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
Supplementary evidence – additional identification of LCZ provisions
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	Notified LCZ 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 activity 1. 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. 2. Activity status: Non-complying 	 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 				
	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:		1. Activity status: Permitted Where:	Twin – except title of rules are different. Content is the same.	Delete DEV2-R6

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site. 2. Activity status: Restricted Discretionary 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. Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified. 	 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. 2. Activity status: Restricted Discretionary 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. Notification status: An application for resource consent made in respect of rule GIZ-R11.2 is precluded from being publicly or limited notified. 		 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 b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 	Matters of discretion list chapter specific policies.	
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 	 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. 	LCZ-R11 Residential activities 1. Activity status: Permitted Where: a. The activity is located: i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; or iii. At ground floor level along any street edge not identified as a non-residential activity frontage; or iv. At ground level along any street not identified as requiring verandah coverage	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	Delete DEV2-R8

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	precluded from being either publicly or limited notified.	 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. 	 v. At ground level on nay site contained within a Natural Hazard Overlay. 2. Activity status: Discretionary Where: a. Compliance with the requirements of LCZ-R11.1 cannot be achieved. Notification status: An application for resource consent made in respect of rule LCZR11.2.a is precluded from being limited and publicly notified. 		because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open Space Areas.	
All Areas	DEV2-R9 Construction activities 1. Activity status: Permitted	N/A		N/A	No twin. However, in my opinion this rule is a drafting oversight. The definition of 'construction activity' in the PDP includes the 'erection of new buildings and structures' which should not be a permitted activity in DEV2 when there are 'Building and structure activities' rules (DEV2-R41 to DEV2-R49) with associated standards.	Delete DEV2-R9
All Areas	DEV2-R10 Recreation activities 1. Activity status: Permitted	N/A	LCZ-R8 Recreational Activities 1. Activity status: Permitted	N/A	No twin. However, is similar/duplicative of 'informal recreation activities' in DEV2- R11.	Retain
All Areas	DEV2-R11 Informal recreation activities 1. Activity status: Permitted	NOSZ-R1 Informal recreation activities 1. Activity status: Permitted		N/A	Twin	Retain

V2-R12 Organised sport and recreation vivities 1. Activity status: Permitted V2-R13 Conservation activities 1. Activity status: Permitted V2-R14 Gardens, including community rdens 1. Activity status: Permitted V2-R15 Mobile commercial activities ancillary permitted recreation and conservation vivities 1. Activity status: Permitted V2-R16 Parks maintenance and repair 1. Activity status: Permitted V2-R17 Construction, maintenance, alteration or addition to footpaths and tracks	 OSZ-R2 Organised sport and recreation activities Activity status: Permitted NOSZ-R2 Conservation activities Activity status: Permitted NOSZ-R6 Gardens, including community gardens Activity status: Permitted NOSZ-R7 Mobile commercial activities ancillary to permitted recreation and conservation activities Activity status: Permitted NOSZ-R7 Mobile commercial activities ancillary to permitted recreation and conservation activities Activity status: Permitted NOSZ-R8 Parks maintenance and repair Activity status: Permitted 		numbering are not noted N/A N/A N/A N/A	Twin Twin Twin Twin	While these DEV2 rules do have twin rules within what would be NOSZ, the DEV2 rules are applicable to 'All Areas' and therefore, as
1. Activity status: PermittedV2-R14 Gardens, including communityrdens1. Activity status: PermittedV2-R15 Mobile commercial activities ancillarypermitted recreation and conservationcivities1. Activity status: PermittedV2-R16 Parks maintenance and repair1. Activity status: PermittedV2-R17 Construction, maintenance, alteration	 Activity status: Permitted NOSZ-R6 Gardens, including community gardens Activity status: Permitted NOSZ-R7 Mobile commercial activities ancillary to permitted recreation and conservation activities Activity status: Permitted NOSZ-R8 Parks maintenance and repair 		N/A	Twin	NOSZ, the DEV2 rules are applicable to 'All Areas' and therefore, as
rdens 1. Activity status: Permitted V2-R15 Mobile commercial activities ancillary permitted recreation and conservation civities 1. Activity status: Permitted V2-R16 Parks maintenance and repair 1. Activity status: Permitted V2-R17 Construction, maintenance, alteration	 Activity status: Permitted NOSZ-R7 Mobile commercial activities ancillary to permitted recreation and conservation activities Activity status: Permitted NOSZ-R8 Parks maintenance and repair 				applicable to 'All Areas' and therefore, as
permitted recreation and conservation civities 1. Activity status: Permitted V2-R16 Parks maintenance and repair 1. Activity status: Permitted V2-R17 Construction, maintenance, alteration	permitted recreation and conservation activities 1. Activity status: Permitted NOSZ-R8 Parks maintenance and repair		N/A	Twin	-
1. Activity status: Permitted V2-R17 Construction, maintenance, alteration					notified, apply across Industrial, Residential, and
V2-R17 Construction, maintenance, alteration			N/A	Twin	Open Space Areas of DEV2. Because
1. Activity status: Permitted	NOSZ-R9 Construction, maintenance, alteration of or addition to footpaths and tracks 1. Activity status: Permitted		N/A	Twin	there are no equivalent rules in the GIZ or MRZ
V2-R18 Construction, maintenance, alteration 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	 LCZ-R13 Carparking activities 1. Activity status: Permitted Where: a. The activity involves: i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or ii. Provision of carparks above ground floor level; or iii. Provision of carparks below ground floor level; or iv. Provision of parking spaces for people with disabilities; or v. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes. 2. Activity status: Discretionary 	N/A	Twin – except reference to 'Drives' in NOSZ rule title	chapters, these DEV2 rules must be retained to provide the scope of what was notified – i.e. flexibility for open space.
0	r addition to car parking areas and access	2-R18 Construction, maintenance, alteration r addition to car parking areas and accessNOSZ-R10 Construction, maintenance, alteration of, or addition to car parking areas and access drivesL. Activity status: PermittedActivity status: Permitted	 2-R18 Construction, maintenance, alteration of, or addition to car parking areas and access drives 1. Activity status: Permitted 1. Provision of carparks adove ground floor level; or arearks adove ground floor level; or and status permitted 1. Provision of ground floor level; or and status permitted 2. Provision of ground floor level; or and status permitted 2. Provision of ground floor level; or and status permitted	2-R18 Construction, maintenance, alteration NOS2-R10 Construction, maintenance, alteration LC2-R13 Carparking activities N/A a ddition to car parking areas and access drives 1. Activity status: Permitted N/A 1. Activity status: Permitted 1. Activity status: Permitted I. Activity status: Permitted 1. Activity status: Permitted 1. Activity status: Permitted I. Activity status: Permitted 1. Activity status: Permitted 1. Activity status: Permitted I. 1. Activity status: Permitted I. Activity status: Permitted 1. Activity status: Permitted I. I. 1. I. I. I. I.	 2-R18 Construction, maintenance, alteration of, or addition to car parking areas and access of raddition to car parking areas and access of raddition to car parking areas and access of raddition to car parking areas and access of response of the status: Permitted LC2-R13 Carparking activities N/A Twin - except reference to "Drives" Activity status: Permitted Activity st

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
			a. Compliance with the requirements of LCZ-R13.1.a is not achieved.			
All areas	DEV2-R19 Commercial activities, excluding integrated retail activities1. Activity status: Permitted		LCZ-R1 Commercial activities 1. Activity status: Permitted Where:			
	Where: a. Located in a building that forms part of the local centre in general accordance with the Development Plan on the Planning maps.		a. The activity is not an Integrated Retail Activity (refer to Rule LCZ- R11).			
	 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) 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. 	LCZ-R2 Community facilities 1. Activity status: Permitted	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. 	LCZ-R3 Educational facilities 1. Activity status: Permitted	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	LCZ-R4 Arts, culture and entertainment activities 1. Activity status: Permitted	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) 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. 	LCZ-R5 Emergency service facilities 1. Activity status: Permitted	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	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
All Areas	DEV2-R24 Public transport facilities 1. Activity status: Permitted	N/A	LCZ-R9 Public transport facilities 1. Activity status: Permitted	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. 	 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 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; and 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 		 Activity status: Permitted Where: The site is occupied by a residential building and used for residential activities by at least 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	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 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 nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule DEV2-R25.2 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. 				
All Areas	 DEV2-R26 Supported residential care activities 1.Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 residents. 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. Notification status: An application for resource consent made in respect of rule DEV2-264.2.a is precluded from being publicly notified. 	 MRZ-R4 Supported residential care activities Activity status: Permitted Where: The maximum occupancy does not exceed 10 residents. Activity status: Restricted Discretionary Where: 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.		N/A	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
All Areas	 DEV2-R27 Boarding houses Activity status: Permitted Where: The maximum occupancy does not exceed ten guests per night. Activity status: Restricted Discretionary Where: Compliance with DEV2-R27.1.a cannot be achieved. 	 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. 		N/A	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	Delete DEV2-R27

Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in	Comments	Recommendation
Zone				numbering are not noted		
	1. The extent to which the intensity and	1. The extent to which the intensity and			the activity to	
	scale of the activity may adversely	scale of the activity may adversely impact			establish in the	
	impact on the amenity values of nearby	on the amenity values of nearby			Industrial or Open	
	residential properties and the	residential properties and the			Space Areas.	
	surrounding neighbourhood.	surrounding neighbourhood.				
	Notification status: An application for resource	Notification status: An application for resource				
	consent made in respect of rule DEV2-R27.2 is	consent made in respect of rule MRZ-R5.2.a is				
	precluded from being publicly notified.	precluded from being publicly notified.				
All Areas	DEV2-R28 Visitor accommodation	MRZ-R6 Visitor accommodation	LCZ-R7 Visitor accommodation	N/A	Twin	Delete DEV2-R28
	1. Activity status: Permitted	1. Activity status: Permitted	1. Activity status: Permitted			
	Where:	Where:			While the DEV2	
	a. The maximum occupancy does not	a. The maximum occupancy does not			rules is for 'All	
	exceed ten guests per night.	exceed 10 guests per night.			Areas' I consider	
					this to be a	
	2. Activity status: Restricted Discretionary	2. Activity status: Restricted Discretionary			drafting oversight	
	Where:	Where:			because a. the	
	a. Compliance with DEV2-R28.1.a cannot	1. Compliance with MRZ-R6.1.a cannot be			DEV rule directly	
	be achieved.	achieved.			mirrors the MRZ	
	Matters of discretion are:	Matters of discretion are:			rule; and b. it	
	1. The extent to which the intensity and	 The extent to which the intensity and 			would not be	
	scale of the activity may adversely	scale of the activity may adversely impact			appropriate for	
	impact on the amenity values of nearby	on the amenity values of nearby			the activity to	
	residential properties and the	residential properties and the			establish in the	
	surrounding neighbourhood.	surrounding neighbourhood.			Industrial or Open	
	Notification status: An application for resource	Notification status: An application for resource			Space Areas.	
	consent made in respect of rule DEV2-R28.2 is	consent made in respect of rule MRZ-R6.2.a is				
	precluded from being publicly notified.	precluded from being publicly notified.				
All Areas	DEV2-R29 Childcare services	MRZ-R7 Childcare services			Twin	Delete DEV2-R29
	1. Activity status: Permitted	1. Activity status: Permitted		2. Activity status:		
	Where:	Where:		Restricted	While the DEV2	
	a. The maximum number of children who	a. The maximum number of children who		Discretionary	rules is for 'All	
	are not normally resident on the site	are not normally resident on the site			Areas' I consider	
	does not exceed ten; and	does not exceed 10; and		Where:	this to be a	
	b. The hours of operation are between	 b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday. 		a Compliance with MD7	drafting oversight because a. the	
	7.00am and 7.00pm, Monday to Friday	7.00am and 7.00pm, Monday to Friday.		a. Compliance with MRZ-		
	2 Activity status Destricted Discretioner	2 Activity status Pastristad Discretionan		R7.1.a or MRZ-R7.1.b	DEV rule directly mirrors the MRZ	
	2. Activity status: Restricted Discretionary Where:	2. Activity status: Restricted Discretionary Where:		cannot be achieved.	rule; and b. it	
	a. Compliance with DEV2-R29.1.a and	a. Compliance with MRZ-R7.1.a or MRZ-		Matters of discretion are:	would not be	
	DEV2-R29.1.b cannot be achieved.	R7.1.b cannot be achieved.			appropriate for	
	Matters of discretion are:	Matters of discretion are:		1. The extent to which	the activity to	
	1. The extent to which the intensity and	1. The extent to which the intensity and		the intensity and scale	establish in the	
	scale of the activity may adversely	scale of the activity may adversely impact		of the activity may	Industrial or Open	
	impact on the amenity values of nearby	on the amenity values of nearby		adversely impact on	Space Areas.	
	residential properties and the	residential properties and the		the amenity values of	opuce / ireus.	
	surrounding neighbourhood.	surrounding neighbourhood.		nearby residential		
				properties and the		

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ 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-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.		surrounding neighbourhood. 2. <u>The extent to which</u> <u>childcare facilities are</u> <u>integrated into</u> <u>residential</u> <u>development.</u>		
All Areas	 DEV2-R30 Retirement village Activity status: Restricted Discretionary Matters of discretion are: The matters in MRZ-P5 and MRZ-P10. Notification status: An application for resource consent made in respect of rule DEV2-R30.1 is precluded from being publicly notified. 	 MRZ-R8 Retirement Village Activity status: Restricted Discretionary Matters of discretion are: The matters in MRZ-P2, MRZ-P3 and MRZ-P7. Notification status: An application for resource consent made in respect of rule MRZ-R8.1 is precluded from being publicly notified. 	*LCZ-R10 Retirement village 1. Activity status: Permitted *Officers recommendation for a new rule	N/A	Twin – except different MRZ policies are refenced in matters of discretion. I consider this to be a drafting integration error and that MRZ-R8 matters of discretion are most applicable. While the DEV2 rules is for 'All Areas' I consider this to be a drafting oversight because a. the DEV rule directly mirrors the MRZ rule; and b. it would not be appropriate for the activity to establish in the Industrial or Open	Delete DEV2-R30
All Areas	DEV2-R31 All Other Activities 1. Activity status: Discretionary Where: a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	MRZ-R10 All other activities Activity status: Discretionary Where: The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity. 	LCZ-R15 All other activities 1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted, restricted discretionary or non- complying activity.	N/A	Space Areas. Twin – except that MRZ rule also includes non- complying.	Delete DEV2-R31

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Natural	DEV2-R32 Informal recreation activities	NOSZ-R1 Informal recreation activities		N/A	Twin	Delete DEV2-R32
Open	1. Activity status: Permitted	1. Activity status: Permitted				Delete DEVE 1132
Space						
Natural	DEV2-R33 Conservation activities	NOSZ-R2 Conservation activities		N/A	Twin	Delete DEV2-R33
Open	1. Activity status: Permitted	1. Activity status: Permitted				
Space						
Natural	DEV2-R34 Rural activities as part of a	NOSZ-R4 Rural activities as part of a management		N/A	Twin	Delete DEV2-R34
Open	management programme for the reserve	programme for the reserve				
Space	1. Activity status: Permitted	1. Activity status: Permitted				
Natural	DEV2-R35 Gardens, including community	NOSZ-R6 Gardens, including community gardens		N/A	Twin	Delete DEV2-R35
Open	gardens	1. Activity status: Permitted				
Space	1. Activity status: Permitted					
Natural	DEV2-R36 Mobile commercial activities ancillary	NOSZ-R7 Mobile commercial activities ancillary to		N/A	Twin	Delete DEV2-R36
Open	to informal recreation and conservation	informal recreation and conservation activities		,		
Space	activities	1. Activity status: Permitted				
	1. Activity status: Permitted					
Natural	DEV2-R37 Parks maintenance and repair	NOSZ- R8 Parks maintenance and repair		N/A	Twin	Delete DEV2-R37
Open	1. Activity status: Permitted	1. Activity status: Permitted		,		
Space						
Natural	DEV2-R38 Construction, maintenance, alteration	NOSZ-R9 Construction, maintenance, alteration		N/A	Twin	Delete DEV2-R38
Open	of or addition to footpaths and tracks	of or addition to footpaths and tracks		,		
Space	1. Activity status: Permitted	1. Activity status: Permitted				
Natural	DEV2-R39 Construction, maintenance, alteration	NOSZ-R10 Construction, maintenance, alteration		N/A	Twin – except	Delete DEV2-R39
Open	of, or addition to, car parking areas and access	of, or addition to, car parking areas and access			reference to	
Space	1. Activity status: Permitted	drives			'Drives' in NOSZ	
	,	1. Activity status: Permitted			rule title	
Natural	DEV2-R40 Any other activity not otherwise	NOSZ-R11 Any other activity not otherwise		N/A	Twin	Delete DEV2-R40
Open	provided for as a Permitted Activity	provided for as a Permitted Activity				
Space	1. Activity status: Discretionary	1. Activity status: Discretionary				
Buildings	DEV2-R41 Maintenance and repair of buildings	MRZ-R11 Maintenance and repair of buildings		N/A	Twin	Delete DEV2-R41
	and structures in all activity areas	and structures				
	1. Activity status: Permitted	1. Activity status: Permitted				
		GIZ-R8 Maintenance and repair of buildings and				
		structures				
		2. Activity status: Permitted				
		NOSZ-R13 Maintenance and repair of buildings				
		and structures				
		1. Activity status: Permitted				
Buildings	DEV2-R42 Demolition or removal of buildings	MRZ-12 Demolition or removal of buildings and		N/A	Twin	Delete DEV2-R42
	and structures in all activity areas	structures				
	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				

Area /				Recommended amendments		
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	to MRZ / GIZ *Changes in	Comments	Recommendation
Buildings:	DEV2-R43 Buildings and Structures in the	GRZ-R10 Construction of, or additions and		numbering are not noted N/A	The rules	Delete DEV2-R43
Industrial	General Industrial Activity Area	alterations to, buildings and structures		N/A	reference chapter	Delete DEVZ-R45
muustiiai	General industrial Activity Area	alterations to, buildings and structures			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,			chapter specific	
	i. DEV2-S1;	GIZ-S5 and 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			as set out below.	
	2. Activity status: Restricted Discretionary	of GIZ-R10.1 cannot be achieved.				
	Where:					
	a. Compliance with any of the	Matters of discretion are:				
	requirements of DEV2-R43.1 cannot be	1. The matters in GIZ-P5 and GIZ-P6;				
	achieved; or b. The land use activity associated with the	 The extent of compliance with GIZ-S2; and 				
	buildings and structures is not provided	3. The extent and effect of non-compliance				
	for as a permitted activity.	with any relevant standard as specified in				
	for do a permitted delivity.	the associated assessment criteria for the				
	Matters of discretion are:	infringed standards.				
	1. The extent and effect of non-compliance					
	with any relevant standard as specified					
	in the associated assessment criteria for	Notification status: An application for resource				
	the infringed standards; and	consent made in respect of rule GIZ-R10.2 that				
	2. The matters in DEV2-P1, DEV2-P4 and	results from non-compliance with GIZ-S1 but that				
	DEV2-P5.	complies with both GIZ-S2 and GIZ-S3 is				
		precluded from being either publicly or limited notified.				
Buildings:	DEV2-R44 Construction, addition or alteration of	MRZ-R13 Construction, addition or alteration of		MRZ-R13 Construction,	The rule title	Delete DEV2-R44
Residential	residential buildings and structures including	residential buildings and structures where no		addition or alteration of	differs but	
	accessory buildings, but excluding multi-unit	more than three residential units occupy the site		buildings and structures where	application is the	
	housing – Medium Density Residential Activity			no more than three residential	same.	
	Area	1. Activity status: Permitted		units occupy the site		
	1. Activity status: Permitted	Where:			The rules	
	Where:	a. Compliance with the following standards		1. Activity status:	reference chapter	
	a. Compliance is achieved with:	is achieved:		Permitted	specific standards	
	i. DEV2-S6;	i. MRZ-S1;		Whore	and matters of	
	ii. DEV2-S7; iii. DEV2-S8;	ii. MRZ-S3;iii. MRZ-S4 only in relation to the rear		Where: a. Compliance with the	discretion list chapter specific	
	iv. DEV2-S8;	yard boundary setback;		a. Compliance with the following standards is	policies.	
	v. DEV2-S9, DEV2-S10 only in relation to the rear	iv. MRZ-S5;		achieved:	policies.	
	yard boundary setback;	v. MRZ-S6;		i. MRZ-S1;	The permitted	
	vi. DEV2-S11;	vi. MRZ-S7;		ii. MRZ-S3;	activity standards	
	vii. DEV2-S12;	vii. MRZ-S8;		iii. MRZ-S4 only in	are similar twins	
	viii. DEV2-S13;	viii. MRZ-S9; and		relation to the rear	as set out below.	
	VIII. DLV2-313,					

