

**Before the Independent Hearings Panel
At Wellington City Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of Hearing submissions and further submissions on the
Proposed Wellington City District Plan

**Joint statement of planning experts Hannah van Haren-Giles and Rod Halliday
on the Future Urban Zone and Development Areas**

Date: 2 April 2024

INTRODUCTION

- 1 This joint witness statement (JWS) relates to expert conferencing on the Future Urban Zone and Development Areas. The Independent Hearings Panel directed us to conference on “outstanding issues in the Development Area chapters” in paragraph 6 of its Minute 43. Participants (the parties) in the conferencing were:
 - a. Hannah van Haren-Giles, Wellington City Council.
 - b. Rod Halliday, on behalf of Lincolnshire Farm Ltd, Hunters Hill Ltd, Best Farm Ltd, Stebbings Farmlands Ltd, and Ohau Land and Cattle Ltd.
- 2 The conferencing was held directly between the parties on-line (Microsoft Teams) and over a series of phone calls between 20 March and 2 April 2024.
- 3 This JWS addresses amendments to the Development Area chapters following the recommendation to delete the Future Urban Zone.
- 4 We confirm that we have read the Environment Court’s Code of Conduct set out in the Environment Court’s Practice Note 2023. We have complied with the Code of Conduct in preparing this joint statement. Except where we state that we are relying on the evidence of another person, this evidence is within our area of expertise. We have not omitted to consider material facts known to us that might alter or detract from the opinions expressed in this evidence.

Deletion of the Future Urban Zone and subsequent upzoning

- 5 The parties agree that the deletion of the Future Urban Zone (FUZ) and upzoning the respective parts of the Development Areas to relevant sister zones is sensible and logical. It will provide more certainty to the landowner and community and avoid the duplication of rules within the PDP. It is agreed some residual rules will need to remain.

- 6 The parties are in agreement about proposed DEV2-R1 and DEV3-R1 which provide a consolidated user-friendly rule framework for activities occurring in the Development Areas. This rule framework relies on rules in the underlying zone, while introducing requirements that activities be in general accordance with the Development Plan and Appendix 12/13. This addresses a flaw of the notified Development Area chapters that there were not sufficient links back to the Development Plan or Appendices in the permitted activity rules.
- 7 Our proposed amendment to the Introduction of both Development Area chapters seeks to make the application of Development Area provisions clear to plan users.
- 8 The parties are in agreement as to the mapping amendments made to Lincolnshire Farm and Glenside West. There are no outstanding matters of contention for these areas. Matters of contention remain for Upper Stebbings and these are set out and addressed in the Right of Reply.

Lincolnshire Development Area

- 9 With respect to the Lincolnshire Development Area (DEV2) the parties agree to amendments to the DEV2 provisions to ensure there is a clear understanding by the users of the Plan that the Development Plan areas and associated zone boundaries are not immovable and have a small degree of flexibility.
- 10 The agreed amendments are set out in Appendix 1, and include amendments to the Introduction, Objective DEV2-O2, Policy DEV2-P1, new policy DEV2-P7 and Rule DEV2-R1.2.
- 11 No further changes are proposed to be made to Appendix 12.

Upper Stebbings and Glenside West Development Area

- 12 With respect to the Upper Stebbings & Glenside West Development Areas (DEV3) the parties agree to amendments to the DEV3 provisions to ensure there is a clear understanding by the users of the Plan that the

Development Plan areas and associated zone boundaries are not immovable and have a small degree of flexibility.

- 13 The agreed amendments are set out in Appendix 1 and include amendments to the Introduction, Objective DEV3-O2, Policy DEV3-P1, new policy DEV3-P6 and Rule DEV2-R1.2
- 14 No changes are proposed to be made to Appendix 13.
- 15 We were unable to reach agreement on an amendment suggested by Mr Halliday to add a new clause 2.c to DEV3-P1 as follows "*Are associated with a possible roading connection to Ohariu Valley*".

Hannah van Haren-Giles

Rod Halliday

2 April 2024

Appendix 1: JWS Agreed Tracked Changes to Relevant Provisions of the DEV2 and DEV3 Chapter

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

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

Blue underline and strike-out: show additions and deletions to the notified He Rohe Whanake: Te Pāmu o Lincolnshire, Development Area: Lincolnshire Farm Chapter, as recommended in the Joint Witness Statement and Right of Reply dated 2 April 2024.

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

He Rohe Whanake: Te Pāmu o Lincolnshire

Development Area: Lincolnshire Farm

DEV2	Development Area – Lincolnshire Farm
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Introduction

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

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

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

The Development Plan and requirements in the Planning Maps and Appendix 12 shows the extent and location of each activity area, the requirements to be incorporated into [the](#) design of aspects of the Development Area, as well as an indication of where special features [such as walking tracks, connecting roads and a school and community hub](#) should be located. The location of the map lines indicating boundaries between activity areas or location of roads and special features are not intended to be [immovable fixed and some flexibility with regard to the location of these features is necessary](#). The best location for roads and building platforms will need to be informed by detailed earthworks modelling which may reveal that activities and special features should be consented outside of where they are indicated on the Development Plan. Extensive earthworks are anticipated to facilitate the Development Plan with earthworks minimised where practicable through subdivision and building design.

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

The streams and significant natural areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, SNAs and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas,

play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park. In addition, a sports and active recreation reserve will be provided in a central location to provide for formal sports. Where streams and associated hazard overlays (stream corridor, ponding) extend into the build area, their function is anticipated to be maintained through hazard risk assessment and response in design and layout of development.

Application of objectives, policies, rules, and standards:

In this chapter 'Development Plan' refers to the Development Area spatial layer of the ePlan. The Development Plan establishes and identifies areas appropriate for residential development, as well as indicative location of roads and neighbourhood parks. Lincolnshire Farm also has a relevant Concept Plan for the Local Centre set out in Appendix 12.

The objectives, policies, rules, and standards of the Development Area chapter apply to all activities within the Development Area. All activities within the Development Area must be assessed in accordance with DEV2-R1. The rules of the underlying zone apply in conjunction with DEV2-R1.

The policies of the underlying zone are only applicable to activities in the Development Area where they are a relevant matter of control or matter of discretion in that zone. Where there are any inconsistencies between policies for the underlying zoning and policies in this Development Area chapter, the policies in this chapter shall prevail.

