

Appendix Six- Comparison of Rules and Standards for Silverstream Spur

## Comparison of Rules and Standards

Permitted Activities		
Operative District Plan – General Rural Zone	Operative District Plan – General Residential Zone	PC49 – Natural Open Space Zone and <b>Variation 1</b> (notified – <u>amended</u> )
<b>GRUZ-R3</b>  <b>Minor Structures</b>	<b>GRZ-R1</b>  <b>Minor Structures</b>	<b>NOSZ-R2</b>  <b>Minor Structures</b>
<b>GRUZ-R4</b>  <b>One residential unit per site</b>	<b>GRZ-R3</b>  <b>Buildings</b>	<b>NOSZ-R1</b>  <b>Buildings and structures including alterations, additions and relocated buildings.</b>  Where: <ul style="list-style-type: none"> <li>a. Compliance is achieved with:                             <ul style="list-style-type: none"> <li>i. NOSZ-S1;</li> <li>ii. NOSZ-S2;</li> <li>iii. NOSZ-S3; <u>and</u></li> <li>iv. NOSZ-S4.</li> </ul> </li> </ul>
<b>GRUZ-R5</b>  <b>One family flat in conjunction with a residential unit</b>	<b>GRZ-R2</b>  <b>Three residential units per site</b>	<b>NOSZ-R7</b>  <b>Community Facilities</b>
<b>GRUZ-R9</b>	<b>GRZ-R5</b>	<b>NOSZ-R9</b>

Removal of a building from a site	Removal of a building from a site	Removal of a building from a site
<p><b>GRUZ-R6</b></p> <p><b>Home business incidental to residential activities carried out on the site.</b></p>	<p><b>GRZ-R6</b></p> <p><b>Home business ancillary to residential activities carried out on the site</b></p>	<p><b>NOSZ-R10</b></p> <p><b>Commercial Activity</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity occurs within: <ul style="list-style-type: none"> <li>i. Akatarawa Forest Regional Park;</li> <li>ii. Kaitoke Regional Park; or</li> <li>iii. Pakuratahi Forest Regional Park.</li> </ul> </li> </ul>
<p><b>GRUZ-R8</b></p> <p><b>Passive recreation activities</b></p>	<p><b>GRZ-R7</b></p> <p><b>Passive Recreation</b></p>	<p><b>NOSZ-R3</b></p> <p><b>Passive Recreation</b></p>
<p><b>GRUZ-R1</b></p> <p><b>Farming activities</b> (unless otherwise specified in this table)</p>	<p><b>GRZ-R5A</b></p> <p><b>Residential activities</b></p>	<p><b>NOSZ-R11</b></p> <p><b>Visitor Accommodation</b></p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The activity occurs within: <ul style="list-style-type: none"> <li>i. Akatarawa Forest Regional Park;</li> <li>ii. Kaitoke Regional Park; or</li> <li>iii. Pakuratahi Forest Regional Park</li> </ul> </li> </ul>
<p><b>GRUZ-R7</b></p>	<p><b>GRZ-R4</b></p>	<p><b>NOSZ-R4</b></p>

<b>Veterinary clinics</b>	<b>Rest homes and community care housing</b>	<b>Sports and Active Recreation</b>
<b>GRUZ-R2</b> <b>Forestry</b>		<b>NOSZ-R5</b> <b>Customary Activity</b>
		<b>NOSZ-R8</b> <b>Parks and Facilities Management</b>
		<b>NOSZ-R6</b> <b>Conservation</b>
		<b>NOSZ-R12</b> <b>Primary production</b> Where: <ul style="list-style-type: none"> <li>a. the activity is enabled in NOSZ- P5 and undertaken within: <ul style="list-style-type: none"> <li>i. Akatarawa Forest Regional Park;</li> <li>ii. Kaitoke Regional Park; or</li> <li>iii. Pakuratahi Forest Regional Park.</li> </ul> </li> </ul>
		<b>NOSZ-R13</b>

		<p><b>Motorised recreation</b></p> <p>Where:</p> <p>a. The activity is undertaken within:</p> <ol style="list-style-type: none"> <li>i. Akatarawa Forest Regional Park;</li> <li>ii. at Kartsport Wellington in Pakuratahi Forest Regional Park; or</li> <li>iii. at Upper Hutt Valley Gliding Club in Pakuratahi Forest Regional Park</li> </ol>
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Controlled Activities		
Operative District Plan – General Rural Zone	Operative District Plan – General Residential Zone	PC49 – Natural Open Space Zone and <b>Variation 1 (notified - amended)</b>
<p><b>GRUZ-R10</b></p> <p><b>Active recreation activities</b></p> <p>Council may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Avoiding, remedying or mitigating adverse effects of the use on the locality.</li> <li>2. Traffic generation, car parking, access arrangements and onsite vehicle movements.</li> <li>3. Bulk, location, design and appearance of buildings.</li> </ol>	<p><b>GRZ-R10</b></p> <p><b>Marae</b></p> <p>Council may impose conditions over the following matters:</p> <ol style="list-style-type: none"> <li>1. Bulk, location, appearance and design of the buildings.</li> <li>2. Design and layout of car parking, loading, manoeuvring and access areas.</li> <li>3. Provision of and effects on utilities and/or services.</li> </ol>	

