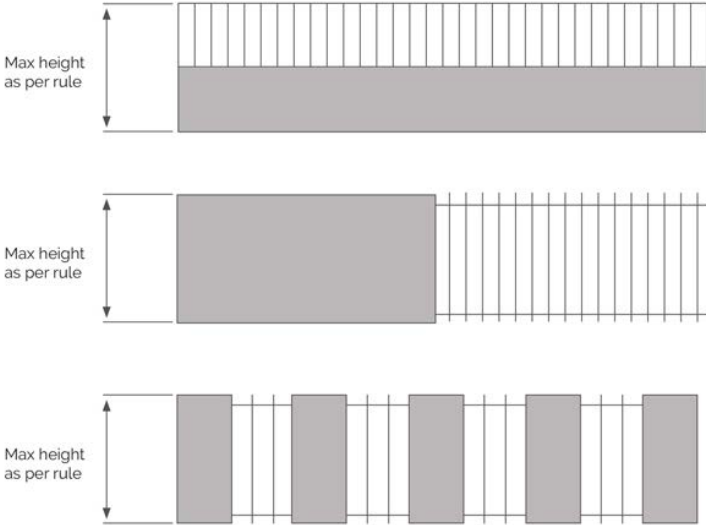


Appendix 2: Recommended amendments

Notes to readers:

- Only provisions that have recommended amendments are included in the table below. All other provisions remain as notified.
- Recommended amendments shown highlighted grey are those made in relation to other hearings, as noted for each amendment. They are included here for context only

Interpretation

Definitions	
Supported residential accommodation	The use of a residential unit(s) by people who live together and receive <u>supervision, assistance, care and/or wellbeing respite</u> support on a 24 hour basis or less to assist with independent living. This definition does not include retirement villages (and ancillary nursing and medical facilities) or regular and ongoing home-based care and assistance to a dependent person¹.
Visually permeable	<p>means the ability to clearly see through a fence, from one side to the other, and is determined by a comparison of the solid portion of the fence structure against any gaps provided within the structure, or between fence structures.</p> <p><u>Examples of Visually Permeable Fencing²</u></p>  <p>The diagrams illustrate three types of visually permeable fencing. Each diagram shows a fence structure with a solid grey base and vertical bars on top. The first diagram shows a solid grey base with vertical bars on top. The second diagram shows a solid grey base with vertical bars on top. The third diagram shows a solid grey base with vertical bars on top.</p>

¹ DPR-0300.004 Ara Poutama Aotearoa

² DPR-0409.022 Hughes and DPR-0410.008 Urban Estates

RESZ

RESZ-Objectives

RESZ-O4	Increased residential densities occur in close proximity to activity centres, <u>existing or planned active and</u> public transport routes, <u>community services</u> and public open spaces. ³
RESZ-O5	Built form is of a high design standard and appearance <u>provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces that responds to and reinforces positive aspects of the local environment.</u> ⁴

RESZ-Policies

Residential Amenity

RESZ-P3	Maintain and e Enhance the character and amenity values of residential zones by ensuring ⁵ that all new buildings are: 1. ...
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Landscaping and Fences

RESZ-P6	Landscaping and fencing is provided that <u>contributes to attractive and safe streets and public open spaces</u> maintains and enhances the amenity values and attractiveness of the locality. ⁶
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~~Relocated Building~~

RESZ-P11	Maintain residential amenity values by ensuring that relocated buildings are reinstated to an appropriate state of repair and within a reasonable timeframe. ⁷
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Supported Residential Accommodation and Retirement Village

RESZ-P12	Enable supported residential accommodation and retirement villages that are: 1. ... 2. sited and designed to promote interaction with <u>the surrounding</u> other sections of the community, without compromising privacy; 3. of a scale and appearance that reflects <u>is compatible with</u> ⁸ the residential style and character of the locality; ...
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Non-residential Activity and Community Facilities

RESZ-P15	Provide for non-residential activities and community facilities that: ... 2. are consistent with the amenity values and character ⁹ of the locality; ...
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³ DPR-0414.174 Kāinga Ora

⁴ DPR-0414.175 Kāinga Ora

⁵ DPR-0414.180 Kāinga Ora, DPR-0424.017 RVA and DPR-0425.017 Ryman

⁶ DPR-0414.183 Kāinga Ora

⁷ DPR-0414.189 Kāinga Ora

⁸ DPR-0204.015 JP Singh, DPR-0217.028 Summerset; DPR-0447.001 Barton Fields

⁹ DPR-0414.193 Kāinga Ora

RESZ-Matters for Control or Discretion

RESZ-MAT1	Residential Design <ol style="list-style-type: none"> Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated <u>within the zone for the surrounding area</u> and relevant significant natural, heritage, and cultural features. Whether the development engages with adjacent streets and any other adjacent public open spaces and contributes to them being lively, safe, and attractive <u>by:</u> <ol style="list-style-type: none"> <u>providing doors, windows and/or balconies facing the street and public open spaces</u> <u>designing large scale development to provide for variations in building form and/or façade design as viewed from streets and public open spaces.</u> Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest. <u>The extent to which residential units:</u> <ol style="list-style-type: none"> <u>orientate and locate windows to optimise privacy</u> <u>optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the residential unit floor space</u> <u>provide secure and conveniently accessible storage for the number and type of occupants the residential unit is designed to accommodate.</u> <u>provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.</u> Whether the development provides a high level of internal and external residential amenity for occupants and neighbours. <u>The extent to which outdoor living space:</u> <ol style="list-style-type: none"> <u>Provides for access to sunlight.</u> <u>Provides privacy between the outdoor living space of adjacent residential units on the same site and between outdoor living space and the street.</u> <u>When provided at ground level, is located on generally flat land or otherwise functional.</u>¹⁰ Whether the development provides for good access and integration of space for parking and servicing. Whether the development incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.
RESZ-MAT2	Building Coverage <ol style="list-style-type: none"> ... Provision of <u>The extent to which the proposal is able to provide adequate outdoor living space on the site.</u>¹¹
RESZ-MAT3	Height <ol style="list-style-type: none"> <u>The extent to which topography, building location and orientation and planting can mitigate the effects of the additional height of the building or structure.</u> <u>The extent to which the increase in height provides for the P</u>protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1. <u>The extent to which the increase in height provides for the M</u>itigation of the effects of natural hazards¹².