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

Other relevant District Plan provisions

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

Objectives	
DEV2-O1	<p>Purpose</p> <p>Lincolnshire Farm is a well-connected neighbourhood that accommodates new residential and business growth supported by a range of activity types.</p>
DEV2-O2	<p>Activities and development</p> <p>Activities and development are carried out in an integrated and coordinated way <u>in general accordance with the zone boundaries and Development Plan</u> to achieve efficient land use through a compact urban form.</p>
DEV2-O3	<p>Amenity and Design</p> <p>Development in the Lincolnshire Farm Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV2-O4	<p>Natural Environment</p> <p>Access to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.</p>
<u>DEV2-O5</u>	<p><u>Access and connection</u></p> <p><u>New communities at Lincolnshire Farm are well connected with each other and with the adjoining communities in Grenada North and Woodridge to increase their resilience and accessibility.</u></p>

Policies	
DEV2-P1	<p>Coordinated Development</p> <p>Provide flexibility for development and subdivision in the Lincolnshire Farm Development Area while ensuring that:</p> <ol style="list-style-type: none"> 1. Development is undertaken in general accordance with the location and extent shown on the Development Plan in in the Planning Maps; 2. Residential activities are prioritised in residential areas; 3. The local centre has a mix of activities including residential, retail and commercial services, and is centrally located along the principal road; 4. A variety of open space types are provided across the Development Area to create a logical, accessible open space network; 5. All dwellings are within walking distance of a neighbourhood park; 6. Access and connections to and within natural open spaces and reserves are provided; 7. Social infrastructure is provided, such as a school and community facilities, that is centrally located within the Development Area and easily accessible; 8. The road and access network provides high connectivity, key connections, to a well-connected transport network, including roads, public transport links and walking and cycling routes that assist in reducing carbon emissions and traffic congestion, and provides a high-quality street environment for people; 9. <u>A continuous road connection is provided across the Lincolnshire Farm Development Area connecting Jamaica Drive to Mark Avenue and Grenada Drive to Woodridge Drive, in general accordance with the alignment shown on the Development Area Plan and that caters for a future bus service and continuous walking and cycling networks linking Lincolnshire Farm with Woodridge and Grenada North;</u> 10. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 11. The development achieves hydraulic neutrality over the entire Development Area; 12. Buildings and sensitive activities are not located in overland flow paths, stream corridors or ponding areas; 13. Development does not result in the fragmentation of sites in a manner that may compromise the anticipated future urban form of the area; 14. Planned minimum areas for industrial, local centre, and community facilities are provided within the overall development area; 15. Industrial activities that are adjacent to residential sites, open spaces and other sensitive activities provide for appropriate amenity in those adjacent areas; and 16. The natural environment and local biodiversity are protected.
DEV2-P2	<p>Residential Activities</p> <p>Encourage residential activities in the Development Plan that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide.

<p>DEV2-P3</p>	<p>Potentially Compatible Activities</p> <p>Only allow activities that are not in general accordance with the Development Plan or do not meet the requirements in Appendix 12 where:</p> <ol style="list-style-type: none"> 1. The activity supports anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV2-P1; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV2-O1 above.
<p>DEV2-P4</p>	<p>Sensitive activities within the Industrial Area</p> <p>Avoid the establishment of sensitive activities in the industrial area unless such activities are:</p> <ol style="list-style-type: none"> 1. Ancillary to a permitted or consented activity on the same site; and 2. Sufficiently insulated from noise effects of existing activities or other activities permitted in the zone.
<p>DEV2-P5</p>	<p>Amenity and Design</p> <p>Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide, Centres and Mixed Use Design Guide and Residential Design Guide; and 2. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
<p>DEV2-P6</p>	<p>Local Centre</p> <p>Require a local centre to be provided that is designed and delivered in general accordance with the Development Plan in the planning maps, Concept Plan in Appendix 12 and meets the requirements of Appendix 12, and that:</p> <ol style="list-style-type: none"> 1. Supports the local centre's role and function in the City's hierarchy of centres described in CEKP-O2; 2. Promotes a strong sense of place and identity; 3. Integrates mana whenua design elements; 4. Fulfils the intent of the Centres and Mixed Use Design Guide and Residential Design Guide; 5. Delivers well-functioning, mixed use living and working environments that provide opportunities for people to live, play, gather and meet community; 6. Provides for low carbon modes of transport; 7. Delivers safe and accessible pedestrian connections, public areas, and buildings, including for people with restricted mobility; and 8. Locates any off-street carparks away from the street frontage and at the rear of retail premises or within a shared courtyard.
<p><u>DEV2-P7</u></p>	<p><u>Flexibility of boundaries</u></p> <p><u>Allow minor variations to zone boundaries where it can be demonstrated that use and development:</u></p> <ol style="list-style-type: none"> 1. <u>Is a logical extension of urban development that supports or is complementary to adjacent existing or planned medium density residential use;</u> 2. <u>Maintains access and connections to natural open space;</u> 3. <u>Maintains the connectivity and cohesiveness of the streetscape; and</u> 4. <u>Avoids adverse effects on significant natural areas, the identified Ridgetop area, and</u>

	loss of stream extent.
Rules: Land use activities in the General Industrial Activity Area	
DEV2-R1	All activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is permitted in the underlying zone; Compliance with DEV2-S1, DEV2-S2, and DEV2-S3 is achieved; and <u>The activity is in accordance with the Lincolnshire Farm Development Plan and Appendix 12.</u>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with any of the requirements of DEV2-R1.a or DEV2-R1.b cannot be achieved; and <u>The activity is in accordance with the Lincolnshire Farm Development Plan and Appendix 12.</u> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <u>The extent and effects of non-compliance with any requirement not met, including the associated assessment criteria for any infringed standard; and</u> <u>The matters in DEV2-P1, DEV2-P2, DEV2-P3, DEV2-P4, DEV2-P5, and DEV2-P6-, and DEV2-P7.</u>
-	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <u>Compliance with any of the requirements of DEV2-R1.2.b cannot be achieved.</u>
DEV2-R1	Industrial activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is not a heavy industrial activity; and Any ancillary retail activity is limited to the display and sale of goods produced, processed or stored on the site and does not exceed 10% of the GFA of all buildings on the site.
-	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with any of the requirements of DEV2-R1.1 cannot be achieved.
DEV2-R2	Trade and industrial training facilities
-	1. Activity status: Permitted
DEV2-R3	Emergency service facilities
-	1. Activity status: Permitted
DEV2-R4	Sensitive activities not ancillary to a permitted activity