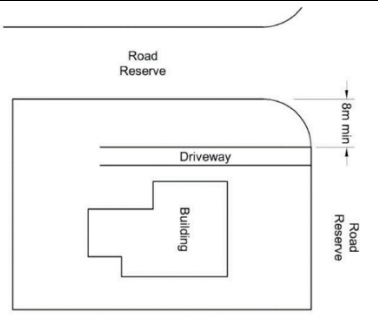
<ul style="list-style-type: none"> <li>4. Hours of operation.</li> <li>5. Signs.</li> <li>6. Landscaping and screening.</li> <li>7. Servicing and infrastructure.</li> <li>8. Mitigation of noise effects.</li> <li>9. Financial contributions.</li> </ul>	<ul style="list-style-type: none"> <li>4. Landscaping, including the retention of existing trees.</li> <li>5. Hours of operation.</li> <li>6. Financial contributions.</li> </ul>	
<p><b>GRUZ-R11</b></p> <p><b>Establishment of a relocated building from another site</b></p> <p>Council may impose conditions on:</p> <ul style="list-style-type: none"> <li>1. Reinstatement works to the condition and appearance of the building relating to: <ul style="list-style-type: none"> <li>a. Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard</li> <li>b. elements;</li> <li>c. Painting and/or cleaning of the exterior fabric of the building if necessary;</li> <li>d. Cladding or other means of enclosing open subfloor areas below the building;</li> <li>e. Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.</li> </ul> </li> </ul>		

<ol style="list-style-type: none"> <li>2. The timeframe for the work to be completed;</li> <li>3. Landscaping, screening and boundary treatment;</li> <li>4. Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.</li> <li>5. Provision of and effects on utilities and/or services.</li> <li>6. Standard, construction and layout of vehicular access.</li> </ol>		
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Standards for Permitted and Controlled Activities		Standards for Permitted Activities
Operative District Plan – General Rural Zone	Operative District Plan - General Residential Zone	PC49 – Natural Open Space Zone and Variation 1 (notified - <u>amended</u> )
<p><b>GRUZ-S1</b></p> <p><b>Access standards for land use activities</b></p> <ol style="list-style-type: none"> <li>1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point.</li> </ol>	<p><b>GRZ-S1</b></p> <p><b>Access standards for land use activities</b></p> <ol style="list-style-type: none"> <li>1. Access to any allotment, including rear allotments, shall be sited at least 20m, measured along the road carriageway, from any access on an adjoining allotment, unless the two access provisions join the road carriageway at a common point.</li> </ol>	

<p>2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</p> <p>3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</p> <p>4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.</p>	<p>2. All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.</p> <p>3. Sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.</p> <p>4. Vehicular access to a corner allotment shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial route (identified in the Transport and Parking (TP) Chapter), the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner allotment) join, or in accordance with the diagram below.</p>	
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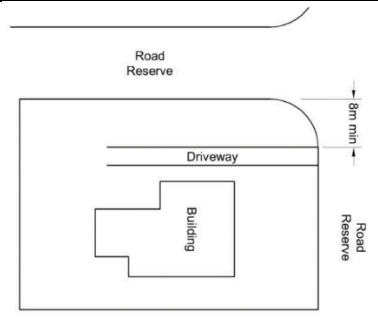




5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

**GRUZ-S2**

**Setbacks**



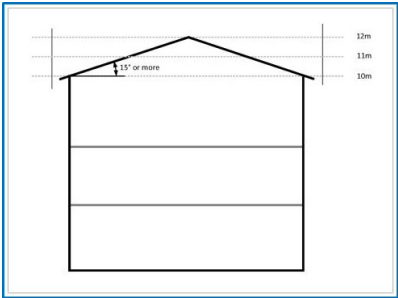
5. Where a corner allotment is located at an intersection of a national, primary or secondary arterial traffic route, as identified in the Transport and Parking (TP) Chapter, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
6. At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in TP-Diagram 1 in the Transport and Parking (TP) Chapter.
7. Land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in TP-Diagrams 2 to 9 in the Transport and Parking (TP) Chapter.