¹⁰ DPR-0414.194 Kāinga Ora

¹¹ DPR-0414.195 Kāinga Ora

¹² DPR-0414.196 Kāinga Ora

RESZ-MAT5	Road Boundary Setback
	<p>1. ...</p> <p>3. <u>The extent to which the reduction in road boundary setback provides for the p</u>¹³Protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</p>
RESZ-MAT6	Internal Boundary Setback
	<p>1. Effects on privacy, outlook, or shading on the affected property.</p> <p>2. Effects on the visual amenity values of adjoining residential properties, including with regard to privacy, outlook and shading, and the compatibility with the receiving environment.</p> <p>3. <u>The extent to which the reduction in the setback provides for the p</u>Protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.</p> <p>4. <u>The extent to which the reduction in the setback provides for the m</u>Mitigation of the effects of natural hazards.¹⁴</p> <p>5. Reverse sensitivity effects.</p> <p>6. <u>Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies, or decks to be constructed or maintained without requiring access above, on, or over the railway corridor</u>¹⁵</p>
RESZ-MAT7	Fences
	<p>1. The degree extent to which an open street scene is maintained and views passive surveillance opportunities are provided between the residential unit and the public space, private right of way, or shared access are retained street.</p> <p>2. The effects on the streetscape and whether adequate mitigation of adverse effects can be achieved through landscaping or alternative design extent to which the visual appearance of the site from the street, or private right of way, or shared access over which the lot has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing.</p> <p>3. The extent to which the proposed fence is constructed out of the same materials as the residential unit and incorporates articulation and modulation, landscaping, or visually permeable elements.</p> <p>4. <u>Where located in the Large Lot Residential Zone, in a way that the extent to which the fencing is compatible with the open and spacious character anticipated within this zone.</u>¹⁶</p> <p>...</p>
RESZ-MAT10	Relocated Building
	<p>1. The time period within which the building will be placed on its foundations.</p> <p>2. Identification of, and the time period to complete reinstatement works.</p> <p>3. Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond.¹⁷</p>

¹³ DPR-0414.198 Kāinga Ora

¹⁴ DPR-0414.199 Kāinga Ora

¹⁵ DPR-0458.051 KiwiRail

¹⁶ DPR-0414.200 Kāinga Ora

¹⁷ DPR-0414.203 Kāinga Ora

RESZ-MAT14	Design of Small Site Development, and Comprehensive Development, and Retirement Village¹⁸
RESZ-MAT14i	Design of Retirement Village <u>1. The ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:</u> <u>a. fencing and boundary treatments, sightlines, building orientation and setback, distribution of windows and balconies, and landscaping;</u> <u>b. connectivity, including the configuration of pedestrian accesses from the development;</u> <u>c. creation of visual quality and variety through the separation of buildings, building orientation and setbacks, and in the use of architectural design, detailing, glazing, materials, colour and landscaping;</u> <u>d. integration of vehicle access, parking areas and garages that do not visually dominate the development when viewed from the street or other public spaces;</u> <u>e. where relevant built form standards are breached, the effect of the specific breach on residential amenity for neighbours, in respect of visual dominance, privacy, and shading.</u> <u>2. The ability of the proposal to provide appropriate on-site amenity with regard to</u> <u>a. the location and design of vehicle and pedestrian access and on-site manoeuvring;</u> <u>b. the location, orientation and screening of outdoor living, service/storage, and waste management spaces.</u> <u>3. The extent to which the development incorporates Crime Prevention Through Environment Design (CPTED) principles as required to achieve a safe, secure environment.</u> <u>4. The extent to which the proposal provides for the protection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.¹⁹</u>
RESZ-MAT16	Non-Residential Activities
	<p>In determining whether or not the scale of effects of non-residential activities is appropriate, particular regard shall be given to:</p> <p>...</p> <p>3. the effects generated by the buildings and activities on the safety and efficiency of the local surrounding²⁰ transport network, including the extent to which the activities make efficient use of the transport network by minimising the need to travel;</p>

LLRZ

LLRZ-Rules

LLRZ-Rule List

LLRZ-R7 ~~Relocated Building²¹~~

¹⁸ DPR-0424.022 RVA and DPR-0425.0220 Ryman

¹⁹ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

²⁰ DPR-0375.182 Waka Kotahi

²¹ DPR-0414.219 Kāinga Ora

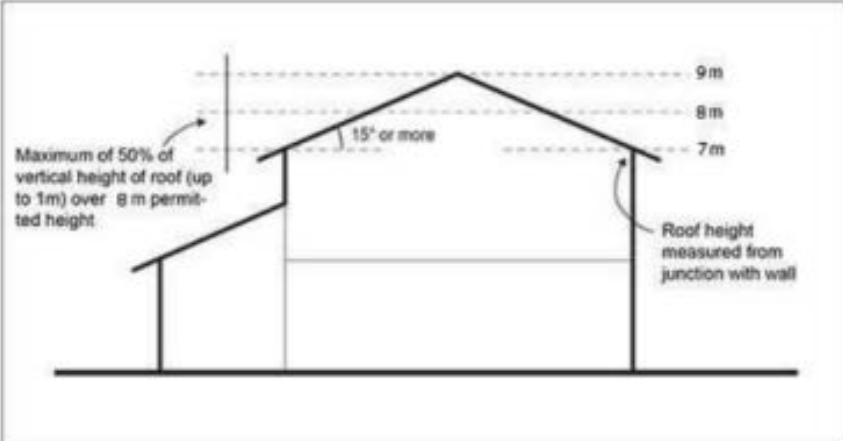
LLRZ-R7	Relocated Building ²²	
	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p> <ul style="list-style-type: none"> a. the building is a garage or accessory building; and b. the building is being shifted from one position to another position within the same site; or c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing. <p>And this activity complies with the following rule requirements:</p> <p>LLRZ-REQ1 Servicing</p> <p>LLRZ-REQ2 Building Coverage LLRZ-REQ3 Height</p> <p>LLRZ-REQ4 Height in Relation to Boundary</p> <p>LLRZ-REQ5 Setback of Buildings and Structures</p> <p>LLRZ-REQ6 Presentation to the Street</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LLRZ-R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved: Refer to LLRZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to LLRZ-R7.2. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT10 Relocated Building <p>Notification:</p> <p>5. Any application arising from LLRZ-R7.2. shall not be subject to public notification.</p>