1. Activity Status: Discretionary	
DEV2-R5	Commercial activities
1. Activity status: Permitted	
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.	
DEV2-R6	Outdoor storage areas for commercial and industrial activities
1. Activity status: Permitted	
Where:	
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:	
1. The matters in DEV2-P1.14;	
2. The extent to which any lesser screening is necessary to provide for functional or operational needs of the activities on the site, or for people's health and safety; and	
3. Visual amenity effects.	
Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified.	
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.	
Rules: Land use activities in all Areas	
DEV2-R8	Residential activities
1. Activity status: Permitted	
Where:	
a. No more than three residential units occupy the site.	
2. Activity status: Restricted Discretionary	
Where:	

<p>a. Compliance with DEV2-R8.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>4. The matters in DEV2-P2; and</p> <p>5. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R8.2 is precluded from being either publicly or limited notified.</p>	
DEV2-R9	Construction activities
<p>1. Activity status: Permitted</p>	
DEV2-R10	Recreation activities
<p>1. Activity status: Permitted</p>	
DEV2-R11	Informal recreation activities
<p>1. Activity status: Permitted</p>	
DEV2-R12	Organised sport and recreation activities
<p>1. Activity status: Permitted</p>	
DEV2-R13	Conservation activities
<p>1. Activity status: Permitted</p>	
DEV2-R14	Gardens, including community gardens
<p>1. Activity status: Permitted</p>	
DEV2-R15	Mobile commercial activities ancillary to permitted recreation and conservation activities
<p>1. Activity status: Permitted</p>	
DEV2-R16	Parks maintenance and repair
<p>1. Activity status: Permitted</p>	
DEV2-R17	Construction, maintenance, alteration of or addition to footpaths and tracks
<p>1. Activity status: Permitted</p>	
DEV2-R18	Construction, maintenance, alteration of, or addition to car parking areas and access
<p>1. Activity status: Permitted</p>	
DEV2-R19	Commercial activities, excluding integrated retail activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Located in a building that forms part of the local centre in general accordance with the Development Plan on the Planning maps.</p>	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R19.1.a cannot be achieved.</p>	

DEV2-R20	Community facilities
1. Activity status: Permitted	
DEV2-R21	Educational facilities
1. Activity status: Permitted	
DEV2-R22	Arts, culture and entertainment activities
1. Activity status: Permitted	
DEV2-R23	Emergency service facilities
1. Activity status: Permitted	
DEV2-R24	Public transport facilities
1. Activity status: Permitted	
DEV2-R25	Home business
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</p> <p>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</p> <p>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</p> <p>d. Activities do not create a dust nuisance;</p> <p>e. The home business does not involve the use of trucks or other heavy vehicles;</p> <p>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;</p> <p>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</p> <p>h. No retailing must be conducted on the site, except:</p> <p>i. Goods retailed online and do not result in customer visits to the site; or</p> <p>ii. Goods ancillary and related to a service provided by the home business.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the standards in DEV2-R25.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effects of non-compliance with any requirement not met; and</p> <p>2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R25.2 is precluded from being publicly notified.</p>	
DEV2-R26	Supported residential care activities
<p>1. Activity status: Permitted</p> <p>Where:</p>	

	<p>a. The maximum occupancy does not exceed ten residents.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with DEV2-R26.1.a.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R26.2 is precluded from being publicly notified.</p>
	<p>DEV2-R27 Boarding houses</p>
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R27.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R27.2 is precluded from being publicly notified.</p>
	<p>DEV2-R28 Visitor accommodation</p>
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R28.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R28.2 is precluded from being publicly notified.</p>
	<p>DEV2-R29 Childcare services</p>

-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed ten; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R29.1.a and DEV2-R29.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R29.2 is precluded from being publicly notified.</p>
DEV2-R30	Retirement village
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P5 and MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R30.1 is precluded from being publicly notified.</p>
DEV2-R31	All Other Activities
-	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.</p>
Land use activities in the Natural Open Space Activity Area	
DEV2-R32	Informal recreation activities
-	1. Activity status: Permitted
DEV2-R33	Conservation activities
-	1. Activity status: Permitted
DEV2-R34	Rural activities as part of a management programme for the reserve
-	1. Activity status: Permitted
DEV2-R35	Gardens, including community gardens
-	1. Activity status: Permitted
DEV2-R36	Mobile commercial activities ancillary to informal recreation and conservation activities
-	1. Activity status: Permitted

DEV2-R37	Parks maintenance and repair
-	1. Activity status: Permitted
DEV2-R38	Construction, maintenance, alteration of or addition to footpaths and tracks
-	1. Activity status: Permitted
DEV2-R39	Construction, maintenance, alteration of, or addition to, car parking areas and access
-	1. Activity status: Permitted
DEV2-R40	Any other activity not otherwise provided for as a Permitted Activity
-	1. Activity status: Discretionary
Rules: Building and structure activities	
DEV2-R41	Maintenance and repair of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV2-R42	Demolition or removal of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV2-R43	Buildings and Structures in the General Industrial Activity Area
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. DEV2-S1;</p> <p>ii. DEV2-S2;</p> <p>iii. DEV2-S3;</p> <p>iv. DEV2-S4; and</p> <p>v. DEV2-S5.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R43.1 cannot be achieved; or</p> <p>b. The land-use activity associated with the buildings and structures is not provided for as a permitted activity.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and</p> <p>2. The matters in DEV2-P1, DEV2-P4 and DEV2-P5.</p>
DEV2-R44	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Medium Density Residential Activity Area
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. DEV2-S6;</p>

	<ul style="list-style-type: none"> ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S9; v. DEV2-S10 only in relation to the rear yard boundary setback; vi. DEV2-S11; vii. DEV2-S12; viii. DEV2-S13; ix. DEV2-S14; and x. DEV2-S15. 		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of DEV2-R45.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P2 and MRZ-P10. <p>Notification status:</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S6, DEV2-S7, DEV2-S8, DEV2-S9, or DEV2-S10 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S11, DEV2-S12, DEV2-S13, DEV2-S14, or DEV2-S15 is precluded from being either publicly or limited notified.</p>		
	<table border="1"> <tr> <td style="width: 15%;">DEV2-R45</td> <td>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</td> </tr> </table>	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
DEV2-R45	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area		
	<p>1. Activity status: Restricted Discretionary</p> <hr style="border: 0.5px solid red;"/> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ul style="list-style-type: none"> i. DEV2-S6; ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S17; v. DEV2-S18; vi. DEV2-S19; and vii. DEV2-S20; and 2. The extent and effect of non-compliance with the requirements in Appendix 12; 3. The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV2-P5, MRZ-P5, and MRZ-P10 for a retirement village. <p>Notification status: An application for resource consent made in respect of rule DEV2-R45.1 is precluded from being publicly notified.</p>		
	<table border="1"> <tr> <td style="width: 15%;">DEV2-R46</td> <td>Fences and standalone walls</td> </tr> </table>	DEV2-R46	Fences and standalone walls
DEV2-R46	Fences and standalone walls		
	<p>1. Activity status: Permitted</p> <p>Where:</p>		