**GRZ-S3**

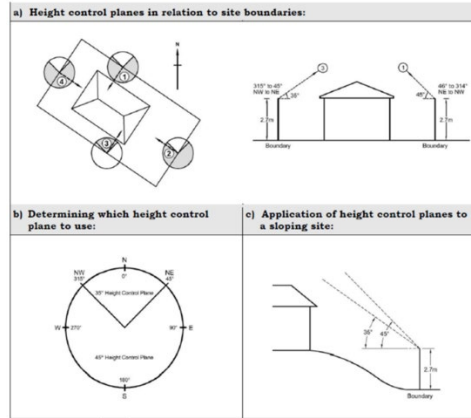
**Setbacks**

**NOSZ-S3**

<p>1. The setback distance for buildings from boundaries shall not be less than:</p> <p>a. General Rural zone - all boundaries 12m</p> <p>Exemptions:</p> <p>2. Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m.</p> <p>3. Non-enclosed and uncovered decks of 1.0m or less in height above ground level.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Sites of less than 1500m<sup>2</sup> in all General Rural zones shall comply with the setback standards of the Residential Conservation Precinct (GRZ-PREC2).</li> <li>New residential units shall not be built within 10m of an existing forest.</li> </ul>	<p>1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1" data-bbox="824 375 1480 638"> <thead> <tr> <th>Yard</th> <th>Minimum Depth</th> </tr> </thead> <tbody> <tr> <td>Front 1.5 metres</td> <td>1.5 metres</td> </tr> <tr> <td>Side 1 metre</td> <td>1 metre</td> </tr> <tr> <td>Rear 1 metre</td> <td>1 metre (excluding corner sites)</td> </tr> </tbody> </table> <p>2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	Yard	Minimum Depth	Front 1.5 metres	1.5 metres	Side 1 metre	1 metre	Rear 1 metre	1 metre (excluding corner sites)	<p><b>Buildings and structures shall not exceed a maximum gross floor area of 60m<sup>2</sup>.</b></p> <p>Exemptions:</p> <p>1. This is not applicable to the Akatarawa Forest Regional Park, Pakuratahi Forest Regional Park or Kaitoke Regional Park</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> <li>The extent of the effect of the gross floor area breach on the Natural Open Space Zones natural character, <u>indigenous biodiversity values</u> and amenity values;</li> <li>The extent of the effect of the gross floor area breach on the amenity values of any adjacent neighbouring land uses;</li> <li>The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</li> <li>Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects;</li> <li>The design of the building or structure and its integration with</li> </ol>
Yard	Minimum Depth									
Front 1.5 metres	1.5 metres									
Side 1 metre	1 metre									
Rear 1 metre	1 metre (excluding corner sites)									

		<p>any existing built character and form of the site; and</p> <p>f. Consideration of the extent of any hard surfacing associated with the building or structure.</p>
<p><b>GRUZ-S3</b></p> <p><b>Building height</b></p> <p>1. The maximum height above ground level of any building shall not exceed 8m.</p> <p>Exemption:</p> <p>2. Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m.</p>	<p><b>GRZ-S5</b></p> <p><b>Building height</b></p> <p>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p> 	<p><b>NOSZ-S1</b></p> <p><b>The maximum height above ground level of any building or structure shall not exceed 5m.</b></p> <p>Exemptions:</p> <p>1. This standard does not apply to chimneys, flue, aerials, and solar panels where they do not exceed the height limit by 3m vertically; or</p> <p>2. Any historic structures within Regional Parks.</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <p>a. The extent of the effect of the height breach on the Natural Open Space Zones natural character, <u>indigenous biodiversity values</u> and amenity values;</p> <p>b. The extent of the effect of the height breach on the amenity values of any adjacent neighbouring land uses;</p> <p>c. The contribution the building or structure makes to the recreational,</p>

		<p>sporting, customary or conservation use of the site;</p> <p>d. Siting, landscaping and screening of the building or structure, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and</p> <p>e. The design of the building or structure and its integration with any existing built character and form of the site.</p>
<p><b>GRUZ-S4</b></p> <p><b>Sunlight Access</b></p> <ol style="list-style-type: none"> <li>1. Height control planes apply to all buildings: <ol style="list-style-type: none"> <li>a. Adjacent to a General Residential or High Density Residential Zone.</li> <li>b. On sites smaller than 1500m<sup>2</sup> in a General Rural Zone.</li> </ol> </li> <li>2. Buildings shall be designed so that they fit within the height control planes defined below:</li> </ol>	<p><b>GRZ-S2</b></p> <p><b>Building coverage</b></p> <ol style="list-style-type: none"> <li>1. The maximum building coverage must not exceed 50% of the net site area.</li> </ol>	<p><b>NOSZ-S2</b></p> <p><b>The total site coverage of all buildings is no more than 5% of the total site area.</b></p> <p>Exemptions:</p> <ol style="list-style-type: none"> <li>1. This is not applicable to the Akatarawa Forest Regional Park, Pakuratahi Forest Regional Park, or Kaitoke Regional Park.</li> </ol> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> <li>a. The extent of the effect of the site coverage breach on the Natural Open Space Zones natural character, <u>indigenous biodiversity values</u> and amenity values;</li> <li>b. The extent of the effect of the site coverage breach on the amenity</li> </ol>