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 x. DEV2-S15. 2. Activity status: Restricted Discretionary 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. 	 Activity status: Restricted Discretionary Where: 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. 		 yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S9; and viii. MRZ-S9; and ix. MRZ-S10. 1. Activity status: Restricted Discretionary Matters of discretion are: 2. 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. 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	difference being that DEV2-R44 includes DEV2-S7 (Maximum height of an accessory building – Medium Density Residential Area) of which there is no comparable twin provision in the MRZ except for in relation to Character precincts (MRZ- PREC01-S2). These differences (i.e. permitted activity condition of DEV2-S7) could be captured and addressed through the recommended new DEV2 permitted activity rule.	
Buildings: Residential	DEV2-R45 Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area 1. Activity status: Restricted Discretionary	MRZ-R14 Construction of buildings or structures for multi-unit housing or a retirement village 1. Activity status: Restricted Discretionary		publicly or limited MRZ-R14 Construction of buildings or structures for multi-unit housing or a retirement village 1. Activity status: Restricted	There are differences in that DEV2-S7 and DEV2-S20 do not have any comparable twin provision in the	Delete DEV2-R45
	Matters of discretion are: 1. The extent and effect of non-compliance with any of the follow standards as	Matters of discretion are restricted to: 1. The extent and effect of non-compliance with any of the follow standards as		Discretionary Matters of discretion are restricted to:	MRZ. The MRZ chapter includes MRZ-S4	

A				Recommended amendments		
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	to MRZ / GIZ * Changes in	Comments	Recommendation
Zone				numbering are not noted		
	specified in the associated assessment	specified in the associated assessment			(Boundary	
	criteria for any infringed standard:	criteria for any infringed standard:		1. The extent and	setbacks) of which	
	i. DEV2-S6;	i. MRZ-S2;		effect of non-	the equivalent	
	ii. DEV2-S7;	ii. MRZ-S3;		compliance with	DEV2-S10 is not	
	iii. DEV2-S8;	iii. MRZ-S4;		any of the follow	included as a	
	iv. DEV2-S17;	iv. MRZ-S5;		standards as	matter of	
	v. DEV2-S18;	v. MRZ-S12 for multi-unit		specified in the	discretion in	
	vi. DEV2-S19; and	housing only;		associated	DEV2-R45. I	
	vii. DEV2-S20; and	vi. MRZ-S13 for multi-unit		assessment criteria	consider this is a	
	2. The extent and effect of non-compliance	housing only; and		for any infringed	drafting error that	
	with the requirements in Appendix 12;	vii. MRZ-S14 for multi-unit		standard:	should be	
	3. The matters in DEV2-P1, DEV2-P2, DEV2-	housing only; and			corrected	
	P5, MRZ-P6, and MRZ-P10 for multi-unit	2. The matters in MRZ-P2, MRZ-P3, MRZ-P5,		i.MRZ-S2;	regardless.	
	housing; and	MRZ-P6, MRZ-P7, MRZ-P8, MRZ-P10 and		ii.MRZ-S3;		
	4. The matters in DEV2-P5, MRZ-P5, and	MRZ-P11.		iii.MRZ-S4;	These differences	
	MRZ-P10 for a retirement village.			iv. MRZ-S5;	(i.e. consideration	
	Notification status: An application for resource			v.MRZ- <mark>S12S11</mark>	of DEV2-S7 and	
	consent made in respect of rule DEV2-R45.1 is	Notification status: An application for resource		for multi-unit	DEV2-S20) could	
	precluded from being publicly notified.	consent made in respect of rule MRZ-R14.1 is		housing only;	be captured and	
		precluded from being publicly notified.		vi.MRZ- <mark>S13</mark> S12	addressed	
				for multi-unit	through the	
				housing only;	recommended	
				and	new DEV2	
				vii.MRZ- <mark>S14S13</mark>	permitted activity	
				for multi-unit	rule.	
				housing only;		
				and		
				2. The matters in		
				MRZ-P2, MRZ-P3,		
				MRZ-P5, MRZ-P6		
				(For multi-unit		
				housing only), MRZ-		
				P7 (For retirement		
				villages only), MRZ-		
				P8, MRZ- P10P9 and		
				MRZ- <u>P11P10</u> .		
				Notification status: An		
				application for resource		
				consent made in respect of		
				rule MRZ-R14.1 is precluded		
				from being publicly notified.		
				An application for resource		
				consent made in respect of		
				rule MRZ-R14.1 that		
				complies with all relevant		

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
				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	 DEV2-R46 Fences and standalone walls Activity status: Permitted Where: Compliance with DEV2-S16 is achieved. Activity status: Restricted Discretionary Where: Compliance with DEV2-46.1.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 DEV2-P5. Notification status: An application for resource consent made in respect of rule DEV2-R46.2 is precluded from being publicly notified. 	 MRZ-R15 Fences and standalone walls Activity status: Permitted Where: Compliance with MRZ-S11 achieved. Activity status: Restricted Discretionary Where: Compliance with any of the requirements of MRZ-R15.1.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-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. 		N/A	Twin – except matters of discretion list chapter specific policies.	Delete DEV2-R46
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. 		 <u>Activity Status:</u> <u>Permitted Where:</u> a. <u>It is a retaining wall of 1.5m in height, or less, above ground level.</u> Activity status: Restricted Discretionary <u>Where:</u> <u>Compliance with the requirement of MRZ-R16.1.a cannot be achieved.</u> 	The rule title differs but application is the same. Matters of discretion list chapter specific policies.	Delete DEV2-R47

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ 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-R16.1 is precluded from being publicly notified.		Matters of discretion are1. 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;4. The matters in MRZ- P8, MRZ-P10 and MRZ- P11; and5. Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes.		
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: Whether the building or structure is associated with a permitted activity in the General Residential and Medium Density Residential Activity areas; The extent and effect of non-compliance with any of the requirements in Appendix 12; 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 DEV2-P1, DEV2-P5 and DEV2-P6. 	 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-S2; MRZ-S3; MRZ-S4; MRZ-S4; MRZ-S5; MRZ-S6; 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. 		 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 / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
		 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. 				
		Notification status: An application for resource consent made in respect of rule MRZ-R17.2.a is precluded from being publicly notified.				
Buildings: Natural Open Space	DEV2-R49 Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. DEV2-S22; ii. DEV2-S23; iii. DEV2-S24; and iv. DEV2-S25. 2. Activity status: Discretionary Where: a. Compliance with any of the requirements of DEV2-R49.1.a cannot be achieved.	 NOSZ-R14 Construction, alteration of and addition to buildings and structures 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. NOSZ-S1; ii. NOSZ-S2; iii. NOSZ-S3; iv. NOSZ-S4; and v. NOSZ-S5. 2. Activity status: Discretionary Where: a. Compliance with any of the requirements of NOSZ-R14.1.a cannot be achieved. 		N/A	Twin – except that there is no equivalent of DEV2-S24 (Boundary setbacks) in NOSZ. These differences (i.e. consideration of DEV2-S24) could be captured and addressed through the recommended new DEV2 permitted activity rule.	Delete DEV2-R49
Industrial	 achieved. DEV2-S1 Maximum height – General Industrial Activity Area 1. All buildings and structures must not exceed a maximum height of 12m above ground level. Assessment criteria where the standard is infringed: The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; Visual amenity effects; Dominance, privacy and shading effects on adjoining sites; Proximity of the building to any Residential Zone, Open Space and Recreation Zone or sensitive activities in 	 of NOS2-R14.1.a cannot be achieved. GIZ-S1 Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ- PREC01-R1.1 1. Buildings and structures must comply with the following maximum height limits above ground level: *Table of Height Control Areas (Height Control Area 1 limit is 12 metres) 2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level). This standard does not apply to: a. Cranes, elevators and similar cargo handling equipment and lighting poles in the Miramar/Burnham Wharf precinct. 		*Minor changes to Table of Height Control Areas	Twin the DEV2 height limit matches Height Control Area 1 in the GIZ standard.	Delete DEV2-S1

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOS	Z provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	other zones and the extent to which the separation distance mitigates the effects of the additional height; and 5. The effectiveness of any landscaping, screening or other site mitigation proposed.	is necessary to pro needs or operatio activities on the si 2. Visual and amenit 3. Dominance, privat on adjoining sites; 4. Proximity of the b Residential Zone, Recreation Zone o other zones and th separation distance of the additional h	ch the additional height ovide for functional nal needs of the te; y effects; cy and shading effects and uilding to any Open Space and r sensitive activities in ne extent to which the ce mitigates the effects neight.				
Industrial	 DEV2-S2 Height in relation to boundary – General Industrial Activity Area No part of any building, accessory building or structure may project beyond a line of: 1. For any boundary adjoining a site used 	 GIZ-S3 Height in relation to the second secon	ding or structure may relevant recession	N/A	N/A	Similar – there are differences although this may be due to drafting inconsistencies.	Delete DEV2-S2
	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 	Boundary adjoining any site within the MRZ with a height limit of 14m	a height of 5m vertically above ground level				
	not exceed the height in relation to boundary by more than 500mm measured vertically;	Boundary adjoining any site within the HRZ	60° measured from a height of 8m vertically above ground level				
	 d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. 	Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level				

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 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. 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. 	 These standards do not apply to: a. A boundary with a road; b. Internal boundaries; c. Fences or standalone walls no greater that 1.8 metres in height where these are not for the purpose of screening an outdoor storage area; d. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and f. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. 				
		 Assessment criteria where the standard is infringed: 1. The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site; 2. Dominance, privacy and shading effects or adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; and 4. The effect on the function and associated amenity values of any adjacent Open Space Zone. 				
Industrial	 DEV2-S3 Gross floor area for industrial activities Maximum gross floor area for industrial buildings on any site adjoining a residential site or State Highway is 4,000m2. Assessment criteria where the standard is infringed: 	 GIZ-S4 Maximum gross floor area 1. The maximum gross floor area on any site adjoining any Residential Zone must not exceed 4,000m2. Assessment criteria where the standard is infringed: 		N/A	Twin – except reference to State Highway in DEV2- S3. There is a small Industrial area site within DEV2 directly adjoining the State Highway	Delete DEV2-S3

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 The extent to which the additional floor area is necessary to provide for functional or operational needs of the activities on the site; and Dominance, privacy, and shading effects 	 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 Dominance, privacy, and shading effects 			(noting my recommendation to rezone this area to Open Space).	
Industrial	on adjoining sites. DEV2-S4 Windows adjacent to Residential Areas – Industrial Activity Area 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: 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over- looking public space.	 on adjoining sites. 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 overlooking 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. 	 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. 		N/A	Twin	Delete DEV2-S5
	 infringed: 1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the 	 infringed: 1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the 				

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. 	 activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. 				
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 	Twin	Delete DEV2-S6 with consequential amendment to add LincoInshire Farm Development Area to title of MRZ-S1.