-	<p>a. Compliance with DEV2-S16 is achieved.</p>		
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-46.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters in DEV2-P5.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R46.2 is precluded from being publicly notified.</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV2-R47</td> <td>Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road</td> </tr> </table>	DEV2-R47	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
DEV2-R47	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road		
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians; and</p> <p>4. The matters in MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R47.1 is precluded from being publicly notified.</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV2-R48</td> <td>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</td> </tr> </table>	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
DEV2-R48	Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Medium Density Residential Activity Area		
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>5. Whether the building or structure is associated with a permitted activity in the General Residential and Medium Density Residential Activity areas;</p> <p>6. The extent and effect of non-compliance with any of the requirements in Appendix 12;</p> <p>7. 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</p> <p>8. The matters in DEV2-P1, DEV2-P5 and DEV2-P6.</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV2-R49</td> <td>Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area</td> </tr> </table>	DEV2-R49	Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area
DEV2-R49	Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area		
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <p>i. DEV2-S22;</p> <p>ii. DEV2-S23;</p> <p>iii. DEV2-S24; and</p> <p>iv. DEV2-S25.</p>		
-	<p>2. Activity status: Discretionary</p>		

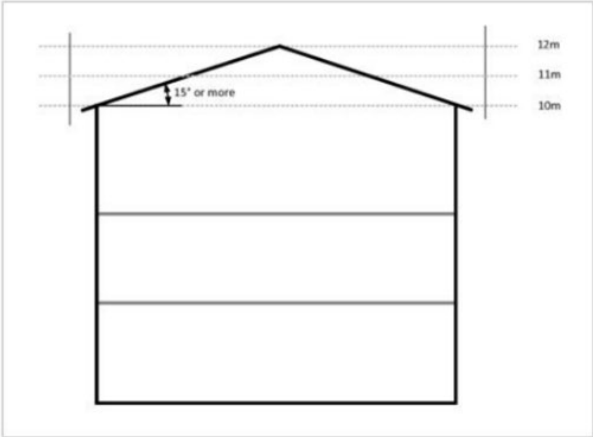
Where:

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

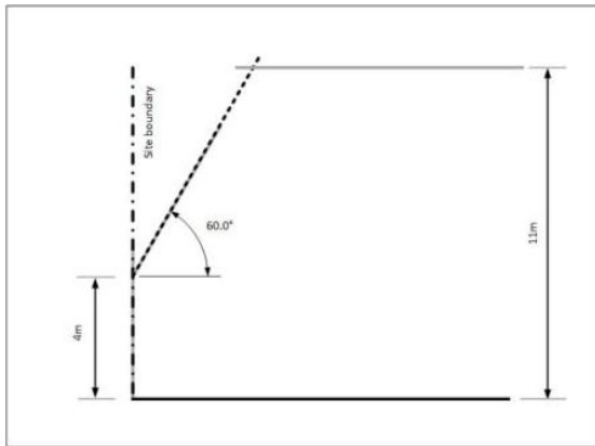
Effects Standards

DEV2-S1	Maximum height – General Industrial Activity Area
<p>1. All buildings and structures must not exceed a maximum height of 12m above ground level.</p> <p>-</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site;</p> <p>2. Visual amenity effects;</p> <p>3. Dominance, privacy and shading effects on adjoining sites;</p> <p>4. Proximity of the building to any Residential Zone, Open Space and Recreation Zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height; and</p> <p>5. The effectiveness of any landscaping, screening or other site mitigation proposed.</p>
DEV2-S2	Height in relation to boundary – General Industrial Activity Area
<p>No part of any building, accessory building or structure may project beyond a line of:</p> <p>-</p> <p>1. For any boundary adjoining a site used for residential or open space activities no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level;</p> <p>This standard does not apply to:</p> <p>a. A boundary with a road;</p> <p>b. Internal boundaries;</p> <p>c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm measured vertically;</p> <p>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and</p> <p>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.</p> <p>2. In addition, no industrial building or structures shall be higher than 3 metres within 5 metres of a boundary of a site used for residential activities.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site;</p> <p>2. Dominance, privacy and shading effects on adjoining sites;</p> <p>3. Whether topographical or other site constraints make compliance with the standard impracticable; and</p> <p>4. The effect on the function and associated amenity values of any adjacent Open Space and Recreation Zone.</p>
DEV2-S3	Gross floor area for industrial activities
<p>1. Maximum gross floor area for industrial buildings on any site adjoining a residential site or State</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p>

<p>Highway is 4,000m².</p> <p>-</p>	<p>1. The extent to which the additional floor area is necessary to provide for functional or operational needs of the activities on the site; and</p> <p>2. Dominance, privacy, and shading effects on adjoining sites.</p>
<p>DEV2-S4 Windows adjacent to Residential Areas – Industrial Activity Area</p>	
<p>1. Opaque, privacy glazing must be installed in windows where:</p> <p style="margin-left: 20px;">a. Above ground floor level;</p> <p style="margin-left: 20px;">b. The associated building wall faces a site in any Residential Zone or Area; and</p> <p style="margin-left: 20px;">c. The wall is located within 5m of the boundary of any Residential Zone or Area.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Privacy effects on adjoining sites; and</p> <p>2. Positive safety implications of over-looking public space.</p>
<p>DEV2-S5 Verandah control</p>	
<p>1. Any verandah constructed on any building frontage facing a public space must:</p> <p style="margin-left: 20px;">a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia;</p> <p style="margin-left: 20px;">b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia;</p> <p style="margin-left: 20px;">c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and</p> <p style="margin-left: 20px;">d. Extend no more than 3m from the front of the building, measured horizontally.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety;</p> <p>2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and</p> <p>3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.</p>
<p>DEV2-S6 Building height – Medium Density Residential Area</p>	

<p>1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 21 below:</p>  <p>This standard does not apply to:</p> <p>a. Fences or standalone walls.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.
<p>DEV2-S17 Maximum height of an accessory building – Medium Density Residential Area</p>	
<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.
<p>DEV2-S8 Height in relation to boundary – Medium Density Residential Area</p>	

1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 22 below;



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, 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.