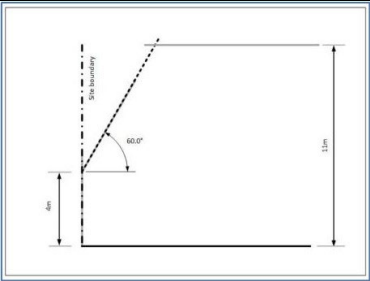


**Exemptions:**

3. Chimneys, flues, and minor decorative features may extend beyond the height control plane by up to 1m.
4. The top of a dormer or gable, but not the eaves, may extend beyond the height control plane by up to 0.5 m provided that the aggregate length of all projections through the plane does not exceed 25% of the total building length.
5. Where the boundary involved in the measurement of the height control plane adjoins an access strip or right-of-way to a rear allotment, the outside boundary of such an access strip or right-of-way may be substituted for the nearest site boundary.

- values of any adjacent neighbouring land uses;
- c. The contribution the building makes to the recreational, sporting, customary or conservation use of the site;
  - d. Siting, landscaping and screening of the building, taking into consideration the topography of the site and potential other appropriate locations for siting which provide mitigation for any identified adverse effects;
  - e. The design of the building and its integration with any existing built character and form of the site; and
  - f. Consideration of the extent of any hard surfacing associated with the building.

<p><b>GRUZ-S5</b></p> <p><b>Water supply, stormwater and wastewater</b></p> <p>All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</p>	<p><b>GRZ-S8</b></p> <p><b>Water supply, stormwater and wastewater</b></p> <ol style="list-style-type: none"> <li>1. All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.</li> </ol>	<p><b><u>NOSZ-S4</u></b></p> <p><u>All new buildings shall be provided with firefighting water supply in accordance with the Fire and Emergency New Zealand Code of Practice SNZ PAS 4509:2008.</u></p>
<p><b>GRUZ-S6</b></p> <p><b>Forestry</b></p> <ol style="list-style-type: none"> <li>1. Forest owners and managers are expected to comply with the management and operational practices in the New Zealand Forest Code of Practice.</li> <li>2. There shall be a 10m non-millable buffer from any waterbody with a width greater than 1m.</li> <li>3. A buffer width of at least 10m is to be provided to any existing residential unit on another site.</li> <li>4. No less than 20 working days before harvesting any forest or section of a forest, the harvester shall submit a Forestry Harvesting Notice to the Council. This Notice shall contain the following information: <ol style="list-style-type: none"> <li>a. A description of the extent of the area to be harvested and the method of tree removal from the site.</li> </ol> </li> </ol>	<p><b>GRZ-S6</b></p> <p><b>Height in relation to boundary</b></p> <ol style="list-style-type: none"> <li>1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. 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.</li> </ol>	

<ul style="list-style-type: none"> <li>b. The date of commencement and duration of the harvesting.</li> <li>c. The expected volume of timber to be extracted.</li> <li>d. The regularity of logging truck movements.</li> <li>e. The roads proposed to be used for the cartage of timber or logs or machinery used in harvesting.</li> <li>f. Appropriate measures to manage the adverse impacts of road use resulting from harvesting.</li> </ul>	 <p>The diagram shows a site boundary with a 60-degree angle. The vertical side is labeled 40' and the horizontal side is labeled 120'. A dashed line represents the site boundary, and a solid line represents the road boundary.</p> <ul style="list-style-type: none"> <li>1. This standard does not apply to— <ul style="list-style-type: none"> <li>a. a boundary with a road:</li> <li>b. existing or proposed internal boundaries within a site:</li> <li>c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li> </ul> </li> </ul>	
<p><b>GRUZ-S7</b></p> <p><b>Home business ancillary to residential activities carried out on the site</b></p> <ul style="list-style-type: none"> <li>1. At least one of the persons engaged in the home business shall live on the site as their principal place of residence.</li> <li>2. No more than three non-resident persons may be engaged in the home business at any one time.</li> </ul>	<p><b>GRZ-S10</b></p> <p><b>Home business ancillary to residential activities carried out on the site</b></p> <ul style="list-style-type: none"> <li>1. At least one of the persons engaged in the home business shall live on the site as their principal place of residence.</li> <li>2. No more than three non-resident persons may be engaged in the home business at any one time.</li> </ul>	

