above ground level along	within a site; and	control standard.	
	boundaries, as shown in Diagram 26 below;	all boundaries, as shown in Diagram 2 below;	c. Site boundaries where there is an existing	However, I note	
			common wall between 2 buildings on	that DEV3 does not	
			adjacent sites or where a common wall is	have a Height	
			proposed.	Control Area 1 or 2	
			d. Solar panel and heating components	and that this is	
			attached to a building provided these do	instead a reflection	
			not exceed the height by more than	of MRZ-S2.	
			<u>500mm; and</u>		
	- the second sec	44 4	e. <u>Satellite dishes, antennas, aerials,</u>		
	<u>+ L</u> +	<u>+ L</u>	chimneys, flues, architectural or decorative		
			features (e.g. finials, spires) provided that		
			none of these exceed 1m in diameter and		
	2. For any site within Height Control Area 2: no part	2. For any site where MRZ-S2.1.b applies: no part of	do not exceed the height by more than 1m		
	of any building or structure may project beyond a	any building or structure may project beyond a 60°	measured vertically.		
	60° recession plane measured from a point 5	recession plane measured from a point 5 metres			
	metres vertically above ground level along all	vertically above ground level along all boundaries;			
	boundaries; and	and			
	3. Where the boundary forms part of a legal right of	3. Where the boundary forms part of a legal right of			
	way, entrance strip, access site,	way, entrance strip, access site,			
	or pedestrian access way, the height in relation	or pedestrian access way, the height in relation to			
	to boundary applies from the farthest boundary	boundary applies from the farthest boundary of that			
	of that legal right of way, entrance	legal right of way, entrance strip, access site,			
	strip, access site, or pedestrian access way.	or pedestrian access way.			
	This standard does not apply to:	This standard does not apply to:			
	a. A boundary with a road;	a. A boundary with a road;			
	b. Existing or proposed internal boundaries within	b. Existing or proposed internal boundaries within			
	a site; and	a site; and			
	c. Site boundaries where there is an existing	c. Site boundaries where there is an existing common			
	common wall between 2 buildings on adjacent	wall between 2 buildings on adjacent sites or where			
	sites or where a common wall is proposed	a common wall is proposed			
	Assessment criteria where the standard is infringed:	Assessment criteria where the standard is infringed:			
	a. Streetscape and visual amenity effects;	 a. Streetscape and visual amenity effects; 			
	b. Dominance, privacy and shading effects on	b. Dominance, privacy and shading effects on adjoining			
	adjoining sites; and	sites; and			
	c. Effects on the function and associated amenity	c. Effects on the function and associated amenity			
	values of any adjacent open space zone.	values of any adjacent open space and recreation			
		zone.			
Build Areas	DEV3-S4 Building coverage	MRZ-S5 Building coverage		Twin	Delete DEV3-S4
	1. Maximum building coverage must not exceed	1. Maximum building coverage must not exceed 50%	This standard does not apply to:		
	50% of the net site area.	of the net site area.	1. Uncovered decks and uncovered structures		
			no more than 1m in height above ground		
	Assessment criteria where the standard is infringed:	Assessment criteria where the standard is infringed:	level; and		
	1. Streetscape and visual amenity effects; and	1. Streetscape and visual amenity effects; and	2. Eaves up to 1m in width;		
	2. Dominance, privacy and shading effects on	2. Dominance, privacy and shading effects on adjoining	3. Multi-unit housing; and		
	adjoining sites.	sites.	4. Retirement villages.		
		51(6).	in <u>inclusion multipli</u>		