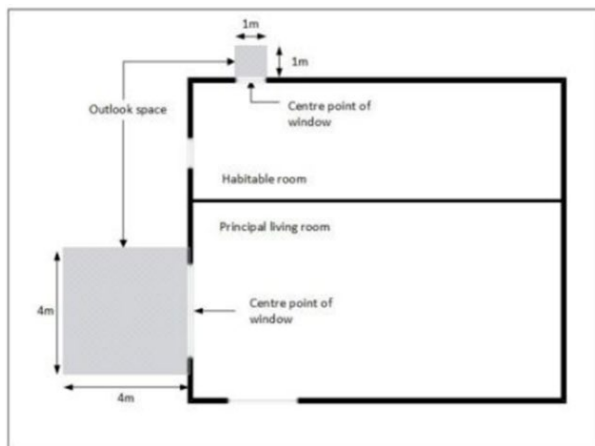
Assessment criteria where the standard is infringed:

- 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.

DEV2-S9	Building coverage – Medium Density Residential Area	
1. Maximum building coverage must not exceed 50% of the net site area.		Assessment criteria where the standard is infringed: - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
DEV2-S10	Boundary setbacks – Medium Density Residential Area	
1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:		Assessment criteria where the standard is infringed: - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on
Yard	Minimum depth	

Front	1.5 metres	adjoining sites.
Side	1 metre	
Rear	1 metre (excluded on corner sites)	
This standard does not apply to:		-
-		-
a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and		-
b. Fences or standalone walls.		-
DEV2-S11	Outdoor living space (per unit) – Medium Density Residential Area	
<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <p>a. Where located at ground level, has no dimension less than 3 metres;</p> <p>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;</p> <p>c. Is accessible from the residential unit;</p> <p>d. May be:</p> <p>i. Grouped cumulatively by area in 1 communally accessible location; or</p> <p>ii. Located directly adjacent to the unit; and</p> <p>e. Is free of buildings, parking spaces, and servicing and manoeuvring areas.</p> <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that</p> <p>a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; and</p> <p>b. Is accessible from the residential unit; and</p> <p>c. May be:</p> <p>i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p>ii. Located directly adjacent to the unit.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>		<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>The extent to which:</p> <p>-</p> <p>1. The design of the proposed outdoor living space provides a good standard of amenity;</p> <p>2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and</p> <p>3. The availability of public open space in proximity to the site.</p>
DEV2-S12	Outlook space (per unit) – Medium Density Residential Area	

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



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

~~This standard does not apply to:~~

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

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

DEV2-S13

Windows to street – Medium Density Residential Area

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

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

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

<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes. - - - 								
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Residential Unit Type</th> <th style="width: 50%;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m ²								
b. 1 bedroom unit	40m ²								
c. 2+ bedroom unit	55m ²								

DEV2-S18 Outdoor living space for multi-unit housing – Medium Density Residential Area

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

1. Each individual buildings and/or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².		-
DEV2-S23	Maximum building coverage – Natural Open Space Activity Area	
1. Maximum building coverage is 5%.		-
DEV2-S2324	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	

Appendix A: Development Area - Upper Stebbings and Glenside West chapter – Tracked Changes

Red underline and strike-out: show additions and deletions to the notified He Rohe Whanake - Upper Stebbings and Glenside West, Development Area - Upper Stebbings and Glenside West Chapter, as recommended in the section 42A Report dated 19 January 2024.

Blue underline and strike-out: show additions and deletions to the notified He Rohe Whanake - Upper Stebbings and Glenside West, Development Area - Upper Stebbings and Glenside West Chapter, as recommended in the Joint Witness Statement and Right of Reply dated 2 April 2024.

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

He Rohe Whanake - Upper Stebbings and Glenside West

Development Area - Upper Stebbings and Glenside West

DEV3**Development Area: Upper Stebbings and Glenside West**

Introduction

The Upper Stebbings and Glenside West developments are some of the final stages of urban development in the northern suburbs. The areas have been identified for urban development since the 1970s. At a regional level they contribute to a compact urban form by developing greenfield areas within the existing urban extent. They are also strategically located with easy access to State Highway 1 and the railway spine and not far from existing town centres and facilities.

A vision and set of development principles were developed for these areas through engagement with the surrounding communities in 2018. The vision that was developed is as follows:

People living in a community unique to Wellington that is an inclusive and diverse urban area with green spaces, quality transport systems, and effective infrastructure.

A master planning process was then undertaken based on the vision and principles. Extensive earthworks modelling, landscape, ecological and transport studies, as well as a cultural values and local history report were produced and taken into account in this process. The provisions in this Development Area and the layout of the Development Plan are based on the Upper Stebbings Glenside West Concept Masterplan (20 October 2020) and can be viewed on the Planning maps. The concept masterplan was again circulated with the community in 2020 for feedback. The feedback gained from this process helped to inform the Development Plan and objectives, policies and rules included in this chapter as well as the requirements that manage development in the area in Appendix 13.

The Development Plan is divided into 'build' and 'no build areas' ~~due~~ to [reflect](#) the topography of the area [and natural features](#). The build areas are intended as the areas where buildings will be located. This will be predominantly residential buildings with the potential for a community facility should one be found necessary in the future. The no build areas are intended to contain a mix of natural open space and the balance of residential lots, [although there is a need for some flexibility with regard to the boundary of the no build area](#). Land located under existing transmission lines is also in 'no build' areas and part of the open space network. While no residential buildings are anticipated in the no build areas, it is expected that earthworks to facilitate the Development Plan layout and residential building platforms will be required in the no build area, for example for access and creation of building platforms in the build area. It is also expected that residential lots will encompass both build and no build areas. A moderate scale of earthworks are anticipated to enable development in the build areas.

Upper Stebbings is an extension of Churton Park. The existing bus service on Melksham Drive will be extended to provide public transport services. Cycle and walking infrastructure will be planned up front and integrated into the earthwork and subdivision design of the neighbourhood. Water sensitive design will be used to incorporate best practice infrastructure, improving water quality and runoff effects.

The streams and significant natural areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, Significant Natural Areas and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas, play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park. Where streams and associated hazard overlays (stream corridor, ponding) extend into the build area, their function is anticipated to be maintained through hazard risk assessment and response in design and layout of development.