<ol style="list-style-type: none"> <li>3. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>4. The site shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>5. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway.</li> <li>6. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve.</li> <li>7. Equipment used shall not interfere with radio and television reception.</li> </ol>	<ol style="list-style-type: none"> <li>3. The repair or maintenance of vehicles or engines, other than those belonging to the residents, is not permitted.</li> <li>4. The site shall not be used as a depot for any heavy vehicle associated with a trade.</li> <li>5. Only goods produced or grown on the site may be sold from the site, provided that no retailing activity shall take place where access is to the State Highway.</li> <li>6. Homestay activities, where accommodation and meals are provided in a family type environment, are permitted provided the total number of persons accommodated on the site at any one time, including persons normally resident on the site, does not exceed twelve.</li> <li>7. Equipment used shall not interfere with radio and television reception</li> </ol>	
	<p><b>GRZ-S4</b></p> <p><b>Outdoor living space (per residential unit)</b></p> <ol style="list-style-type: none"> <li>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,—</li> </ol>	



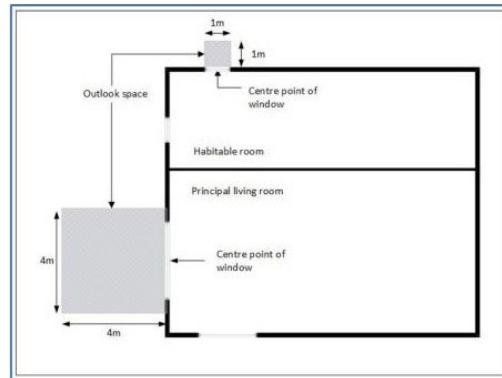
	<ul style="list-style-type: none"> <li>a. where located at ground level, has no dimension less than 3 metres; and</li> <li>b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and</li> <li>c. is accessible from the residential unit; and</li> <li>d. may be— <ul style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible location; or</li> <li>ii. located directly adjacent to the unit; and</li> </ul> </li> <li>e. is free of buildings, parking spaces, and servicing and manoeuvring areas.</li> </ul> <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"> <li>a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and</li> <li>b. is accessible from the residential unit; and</li> <li>c. may be— <ul style="list-style-type: none"> <li>i. grouped cumulatively by area in 1 communally accessible</li> </ul> </li> </ul>	
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	<p>location, in which case it may be located at ground level; or  ii. located directly adjacent to the unit.</p>	
	<p><b>GRZ-S9</b></p> <p><b>Screening</b></p> <p>1. Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall:</p> <p>a. be no less than 1.8m in height</p>	
	<p><b>GRZ-S7</b></p> <p><b>Hydraulic neutrality</b></p> <p>New buildings and development must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 10% and 1% rainfall Annual Exceedance Probability event.</p>	
	<p><b>GRZ-S11</b></p> <p><b>Number of residential units per site</b></p> <p>There must be no more than 3 residential units per site.</p>	

**GRZ-S12**

**Outlook space (per residential unit)**

1. An outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in the diagram 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

	<ul style="list-style-type: none"> <li>b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</li> <li>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.</li> <li>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</li> <li>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</li> <li>7. Outlook spaces may be under or over a balcony.</li> <li>8. Outlook spaces required from different rooms within the same building may overlap.</li> <li>9. Outlook spaces must— <ul style="list-style-type: none"> <li>a. be clear and unobstructed by buildings; and</li> <li>b. not extend over an outlook space or outdoor living space required by another dwelling.</li> </ul> </li> </ul>	
	<p><b>GRZ-S13</b></p> <p><b>Windows to street</b></p> <p>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><b>GRZ-S14</b></p> <p><b>Landscaped Area</b></p> <ol style="list-style-type: none"> <li>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</li> <li>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</li> </ol>	
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<b>Restricted Discretionary Activities</b>		
<b>Operative District Plan – General Rural Zone</b>	<b>Operative District Plan – General Residential Zone</b>	<b>PC49 – Natural Open Space Zone and <a href="#">Variation 1 (notified - amended)</a></b>
<p><b>GRUZ-R14</b></p> <p><b>Buildings accessory to a permitted or controlled activity which do not comply with permitted activity standards.</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Height and sunlight access.</li> <li>2. Setbacks and coverage.</li> <li>3. Landscaping and screening.</li> </ol>	<p><b>GRZ-R11</b></p> <p><b>Buildings which do not comply with permitted activity standards.</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Height and sunlight access.</li> <li>2. Setbacks and coverage.</li> <li>3. Landscaping and screening.</li> </ol>	<p><b>NOSZ-R1</b></p> <p><b>Buildings and structures including alterations, additions and relocated buildings.</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. compliance is not achieved with: <ol style="list-style-type: none"> <li>i. NOSZ-S1</li> <li>ii. NOSZ-S2;</li> <li>iii. NOSZ-S3 ; <u>and</u></li> </ol> </li> </ol>