Build Areas	DEV3-S5 Bou	ndary setbacks		MRZ-S4 Bo	undary setbacks				Twin	Delete DEV3-S5
		ngs and structures must be set back	from		dings and structures must be set bac	k from the	Yard	Minimum depth		
		levant boundary by the minimum de	epth	relevant boundary by the minimum depth listed in		Front	1.5 metres			
		in the yards table below:		Vard Minimum donth		Side	1 metre			
	Yard	Minimum depth					1 metre (excluded on			
	Front	1.5 metres		Front	1.5 metres		Rear	corner sites)		
	Side	1 metre		Side	1 metre		Rail corridor	1.5m		
	Rear	1 metre (excluded on corner		Side			boundary	<u>1.011</u>		
	This standard c. Site k comr sites d. Fence Assessment c 3. Stree 4. Domi	sites) I does not apply to: boundaries where there is an existing non wall between 2 buildings on adju or where a common wall is proposed es or standalone walls. criteria where the standard is infringe stscape and visual amenity effects; an inance, privacy and shading effects of ning sites.	acent d; and ed: nd	c. Site wa a co d. Fer Assessmen 3. Stro	1 metre (excluded on corner sites) rd does not apply to: e boundaries where there is an existin ll between 2 buildings on adjacent sit ommon wall is proposed; and nees or standalone walls. t criteria where the standard is infrin eetscape and visual amenity effects; minance, privacy and shading effects es.	ged: and	common adjacent proposec f. Fences of g. <u>Uncovere</u> <u>no more</u> <u>level (exc</u> <u>boundar</u> h. <u>Eaves up</u> <u>relation t</u>	ndaries where there is an existing wall between 2 buildings on sites or where a common wall is		
Build Areas	 A res an ou metro patio When less t When less t V p n n a a a b a b a b a a a a a a a a a b a a a a a a b b b b a a a b b b b b c <lic< li=""> c <</lic<>	door living space (per unit) idential unit at ground floor level mu utdoor living space that is at least 20 es and that comprises ground floor, f , or roof terrace space that: re located at ground level, has no dir han 3 metres; Where provided in the form of a balco hatio, or roof terrace, is at least 8 squ netres and has a minimum dimension netres; s accessible from the residential unit May be: grouped cumulatively by area in 2 communally accessible location; o located directly adjacent to the u s free of buildings, parking spaces, ar ervicing and manoeuvring areas. idential unit located above ground fl must have an outdoor living space ir of a balcony, patio, or roof terrace t s at least 8 square metres and has a ninimum dimension of 1.8 metres; s accessible from the residential unit	square balcony, mension ony, nare n of 1.8 ; 1 or nit; and nd loor n the hat:	 A relevant A relevant	tdoor living space (per unit) esidential unit at ground floor level m door living space that is at least 20 so tres and that comprises ground floor io, or roof terrace space that: here located at ground level, has no d s than 3 metres; Where provided in the form of a bal or roof terrace, is at least 8 square m has a minimum dimension of 1.8 me Is accessible from the residential un May be: i. grouped cumulatively by area in communally accessible location i. located directly adjacent to the Is free of buildings, parking spaces, a and maneuvering areas. esidential unit located above ground st have an outdoor living space in the cony, patio, or roof terrace that: t least 8 square metres and has a min hension of 1.8 metres; Is accessible from the residential un May be:	quare , balcony, limension lcony, patio, netres and etres; it; 1 ; or unit; and and servicing floor level e form of a nimum	N/A		Twin	Delete DEV3-S6

	 i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. This standard does not apply to: Multi-unit housing; and Retirement villages. 	 i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. This standard does not apply to: Multi-unit housing; and Retirement villages. 	
	 Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed outdoor living space provides a good standard of amenity; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site 	 Assessment criteria where the standard is infringed: The extent to which: a. The design of the proposed outdoor living space provides a good standard of amenity; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site. 	
Build Areas	 DEV3-S7 Outlook space (per unit) 1. An outlook space must be provided for each residential unit as specified in this standard; 2. An outlook space must be provided from habitable room windows as shown in 	 MRZ-S7 Outlook space (per unit) 1. An outlook space must be provided for each residential unit as specified in this standard; 2. An outlook space must be provided from habitable room windows as shown in Diagram 3 below: 	N/A
	Diagram 27 below:	Control windows as shown in Diagram 5 below.	
	 3. The minimum dimensions for a required outlook space are as follows: a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metres in depth and 	 3. The minimum dimensions for a required outlook space are as follows: a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; 	
	dimension of 1 metre in depth and 1 metre in width; 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;	 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; 5. Outlook spaces may be over driveways and footpaths within the site or over a public street or 	