Application of objectives, policies, rules, and standards:

[In this chapter 'Development Plan' refers to the Development Area spatial layer of the ePlan. The Development Plan establishes and identifies areas appropriate for residential development, as well as indicative location of roads and neighbourhood parks. For Upper Stebbings and Glenside West the Development Plan also identifies 'no build' areas.](#)

[The objectives, policies, rules, and standards of the Development Area chapter apply to all activities within the Development Area. All activities within the Development Area must be assessed in accordance with DEV3-R1. The rules of the underlying zone apply in conjunction with DEV3-R1.](#)

[The policies of the underlying zone are only applicable to activities in the Development Area where they are a relevant matter of control or matter of discretion in that zone. Where there are any inconsistencies between policies for the underlying zoning and policies in this Development Area chapter, the policies in this chapter shall prevail.](#)

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

Other relevant District Plan provisions

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

Objectives	
DEV3-O1	<p>Purpose</p> <p>Upper Stebbings and Glenside West are well-connected neighbourhoods that accommodate new residential growth supported by community and open space activities.</p>
DEV3-O2	<p>Activities and development</p> <p>Activities are carried out in an integrated and coordinated way in general accordance with the zone boundaries and Development Plan.</p>
DEV3-O3	<p>Amenity and Design</p> <p>Development in the Upper Stebbings and Glenside West Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV3-O4	<p>Natural Environment</p> <p>The natural green backdrop provided by the ridgetop and Aaccess to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.</p>
Policies	

DEV3-P1	<p>Activities</p> <p>Enable activities that are in general accordance with the Development Plans in the Planning Maps that:</p> <ol style="list-style-type: none"> 1. Enable construction of residential buildings to be contained generally within the Build Areas; and 2. Enable activities in the No Build Areas that: <ol style="list-style-type: none"> a. Are associated with open space and recreation activities; or b. Are activities that facilitate residential activities in the Build Areas.
DEV3-P2	<p>Residential activities</p> <p>Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfil the intent of the Subdivision Design Guide and Residential Design Guide.
DEV3-P3	<p>Potentially compatible activities</p> <p>Only allow activities that are not in general accordance with the Development Plan in the Planning Maps or the requirements in Appendix 13 where:</p> <ol style="list-style-type: none"> 1. The activity supports anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV3-P1 and DEV3-P4; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV3-O1 above.
DEV3-P4	<p>Coordinated development</p> <p>Ensure that land development and subdivision in the Upper Stebbings and Glenside West Development Area is undertaken in an integrated and coordinated manner and:</p> <ol style="list-style-type: none"> 1. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 2. Provides safe and convenient access to a well-connected transport network, including roads, public transport links and continuous walking and cycling routes that assist in reducing carbon emissions and traffic congestion; 3. Ensures that all dwellings are within walking distance of a neighbourhood park 4. Ensures that a variety of open space types are provided across the Development Area to create a logical open space network; 5. Provides access and connections to and within natural open spaces and reserves; 6. Protects the natural ridgetop around the Upper Stebbings valley to provide a natural backdrop to Upper Stebbings and Tawa valleys and a connected reserves network; 7. Achieves hydraulic neutrality over the Development Area; 8. Avoids buildings and sensitive activities located in overland flow paths, stream corridors or ponding areas; and 9. Avoids fragmentation of sites in a manner that may compromise the appropriate form or nature of future urban development.
DEV3-P5	<p>Amenity and design</p> <p>Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p>

	<ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide; 2. Creates an accessible environment for people of all ages and mobility; 3. Provides a safe and convenient road network for people that promotes a sense of security and allows informal surveillance; and 4. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
<p>DEV3-P6</p>	<p><u>Flexibility of boundaries</u></p> <p><u>Allow minor variations to zone boundaries including extensions into the no build area where it can be demonstrated that use and development:</u></p> <ol style="list-style-type: none"> 1. <u>Is a logical extension of urban development that supports or is complementary to adjacent existing or planned medium density residential use;</u> 2. <u>Maintains access and connections to natural open space;</u> 3. <u>Maintains the connectivity and cohesiveness of the streetscape; and</u> 4. <u>Avoids adverse effects on significant natural areas, the identified Ridgetop area, and loss of stream extent.</u>
<p>Rules: Land use activities in Build Areas</p>	
<p>DEV3-R1</p>	<p><u>All activities</u></p>
-	<ol style="list-style-type: none"> 1. <u>Activity status: Permitted</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The activity is permitted in the underlying zone;</u> b. <u>Compliance with DEV3-S1, DEV3-S2, and DEV3-S3 is achieved; and</u> c. <u>The activity is in accordance with the Upper Stebbings and Glenside West Development Plan and Appendix 13.</u>
-	<ol style="list-style-type: none"> 2. <u>Activity status: Restricted Discretionary</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV3-R1.a or DEV3-R1.b cannot be achieved; and</u> b. <u>The activity is in accordance with the Upper Stebbings and Glenside West Development Plan and Appendix 13</u> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The extent and effects of non-compliance with any requirement not met, including the associated assessment criteria for any infringed standard; and</u> 2. <u>The matters in DEV3-P1, DEV3-P2, DEV3-P3, DEV3-P4, and DEV3-P5, and DEV3-P6.</u>
-	<ol style="list-style-type: none"> 3. <u>Activity status: Discretionary</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV3-R1.2.b cannot be achieved.</u>
<p>DEV3-R1</p>	<p><u>Residential activities</u></p>
-	<ol style="list-style-type: none"> 1. <u>Activity status: Permitted</u> <p><u>Where:</u></p>

	a. No more than three residential units occupy the site.
	2. Activity status: Restricted Discretionary
	Where:
	a. Compliance with DEV3-R1.1.a cannot be achieved.
	Matters of discretion are:
	3. The matters in DEV3-P2; and
	4. 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.
DEV3-R2	Construction activities
	1. Activity status: Permitted
DEV3-R3	Recreation activities
	1. Activity status: Permitted
DEV3-R4	Organised sport and recreation activities
	1. Activity status: Permitted
DEV3-R5	Mobile commercial activities ancillary to permitted recreation and conservation activities
	1. Activity status: Permitted
DEV3-R6	Educational Facilities
	1. Activity status: Permitted
DEV3-R7	Emergency Service Facilities
	1. Activity status: Permitted
DEV3-R8	Public transport facilities
	1. Activity status: Permitted
DEV3-R9	Home Business
	1. Activity status: Permitted
	Where:
	a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;
	b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;
	c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;
	d. Activities do not create a dust nuisance;
	e. The home business does not involve the use of trucks or other heavy vehicles;
	f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;
	g. Any external storage of materials associated with the home business must be screened so they

- are not visible from outside the site; and
- h. ~~No retailing must be conducted on the site, except:~~
- ~~i. Goods retailed online and do not result in customer visits to the site, or~~
 - ~~ii. Goods ancillary and related to a service provided by the home business.~~