LLRZ-Rule Requirements

LLRZ-REQ3	Height	
	<p>1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in LLRZ-FIG1²³.</u></p>	...

²² DPR-0414.219 Kāinga Ora

²³ DPR-0414.239 Kāinga Ora

LLRZ-FIG1	Height	
 <p>Maximum of 50% of vertical height of roof (up to 1m) over 8m permitted height.</p> <p>15° or more</p> <p>9m</p> <p>8m</p> <p>7m</p> <p>Roof height measured from junction with wall</p>		
LLRZ-REQ5	Setback of Buildings and Structures	
	<p>1. Any building or structure, excluding any ancillary structure or fence, shall be setback a minimum of:</p> <p>a. 10m from any road boundary, shared accessway or reserve; and</p> <p>b. 5m from any internal boundary, or shared accessway.⁻²⁴,</p> <p>...</p>	...
LLRZ-REQ6	Presentation to the Street	
	<p>1. ...</p> <p>For the purposes clarification, LLRZ-REQ61.b shall:</p> <ul style="list-style-type: none"> • <u>apply to all road frontages where a site has direct frontage to a road. On a corner site, this provision applies to both road frontages.</u> • <u>exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u> • <u>only refer to the area of glass, excluding window and door frames.</u>²⁵ 	...

²⁴ DPR-0414.241 Kāinga Ora

²⁵ DPR-0398.003 Fletcher , DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

LRZ

LRZ-Rules

LRZ-Rule List		
LRZ-R7	Relocated Building ²⁶	
LRZ-R20	Community Corrections Activity ²⁷	
LRZ-R3	Minor Residential Unit	
	...	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with LRZ-R3.1.a. is not achieved: NC</p> <p>3. When compliance with LRZ-R3.1.b. or LRZ-R3.1.c is not achieved: <u>Refer to LRZ-R2.4²⁸</u></p> <p>4. <u>When compliance with LRZ-R3.1.c. is not achieved: DIS</u></p> <p>4. <u>5.</u> ...</p> <p>5. <u>6.</u> ...</p> <p>Matters for discretion:</p> <p>6. <u>7.</u> ...</p>
LRZ-R6	Fencing	
	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. <u>within 4m of any road frontage, is a maximum height of 1m a site has a road boundary, shall be a maximum of:</u></p> <p>i. <u>1.2m in height within 4m of the primary road boundary; and</u></p> <p>ii. <u>in relation to a secondary road boundary, 1.8m in height for the remaining length of the road boundary where at least 50% of the fence is visually permeable.</u></p> <p>b. a site shares a boundary with a reserve:</p> <p>...</p>	...

²⁶ DPR-0414.252 Kāinga Ora

²⁷ DPR-0300.007 Ara Poutama Aotearoa

²⁸ DPR-0204.014 JP Singh

	<p>2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable <u>at least 50% of the fence is visually permeable.</u> ²⁹</p> <p>...</p>	
LRZ-R7	Relocated Building³⁰	
	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p> <ul style="list-style-type: none"> a. the building is a garage or accessory building; and b. the building is being shifted from one position to another position within the same site; or c. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing. <p>And this activity complies with the following rule requirements:</p> <p>LRZ-REQ1 Servicing</p> <p>LRZ-REQ2 Building Coverage</p> <p>LRZ-REQ3 Height</p> <p>LRZ-REQ4 Height in Relation to Boundary</p> <p>LRZ-REQ5 Setback of Buildings and Structures</p> <p>LRZ-REQ6 Presentation to the Street</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of LRZ-R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved: Refer to LRZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to LRZ-R7.2. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. RESZ-MAT10 Relocated Building <p>Notification:</p> <p>5. Any application arising from LRZ-R7.2. shall not be subject to public notification.</p>
LRZ-R11	Small Site Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LRZ-REQ6 Setback of Garages³¹</u></p> <p>...</p>	...

²⁹ DPR-0005.003 Jessica Graham, DPR-0409.022 Hughes, DPR-0410.008 Urban Estates, and DPR-0414.250 Kāinga Ora

³⁰ DPR-0414.252 Kāinga Ora

³¹ DPR-207.059 SDC

LRZ-R12	Comprehensive Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>LRZ-REQ6 Setback of Garages</u>³²</p> <p>...</p>	...
LRZ-R13	Retirement Village	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to LRZ-R13.1. is restricted to the following matters:</p> <p>a. ...</p> <p>b. RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village <u>RESZ-MAT14i Design of Retirement Village</u>³³</p> <p>c. ...</p>	...
LRZ-R20	Community Corrections Activity ³⁴	
	<p>Activity status: PER</p> <p>1. Any community corrections activity</p> <p>Where:</p> <p>a. the hours of operation are between 0700 and 1900.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>LRZ-REQ10 Landscaping</p> <p>LRZ-REQ15 Outdoor Storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LRZ-R20.1. is not achieved: DIS</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <u>LRZ-Rule Requirements</u></p>

LRZ-Rule Requirements

LRZ-REQ3	Height	
	<p>1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees</u></p>	...