Twin	Delete DEV3-S7

	5. Outlook spaces may be over driveways and footpaths within the site or over a public street	other public open space;	
	or other public open space;	 Outlook spaces may overlap where they are on the same wall plane in the case of a multi- 	
	 Outlook spaces may overlap where they are on the same wall plane in the case of a multi- 	storey building;	
	storey building;	7. Outlook spaces may be under or over a balcony;	
	7. Outlook spaces may be under or over a balcony;	 Outlook spaces required from different rooms within the same building may overlap; and 	
	 Outlook spaces required from different rooms within the same building may overlap; and 	9. Outlook spaces must:a. Be clear and unobstructed by buildings; and	
	 9. Outlook spaces must: a. Be clear and unobstructed by buildings; 	 b. Not extend over an outlook space or outdoor living space required by another 	
	and b. Not extend over an outlook space	dwelling.	
	or outdoor living space required by another dwelling.	This standard does not apply to: a. Multi-unit housing. b. Retirement villages.	
	This standard does not apply to:		
	a. Multi-unit housing.	Assessment criteria where the standard is infringed:	
	b. Retirement villages.	The extent to which: a. Acceptable levels of natural light are provided to	
	Assessment criteria where the standard is infringed:	habitable rooms; and	
	1. The extent to which:	b. The design of the proposed unit provides a healthy	
	 Acceptable levels of natural light are provided to habitable rooms; and 	living environment.	
	b. The design of the proposed unit provides a		
	healthy living environment.		
Build Areas	DEV3-S8 Windows to street	MRZ-S8 Windows to street	N/A
	 Any residential unit facing the street must have a minimum of 20% of the street-facing façade in 	 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	glazing. This can be in the form of windows or doors.	
	doors.		
	This standard doos not apply to:	This standard does not apply to:	
	This standard does not apply to:	a. Multi-unit housing; and	
	a. Multi-unit housing; and	b. Retirement villages.	
	b. Retirement villages.		
	Assessment criteria where the standard is infringed:	Assessment criteria where the standard is infringed:	
		1. Streetscape and visual amenity effects; and	
	 Streetscape and visual amenity effects; and Passive surveillance and safety. 	2. Passive surveillance and safety.	
Build Areas	DEV3-S9 Landscaped area	MRZ-S9 Landscaped area	N/A
	1. A residential unit at ground floor level must have	1. A residential unit at ground floor level must have a	
	a landscaped area of a minimum of 20% of a developed site with grass or plants, and can	landscaped area of a minimum of 20% of a developed site with grass or plants, and can include	
			1