~~2. Activity status: **Restricted Discretionary**~~

~~Where:~~

- ~~a. Compliance with any of the standards in DEV3-R9.1 cannot be achieved.~~

~~Matters of discretion are:~~

- ~~1. The extent and effects of non-compliance with any requirement not met; and~~
- ~~2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.~~

~~Notification status: An application for resource consent made in respect of rule DEV3-R9.2 is precluded from being publicly notified.~~

DEV3-R10

Supported residential care activities

~~1. Activity status: **Permitted**~~

~~Where:~~

- ~~a. The maximum occupancy does not exceed ten residents.~~

~~4. Activity status: **Restricted Discretionary**~~

~~Where:~~

- ~~a. Compliance is not achieved with DEV3-R10.1.a.~~

~~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 DEV3-R10.2 is precluded from being publicly notified.~~

DEV3-R11

Boarding houses

~~1. Activity status: **Permitted**~~

~~Where:~~

- ~~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:~~

- ~~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.~~

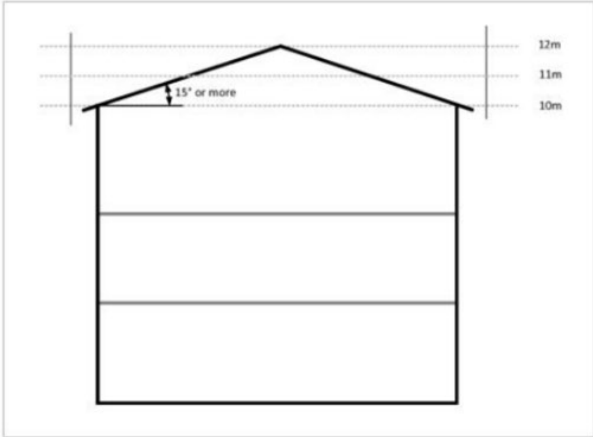
~~Notification status: An application for resource consent made in respect of rule DEV3-R11.2 is precluded from~~

being publicly notified.	
DEV3-R12	Visitor accommodation
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R12.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R12.2 is precluded from being publicly notified.</p>
DEV3-R13	Childcare services
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed ten; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R13.1.a and DEV3-R13.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R13.2 is precluded from being publicly notified.</p>
DEV3-R14	Retirement Village
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P5 and MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R14.1 is precluded from being publicly notified.</p>
DEV3-R15	All Other Activities
-	<p>1. Activity status: Discretionary</p>

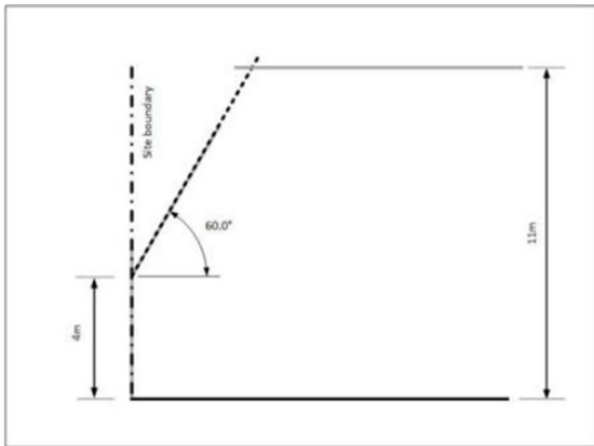
Where:	
a. the activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	
Rules: Land use activities in all areas	
DEV3-R16	Informal recreation activities
1. Activity status: Permitted	
DEV3-R17	Conservation activities
1. Activity status: Permitted	
DEV3-R18	Community Facilities
1. Activity status: Permitted	
DEV3-R19	Gardens, including community gardens
1. Activity status: Permitted	
DEV3-R20	Mobile commercial activities ancillary to informal recreation and conservation activities
1. Activity status: Permitted	
DEV3-R21	Parks maintenance and repair
1. Activity status: Permitted	
DEV3-R22	Construction, maintenance, alteration of or addition to footpaths and tracks
1. Activity status: Permitted	
DEV3-R23	Construction, maintenance, alteration of, or addition to, car parking areas and access
1. Activity status: Permitted	
DEV3-R24	Any other activity not otherwise provided for as a Permitted Activity
1. Activity status: Discretionary	
Where:	
a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	
Rules: Building and structure activities	
DEV3-R25	Maintenance and repair of buildings and structures in all activity areas
1. Activity Status: Permitted	
DEV3-R26	Demolition or removal of buildings and structures in all activity areas
1. Activity Status: Permitted	
DEV3-R27	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Built Areas
1. Activity status: Permitted	
Where:	
a. Compliance is achieved with:	
i. DEV3-S1;	

<ul style="list-style-type: none"> ii. DEV3-S2; iii. DEV3-S3; iv. DEV3-S4; v. DEV3-S5 only in relation to the rear yard boundary setback; vi. DEV3-S6; vii. DEV3-S7; viii. DEV3-S8; ix. DEV3-S9; x. DEV3-S10; and xi. DEV3-S11. 		
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of DEV3-R27.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV3-P2 and GRZ-P8. <p>Notification status:</p> <ul style="list-style-type: none"> An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S1, DEV3-S3, DEV3-S4 or DEV3-S5 is precluded from being publicly notified. An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S6, DEV3-S7, DEV3-S8, DEV3-S9 or DEV3-S10 is precluded from being publicly or limited notified. 		
<table border="1"> <tr> <td data-bbox="113 1099 323 1211">DEV3-R28</td> <td data-bbox="323 1099 1479 1211">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 – Built Areas</td> </tr> </table>	DEV3-R28	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 – Built Areas
DEV3-R28	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 – Built Areas	
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ul style="list-style-type: none"> a. DEV3-S1; b. DEV3-S2; c. DEV3-S3; d. DEV3-S4; e. DEV3-S5; f. DEV3-S12; g. DEV3-S13; h. DEV3-S14; and i. DEV3-S15; and 2. The extent and effect of non-compliance with the requirements in Appendix 13; 3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and MRZ-P10 for a retirement village. <p>Notification status: An application for resource consent made in respect of rule DEV3-R28.1 is precluded from being publicly notified.</p>		
<table border="1"> <tr> <td data-bbox="113 1937 323 1986">DEV3-R29</td> <td data-bbox="323 1937 1479 1986">Fences and standalone walls – Build and No Build areas</td> </tr> </table>	DEV3-R29	Fences and standalone walls – Build and No Build areas
DEV3-R29	Fences and standalone walls – Build and No Build areas	