<ol style="list-style-type: none"> <li>4. Provision of and effects on utilities and/or services.</li> <li>5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</li> <li>6. Streetscape effects.</li> <li>7. Effects on rural character and amenity.</li> <li>8. Financial contributions.</li> </ol>	<ol style="list-style-type: none"> <li>4. Provision of and effects on utilities and/or services.</li> <li>5. Standard, construction and layout of vehicular access, manoeuvring and traffic safety.</li> <li>6. Streetscape effects.</li> <li>7. Effects on amenity.</li> <li>8. Financial contributions.</li> <li>9. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>10. measures to avoid, remedy or mitigate adverse effects.</li> <li>11. Cumulative effects.</li> <li>12. Reverse sensitivity effects.</li> <li>13. The effects of the standard(s) not met.</li> </ol> <p>This rule does not apply to residential units.</p>	<p>iv. <u>NOSZ-S4</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>b. The matters of discretion in any infringed standard</li> </ol>
<p><b>GRUZ-R13</b></p> <p><b>Home business, ancillary to residential activities carried out on the site, which do not meet permitted activity standards</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. External storage.</li> <li>2. The number of non-resident workers employed on the site.</li> <li>3. The creation of dust, light, noise, vibration or other nuisance.</li> </ol>	<p><b>GRZ-R13</b></p> <p><b>Home business ancillary to residential activities carried out on the site, which do not comply with permitted activity standards</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. External storage.</li> <li>2. The number of non-resident workers employed on the site.</li> <li>3. The creation of dust, light, noise, vibration or other nuisance.</li> </ol>	<p><b>NOSZ-R14</b></p> <p><b>Tourism Facilities</b></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>a. Effects of the facility and associated activity on the Natural Open Space Zones natural character, <u>indigenous biodiversity values</u> and amenity values;</li> <li>b. The impact of the operation of the tourism facility on the ability for recreational, sporting, customary and</li> </ol>

<ol style="list-style-type: none"> <li>4. Appearance of buildings.</li> <li>5. Size, number of, location and appearance of signs.</li> <li>6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</li> <li>7. Financial contributions</li> </ol>	<ol style="list-style-type: none"> <li>4. Appearance of buildings.</li> <li>5. Size, number of location and appearance of signs.</li> <li>6. Car parking, traffic and pedestrian safety and the efficient functioning of the roading network.</li> <li>7. Financial contributions.</li> </ol>	<p>conservation activities to occur at the site;</p> <ol style="list-style-type: none"> <li>c. The operational effects of the tourism activity on any neighbouring amenity values, including consideration of mitigation in relation to noise, traffic and light effects.</li> <li>d. The integration of the facility within any existing built form and the consideration of the cumulative effects of buildings on the Natural Open Space Zones natural character and amenity values.</li> <li>e. Able to be serviced with adequate on-site infrastructure and services.</li> </ol>
<p><b>GRUZ-R12</b></p> <p><b>Family flat which does not meet permitted activity standards.</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Land tenure.</li> <li>2. Location.</li> <li>3. Provision of and effects on utilities and/or services</li> <li>4. Landscaping</li> <li>5. Setbacks and coverage.</li> <li>6. Height and sunlight access.</li> <li>7. Standard, construction and layout of vehicular access.</li> <li>8. Effects on character and amenity</li> </ol>	<p><b>GRZ-R12A</b></p> <p><b>The construction and use of 4 or more residential units that comply with the following permitted standards:</b></p> <ol style="list-style-type: none"> <li>1. GRZ-S2 – Building coverage.</li> <li>2. GRZ-S3 – Setbacks.</li> <li>3. GRZ-S4 - Outdoor living space.</li> <li>4. GRZ-S5 – Building height.</li> <li>5. GRS-S6 – Height in relation to boundary.</li> <li>6. GRZ-S7 – Hydraulic neutrality.</li> <li>7. GRZ-S12 – Outlook space (per unit).</li> <li>8. GRZ-S13 – Windows to street.</li> <li>9. GRZ-S16 – Landscaped area.</li> </ol>	

<p>9. Financial contributions</p>	<p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. Site layout.</li> <li>3. The matters contained in the Code of Practice for Civil Engineering Works.</li> <li>4. Transport effects.</li> <li>5. Cumulative effects.</li> <li>6. Reverse sensitivity effects.</li> </ol> <p><b>Restriction on notification:</b> Public and limited notification of an application under this rule is precluded.</p>	
<p><b>GRUZ-R15</b></p> <p><b>Buildings or structures within 12-32m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> <li>2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed:</li> </ol>	<p><b>GRZ-R16</b></p> <p><b>Buildings or structures within 12-20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> </ol>	<p><b>NOSZ-R15</b></p> <p><b>Buildings or structures within 12-32m of high voltage (100kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>a. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).</li> </ol>