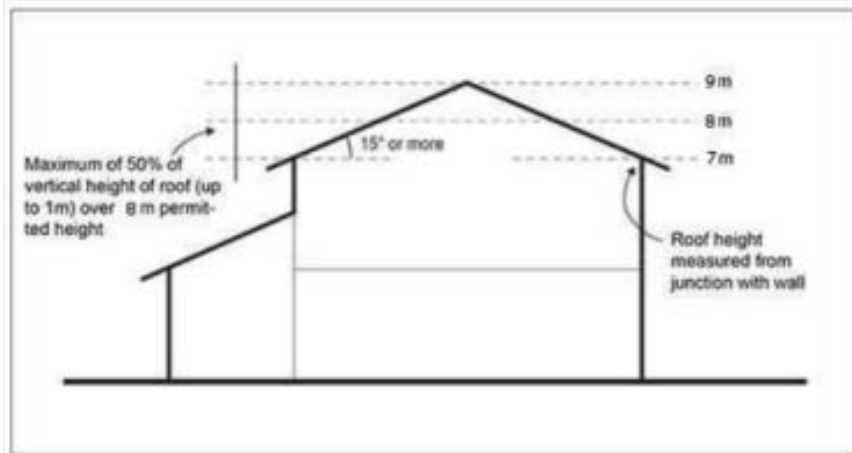
³² DPR-207.065 SDC

³³ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

³⁴ DPR-0300.007 Ara Poutama Aotearoa

or more, as shown in LRZ-FIG2.³⁵

LRZ-FIG2 Height



LRZ-REQ5 Setback of Buildings

1. Any residential unit or principal building shall be setback a minimum of:
 - a. 4m from any road boundary, ~~shared accessway or reserve~~,³⁶ and
 - b. 2m from any shared accessway, reserve or³⁷ internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary; and
 - c. 5m from any operational railway corridor boundary.³⁸

...

LRZ-REQ7 Setback of Accessory Buildings and/or Structures

1. Any accessory building shall, where the wall length is greater than 7m, be setback:
 - a. 4m from any road boundary, ~~shared accessway or reserve~~³⁹; and
 - b. 2m from any shared accessway or reserve or⁴⁰ internal boundary.

...

³⁵ DPR-0414.278 Kāinga Ora

³⁶ DPR-0414.280 Kāinga Ora

³⁷ DPR-0414.280 Kāinga Ora

³⁸ DPR-0458.053 KiwiRail

³⁹ DPR-0414.282 Kāinga Ora

⁴⁰ DPR-0414.282 Kāinga Ora

	<p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <p>a. 2m from any road boundary shared accessway or reserve; ⁴¹and</p> <p>b. 1m from any <u>shared accessway or reserve</u> or ⁴² internal boundary, <u>or</u></p> <p>c. 2m from any <u>operational railway corridor boundary</u>.⁴³</p> <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>	
LRZ-REQ8	Presentation to the Street	
	<p>1. ...</p> <p>For the purposes clarification, LRZ-REQ8.1.b shall:</p> <ul style="list-style-type: none"> • <u>apply to all road frontages where a site has direct frontage to a road. On a corner site, this provision applies to both road frontages.</u> • <u>exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u> • <u>only refer to the area of glass, excluding window and door frames.</u> ⁴⁴ 	...
LRZ-REQ9	Outdoor Living Space	
	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <p>...</p> <p><u>f. Where part of the required outdoor living space is provided in the form of a deck, balcony or roof terrace located above ground floor level, the area shall be:</u></p> <p><u>i. directly accessible from any habitable room;</u></p> <p><u>ii. have a minimum area of 10m²; and</u></p> <p><u>iii. have a minimum depth of 1.5m.</u> ⁴⁵</p>	...
LRZ-REQ11	Small Site Development	
	<p>1. Any small site development shall:</p> <p>a. ...</p> <p>b. be setback a minimum of:</p> <p>...</p> <p>iii. where a garage door faces a road or shared accessway, the garage shall</p>	...

⁴¹ DPR-0414.282 Kāinga Ora

⁴² DPR-0414.282 Kāinga Ora

⁴³ DPR-0458.067 KiwiRail

⁴⁴ DPR-0398.003 Fletcher, DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

⁴⁵ DPR-0414.284 Kāinga Ora

	<p>be setback a minimum of 5.5m from that boundary;⁴⁶</p> <p>iv. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m where a building shares a common wall with another building;⁴⁷</p> <p>...</p> <p>e. only locate windows at first floor level or above that:</p> <p>i. face a road boundary or an internal boundary shared with a reserve; or</p> <p>ii. are set back a minimum of 10m from an internal boundary; or</p> <p>iii. have a sill height of at least 1.6m above internal floor level; or</p> <p>iv. are obscure glazed, and either non-opening or top-hinged, and associated with a bathroom, toilet, or hallway;</p> <p>ii. is to be glazed in fixed, opaque glass to a height of at least 1.6m, or have a sill height of at least 1.6m, above the internal floor level;⁴⁸</p> <p>...</p>	
LRZ-REQ12	Comprehensive Development	
	<p>1. Any comprehensive development shall:</p> <p>...</p> <p>b. be setback a minimum of:</p> <p>i. ...</p> <p>iv. no internal <u>boundary</u> setback is required where a building shares a common wall with another building within the comprehensive development;</p> <p>v. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary;</p> <p>vi. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;</p> <p>...</p>	...
LRZ-REQ13	Retirement Village	
	<p>1. Any retirement village shall:</p> <p>a. ...</p> <p>d. provide each residential unit with an outdoor living space that:</p> <p>i. is directly accessible from the main living space;</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LRZ-REQ13.1. is not achieved: DIS<u>SRDIS</u></p> <p><u>Matters for discretion:</u></p>