-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with DEV3-S13 is achieved.</p>		
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-29.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters in DEV3-P5.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R29.2 is precluded from being publicly notified.</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV3-R30</td> <td>Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road</td> </tr> </table>	DEV3-R30	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
DEV3-R30	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road		
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians; and</p> <p>4. The matters in MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R30.1 is precluded from being publicly notified.</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV3-R31</td> <td>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</td> </tr> </table>	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
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		
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Whether the building or structure is associated with a permitted activity in the Build Area;</p> <p>2. The extent and effect of non-compliance with any of the requirements in Appendix 13;</p> <p>3. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; and</p> <p>4. The matters in DEV3-P1, DEV3-P4, and DEV3-P5.</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV3-R32</td> <td>Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area</td> </tr> </table>	DEV3-R32	Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area
DEV3-R32	Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area		
-	<p>1. Activity status: Discretionary</p>		
-	<table border="1"> <tr> <td style="width: 15%;">DEV3-R33</td> <td>Construction of buildings and structures in the Ridgetop</td> </tr> </table>	DEV3-R33	Construction of buildings and structures in the Ridgetop
DEV3-R33	Construction of buildings and structures in the Ridgetop		
-	<p>1. Activity status: Non-complying</p>		
Standards - Build Areas			
-	<table border="1"> <tr> <td style="width: 15%;">DEV3-S1</td> <td>Building height</td> </tr> </table>	DEV3-S1	Building height
DEV3-S1	Building height		

<p>1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 25 below:</p> <p>-</p>  <p>-</p> <p>This standard does not apply to:</p> <p>-</p> <p>a. Fences or standalone walls.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone.
<p>DEV3-S12</p>	<p>Maximum height of an accessory building</p>
<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.
<p>DEV3-S3</p>	<p>Height in relation to boundary</p>

1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 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, 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.

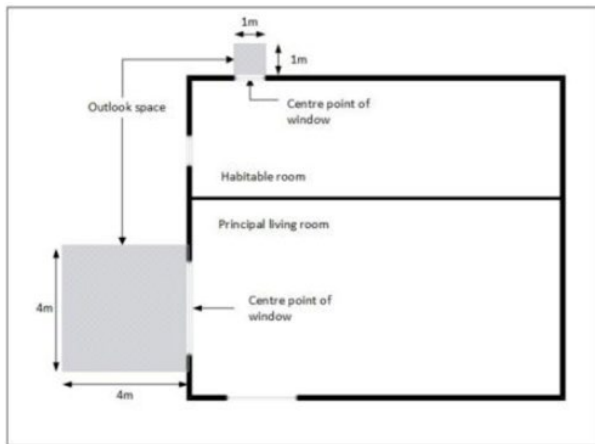
Assessment criteria where the standard is infringed:-

-
- 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.

DEV3-S4	Building coverage	
1. Maximum building coverage must not exceed 50% of the net site area.		Assessment criteria where the standard is infringed:- - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
DEV3-S5	Boundary setbacks	
1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:		Assessment criteria where the standard is infringed:- - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
Yard	Minimum depth	
Front	1.5 metres	

Side	1 metre	-
Rear	1 metre (excluded on corner sites)	- - -
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> - a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls. 		
DEV3-S6	Outdoor living space (per unit)	
<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. Where located at ground level, has no dimension less than 3 metres; and 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; and c. Is accessible from the residential unit; and d. May be: <ul style="list-style-type: none"> i. Grouped cumulatively by area in 1 communally accessible location; or ii. Located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and manoeuvring areas; and <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ul style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; and b. Is accessible from the residential unit; and c. May be: <ul style="list-style-type: none"> i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. Located directly adjacent to the unit. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> - 1. Multi-unit housing; and 2. Retirement villages. 		<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed 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;
-
2. An outlook space must be provided from habitable room windows as shown in Diagram 27 below:



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

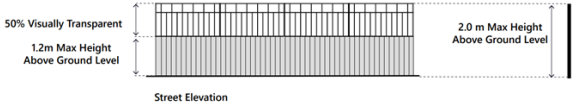
This standard does not apply to:

-
- a. Multi-unit housing; and
- b. Retirement villages.

Assessment criteria where the standard is infringed:-

-
1. 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.

DEV3-S8	Windows to street	
<p>1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Passive surveillance and safety.</p>	
DEV3-S9	Landscaped area	
<p>5. 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</p> <p>6. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Hard surfacing is minimised as far as practicable.</p>	
DEV3-S10	Permeable surface area	
<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>-</p> <p>This standard does not apply to:</p> <p>-</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <p>1. Any measures used to mitigate stormwater runoff; and</p> <p>2. The capacity of, and effects on, the stormwater network.</p> <p>-</p>	
DEV3-S11	Fences and standalone walls	

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 28 below.  <p>DEV3-S11.2 does not apply to a State Highway.</p>	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
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DEV3-S12 Minimum residential unit size for multi-unit housing

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

DEV3-S13 Outdoor living space for multi-unit housing

<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <ul style="list-style-type: none"> - <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and - <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas. 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which:- <ul style="list-style-type: none"> a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site. - - -
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Living Space Type	Minimum Area	Minimum Dimension	
a. Private			
i. Studio unit and 1-bedroom unit	5m²	1.8m	
ii. 2+ bedroom unit	8m²	1.8m	
b. Communal			
i. For every 5 units	10m²	1.8m	
DEV3-S14	Outlook space for multi-unit housing		
1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and 2. The outlook space must meet the requirements set out DEV3-S7.		Assessment criteria where the standard is infringed:- 1. 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.	
DEV3-S215	Minimum density		
1. A minimum density of 25 dwellings per hectare must be achieved.		Assessment criteria where the standard is infringed: 1. Whether there are physical or infrastructural constraints restricting compliance; and 2. Whether allotments contain undevelopable land (for example structural embankments or streams).	
Standards – Natural Open Spaces Activity Area			
DEV3-S16	Maximum height		
1. The following maximum height limits above ground level must be complied with:		-	
Structure	Maximum height limit above ground level		-
—a. Playground equipment	8m		-
—b. Poles for lighting or surveillance	18m		-
—c. Fences and gates	2m		-
—d. All other buildings and structures	4m		-
DEV3-S17	Maximum gross floor area		
1. Each individual buildings and /or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².		-	
DEV3-S18	Maximum building coverage		
1. Maximum building coverage is 5%.		-	

DEV3-S319		Boundary setbacks
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	