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
				 adjacent Open Space and Recreation Zone. and <u>And</u> <u>The siting of a</u> <u>development on a site,</u> <u>particularly in relation</u> <u>to larger than typical</u> <u>sites.</u> 		
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 buildings.	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 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 22 below; Image: Control Area Image: Control Area<td> 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 a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below; 2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and </td><td></td><td> This standard does not apply to: 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 </td><td>Twin – except for chapter specific references to building height 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.</td><td>Delete DEV2-S8</td>	 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 a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 2 below; 2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and 		 This standard does not apply to: 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 	Twin – except for chapter specific references to building height 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.	Delete DEV2-S8

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Zone	 and 3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to: 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 	 3. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. This standard does not apply to: 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 		numbering are not noted 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.		
	 2 buildings on adjacent sites or where a common wall is proposed 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. 	 Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone. 				
Residential	 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: Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 	 MRZ-S5 Building coverage 1. Maximum building coverage must not exceed 50% of the net site area. Assessment criteria where the standard is infringed: Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites. 		 <u>This standard does not apply</u> <u>to:</u> 1. <u>Uncovered decks and</u> <u>uncovered structures</u> <u>no more than 1m in</u> <u>height above ground</u> <u>level; and</u> 2. <u>Eaves up to 1m in</u> <u>width;</u> 3. <u>Multi-unit housing;</u> <u>and</u> 4. <u>Retirement villages.</u>	Twin	Delete DEV2-S9
Residential	 DEV2-S10 Boundary setbacks- Medium Density Residential Area 2. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below: 	MRZ-S4 Boundary setbacks1. Buildings and structures must be set back from the relevant boundary by the		Yard Minimum de Front 1.5 metres Side 1 metre	Twin	Delete DEV2-S10

Area / Zone	Notified DEV2	2 Rules and Standards	Notified MF	RZ / GIZ / NOSZ provisions	Notified LCZ provisions	to M	mmended au RZ / GIZ *Cha bering are no	anges in	Comments	Recommendation
	Yard	Minimum depth	mini	mum depth listed in the yards table		Rea		1 metre (exc		
	Front	1.5 metres	belo	w:				corner sites)	-	
	Side	1 metre	Yard	Minimum depth			<u>corridor</u>	<u>1.5m</u>		
	Rear	1 metre (excluded on corner	Front	1.5 metres			<u>ndary</u>		-	
	Real	sites)	Side	1 metre		This	standard doe	s not apply		
				1 metre (excluded on corner		to:		•• • «PP-)		
		does not apply to: ooundaries where there is an	Rear	sites)		a		daries where		
		ng common wall between 2					there is a	-		
		ings on adjacent sites or where a	This standar	rd does not apply to:				wall between		
		non wall is proposed; and		boundaries where there is an existing			2 building sites or w	s on adjacent		
	b. Fence	es or standalone walls.		nmon wall between 2 buildings on			common			
				acent sites or where a common wall is posed; and			proposed			
		riteria where the standard is	· · ·	ces or standalone walls.		t	. Fences or	standalone		
	infringed:	tscape and visual amenity effects;					walls .			
	and	iscope and visual amenity circles,				C		d decks and		
		nance, privacy and shading effects	Assessment infringed:	criteria where the standard is				d structures		
	on ad	ljoining sites.	-	etscape and visual amenity effects;				<u>han 1m in</u> ove ground		
			and					ept in relation		
				ninance, privacy and shading effects			to the rail			
			ona	adjoining sites.			boundary	<u>, where it</u>		
							does appl			
						C		<u>to 600mm in</u>		
							width (ex			
							relation to			
							<u>corridor b</u>			
							<u>where it c</u>	loes apply).		
Residentia		tdoor living space (per unit) –		door living space (per unit)		N/A			Twin	Delete DEV2-S15
		sity Residential Area idential unit at ground floor level		esidential unit at ground floor level						
		have an outdoor living space that is		st have an outdoor living space that is east 20 square metres and that						
		ist 20 square metres and that		prises ground floor, balcony, patio, or						
		prises ground floor, balcony, patio,		f terrace space that:						
	or roo	of terrace space that:	a.	Where located at ground level, has						
		Vhere located at ground level, has		no dimension less than 3 metres;						
		o dimension less than 3 metres;		Where provided in the form of a						
		Vhere provided in the form of a		balcony, patio, or roof terrace, is at						
		alcony, patio, or roof terrace, is at east 8 square metres and has a		least 8 square metres and has a minimum dimension of 1.8 metres;						
		ninimum dimension of 1.8 metres;								
		accessible from the residential		May be:						
	u	nit;	iii.	8 - 1 , - , - , , - , -						
	d. №	lay be:		1 communally accessible						
				location; or						

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	 i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and manoeuvring areas. 2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: 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. 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. 	 iv. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and maneuvering areas. 2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: 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. Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site. 				
Residential	 DEV2-S12 Outlook space (per unit) – Medium Density Residential Area An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided from habitable room windows as shown 	 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 		N/A	Twin	Delete DEV2-S12

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	in Diagram 23 below:	in Diagram 3 below:				
	Am Am Am Am Am Am Am Am Am Am	Catine paint of Habitable room Principal Bridg room Am Am				
	 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; 	 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; 				
	 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; 				
	 Outlook spaces may be under or over a balcony; 	 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 b. Not extend over an outlook space or outdoor living 	 Outlook spaces must: a. Be clear and unobstructed by buildings; and 				

space required by another		Notified LCZ provisions	to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
dwelling.	 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: 1. Acceptable levels of natural light are provided to habitable rooms; and 2. The design of the proposed unit provides a healthy living environment				
 DEV2-S13 Windows to street – Medium Density Residential Area 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 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	Twin	Delete DEV2-S13
This standard does not apply to: a. Multi-unit housing; and b. Retirement villages.	This standard does not apply to: a. Multi-unit housing; and b. 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. 				
 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. 		N/A	Twin	Delete DEV2-S14
	 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. DEV2-S13 Windows to street – Medium Density Residential Area 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. This standard does not apply to: Multi-unit housing; and Retirement villages. Assessment criteria where the standard is infringed: Streetscape and visual amenity effects; and Passive surveillance and safety. DEV2-S14 Landscaped area – Medium Density Residential Area A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and The landscaped area may be located on any part of the site, and does not need 	 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. DEV2-S13 Windows to street – Medium Density Residential Area 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. This standard does not apply to: 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. This standard does not apply to: Multi-unit housing; and b. Retirement villages. Assessment criteria where the standard is infringed: Streetscape and visual amenity effects; and Passive surveillance and safety. DEV2-S14 Landscaped area – Medium Density Residential Area A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. 	 a. Multi-unit housing. b. Retirement villages. Assessment criteria where the standard is infringed. The standard does not apply to: a. Multi-unit housing. b. Retirement villages. Assessment criteria where the standard is infringed. The design of the proposed unit provided to habitable rooms; and 2. The design of the proposed unit provided to habitable rooms; and 2. The design of the proposed unit provided to habitable rooms; and 2. The design of the proposed unit provided to habitable rooms; and 2. The design of the proposed unit provides a healthy living environment. DEV2-S13 Windows to street – Medium Density Residential Area 1. Anceptable levels of natural light are instantant of 20% of the street facing face in glazing. This can be in the form of windows or doors. This standard does not apply to: a. Multi-unit housing; and b. Retirement villages. Assessment criteria where the standard is infringed: a. Multi-unit housing; and b. Retirement villages. Assessment criteria where the standard is infringed: a. Streetscape and visual amenity effects; and a. Streetscape and visual amenity effects; and b. Streetscape and visual amenity effects; and c. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of trees regardless of the ground treatment below them; and developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and developed site with grass or plants, and can include the canopy of trees regardless of t	 a. Multi-unit housing: b. Retirement vilages: Assessment criteria where the standard is infringed: c. Acquisiture thousing: b. Retirement vilages: Assessment criteria where the standard is infringed: The extent to which: c. Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. DEV2-S13 Windows to street – Medium Density Residential Area must have a minimum of 20% of the street-facing facade in ginging. This can be in the form of windows or doors. This standard does not apply to: MULT-unit housing: and Multi-unit housing: and Multi-unit housing: and Multi-unit housing: and Streetscape and visual amenity effects; and Presidential unit a facing the street must have a minimum of 20% of the street-facing facade in gings in be in the form of windows or doors. This standard does not apply to: Multi-unit housing: and Multi-unit housing: and Streetscape and visual amenity effects; and Presidential unit a facing the street must have a landscaped area – Medium Density Preside subscaped area – Medium Density Preside subscaped area – Medium Density minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground froat there is and an include the canopy of trees regardless of the ground froat there is and can include the canopy of trees regardless of the ground froat there is and be not meed to any part of the site, and does not apply to: 	a. Multi-unit housing. This standard does not apply to:

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	This standard does not apply to: i. Multi-unit housing; and ii. Retirement villages.	ii. Retirement villages.Assessment criteria where the standard is infringed:				
	 Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable. 	 Streetscape and visual amenity effects; and Hard surfacing is minimised as far as practicable. 				
Residential	 DEV2-S15 Permeable surface area – Medium Density Residential Area A minimum of 30% of the net site area must be permeable surface. This standard does not apply to: Multi-unit housing; and Retirement villages. Assessment criteria where the standard is 	 MRZ-S10 Permeable surface area A minimum of 30% of the net site area must be permeable surface. This standard does not apply to: Multi-unit housing; and Retirement villages. Assessment criteria where the standard is infringed: 		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 ii. Retirement villages.	Twin	Delete DEV2-S15
	 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. 		Assessment criteria where the standard is infringed:1.Any measures used to mitigate stormwater runoff; and2.The capacity of, and effects on, the stormwater network.		
Residential	 DEV2-S16 Fences and standalone walls – Medium Density Residential Area Any fence or standalone wall, or combination of these structures, must not exceed: A maximum height of 2m above ground level where within 1m of any side or rear boundary; On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: A maximum height of 2m above ground level where within 1m of any side or rear boundary; 	 MRZ-S11 Fences and standalone walls Any fence or standalone wall, or combination of these structures, must not exceed: A maximum height of 2m above ground level where within 1m of any side or rear boundary; On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed: 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. 		 2. Any fence or standalone wall, or combination of these structures, must not exceed: a. <u>Exceed a A</u> maximum heig ht of 2m above ground level where within 1m of any side or rear boundary; b. <u>Obscure</u> emergency or safety signage or obstruct access to emergency 	Twin	Delete DEV2-S16

				Recommended amendments		
Area /	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	to MRZ / GIZ *Changes in	Comments	Recommendation
Zone	Notified DEV2 Rules and Standards		Notified LC2 provisions		comments	Recommendation
	transport for its optime longth			numbering are not noted		
	transparent for its entire length,			panels.		
	as shown in Diagram 24 below.	50% Visually Transparent 2.0 m Max Height Above Ground Level		Hydrants, shut-		
		1.2m Max Height Above Ground Level		off valves, or		
	50% Visually Transparent 2.0 m Max Height Above Ground Level	Street Elevation		other		
	1.2m Max Height Above Ground Level			emergency		
	Street Elevation			response		
		MDZ 611 2 dess not engly to a State Highway		facilities.		
		MRZ-S11.2 does not apply to a State Highway.				
	DEV/2 C1C 2 daga not annihita a Stata Ulahumu	Assessment Criteria where the standard is		3. On a front boundary or		
	DEV2-S16.2 does not apply to a State Highway.	Assessment Criteria where the standard is		in a front boundary		
		infringed:		setback any fence or		
	Assessment Criteria where the standard is	 Streetscape and visual amenity effects; 		standalone wall, or		
	infringed:	and		combination of		
	1. Streetscape and visual amenity effects;	2. Dominance and shading effects on		these structures, must		
	and	adjoining properties.		not exceed :		
	2. Dominance and shading effects on			a. <u>Exceed a A</u>		
	adjoining properties.			maximum heig		
				ht 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 4		
				below.		
				c. <u>Obscure</u>		
				emergency or		
				safety signage		
				<u>or obstruct</u>		
				access to		
				emergency		
				panels.		
				Hydrants, shut-		
				<u>off valves, or</u>		
				other		
				emergency		
				response		
				facilities.		

				Recommended amendments		
Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	to MRZ / GIZ *Changes in	Comments	Recommendation
zone				numbering are not noted		
						1
				50% Visually Transparent		1
				1.2m Max Height Above Ground Level		1
				۷ Street Elevation		1
						1
						1
				3. On a boundary with a		1
				site zoned open space		1
				<u>or a boundary</u> <u>adjoining place space,</u>		1
				including public		1
				accessways, or within		
				<u>1m of either of these</u>		
				boundaries, any fence		
				or standalone wall. Or		
				combination of these		
				structures, must not:		
				a. <u>Exceed a</u>		
				maximum		
				height of 2m		
				above ground		
				level; and		
				b. <u>Any part of a</u>		
				fence or		
				<u>standalone</u>		
				wall above		
				<u>1.5m in height</u>		
				<u>and must be</u> <u>50% visually</u>		1
						1
				<u>transparent for</u> <u>its entire</u>		
				length.		
				c. <u>Obscure</u>		
				emergency or		
				safety signage		
				<u>or obstruct</u>		
				access to		
				<u>emergency</u>		
				panels.		
				<u>Hydrants, shut-</u>		
				<u>off valves, or</u>		
				<u>other</u>		
				emergency		
				response Continues		
				<u>facilities.</u>		

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Residential	DEV2-S17 Minimum residential unit size for multi-unit housing – Medium Density Residential Area 1. Residential units, including any dual key unit, must meet the following minimum sizes: Residential Unit Type Minimum Net Floor Area a. Studio unit 35m ² b. 1 bedroom unit 40m ² c. 2+ bedroom unit 55m ² Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed unit provides a good standard of amenity; and	MRZ-S12 Minimum residential unit size for multi- unit housing 1. Residential units, including any dual key unit, must meet the following minimum sizes: Residential Unit Type Minimum Net Floor Area b. Studio unit 35m ² c. 1 bedroom unit 40m ² d. 2+ bedroom unit 55m ² Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a reduction in unit sizes.		N/A	Twin	Delete DEV2-S17
Residential	 Other on-site factors compensate for a reduction in unit sizes. DEV2-S18 Outdoor living space for multi-unit housing – Medium Density Residential Area Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: 	 MRZ-S13 Outdoor living space for multi-unit housing 1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: 		Living Space TypeMinimum Areac. Privateiii. Studio unit and 1- bedrooom unit5m²iv. 2+ bedroom unit8m²d. Communal	Twin	Delete DEV2-S18

Area / Zone	Notifi	ed DEV2 Rule	es and Stand	lards	Notifie	d MRZ / GIZ	2 / NOSZ pro	ovisions		Notified LCZ provisions	to MRZ /	nended amendm GIZ *Changes in ng are not noted	n	Comments	Recommendation
	b.	serves; Of the mini specified in	mum area a the table b ldings, parki	ng spaces, and	b.	serves; Of the mini specified in	imum area n the table b Idings, park	ing spaces, ar			iii. iv.		<u>4</u> m ² {		
	Livin Type	g Space	Minimum Area	Minimum Dimension	Living Type	Space	Minimum Area	Minimum Dimension				<u>15 units</u>			
	а	. Private			b.	Private					space is o	nal outdoor living calculated based			
	i.	Studio unit and 1- bedrooom unit		1.8m	ii.	Studio unit and 1- bedrooom unit		1.8m			provided	<u>ber of units not</u> I with the minim private outdoor li			
	ii.	2+ bedroom unit	8m²	1.8m	iii.	2+ bedroom unit	8m²	1.8m							
	b	. Communal			C.	Communal	1	_ I							
	i.	For every 5 units	10m ²	8m	ii.	For every 5 units	10m ²	8m							
	infring The ex 1. 2.	ktent to which Any propos provides a relative to t space is des Other on-si reduction in outdoor liv	n: sed outdoor good standa the number signed for; ite factors co n the size or ing space; a sility of publ	living space ard of amenity of occupants the ompensate for a r dimension of the	infringe The ext 1. 2.	ent to which Any propos provides a relative to t space is des Other on-si reduction in outdoor liv	h: sed outdoor good stand the number signed for; ite factors o n the size o ring space; a pility of pub	 living space ard of amenit of occupants ompensate for r dimension of 	a the						
Residential	Mediu 1.	im Density Re All habitabl outlook spa	esidential Ar le rooms mu ace with a m of 1 metre i idth; and k space mus	ust have an hinimum n depth and 1 st meet the	1.	All habitabl space with	le rooms m a minimum epth and 1 r k space mu		look		N/A			Twin DEV2-S12 and MRZ-S7 are twins as well.	Delete DEV2-S19

Area / Zone	Notified DEV2 Rules and	l Standards	Notified MRZ / GIZ / NO	OSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
	provided to hab 2. The design of th	s of natural light are itable rooms; and	· ·	ls of natural light are itable rooms; and e proposed unit provides				
	hectare must be Assessment criteria whe infringed: 1. Whether there a infrastructural c compliance; and 2. Whether allotm undevelopable l	sity of 40 dwellings per achieved. re the standard is are physical or onstraints restricting	N/A			N/A	No twin	Retain
Natural Open Space	DEV2-S21 Maximum hei Space Activity Area 1. The following maximu ground level must be co	ght – Natural Open Im height limits above	NOSZ-S1 Maximum heig structures 1. Buildings and structur following maximum heig level:	res must not exceed the		N/A	Twin – except for minor wording differences and NOSZ has exclusion for Zealandia.	Delete DEV2-S21
	a. Playground equipment b. Poles for lighting or surveillance c. Fences and gates	above ground level 8m 18m 2m	Structurea. Playgroundequipmentb. Poles for lightingor surveillance	Maximum height limit above ground level8m18m			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	
	d. All other <u>buildings</u> and <u>stru</u> 4m <u>ctures</u>		-	4m apply to:			assessment criteria are applicable.	

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Natural	DEV2-S22 Maximum gross floor area – Natural	 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	Twin – except that NOSZ has	Delete DEV2-S22
Open Space	Open Space Activity Area Each individual buildings and/or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m2. 	 Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m2. This standard does not apply to: b. 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. 			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.	