Twin	Delete DEV3-S8
Twin	Delete DEV3-S9

 Indust the cancey of trees regardless of the ground tree analyse for the ground trees regardless of the ground tree regardless of the ground trees regardless of the ground treground trees regardless of the ground trees regardless of th		include the capony of trace regardlass of the	the canopy of trees regardless of the ground			
 2. The landcaped area may be located on any part of the site, and does not need to be associated with with each residential unit. 2. The landcaped area may be located on any part of the site, and does not need to be associated with each residential unit. 3. This standard does not apply to: 1. Multi-such boundary of the site, and does not apply to: 1. Multi-such boundary state. Build Areas DEV3 510 Permetable surface area A. A maintum of 30% of the ret be area most be ground base not apply to: A. A maintum of 30% of the ret be area most be ground base not apply to: A. A maintum of 30% of the ret be area most be ground base not apply to: A. A maintum of 30% of the ret be area most be standard is infringed: A. A maintum of 30% of the ret be area most be standard is infringed: A. A maintum of 30% of the ret be area most be returned base not apply to: A. A maintum of 30% of the ret be area most be returned base not apply to: A. A maintum of 30% of the ret be area most be returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Any measure sued to miligate stomwater most returned base not apply to: Amaintum height o						
a of the site, and does not need to be associated with each reader late in the site, and does not apply to: Multi-unit housing, and Multi-unit housing, and Multi-unit housing, and Stretchage and visial anexty offects and anext of the site area must be permeable surface. MULS SID Permeable surface in the site area must be permeable surface area. Build Areas. DEVS-SID Permeable surface in the site area must be permeable surface. MULS SID Permeable surface in the site area must be permeable surface. MULS SID Permeable surface. MULS SID Permeable surface. MULS SID Permeable surface. Twin Delete DEV3-SID Build Areas. DEVS-SID Permeable surface. This standard does not apply to: A minimum of Area of a permeable surface. A minimum of Area of a permeable surface. Multi-suffix dame area in the standard does indige. A minimum of Area of a permeable surface. Multi-suffix dame area in the standard does not apply to: A minimum holy of a dame area in the surface area. A minimum holy of a dame area in the standard des infinged: A minimum holy of a dame area in the surface in the standard is infinged: A minimum holy of a dame area in the surface in the standard is infinged: A minimum holy of a dame area in the surface in the standard is infinged:		-				
with each residential unit. each residential unit. each residential unit. This standard does not apply to: <						
This standard does not upply to: I. Multi-unit housing: and I. Stretterset: Multi-antihousing: and I. Stretterset: Multi-antihousing: and I. Stretterset: Multi-antihousing: and I. Stretterset: Multi-antihousing: and I. Multi-antihousing: a						
I. Multi-unit housing: and I. I. Multi-unit housing: and I. III. Hulti-unit housing: and I. Multi-unit housing: and I.		with each residential unit.				
II. Retirement villages. III. Retirement villages. Assessment criteria where the standard is infringed: Assessment villages. Assessment villages. MR2510 Permeable surface area III. III. Assessment villages. MR2510 Permeable surface area III. MR2510 Permeable surface area III. III. III. III. III. III. MR2510 Permeable surface area III. IIII. IIII. IIII. IIII. IIII. IIII. IIIII. IIIII. IIIIII. IIIIII. IIIIIII. IIIIIIIIII. IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		This standard does not apply to:	This standard does not apply to:			
Assessment criteria where the standard is infringed: . Streetscape and visual amenity effects; and A streetscape and visual amenity effects; and Multi-streetscape and visual amenity effectscape and visual amenity effects; and		i. Multi-unit housing; and	i. Multi-unit housing; and			
1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable. 1. Streetscape and visual amenity effects; and 3. Hard surfacing is minimised as far as practicable. M42_510 Permeable surface area 1. Aminimum of 30% of the net site area must be permeable surface. M42_510 Permeable surface area 1. Aminimum of 30% of the net site area must be permeable surface. M42_510 Permeable surface area 1. Aminimum of 30% of the net site area must be permeable surface. M42_510 Permeable surface area 1. Aminimum of 30% of the net site area 1. Aminimum of 30% of the net site area must be permeable surface. M42_510 Permeable surface area 1. Aminimum of 30% of the net site area 1. Aminimum of 30% of the net site area 1. Aminimum of 30% of the net site area 2. Mathematic surface area 1. Aminimum of 30% of the net site area 2. Mathematic surface area 3. A maximum height		ii. Retirement villages.	ii. Retirement villages.			
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b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 28 below.		a. A maximum height of 2m above ground	level; and	2. On a front boundary or in a front boundary		
above 1.2m in height must be 50% visually transparent for its entire length, as shown in biagram 4 below. Street Elevation b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its above Ground Level Street Elevation b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram			b. Any part of a fence or standalone wall above	setback any fence or standalone wall, or		
visually transparent for its entire length, as shown in Diagram 28 below. Street Elevation Street Elevation		b. Any part of a fence or standalone wall	1.2m in height must be 50% visually	combination of these structures, must not		
as shown in Diagram 28 below. 50% Visually Transparent L2m Max Height Above Ground Level 		above 1.2m in height must be 50%	transparent for its entire length, as shown in	exceed:		
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S0% Visually Transparent L2m Max Height Above Ground Level 2.0 m Max Height Above Ground Level 12m Max Height Above Ground Level wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram			50% Visually Transparent	b. Any part of a fence or standalone		
1 1 Above Ground Level Above Ground Level Street Elevation Street Elevation Street Elevation Street Elevation		50% Visually Transparent	1.2m Max Height Above Ground Level			
street Elevation entire length, as shown in Diagram		1.2m Max Height Above Ground Level	¥	-		
		¥	Street Lievation	entire length, as shown in Diagram		
		Sureat Elevation		4 below.		
MRZ-S11.2 does not apply to a State Highway.			MRZ-S11.2 does not apply to a State Highway.			