⁴⁶ DPR-207.056 SDC

⁴⁷ DPR-207.056 SDC

⁴⁸ DPR-409.026 Hughes

<p>ii. has a minimum horizontal dimension of 2.5m; and</p> <p>iii. has a minimum area of 10m² for residential units with no separate bedrooms; or</p> <p>iv. has a minimum area of 25m² for one bedroom residential units; or</p> <p>v. has a minimum area of 30m² for two or more bedroom residential units; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u></p> <p>e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:</p> <p>i. is located behind the front façade of the residential unit;</p> <p>ii. has a minimum horizontal dimension of 1.5m; and</p> <p>iii. has a minimum area of 12.5m²; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u>⁴⁹</p> <p>...</p>	<p>3. The exercise of discretion in relation to LRZ-REQ13.1. is restricted to the following matters:</p> <p>a. <u>RESZ-MAT14i Design of Retirement Village</u>⁵⁰</p>
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GRZ

GRZ-Rules

GRZ-Rule List

~~GRZ-R7~~ Relocated Building⁵¹

GRZ-R3 Minor Residential Unit

...	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with GRZ-R3.1.a. is not achieved: NC</p> <p>3. When compliance with GRZ-R3.1.b. or GRZ-R3.1.c is not achieved: <u>Refer to GRZ-R2.4</u>⁵²</p> <p>4. <u>When compliance with GRZ-R3.1.c. is not achieved: DIS</u></p> <p>4. <u>5. ...</u></p>
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⁴⁹ DPR-0424.026 RVA, DPR-0425.026 Ryman and DPR-0447.006 Barton Fields

⁵⁰ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

⁵¹ DPR-0414.301 Kāinga Ora

⁵² DPR-0204.014 JP Singh

		5. <u>6.</u> ... Matters for discretion: 6. <u>7.</u> ...
GRZ-R6	Fencing	
	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. <u>within 4m of any road frontage, is a maximum height of 1m a site has a road boundary, shall be a maximum of:</u></p> <p>i. <u>1.2m in height within 4m of the primary road boundary; and</u></p> <p>ii. <u>in relation to a secondary road boundary, 1.8m in height for the remaining length of the road boundary where at least 50% of the fence is visually permeable.</u></p> <p>b. a site shares a boundary with a reserve:</p> <p>...</p> <p>2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable at least 50% of the fence is visually permeable. ⁵³</p> <p>c. any other fence or freestanding wall, is a maximum height of 1.8m.</p> <p>...</p>	
SCA-AD2	<p>Activity Status: PER</p> <p>4. Any fence or freestanding wall</p> <p>Where:</p> <p>a. it is a temporary netting ⁵⁴ fence erected to contain stock, pets or children; or</p>	
GRZ-R7	Relocated Building⁵⁵.	
	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p> <p>a. the building is a garage or accessory building; and</p> <p>b. the building is being shifted from one position to another position within the same site; or</p> <p>c. the building is for a temporary activity and will be removed from the site</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved: Refer to GRZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to GRZ R7.2. is restricted to the following matters:</p>

⁵³ DPR-0005.001 Jessica Graham, DPR-0108.006 Jaclyn Phillott, DPR-0398.006 Fletcher, DPR-0409.021, DPR-0410.007 Urban Estates, DPR-0414.299 Kāinga Ora, and DPR-0456.020 Four Stars & Gould

⁵⁴ DPR-0456.007 Four Stars & Gould

⁵⁵ DPR-0414.301 Kāinga Ora

	<p>within two days of the activity ceasing; or</p> <p>d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p> <p>And this activity complies with the following rule requirements:</p> <p>GRZ-REQ1 Servicing</p> <p>GRZ-REQ2 Building Coverage</p> <p>GRZ-REQ3 Height</p> <p>GRZ-REQ4 Height in Relation to Boundary</p> <p>GRZ-REQ5 Setback of Buildings and Structures</p> <p>GRZ-REQ6 Presentation to the Street</p>	<p>a. RESZ-MAT10 Relocated Building</p> <p>Notification:</p> <p>5. Any application arising from GRZ-R7.2. shall not be subject to public notification.</p>
GRZ-R11	Small Site Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GRZ-REQ6 Setback of Garages</u>⁵⁶</p> <p>...</p>	...
GRZ-R12	Comprehensive Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>GRZ-REQ6 Setback of Garages</u>⁵⁷</p> <p>...</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of GRZ-REQ12.1 is not achieved: DIS <u>RDIS</u> ⁵⁸</p>
GRZ-R13	Retirement Village	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to GRZ-R13.1. is restricted to the following matters:</p> <p>a. ...</p>	...

⁵⁶ DPR-0207.059 SDC

⁵⁷ DPR-0207.065 SDC

⁵⁸ DPR-0204.025 JP Singh

- b. ~~RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village~~ RESZ-MAT14i Design of Retirement Village⁵⁹
- c. ...

GRZ-Rule Requirements

GRZ-REQ3

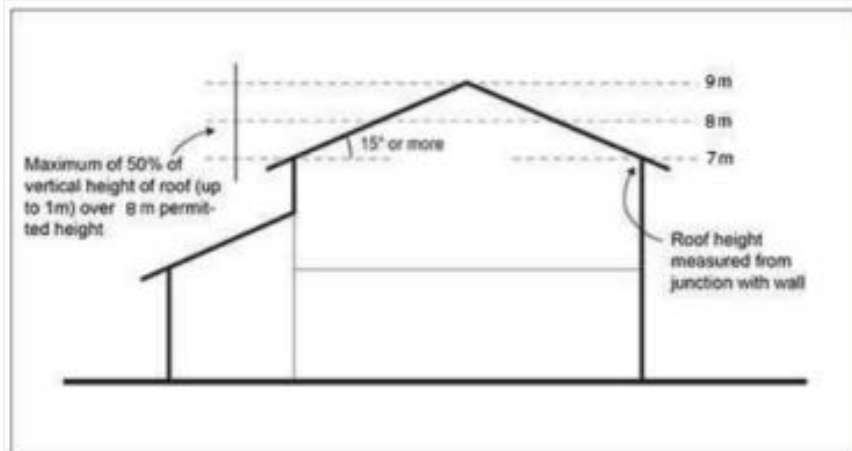
Height

1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in GRZ-FIG2⁶⁰

...