Area / Zone	Notified DEV2 Rules and Standards	Notified MRZ / GIZ / NOSZ provisions	Notified LCZ provisions	Recommended amendments to MRZ / GIZ *Changes in numbering are not noted	Comments	Recommendation
Natural Open Space	DEV2-S23 Maximum building coverage – Natural Open Space Activity Area 1. Maximum building coverage is 5%.	 NOSZ-S3 Maximum building coverage Maximum building coverage is 5%. Assessment criteria where the standard is infringed: 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. Whether topographical or other site constraints make compliance with the standard impractical. 		N/A	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
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 complied with: Structure Minimum boundary setback a. Playground equipment 1.5m b. All other buildings or structures 10m	N/A		N/A	No twin	Retain

DEV3 – Upper Stebbings and Glenside We	 Upper Stebbings and Glenside We 	<u>est</u>
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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	
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				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			
		publicly notified.			
Build Areas	DEV3-R7 Emergency Service 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)	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			
Build Aroos	DEV/2 P8 Public transport facilities	publicly notified.	N/A	No twin	Potain
Build Areas	DEV3-R8 Public transport facilities	N/A	N/A	NO LWIN	Retain
Build Areas	1. Activity status: Permitted 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-N9
			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	building and used for residential activities by <u>at least one person, who is an employee</u>		
	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	_ · · · ·		
	nome business at any one time, and the	business at any one time, and the maximum number	residence;		

	maximum number of people on site associated	of people on site associated with the home business	
	with the home business does not exceed 10	does not exceed 10 people at any one time;	
	people at any one time;	c. No more than one third of the total gross floor area	
	c. No more than one third of the total gross floor	of all buildings on the site is used for home business	
	area of all buildings on the site is used for home	activities;	
	business activities;	d. Activities do not create a dust nuisance;	
	d. Activities do not create a dust nuisance;	e. The home business does not involve the use of	
	e. The home business does not involve the use of	trucks or other heavy vehicles;	
	trucks or other heavy vehicles;	f. The home business does not include the repair,	
	f. The home business does not include the repair,	alteration, restoration or maintenance of motor	
	alteration, restoration or maintenance of motor	vehicles or internal combustion engines, or the	
	vehicles or internal combustion engines, or the	spray painting of motor vehicles, excluding the	
	spray painting of motor vehicles, excluding the	residents' motor vehicles;	
	residents' motor vehicles;	g. Any external storage of materials associated with	
	g. Any external storage of materials associated with	the home business must be screened so they are	
	the home business must be screened so they are	not visible from outside the site; and	
	not visible from outside the site; and	h. No retailing must be conducted on the site, except:	
	h. No retailing must be conducted on the site,	i. goods retailed online and do not result in	
	except:	customer visits to the site, or	
	i. Goods retailed online and do not result in	ii. goods ancillary and related to a service	
	customer visits to the site, or	provided by the home business.	
	ii. Goods ancillary and related to a service		
	provided by the home business.	2. Activity status: Restricted Discretionary	
	2. Activity status: Restricted Discretionary	Where:	
	Where:	a. Compliance with any of the requirements of MRZ-	
		R3.1 cannot be achieved.	
	a. Compliance with any of the requirements of		
	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	
	1. The extent and effects of non-compliance with	2. The extent to which the intensity and scale of the	
	any requirement not met; and	activity adversely impacts on the amenity values of	
	2. The extent to which the intensity and scale of the	nearby residential properties and the surrounding	
	activity adversely impacts on the amenity values	neighbourhood.	
	of nearby residential properties and the	neighbournood.	
	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	publicly notified.	
	made in respect of rule DEV3-R9.2 is precluded from	publiciy notificu.	
	being publicly notified.		
Build Areas	DEV3-R10 Supported residential care activities	MRZ-R4 Supported residential care activities	N/A
Dullu Areds			
	1. Activity status: Permitted	1. Activity status: Permitted	
	Where:	Where:	
	a. The maximum occupancy does not exceed ten	a. The maximum occupancy does not exceed 10	
	residents.	residents.	
	2. Activity status: Restricted Discretionary	2. Activity status: Restricted Discretionary	
	Where:	Where:	

Twin	Delete DEV3-R10

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

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:			
	 The maximum number of children who are not normally resident on the site does not exceed ten; and 	a. The maximum number of children who are not normally resident on the site does not exceed 10;	Where: a. Compliance with MRZ-R7.1.a or MRZ-		
	 b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday. 	and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.	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:	2. Activity status: Restricted Discretionary Where:	1. The extent to which the intensity and scale		
	a. Compliance with DEV3-R13.1.a or DEV3-R13.1.b cannot be achieved.	a. Compliance with MRZ-R7.1.a or MRZ-R7.1.b cannot be achieved.	of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding		
	b.	b.	neighbourhood.		
	Matters of discretion are:	Matters of discretion are:	 The extent to which childcare facilities 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 	 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 	integrated into residential development.		
	surrounding neighbourhood.	neighbourhood.			
	Notification status: An application for resource consent made in respect of rule DEV3-R13.2 is precluded from	Notification status: An application for resource consent made in respect of rule MRZ-R7.2.a is precluded from being			
	being publicly notified.	publicly notified.			
Build Areas	DEV3-R14 Retirement Village 1. Activity status: Restricted Discretionary	MRZ-R8 Retirement Village 1. Activity status: Restricted Discretionary	N/A	Twin – except different MRZ	Delete DEV3-R14
	1. Activity status. Restricted Discretionary	1. Activity status. Restricted Discretionary		policies are	
	Matters of discretion are:	Matters of discretion are:		refenced in matters of	
	1. The matters in MRZ-P5 and MRZ-P10.	1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7.		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.	
D. H.I.A.				T	
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	
	a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary	 The activity is not otherwise provided for as a permitted, restricted discretionary or non- 		be captured and addressed through	
	activity.	complying activity.		the recommended	
All A.e				new DEV3 rule.	Detein
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	NOSZ-R2 Conservation activities	N/A	Twin	rules do have
All Aleds	1. Activity status: Permitted	1. Activity status: Permitted	IN/A		twin rules within
All Areas	DEV3-R18 Community Facilities	N/A	N/A	No twin	what would be
	1. Activity status: Permitted				NOSZ, the DEV3

All Areas	DEV3-R19 Gardens, including community gardens	NOSZ-R6 Gardens, including community gardens	N/A	Twin	rules are
7 7 605	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
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	DEV3 rules must
	as a Permitted Activity	Permitted Activity			be retained to
	1. Activity status: Discretionary	1. Activity status: Discretionary			provide the scope
					of what was
					notified – i.e.
					flexibility for
D 11 11					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	4		
		NOSZ-R13 Maintenance and repair of buildings and			
		structures			
D. Haltana		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-	

	14/h o roi	a Compliance with any of the rest for the factor	Matters of discussion and	62 /Maximu	
\	Where:	a. Compliance with any of the requirements of MRZ-	Matters of discretion are:	S2 (Maximum	
	a. Compliance with any of the requirements of	R13.1.a cannot be achieved.	4. <u>The location and design of the building as it</u>	height of an	
	DEV3-R27.1 cannot be achieved.	Matters of discretion are:	relates to the ability to safely use, access	accessory building)	
1	Matters of discretion are:	1. The extent and effect of non-compliance with any	and maintain buildings without requiring	of which there is	
	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	
	any relevant standard as specified in the	assessment criteria for the infringed standard; and	Notification status:	twin provision in	
	associated assessment criteria for the infringed	2. The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5,		the MRZ except for	
	standards; and	MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-P11.	An application for resource consent made in	in relation to	
	The matters in DEV3-P2 and GRZ-P8.		respect of rule MRZ-R13.2.a which results from	Character precincts	
		Notification status:	non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, or	(MRZ-PREC01-S2).	
1	Notification status:	An application for resource consent made in respect of rule	MRZ-S9 or MRZ-S10 is precluded from being either		
1	An application for resource consent made in respect of	MRZ-R13.2.a which results from non-compliance with MRZ-	publicly or limited	These differences	
	rule DEV3-R27.2 which results from non-compliance with	S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being		(i.e. permitted	
1	DEV3-S1, DEV3-S3, DEV3-S4 or DEV3-S5 is precluded	publicly notified.		activity condition	
f	from being publicly notified.			of DEV3-S2) could	
		An application for resource consent made in respect of rule		be captured and	
	An application for resource consent made in respect of	MRZ-R13.2.a which results from non-compliance with MRZ-		addressed through	
	rule DEV3-R27.2 which results from non-compliance with	S6, MRZ-S7, MRZ-S8, MRZ-S9 or MRZ-S10 is precluded from		the recommended	
	DEV3-S6, DEV3-S7, DEV3-S8, DEV3-S9 or DEV3-S10 is	being either publicly or limited notified.		new DEV2	
	precluded from being publicly or limited notified.			permitted activity	
				rule.	
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 structures for multi-unit housing or a retirement	unit housing or a retirement village		differences in that	
	village, and additions or alterations to multi-unit housing		Matters of discretion are restricted to:	DEV3-S2 and DEV3-	
	or a retirement village – Built Areas			S15 do not have	
		1. Activity status: Restricted Discretionary	1. The extent and effect of non-compliance	any comparable	
	1. Activity status: Restricted Discretionary		with any of the follow standards as	twin provision in	
		Matters of discretion are restricted to:	specified in the associated assessment	the MRZ.	
,	Matters of discretion are:	1. The extent and effect of non-compliance with any of	criteria for any infringed standard:		
	1. The extent and effect of non-compliance with	the follow standards as specified in the associated		These differences	
	any of the follow standards as specified in the	assessment criteria for any infringed standard:	i. MRZ-S2;	(i.e. consideration	
	associated assessment criteria for any infringed	i. MRZ-S2;	ii. MRZ-S3;	of DEV3-S2 and	
	standard:	ii. MRZ-S3;	iii. MRZ-S4;	DEV3-S15) could	
	Standard.	iii. MRZ-S4;	iv. MRZ S5;	be captured and	
	i. DEV3-S1;	iv. MRZ-S5;	v. MRZ- S12 S11 for multi-unit	addressed through	
	ii. DEV3-S2;	v. MRZ-S12 for multi-unit housing only;	housing only;	the recommended	
	iii. DEV3-52,	vi. MRZ-S12 for multi-unit housing only;	vi. MRZ- S13 S12 for multi-unit	new DEV2	
	iv. DEV3-55,	and	housing only; and	permitted activity	
		vii. MRZ-S14 for multi-unit housing only;	vii. MRZ- S14 S13 for multi-unit	rule	
	v. DEV3-S5; vi. DEV3-S12;	and	housing only; and	Tule	
	vii. DEV3-S12,	2. The matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6,			
	viii. DEV3-S15, viii. DEV3-S14; and	MRZ-P7, MRZ-P8, MRZ-P10 and MRZ-P11.	2. The matters in MRZ-P2, MRZ-P3, MRZ-P5,		
	ix. DEV3-S14; and		MRZ-P6 (For multi-unit housing only), MRZ-		
	 DEV3-SES, and The extent and effect of non-compliance with the 	Notification status: An application for resource consent	P7 (For retirement villages only), MRZ-P8,		
			Notification status: An application for recourse		
			precluded from being publicly notified.		
	MRZ-P10 for a retirement village.				
	 The extent and effect of hon-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-P10 for a retirement village. 	made in respect of rule MRZ-R14.1 is precluded from being publicly notified.	MRZ-P10P9 and MRZ-P11P10. 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 recourse encourt		An application for recourse concert mode in		
	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.		
D 11 11					
Buildings	DEV3-R29 Fences and standalone walls – Build and No Build areas	MRZ-R15 Fences and standalone walls	N/A	Twin	Delete DEV3-R29
	2. Activity status: Permitted Where:	1. Activity status: Permitted Where:			
	1. Compliance with DEV3-S13 is achieved.	a. Compliance with MRZ-S11 achieved.			
	2. Activity status: Restricted Discretionary	2. Activity status: Restricted Discretionary			
	Where:	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:	Matters of discretion are:			
	1. The extent and effect of non-compliance with	1. The extent and effect of non-compliance with any			
	any relevant standard as specified in the	relevant standard as specified in the associated			
	associated assessment criteria for the infringed	assessment criteria for the infringed standard; and			
	standard; and	2. The matters in MRZ-P8 and MRZ-P11.			
	2. The matters in DEV3-P5.	Notification status: An application for resource consent			
	Notification status: An application for resource consent	made in respect of rule MRZ-R15.2.a is precluded from			
	made in respect of rule DEV3-R29.2 is precluded from	being publicly notified.			
	being publicly notified.				
Buildings	DEV3-R30 Buildings and structures, including additions	MRZ-R16 Buildings and structures on or over a legal road	1. <u>Activity Status:</u>	No twin but MRZ-	Delete DEV3-R30
	and alterations, accessory buildings, and fences and		Permitted Where:	R16 is similar	
	standalone walls, on or over a legal road1. Activity status: Restricted Discretionary	1. Activity status: Restricted Discretionary	b. It is a retaining wall of 1.5m in height, or		
	1. Activity status. Restricted Discretionary	1. Activity status. Restricted Discretionary	less, above ground level.		
	Matters of discretion are:	Matters of discretion are:	2. Activity status: Restricted Discretionary		
	1. Streetscape and visual amenity effects;	1. Streetscape and visual amenity effects;	Where:		
	2. Dominance, privacy and shading effects on	2. Dominance, privacy and shading effects on adjoining	a. <u>Compliance with the requirement of MRZ-</u>		
	adjoining properties;	properties;	R16.1.a cannot be achieved.		
	 Maintaining safe access and safety for road users, including pedestrians; and 	 Maintaining safe access and safety for road users, including pedestrians; and 	Matters of discretion are		
	4. The matters in MRZ-P10.	 The matters in MRZ-P8, MRZ-P10 and MRZ-P11. 	1. Streetscape and visual amenity effects;		
			 Dominance, privacy and shading effects on 		
	Notification status: An application for resource consent	Notification status: An application for resource consent	adjoining properties;		
	made in respect of rule DEV3-R30.1 is precluded from	made in respect of rule MRZ-R16.1 is precluded from being	3. Maintaining safe access and safety for road		
	being publicly notified.	publicly notified.	users, including pedestrians;		