	DEV3-S11.2 does not a	pply to a State Hi	ghway.	Accordment Criterie	poro the standard is infringed.	d. <u>Obscure emergency or safety</u>		
	 Assessment Criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties. 		1. Streetscape an	nere the standard is infringed: d visual amenity effects; and d shading effects on adjoining	signage or obstruct access to emergency panels. Hydrants, shut- off valves, or other emergency response facilities.			
						50% Visually Transparent 1 2m Max Height Above Ground Level Street Elevation		
						 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: Exceed a maximum height of 2m above ground level; and Any part of a fence or standalone wall above 1.5m in height and must be 50% visually transparent 		
						for its entire length. 3. Obscure emergency or safety signage or obstruct access to emergency panels. Hydrants, shut- off valves, or other emergency		
						response facilities.		
Build Areas	DEV3-S12 Minimum re housing	sidential unit size	for multi-unit	MRZ-S12 Minimum res housing	idential unit size for multi-unit	N/A	Twin	Delete DEV3-S12
	 Residential units, in meet the following 		key unit, must	2. Residential units, ir the following minir	ncluding any dual key unit, must me num sizes:	et		
	Residential Unit Type	Minimum <u>Net</u> Floor Area		<u>Residential</u> <u>Unit</u> Type	Minimum <u>Net</u> <u>Floor Area</u>			
	c. Studio unit	35m²		d. Studio unit	35m²			
	d. 1 bedroom unit	40m ²	-	e. 1 bedroom unit	40m ²			
	e. 2+ bedroom unit	55m²		f. 2+ bedroom unit	55m²			
	Assessment criteria wh The extent to which:	nere the standard	is infringed:	Assessment criteria wh The extent to which:	nere the standard is infringed:			

	4.	standard of	amenity; an te factors co		vides a good r a reduction		standard of	amenity; a		vides a good r a reduction in				
uild Areas	3. Eac	h residential	unit, incluc	for multi-unit ling any dual er a private o	key unit,	4. Eac	h residentia	l unit, incluc		housing key unit, must or living space or	Living Type	Space	Minimum Area	Minimum Dimension
 must be: e. For the exclusive use of residents; f. Directly accessible from a habitable room; g. A single contiguous space; and h. Of the minimum area and dimension specified in the table below; and 				acc 5. Wh be: e. f. g.	ess to a com ere private o For the excl Directly acc A single cor	imunal outd outdoor livir lusive use of ressible from ntiguous spa	oor living spa ng space is pr f residents; n a habitable nce; and	ace; ovided it must	f. vi.	Private Studio unit and 1- bedrooom unit	5m²	1.8m		
				6. Wh doe mu	table below ere commur es not need t st be:	r; and nal outdoor to be in a sir	living space i	s provided it us space but it	vii.	2+ bedroom unit	8m²	1.8m		
	 e. Of the minimum area and dimension specified in the table below; and f. Free of buildings, parking spaces, and servicing and maneuvering areas. 				e.	Of the minit table below	mum area a /; and dings, parki	nd dimensio	n specified in the	g. vii.	i. For every <u>4</u> - <u>15</u> 5 units	10<u>64</u>m²	8m	
	Living Type		Minimum Area	Minimum Dimension		Туре	Space	Minimum Area	Minimum Dimension		viii.	ii. <u>For each</u> additional	2m ²	-
	d.	Private				e.	Private					<u>unit above</u> <u>15 units</u>		
	iv.	Studio unit and 1- bedrooom unit		1.8m		v.	Studio unit and 1- bedrooom unit	5m²	1.8m		<u>on the</u>	unal outdoor number of u um area of pi	nits not pro	vided with t
	v.	2+ bedroom unit	8m²	1.8m		vi.	2+ bedroom unit	8m²	1.8m					
	e.	Communal	•			f.	Communal		,					
	V.	v. For every 5 units 10m ² 8m				vi.	For every 5 units	10m ²	8m					
	The extended of the extended o	ent to which Any propos good standa	: ed outdoor ard of amen	standard is in living space p ity relative to is designed fo	provides a o the number	The ext	ent to which Any propos standard of	n: ed outdoor [:] amenity re	standard is in living space p lative to the r designed for;	provides a good number of				