GRZ-FIG2

Height



GRZ-REQ5

Setback of Buildings

1. Any residential unit or principal building shall be setback a minimum of:
a. 4m from any road boundary, ~~shared accessway or reserve,~~⁶¹ and

...

⁵⁹ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

⁶⁰ DPR-0414.325 Kāinga Ora

⁶¹ DPR-0398.002 Fletcher and DPR-0414.327 Kāinga Ora

	b. 2m from any <u>shared accessway, reserve or</u> ⁶² internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary.	
GRZ-REQ7	Setback of Accessory Buildings and/or Structures	
	<p>1. Any accessory building shall, where the wall length is greater than 7m, be setback:</p> <p>a. 4m from any road boundary, shared accessway or reserve⁶³; and</p> <p>b. 2m from any <u>shared accessway or reserve or</u>⁶⁴ internal boundary.</p> <p>2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:</p> <p>a. 2m from any road boundary shared accessway or reserve;⁶⁵ and</p> <p>b. 1m from any <u>shared accessway or reserve or</u>⁶⁶ internal boundary.</p> <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>	...
GRZ-REQ8	Presentation to the Street	
	<p>1. ...</p> <p><u>For the purposes clarification, GRZ-REQ8.1.b shall:</u></p> <ul style="list-style-type: none"> • <u>apply to all road frontages where a site has direct frontage to a road. On a corner site, this provision applies to both road frontages.</u> • <u>exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u> • <u>only refer to the area of glass, excluding window and door frames.</u>⁶⁷ 	...
GRZ-REQ9	Outdoor Living Space	
	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <p>...</p> <p><u>f. Where part of the required outdoor living space is provided in the form of a deck, balcony or roof terrace located above ground floor level, the area shall be:</u></p> <p><u>i. directly accessible from any habitable room;</u></p>	...

⁶² DPR-0398.002 Fletcher and DPR-0414.327 Kāinga Ora

⁶³ DPR-0414.330 Kāinga Ora

⁶⁴ DPR-0414.330 Kāinga Ora

⁶⁵ DPR-0414.330 Kāinga Ora

⁶⁶ DPR-0414.330 Kāinga Ora

⁶⁷ DPR-0398.003 Fletcher , DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

	ii. have a minimum area of 10m ² ; and iii. have a minimum depth of 1.5m. ⁶⁸	
GRZ-REQ11	Small Site Development	
	1. Any small site development shall: a. ... b. be setback a minimum of: ... iii. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary; ⁶⁹ iv. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m where a building shares a common wall with another building; ⁷⁰
GRZ-REQ12	Comprehensive Development	
	1. Any comprehensive development shall: ... b. be setback a minimum of: i. ... iv. no internal <u>boundary</u> setback is required where a building shares a common wall with another building within the comprehensive development; v. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary; vi. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m; ⁷¹ ...	
GRZ-REQ13	Retirement Village	
	1. Any retirement village shall: a. ... d. provide each residential unit with an outdoor living space that: i. is directly accessible from the main living space;	Activity status when compliance not achieved: 2. When compliance with any of GRZ-REQ13.1. is not achieved: DIS <u>SRDIS</u> <u>Matters for discretion:</u>

⁶⁸ DPR-0414.284 Kāinga Ora

⁶⁹ ~~DPR-207.056, 059 SDC~~

⁷⁰ DPR-207.056 SDC

⁷¹ DPR-207.061 SDC

	<p>ii. has a minimum horizontal dimension of 2.5m; and</p> <p>iii. has a minimum area of 10m² for residential units with no separate bedrooms; or</p> <p>iv. has a minimum area of 25m² for one bedroom residential units; or</p> <p>v. has a minimum area of 30m² for two or more bedroom residential units; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u></p> <p>e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:</p> <p>i. is located behind the front façade of the residential unit;</p> <p>ii. has a minimum horizontal dimension of 1.5m; and</p> <p>iii. has a minimum area of 12.5m²; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u>⁷²</p> <p>...</p>	<p><u>3. The exercise of discretion in relation to LRZ-REQ13.1. is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT14i Design of Retirement Village</u>⁷³</p>
GRZ-REQ16	Castle Hill Specific Control Area – Alpine Design	
	<p>1. The exterior of any building or structure shall:</p> <p>...</p> <p>c. comprise of at least 80% wall cladding (by area excluding glazing) that consists of:</p> <p>...</p> <p>iii. stone in a natural and unworked form; and/or</p> <p>iv. coloured corrugated metal sheeting;⁷⁴</p>	...