<ul style="list-style-type: none"> <li>a. The risk to the structural integrity of the transmission line.</li> <li>b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.</li> <li>c. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.</li> <li>e. Minimising the visual effects of the transmission line.</li> <li>f. The outcome of any consultation with the affected utility operator.</li> </ul>	<ul style="list-style-type: none"> <li>2. The location, height, scale, orientation and use of buildings and structures to ensure the following are addressed: <ul style="list-style-type: none"> <li>a. The risk to the structural integrity of the transmission line.</li> <li>b. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.</li> <li>c. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>d. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.</li> <li>e. Minimising the visual effects of the transmission line.</li> <li>f. The outcome of any consultation with the affected utility operator.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>b. The location, height, scale and orientation and use of buildings and structures to ensure the following are addressed: <ul style="list-style-type: none"> <li>i. The risk to the structural integrity of the transmission line.</li> <li>ii. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.</li> <li>iii. The risk of electrical hazards affecting public or individual safety, and risk of property damage.</li> <li>iv. The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk.</li> <li>v. Minimising the visual effects of the transmission line.</li> <li>vi. The outcome of any consultation with the affected utility operator.</li> </ul> </li> </ul> <p>Restriction on notification</p> <p>Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower</p>
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		New Zealand Limited as the only affected party under section 95B.
<p><b>GRUZ-R16</b></p> <p><b>Activities listed as permitted which do not comply with the access standards in GRUZ-S1</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the activity will adversely affect traffic and pedestrian safety.</li> <li>2. The extent to which the activity will adversely affect the efficient functioning of the roading network.</li> </ol>	<p><b>GRZ-R17</b></p> <p><b>Activities listed as permitted or controlled which do not comply with the access standards in GRZ-S1</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The extent to which the activity will adversely affect traffic and pedestrian safety.</li> </ol> <p>The extent to which the activity will adversely affect the efficient functioning of the roading network.</p>	<p><b>NOSZ-R22</b></p> <p><b>Removal of indigenous vegetation on the Silverstream Spur Significant Natural Area (Pt Sec 1 SO 34755, Parcel ID: 3875189)</b></p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> <li>1. Landscaping.</li> <li>2. Earthworks and accidental discovery.</li> <li>3. Protection of any special amenity feature.</li> <li>4. Effects on indigenous biodiversity in the identified Silverstream Spur Significant Natural Area.</li> <li>5. Tangata whenua values</li> <li>6. Effects on ecological values.</li> <li>7. Measures to avoid, remedy or mitigate potential adverse effects</li> </ol>
	<p><b>GRZ-R15</b></p> <p><b>Early childhood centre(s)</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p>	

	<ol style="list-style-type: none"> <li>1. Location of the proposed early childhood centre.</li> <li>2. Bulk, location, appearance and design of the buildings.</li> <li>3. The extent to which the proposal will adversely affect traffic and pedestrian safety, and the efficient functioning of the roading network.</li> <li>4. Design and layout of car parking, loading, manoeuvring and access areas.</li> <li>5. Provision of and utilities and/or services.</li> <li>6. Landscaping, including the retention of existing trees.</li> <li>7. Hours of operation.</li> <li>8. Financial contributions</li> </ol>	
	<p><b>GRZ-R12B</b></p> <p><b>The construction and use of a residential unit(s) that is not a permitted activity, and do not fall under rules GRZ-R12 or GRZ-R12A.</b></p> <p>Council will restrict its discretion to, and may impose conditions on:</p> <ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. Site layout and design.</li> </ol>	

	<ol style="list-style-type: none"> <li>3. The matters contained in the Code of Practice for Civil Engineering Works.</li> <li>4. Consideration of the effects of the standard not met.</li> <li>5. Transport effects.</li> <li>6. Methods to avoid, remedy, or mitigate adverse effects.</li> <li>7. Cumulative effects.</li> <li>8. Reverse sensitivity effects.</li> </ol> <p><b>Restriction on notification:</b> Public notification of an application under this rule is precluded.</p>	
	<p><b>GRZ-R12</b></p> <p><b>The construction and use of 1, 2 or 3 residential units that do not comply with one or more of the following permitted standards:</b></p> <ol style="list-style-type: none"> <li>1. GRZ-S2 – Building coverage.</li> <li>2. GRZ-S3 – Setbacks.</li> <li>3. GRZ-S4 - Outdoor living space.</li> <li>4. GRZ-S5 – Building height.</li> <li>5. GRS-S6 – Height in relation to boundary.</li> <li>6. GRZ-S7 – Hydraulic neutrality.</li> <li>7. GRZ-S12 – Outlook space (per unit).</li> <li>8. GRZ-S13 – Windows to street.</li> <li>9. GRZ-S16 – Landscaped area.</li> </ol> <p>Council will restrict its discretion to, and may impose conditions on:</p>	