			 4. The matters in MRZ-P8, MRZ-P10 and MRZ-P11; and 5. Maintaining the ability for emergency 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:	 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
	 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. 	 x. MRZ-S3; xi. MRZ-S4; xii. MRZ-S5; xiii. MRZ-S6; xiv. MRZ-S12; xv. MRZ-S13; and xvi. MRZ-S14. 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: 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. Notification status: An application for resource consent made in respect of rule MRZ-R17.2.a is precluded from being publicly notified. 			
Buildings	DEV3-R32 Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area 1. Activity status: Discretionary	 NOSZ-R14 Construction, alteration of and addition to buildings and structures 1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. NOSZ-S1; ii. NOSZ-S2; iii. NOSZ-S3; 	N/A	No twin	Retain

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

Build Areas	DEV3-S5 Bour	ndary setbacks	MRZ-S4 Bou	ndary setbacks				Twin	Delete DEV3-S5
	2. Buildir	ngs and structures must be set back from	n 2. Buildi	ngs and structures must be set bac	k from the	Yard	Minimum depth		
		levant boundary by the minimum depth	releva	ant boundary by the minimum dep	th listed in	Front	1.5 metres		
	listed i Yard	in the yards table below:	the ya	ards table below:		Side	1 metre		
		· · · · · · · · · · · · · · · · · · ·		Yard Minimum depth			1 metre (excluded on		
	Front	1.5 metres	Front			Rear	corner sites)		
	Side	1 metre	Side	1 metre	-	Rail corridor	<u>1.5m</u>		
		1 metre (excluded on corner sites)			-	boundary	<u>1.011</u>		
	Rear Finite (excluded on content sites) This standard does not apply to: . c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and d. Fences or standalone walls. Assessment criteria where the standard is infringed: 3. Streetscape and visual amenity effects; and 4. Dominance, privacy and shading effects on adjoining sites.		nt c. Site wall a con d. Fenc Assessment 3. Stree 4. Dom	Rear1 metre (excluded on corner sites)This standard does not apply to: c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and d. Fences or standalone walls.Assessment criteria where the standard is infringed: 3. Streetscape and visual amenity effects; and 4. Dominance, privacy and shading effects on adjoining sites.		common adjacent proposed f. Fences or g. <u>Uncovere</u> no more level (exc boundary h. <u>Eaves up</u> relation t	ndaries where there is an existing wall between 2 buildings on sites or where a common wall is		
Build Areas	 A resinant ou metro patio, a. When less the b. W b. W p m c. Is d. N i. e. Is se 2. A resination level form a. Is m 	door living space (per unit) idential unit at ground floor level must h itdoor living space that is at least 20 squa es and that comprises ground floor, balco , or roof terrace space that: re located at ground level, has no dimens han 3 metres; //here provided in the form of a balcony, atio, or roof terrace, is at least 8 square hetres and has a minimum dimension of hetres; accessible from the residential unit; flay be: grouped cumulatively by area in 1 communally accessible location; or located directly adjacent to the unit; a free of buildings, parking spaces, and ervicing and manoeuvring areas.	ave 1. A resource outdoor, metricony, metricony, metricons, metric	 MRZ-S6 Outdoor living space (per unit) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and maneuvering areas. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; b. Js accessible from the residential unit; and 		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. 	
 DEV3-S7 Outlook space (per unit) 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
 An outlook space must be provided from habitable room windows as shown in Diagram 27 below: 	2. An outlook space must be provided from habitable room windows as shown in Diagram 3 below:	
Outlook typese Am Am Am Am Am Am Am Am Am Am	An A	
 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 	 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 for leader the side spaces with the side space space	
	 communally accessible location, in which case it may be located at ground level; or 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: 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 DEV3-S7 Outlook space (per unit) An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided for mabitable room windows as shown in Diagram 27 below: 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; and All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; 	 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: located directly adjacent to the unit. Multi-unit housing; and Retirement villages. Assessment criteria where the standard is infringed: The design of the proposed outdoor living space provides agod 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 DEV3-S7 Outlook space (per unit) An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided for each residential unit as specified in this standard; An outlook space must be provided for each residential unit as specified in this standard; An outlook space with a minimum dimensions for a required outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and The width of the outlook space is measured from the centre point of the largest

Twin	Delete DEV3-S7

	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;	6. Outlook spaces may overlap where they are on the	
		same wall plane in the case of a multi-	
	6. Outlook spaces may overlap where they are on	storey building;	
	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;	 Outlook spaces required from different rooms within the same building may overlap; and 	
	8. Outlook spaces required from different rooms		
	within the same building may overlap; and	9. Outlook spaces must:	
	9. Outlook spaces must:	a. Be clear and unobstructed by buildings; andb. Not extend over an outlook space	
	a. Be clear and unobstructed by buildings;	or outdoor living space required by another	
	and	dwelling.	
	b. Not extend over an outlook space		
	or outdoor living space required by	This standard does not apply to:	
	another dwelling.	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	
	a. Acceptable levels of natural light are provided to	living environment.	
	habitable rooms; and		
	 b. The design of the proposed unit provides a healthy living environment. 		
Duild Aroos		MDZ CO Windows to strest	
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 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:		
	4. Characterization of the structure of the structure	 Streetscape and visual amenity effects; and Provide supervision and as factors 	
	 Streetscape and visual amenity effects; and Passive surveillance and safety. 	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	landscaped area of a minimum of 20% of a	
	developed site with grass or plants, and can	developed site with grass or plants, and can include	