SETZ

SETZ-Rules

SETZ-Rule List	
SETZ-R7	Relocated Building ⁷⁵
SETZ-R20	Community Corrections Activity ⁷⁶

⁷² DPR-0217.030 Summerset, DPR-0424.028 RVA, DPR-0425.028 Ryman and DPR-0447.005 Barton Fields

⁷³ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

⁷⁴ DPR-0207.067 SDC and DPR-0442.010 CHCA

⁷⁵ DPR-0414.374 Kāinga Ora

⁷⁶ DPR-0300.010 Ara Poutama Aotearoa

SETZ-R3	Minor Residential Unit	
	...	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with SETZ-R3.1.a. is not achieved: NC</p> <p>3. When compliance with SETZ-R3.1.b. or SETZ-R3.1.c is not achieved: <u>Refer to SETZ-R2.4</u>⁷⁷</p> <p>4. <u>When compliance with SETZ-R3.1.c. is not achieved: DIS</u></p> <p>4. <u>5.</u> ...</p> <p>5. <u>6.</u> ...</p> <p>Matters for discretion:</p> <p>6. <u>7.</u> ...</p>
SETZ-R6	Fencing	
	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. within 4m of any road frontage, is a maximum height of 1m a site has a road boundary, shall be a maximum of:</p> <p>i. <u>1.2m in height within 4m of the primary road boundary; and</u></p> <p>ii. <u>in relation to a secondary road boundary, 1.8m in height for the remaining length of the road boundary where at least 50% of the fence is visually permeable.</u></p> <p>b. a site shares a boundary with a reserve:</p> <p>...</p> <p>2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable at least 50% of the fence is visually permeable. ⁷⁸</p> <p>c. any other fence or freestanding wall, is a maximum height of 1.8m.</p> <p>...</p>	
SETZ-R7	Relocated Building⁷⁹	
	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of SETZ-R7.1. is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ-Rule Requirements</p>

⁷⁷ DPR-0204.014 JP Singh

⁷⁸ DPR-0005.004 Jessica Graham, DPR-0414.346 Kāinga Ora, and DPR-0449.008 BDL

⁷⁹ DPR-0414.374 Kāinga Ora

	<p>e. the building is a garage or accessory building; and</p> <p>f. the building is being shifted from one position to another position within the same site; or</p> <p>g. the building is for a temporary activity and will be removed from the site within two days of the activity ceasing; or</p> <p>h. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p> <p>And this activity complies with the following rule requirements: SETZ-REQ1 Servicing SETZ-REQ2 Building Coverage SETZ-REQ3 Height SETZ-REQ4 Height in Relation to Boundary SETZ-REQ5 Setback of Buildings and Structures SETZ-REQ6 Presentation to the Street</p>	<p>Matters of control:</p> <p>4. The exercise of control in relation to SETZ-R7.2. is restricted to the following matters:</p> <p>a. RESZ-MAT10 Relocated Building</p> <p>Notification:</p> <p>5. Any application arising from SETZ-R7.2. shall not be subject to public notification.</p>
SETZ-R11	Small Site Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SETZ-REQ6 Setback of Garages⁸⁰</u></p> <p>...</p>	...
SETZ-R12	Comprehensive Development	
	<p>... ..</p> <p>Where this activity complies with the following rule requirements:</p> <p>...</p> <p><u>SETZ-REQ6 Setback of Garages⁸¹</u></p> <p>...</p>	...
SETZ-R13	Retirement Village	
	<p>...</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to SETZ-R13.1. is restricted to the following matters:</p>	...

⁸⁰ DPR-207.060 SDC

⁸¹ DPR-207.066 SDC

	<p>a. ...</p> <p>b. RESZ-MAT14 Design of Small Site Development, Comprehensive Development and Retirement Village <u>RESZ-MAT14i Design of Retirement Village</u>⁸²</p> <p>c. ...</p>	
SETZ-R20	Community Corrections Activity⁸³	
	<p>Activity status: PER</p> <p>1. Any community corrections activity</p> <p>Where:</p> <p>a. the hours of operation are between 0700 and 1900.</p> <p>-</p> <p>And this activity complies with the following rule requirements:</p> <p>SETZ-REQ10 Landscaping</p> <p>SETZ-REQ15 Outdoor Storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ-R20.1. is not achieved: DIS</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to SETZ Rule Requirements</p>

SETZ-Rule Requirements

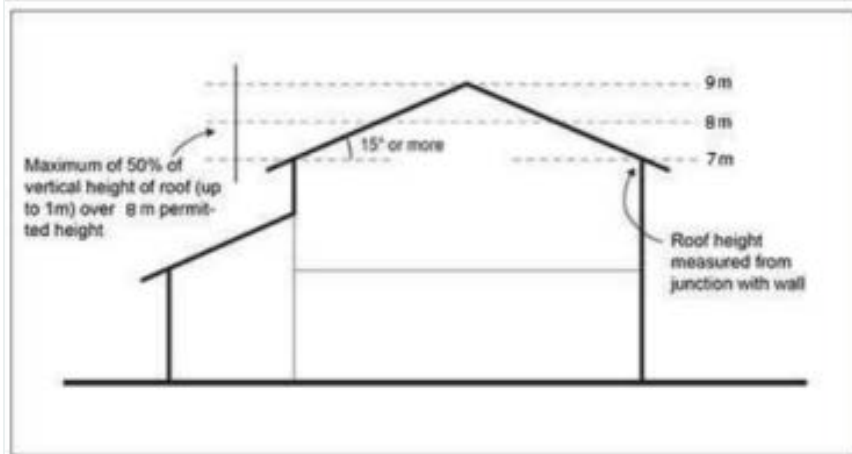
SETZ-REQ3	Height	
	<p>1. The maximum height of any building or structure, when measured from ground level, shall not exceed 8m, <u>except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in SETZ-FIG2.</u>⁸⁴</p>	...

⁸² DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

⁸³ DPR-0300.010 Ara Poutama Aotearoa

⁸⁴ DPR-0414.373 Kāinga Ora

SETZ-FIG2

Height**SET-REQ5****Setback of Buildings**

1. Any residential unit or principal building shall be setback a minimum of:
 - a. 4m from any road boundary, ~~shared accessway or reserve~~,⁸⁵ and
 - b. 2m from any ~~shared accessway, reserve or~~⁸⁶ internal boundary, unless the residential unit or other principal building has been designed to share a common wall along an internal boundary.

...