d based le ce.	Twin	Delete DEV3-S13

			1		
	in the size or dimensic space; and	compensate for a reduction on of the outdoor living lic open space in proximity	 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	 S DEV3-S14 Outlook space for multi-unit housing 1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and 2. The outlook space must meet the requirements set out DEV3-S7. 		 MRZ-S14 Outlook space for multi-unit housing 1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and 2. The outlook space must meet the requirements set out MRZ-S7. 		N/A
	 Assessment criteria where the standard is infringed: The extent to which: a. Acceptable levels of natural light are provided to habitable rooms; and b. The design of the proposed unit provides a healthy living environment. 		 Assessment criteria where the standard is infringed: The extent to which: a. Acceptable levels of natural light are provided to habitable rooms; and b. The design of the proposed unit provides a healthy living environment. 		
Build Areas	 DEV3-S15 Minimum density 1. A minimum density of must be achieved. Assessment criteria where the 1. Whether there are ph constraints restricting 2. Whether allotments c (for example structura streams). 	e standard is infringed: ysical or infrastructural compliance; and ontain undevelopable land	N/A		N/A
Natural Open Space	DEV3-S16 Maximum height 1. The following maximum height limits above ground level must be complied with: Maximum height limit		NOSZ-S1 Maximum height of buildings and structures 1. Buildings and structures must not exceed the following maximum height limits above ground level: Structure		N/A
	<u>Structure</u>	above <u>ground level</u>	Structure	above ground level	
	a. Playground equipment	8m	a. Playground equipment	8m	
	b. Poles for lighting or surveillance	18m	b. Poles for lighting or surveillance	18m	
	c. Fences and gates	2m	c. Fences and gates	2m	
	d. All other <u>buildings</u> and <u>structures</u>	4m	d. All other <u>buildings</u> and <u>structures</u>	4m	
			This standard does not apply to: a. Additions and alterations to existing buildings at Karori Wildlife Sanctuary (Zealandia, Legal Description Lot 1 DP 313319).		

Twin DEV2-S12 and MRZ-S7 are twins as well	Delete DEV3-S14
No twin	Retain
Twin – except for minor wording differences and NOSZ has exclusion for Zealandia. 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.	Delete DEV3-S16

Natural	DEV3-S17 Maximum gross floor area	 Assessment criteria where the standard is infringed: 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. 	N/A
Open	1. Each individual building and /or structure on a	1. Each individual building and /or structure on a site,	
Space	site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m2.	including any external alterations or additions, must not exceed a maximum gross floor area of 30m2.	
		This standard does not apply to:	
		a. Additions and alterations to existing buildings at	
		Karori Wildlife Sanctuary (Zealandia, Legal	
		Description Lot 1 DP 313319).	
		Assessment criteria where the standard is infringed: 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.	
Natural Open	DEV3-S18 Maximum building coverage 1. Maximum building coverage is 5%.	NOSZ-S3 Maximum building coverage 1. Maximum building coverage is 5%.	N/A
Space			
		Assessment criteria where the standard is infringed:	
		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.	

Twin – except that NOSZ has exclusion for Zealandia.	Delete DEV3-S17
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.	
 Twin	Delete DEV3-S18
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.	

			 Whether topographical or make compliance with the 		
Natural	DEV3-S19 Boundary setbacks		N/A	N	/A
Natural DEV3-S19 Boundary setbacks Open 1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with: Structure Minimum boundary setback				,	
	a. Playground equipment	1.5m			
	b. All other <u>buildings</u> or <u>structures</u>	10m			

No twin	Retain