	<ol style="list-style-type: none"> <li>1. The matters contained in the Medium and High Density Design Guide in Appendix 1.</li> <li>2. Site layout and design.</li> <li>3. Consideration of the effects of the standard not met.</li> <li>4. Cumulative effects.</li> <li>5. The matters contained in the Code of Practice for Civil Engineering Works.</li> <li>6. The imposition of financial contributions.</li> <li>7. Reverse sensitivity effects.</li> </ol> <p><b>Restriction on notification:</b> Public notification of an application is precluded under this rule.</p>	
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<b>Discretionary Activities</b>		
<b>Operative District Plan – General Rural Zone</b>	<b>Operative District Plan – General Residential Zone</b>	<b>PC49 – Natural Open Space Zone and <a href="#">Variation 1 (notified - amended)</a></b>
<p><b>GRUZ-R17</b></p> <p><b>Intensive animal farming, including pig farming</b></p>	<p><b>GRZ-R18</b></p> <p><b>Veterinarian, medical and health clinics</b></p>	<p><b>NOSZ-R10</b></p> <p><b>Commercial Activity</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with NOSZ-R10-ai, NOSZ-R10-aii, NOSZ-R10-aiii</li> </ol>

<p><b>GRUZ-R20</b></p> <p><b>Educational institutions and places of assembly</b></p>	<p><b>GRZ-R19</b></p> <p><b>Places of assembly (including places of worship, educational facilities)</b></p>	<p><b>NOSZ-R16</b></p> <p><b>Educational Facilities</b></p>
<p><b>GRUZ-R19</b></p> <p><b>Visitor accommodation, other than as part of any home business</b></p>	<p><b>GRZ-R20</b></p> <p><b>Visitor accommodation including hotels and motels, other than as part of any home business</b></p>	<p><b>NOSZ-R11</b></p> <p><b>Visitor Accommodation</b></p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R11-ai, NOSZ-R11-a ii, NOSZ-R11-a iii</p>
<p><b>GRUZ-R23</b></p> <p><b>Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, except as specified below</b></p>	<p><b>GRZ-R22</b></p> <p><b>Activities listed as permitted or controlled which do not comply with the relevant standards in this chapter, unless specifically provided for under other rules.</b></p>	<p><b>NOSZ-R19</b></p> <p><b>Any activity not provided for as a permitted, restricted discretionary or non-complying</b></p>
<p><b>GRUZ-R21</b></p> <p><b>Community facilities</b></p>	<p><b>GRZ-R21</b></p> <p><b>Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan</b></p>	<p><b>NOSZ-R17</b></p> <p><b>Residential Activity</b></p>
<p><b>GRUZ-R22</b></p> <p><b>Tourism facilities</b></p>		<p><b>NOSZ-R18</b></p> <p><b>Residential Activity for Caretaker Purposes</b></p>

<p><b>GRUZ-R18</b></p> <p>Topsoil removal</p>		<p><b>NOSZ-R15</b></p> <p>Road and associated network utility infrastructure, including storage tanks or reservoirs on the Silverstream Spur Significant Natural Area (Pt Sec 1 SO 34755, Parcel ID: 3875189)</p>
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Non-complying Activities		
Operative District Plan – General Rural Zone	Operative District Plan – General Residential Zone	PC49 – Natural Open Space Zone and <b>Variation 1</b> (notified - amended)
<p><b>GRUZ-R24</b></p> <p>Two or more residential units on any one site</p>		<p><b>NOSZ-R12</b></p> <p>Primary production</p> <p>Where:</p> <p>a. Compliance is not achieved with NOSZ-R12-ai, NOSZ-R12-aii, NOSZ-R12-aiii</p>
<p><b>GRUZ-R25</b></p> <p>Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p>	<p><b>GRZ-R23</b></p> <p>Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p>	<p><b>NOSZ-R20</b></p> <p>Buildings or structures within 12m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of transmission line)</p>

<p><b>GRUZ-R26</b></p> <p>Activities which are not listed in this Table unless otherwise covered in the District-wide matters of the Plan</p>		<p><b>NOSZ-R13</b></p> <p><b>Motorised recreation</b></p> <p>Where:</p> <p>a. compliance is not achieved with NOSZ-R13-ai, NOSZ-R13-a ii or NOSZ-R13-a iii</p>
		<p><b>NOSZ-R21</b></p> <p><b>Industrial Activity</b></p>
		<p><b>NOSZ-R22</b></p> <p><b>Mining Activity</b></p>

<b>Prohibited Activities</b>		
<b>Operative District Plan – General Rural Zone</b>	<b>Operative District Plan – General Residential Zone</b>	<b>PC49 – Natural Open Space Zone and <a href="#">Variation 1</a> (notified - <u>amended</u>)</b>
<p><b>GRUZ-R27</b></p> <p><b>Gang fortifications</b></p>		