SETZ-REQ7**Setback of Accessory Buildings and/or Structures**

1. Any accessory building shall, where the wall length is greater than 7m, be setback:
 - a. 4m from any road boundary, ~~shared accessway or reserve~~⁸⁷; and
 - b. 2m from any ~~shared accessway or reserve or~~⁸⁸ internal boundary.
2. Any accessory building shall, where the wall length is less than or equal to 7m, be setback:
 - a. 2m from any road boundary ~~shared accessway or reserve~~; ⁸⁹ and

...

⁸⁵ DPR-0414.375 Kāinga Ora and DPR-0449.006 BDL

⁸⁶ DPR-0414.375 Kāinga Ora and DPR-0449.006 BDL

⁸⁷ DPR-0414.377 Kāinga Ora

⁸⁸ DPR-0414.377 Kāinga Ora

⁸⁹ DPR-0414.377 Kāinga Ora

	<p>b. 1m from any <u>shared accessway or reserve</u> or⁹⁰ internal boundary.</p> <p>3. Any structure shall be setback 2m from any road boundary or reserve.</p>	
SETZ-REQ8	Presentation to the Street	
	<p>1. ...</p> <p>For the purposes clarification, SETZ-REQ8.1.b shall:</p> <ul style="list-style-type: none"> • <u>apply to all road frontages where a site has direct frontage to a road. On a corner site, this provision applies to both road frontages.</u> • <u>exclude any area of a residential unit that is used as a garage, as well as the fully enclosed roof space of any gabled end.</u> • <u>only refer to the area of glass, excluding window and door frames.</u>⁹¹ 	...
SETZ-REQ9	Outdoor Living Space	
	<p>1. Every residential unit shall be provided with an area of outdoor living space that:</p> <p>...</p> <p><u>f. Where part of the required outdoor living space is provided in the form of a deck, balcony or roof terrace located above ground floor level, the area shall be:</u></p> <p><u>i. directly accessible from any habitable room;</u></p> <p><u>ii. have a minimum area of 10m²; and</u></p> <p><u>iii. have a minimum depth of 1.5m.</u>⁹²</p>	...
SETZ-REQ11	Small Site Development	
	<p>1. Any small site development shall:</p> <p>a. ...</p> <p>b. be setback a minimum of:</p> <p>...</p> <p>iii. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5.5m from that boundary;</p> <p>iv. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m where a building shares a common wall with another</p>	...

⁹⁰ DPR-0414.377Kāinga Ora

⁹¹ DPR-0398.003 Fletcher, DPR-0069.001 Paul McStay Ltd and DPR-0177.001 Andrew O'Donoghue

⁹² DPR-0414.379 Kāinga Ora

	<p>building⁹³;</p> <p>...</p>	
SETZZ-REQ12	Comprehensive Development	
	<p>1. Any comprehensive development shall:</p> <p>...</p> <p>b. be setback a minimum of:</p> <p>i. ...</p> <p>iv. no internal <u>boundary</u> setback is required where a building shares a common wall with another building within the comprehensive development;</p> <p>v. where a garage door faces a road or shared accessway, the garage shall be setback a minimum of 5m from that boundary;</p> <p>vi. no internal boundary setback is required for any garage, provided that the total length of the garage adjacent to the internal boundary is less than or equal to 7m;⁹⁴</p> <p>...</p>	...
SETZ-REQ13	Retirement Village	
	<p>1. Any retirement village shall:</p> <p>a. ...</p> <p>d. provide each residential unit with an outdoor living space that:</p> <p>i. is directly accessible from the main living space;</p> <p>ii. has a minimum horizontal dimension of 2.5m; and</p> <p>iii. has a minimum area of 10m² for residential units with no separate bedrooms; or</p> <p>iv. has a minimum area of 25m² for one bedroom residential units; or</p> <p>v. has a minimum area of 30m² for two or more bedroom residential units; <u>except that this area may be grouped cumulatively in locations that are communally accessible;</u></p> <p>e. provide each residential unit with one or more bedrooms at ground floor level with an additional service, storage, and waste management area that:</p> <p>i. is located behind the front façade of the residential unit;</p> <p>ii. has a minimum horizontal dimension of 1.5m; and</p> <p>iii. has a minimum area of 12.5m²;</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of SETZ-REQ13.1. is not achieved: DIS<u>RDIS</u></p> <p>Matters for discretion:</p> <p><u>3. The exercise of discretion in relation to SETZ-REQ13.1. is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT14i Design of Retirement Village</u> ⁹⁶</p>

⁹³ DPR-207.057 SDC

⁹⁴ DPR-207.063 SDC

⁹⁶ DPR-0217.034 Summerset, DPR-0424.023 RVA and DPR-0425.023 Ryman

except that this area may be grouped cumulatively in locations that are communally accessible;⁹⁵ -

...

APP3

APP3 - Height in Relation to Boundary

...

Any height in relation to boundary provisions do not apply to:

- ...
- antennas, aerials and satellite dishes (less than 1m in diameter), chimneys, flues, solar panels or heating devices⁹⁷ and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary angle by more than 3m measured vertically.

Consequential amendments

Subdivision

SUB-R10	Subdivision in the Residential Zones of Comprehensive Development	
GRZ	Activity status: RDIS	...
LRZ	1. Subdivision of comprehensive development.	
SETZ	<p>Where:</p> <p>a. The net site area of each site created shall not exceed 300m².⁹⁸ The maximum net site area shall not apply to sites used exclusively for access, reserves, or infrastructure, or which are wholly subject to a designation⁹⁹; and</p> <p>b. a. Comprehensive development on the site either:</p>	

⁹⁵ DPR-0424.029 RVA, DPR-0425.029 Ryman and DPR-0447.007 Barton Fields

⁹⁷ DPR-0414.379 Kāinga Ora

⁹⁸ DPR-0409.007 Hughes

⁹⁹ Referring to the s42A Report for Subdivision

- i. is subject to a land use consent that has not lapsed; or
- ii. forms all or part of a land use consent application applied for in conjunction with the subdivision consent application.

And this activity complies with the following rule requirements:

...