Twin	Delete DEV3-S8
Twin	Delete DEV3-S9

	include the canopy of trees regardless of the ground treatment below them; and	the canopy of trees regardless of the ground treatment below them; and			
	 The landscaped area may be located on any part of the site, and does not need to be associated 	 The landscaped area may be located on any part of the site, and does not need to be associated with 			
	with each residential unit.	each residential unit.			
	This standard does not apply to:	This standard does not apply to:			
	i. Multi-unit housing; andii. Retirement villages.	i. Multi-unit housing; andii. Retirement villages.			
	II. Nethenent vinages.	ii. Nethement 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 			
	2. Hard surfacing is minimised as far as practicable.	2. Hard surfacing is minimised as far as practicable.			
Build Areas	DEV3-S10 Permeable surface area	MRZ-S10 Permeable surface area	MRZ-S10 Permeable surface area	Twin	Delete DEV3-S10
Dullu Al eas	1. A minimum of 30% of the net site area must be	1. A minimum of 30% of the net site area must be	1. A minimum of 30% of the net site area		Delete DEVJ-510
	permeable surface.	permeable surface.	must be permeable surface.		
			This standard does not apply to:		
	This standard does not apply to:	This standard does not apply to:	i. Multi-unit housing; and		
	i. Multi-unit housing; and	i. Multi-unit housing; and	ii. Retirement villages.		
	ii. Retirement villages.	ii. Retirement villages.	Assessment criteria where the standard is		
			infringed:		
	Assessment criteria where the standard is infringed:	Assessment criteria where the standard is infringed:	1. Any measures used to mitigate stormwater		
			runoff; and		
	1. Any measures used to mitigate stormwater	 Any measures used to mitigate stormwater runoff; 	2. The capacity of, and effects on, the		
	runoff; and	and	stormwater network.		
	The capacity of, and effects on, the stormwater network.	The capacity of, and effects on, the stormwater network.			
Build Areas	DEV3-S11 Fences and standalone walls	MRZ-S11 Fences and standalone walls	1. Any fence or standalone wall, or	Twin	Delete DEV3-S11
	1. Any fence or standalone wall, or combination of	1. Any fence or standalone wall, or combination of	combination of these structures, must not		
	these structures, must not exceed:	these structures, must not exceed:	exceed:		
	a. A maximum height of 2m above ground	a. A maximum height of 2m above ground	a. Exceed a A maximum height of 2m		
	level where within 1m of any side or rear	level where within 1m of any side or rear	above ground level where within 1m of		
	boundary;	boundary;	any side or rear boundary;		
			b. <u>Obscure emergency or safety signage</u>		
	2. On a front boundary or in a front boundary	2. On a front boundary or in a front boundary setback	or obstruct access to emergency		
	setback any fence or standalone wall, or combination of these structures, must not	any fence or standalone wall, or combination of	panels. Hydrants, shut-off valves, or		
	exceed:	these structures, must not exceed: a. A maximum height of 2m above ground	other emergency response facilities.		
	a. A maximum height of 2m above ground	level; and	2. On a front boundary or in a front boundary		
	level; and	b. Any part of a fence or standalone wall above			
	b. Any part of a fence or standalone wall	1.2m in height must be 50% visually	combination of these structures, must not		
	above 1.2m in height must be 50%	transparent for its entire length, as shown in	exceed:		
	visually transparent for its entire length,	Diagram 4 below.	a. Exceed a A-maximum height of 2m		
	as shown in Diagram 28 below.		above ground level; and		
		50% Visually Transparent 2.0 m Max Height	b. Any part of a fence or standalone		
	50% Visually Transparent	12m Max Height Above Ground Level	wall above 1.2m in height must be		
	1.2m Max Height Above Ground Level	+	50% visually transparent for its		
	Street Elevation		entire length, as shown in Diagram		
			4 below.		
		MRZ-S11.2 does not apply to a State Highway.			

	DEV3-S11.2 does not a	pply to a State Hig	ghway.			d. Obscure emergency or safety		
	Assessment Criteria wh 1. Streetscape an 2. Dominance an properties.	here the standard nd visual amenity e	is infringed: effects; and	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.		
	properties					50% Visually Transparent 1.2m Max Height Above Ground Level Street Elevation		
						3. 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 residential unit size for multi-unit housing		N/A	Twin	Delete DEV3-S12
	1. Residential units, in meet the following		key unit, must	2. Residential units, in the following minir	ncluding any dual key unit, must meet num sizes:			
	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:	ere the standard is infringed:			

Build Aroos	4.	standard of Other on-si in unit sizes	amenity; a te factors co s.	ompensate fo	r a reduction	4.	standard of Other on-si unit sizes.	amenity; a te factors co	ompensate fo	r a reduction in						Twin	Delata DEV/2 512	
Build Areas	 DEV3-S13 Outdoor living space for multi-unit housing 3. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 4. Where private outdoor living space is provided it 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 5. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: d. Accessible from the residential units it serves; e. Of the minimum area and dimension specified in the table below; and 			 4. Eac be acc 5. Wh be: e. f. g. h. 6. Wh doe mu d. e. 	h residentia provided wit ess to a com ere private of For the excl Directly acc A single cor Of the mini table below ere communes not need to st be: Accessible for Of the mini table below	I unit, includ th either a p imunal outo outdoor livin lusive use o tessible from ntiguous spa mum area a t; and nal outdoor to be in a sin from the res mum area a t; and	orivate outdoo door living spa ng space is pro- of residents; m a habitable is ace; and and dimension living space is ngle continuous sidential units and dimension	key unit, must or living space or ce; ovided it must room; a specified in the s provided it us space but it	Type f. vi. vii.	y Space Private Studio unit and 1- bedrooom unit 2+ bedroom unit Communal i. For <u>every 4-</u>	5m² 8m²	Minimum Dimension		Twin	Delete DEV3-S13			
	Living Type	and maneu Space		s. Minimum Dimension		Living Type	maneuverir Space	ng areas. Minimum Area	Minimum Dimension		viii.	<u>15</u> 5 units ii. <u>For each</u>	2m ²	-				
	d. iv.	Private Studio unit and 1- bedrooom unit		1.8m			е. v.	Private Studio unit and 1- bedrooom unit	5m²	1.8m		on the	number of u	nits not pro	ing space is calculated based s not provided with the ate outdoor living space.	<u>e</u>		
	V.	2+ bedroom unit	8m²	1.8m		vi.	2+ bedroom unit	8m²	1.8m									
	e. Communal		f. Communal															
	V.	For every 5 units	10m²	8m		vi.	For every 5 units	10m²	8m									
	The ext	tent to which Any propos good standa	n: ed outdoor ard of amer	standard is in living space p nity relative to e is designed fo	provides a the number	The ext 4.	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								

in the size or dimension space; and	on of the outdoor living	the size or dimension and	of the outdoor living space;	
 All habitable rooms m with a minimum dime and 1 metre in width; The outlook space mu set out DEV3-S7. Assessment criteria where the The extent to which: 	e standard is infringed:	 All habitable rooms m with a minimum dime 1 metre in width; and The outlook space mu out MRZ-S7. 	ust have an outlook space nsion of 1 metre in depth and st meet the requirements set e standard is infringed:	N/A
	posed unit provides a	habitable rooms; and b. The design of the prop living environment.	posed unit provides a healthy	
DEV3-S15 Minimum density 1. A minimum density of must be achieved.	f 25 dwellings per hectare	N/A		N/A
 Whether there are ph constraints restricting Whether allotments c (for example structura) 	ysical or infrastructural compliance; and contain undevelopable land			
DEV3-S16 Maximum height 1. The following maximum hei level must be complied with:	ight limits above ground	1. Buildings and structures mu	ist not exceed the following	N/A
<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>	
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). 		
	in the size or dimension space; and 6. The availability of put to the site. DEV3-S14 Outlook space for m 1. All habitable rooms m with a minimum dimension and 1 metre in width; 2. The outlook space mu set out DEV3-S7. Assessment criteria where the The extent to which: a. Acceptable levels of m habitable rooms; and b. The design of the pro- healthy living environ 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 of (for example structura streams). DEV3-S16 Maximum height 1. The following maximum he level must be complied with: Structure a. Playground equipment b. Poles for lighting or surveillance c. Fences and gates d. All	 6. The availability of public open space in proximity to the site. DEV3-S14 Outlook space for multi-unit housing All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and The outlook space must meet the requirements set out DEV3-S7. Assessment criteria where the standard is infringed: Acceptable levels of natural light are provided to habitable rooms; and The design of the proposed unit provides a healthy living environment. DEV3-S15 Minimum density A minimum density of 25 dwellings per hectare must be achieved. Assessment criteria where the standard is infringed: Whether there are physical or infrastructural constraints restricting compliance; and Whether allotments contain undevelopable land (for example structural embankments or streams). DEV3-S16 Maximum height The following maximum height limits above ground level must be complied with: 	in the size or dimension of the outdoor living space; andthe size or dimension and6. The availability of public open space in proximity to the site.6. The availability of public to the site.DEV3-514 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; andMR2-514 Outlook space for m 1. All habitable rooms m with a minimum dimension of 1 metre in depth and 1 metre in width; and2. The outlook space must meet the requirements set out DEV3-S7.MR2-517.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: 1. A minimum density 1. A minimum density of 25 dwellings per hectare must be achieved.N/ADEV3-S15 Minimum density 1. A minimum density of 25 dwellings per hectare must be achieved.N/ADEV3-S16 Maximum height 1. The following maximum height limits above ground level must be complied with:N/SZ-S1 Maximum height of 1 1. Buildings and structures mu maximum height limits above ground level must must height limits above ground level a. Playground equipment Bm1. Buildings and structures mu maximum height limits above grup determing and structures d. All other buildings and structuresThis standard does not apply to a. Additions and alteratit Karori Wildlife Sanctures	in the size or dimension of the outdoor living space; and the size or dimension of the outdoor living space; and 6. The availability of public open space in proximity to the site. 6. The availability of public open space in proximity to the site. DEV3-514 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 MR2.514 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 MR2.514 Outlook space for multi-unit housing 2. The outlook space must meet the requirements set out DEV3-S7. MR2.514 Outlook space must meet the requirements set out MR2-S7. 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. N/A DEV3-S15 Minimum density 1. Aminimum density of 25 dwellings per hectare must be achieved. N/A Assessment criteria where the standard is infringed: 1. Whether three are physical or infrastructural constraints restricting compliance; and 2. Whether allotements contain undevelopable land (for example structural embankments or streams). N/A DEV3-S16 Maximum height limits above ground level a. Playground equipment & b. Poles for lighting or surveillance NoSZ-S1 Maximum height limits above ground level a. Playground equipment & b. Poles for lighting or surveillance Structure Maximum height limit above ground level d. All other buildings and structur

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 Open Space	DEV3-S17 Maximum gross floor area 1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m2.	 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. NOSZ-S2 Maximum gross floor area Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m2. This standard does not apply to: 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 is necessary to provide for functional needs or operational needs or solve and shading effects on adjoining sites; 	N/A
Natural Open Space	DEV3-S18 Maximum building coverage 1. Maximum building coverage is 5%.	 NOSZ-S3 Maximum building coverage Maximum building coverage is 5%. Assessment criteria where the standard is infringed: Dominance, privacy and shading effects on adjoining sites; The extent to which adverse effects of the increased 	N/A
		 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 other site constraints make compliance with the standard impractical. 	
Natural Open Space	 DEV3-S19 Boundary setbacks 1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with: 		N/A	N/A
	<u>Structure</u>	Minimum boundary setback		
	a. Playground equipment	1.5m		
	b. All other <u>buildings</u> or <u>structures</u>	10m		

No twin	Retain