Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
GRZ	GRZ-P3	Enable non-residential activities that: a. do not detract from the vitality and viability of the Mixed Use zone; b. support the social and economic wellbeing of the community; c. are of a residential scale; and d. are consistent with the scale, character and amenity of the General Residential zone.	s104(1A)(c)	Policy to remain as is, **however if the non-residential activity is a retail activity, the effects on the viability of the Mixed Use zone cannot be considered.**
GRZ	GRZ-P4	Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages where they: a. complement the character and amenity values of the surrounding area, whilst recognising that delivering a range of housing and care options may mean different densities provided within a retirement village development; b. do not adversely affect road safety or the efficiency of the transport network; and c. d. can be serviced by adequate development infrastructure.	s104(1A)(e)	Policy to remain as is, **however the differences in effect between older persons and any other type of resident cannot be considered.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
GRZ	GRZ-P7	Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the General Residential zone: ... b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance; ...f. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;	s104(1A)(f)	Provision to remain, but **when considering visual dominance and zone interfaces, the views from neighbouring private property cannot be considered.**
GRZ	GRZ-P7	Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the General Residential zone: ...d. for residential activities: **i. provision for outdoor living space;** ii. privacy for adjoining sites; iii. access to sunlight;	s104(1A)(a)(iii)	(d)(i) provision for outdoor living space to be struck out.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
GRZ	GRZ-R1 New buildings or structures PER-2	PER-2 The new building or structure and relocated buildings or extension or alteration to an existing building or structure complies with standards: GRZ-S1 Maximum height; GRZ-S2 Height in relation to boundary; GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); GRZ-S4 Façade; **GRZ-S5 Outdoor living space**; and GRZ-S6 Outdoor storage.	s104(1A)(a)(iii)	GRZ-S5 Outdoor living space to be struck out.
GRZ	GRZ-R3 Residential activity	Matters of discretion - c. **the extent, quality and design of outdoor living areas; and**	s104(1A)(a)(iii)	c. to be struck out
GRZ	GRZ-R3 Residential activity	Matters of discretion - e. amenity effects on neighbouring properties; and f. provision for privacy between residential units and between sites; and	s104(1A)(f)	Provision to remain, but **when considering amenity effects on neighbouring properties and privacy between sites, the views from neighbouring private property cannot be considered. Other aspects of amenity, such as noise, dust, privacy remain in scope**
GRZ	GRZ-R3 Residential activity	Matters of discretion - e. amenity effects on neighbouring properties; and	s104(1A)(a)(iii)	Current interpretation is that **effects on the outdoor areas of surrounding residential units are out of scope**,
GRZ	GRZ-R3 Residential activity	Matters of discretion - **g. landscaping**	s104(1A)(a)(vi)	Provision to remain, but area of landscaping cannot be considered

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
GRZ	GRZ-R6 Educational facility	Matters of discretion - c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	**When considering visual dominance and zone interfaces, the views from neighbouring private property cannot be considered.**
GRZ	GRZ-R6 Educational facility	Matters of discretion - c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(a)(iii)	Current interpretation is that **effects on the outdoor areas of surrounding residential units are out of scope,**
GRZ	GRZ-R9 Multi-Unit development CON-2	**CON-2** **The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be:** **1 bedroom = 45m2** **2 bedroom = 62m2** **3 bedroom = 82m2**	s104(1A)(a)(v)	Whole CON-2 to be struck out
GRZ	GRZ-R9 Multi-Unit development	Matters of discretion: iii. **location of outdoor living space in relation to neighbouring sites.**	s104(1A)(a)(iii)	iii to be struck out
GRZ	GRZ-R10 Retirement village	Matters of discretion: c. residential amenity for surrounding sites in respect of **outlook and** privacy.	s104(1A)(f)	Outlook from surrounding sites cannot be considered - strike out this bit. Privacy and other aspects of residential amenity can still be considered.
GRZ	GRZ-R10 Retirement village	Matters of discretion: e. the benefits associated with provision of accommodation to meet the needs of the elderly.	s104(1A)(e)	**Benefits of provision of accommodation can still be considered, but not the difference between the elderly and any other type of resident.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
GRZ	GRZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites is out of scope if it relates solely to views from those sites. Privacy, shading, sunlight access to adjoining sites still in scope.**
GRZ	GRZ-S1 Maximum height	Matters of discretion: e. landscaping;	s104(1A)(a)(vi)	Provision to remain, but **area of landscaping cannot be considered**
GRZ	GRZ-S2 Height in relation to boundary	Matters of discretion: b. shading and loss of access to sunlight to adjoining sites, including buildings **and outdoor areas**; and	s104(1A)(a)(iii)	Loss of sunlight access to outdoor areas cannot be considered. Strike through this bit
GRZ	GRZ-S3 Setback	Matters of discretion: b. screening, planting and landscaping on the site;	s104(1A)(a)(vi)	Provision to remain, but **area of landscaping cannot be considered**
GRZ	GRZ-S4 Façade	Matter of discretion: b. the extent to which shading and visual dominance effects to immediate neighbours and the street are minimised; and	s104(1A)(f)	**Visual dominance effects on immediate neighbours is out of scope if it relates solely to views from those sites.**
GRZ	GRZ-S5 Outdoor living space	(whole rule)	s104(1A)(a)(iii)	Strike through whole rule
GRZ	GRZ-S6 Outdoor storage	Any outdoor area used for storage or stockpiling must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from **adjoining sites and** public land.	s104(1A)(f)	Strike out 'adjoining sites and'

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MDRZ	MDRZ-P4	Provide for retirement villages and community facilities where they: Complement the character and amenity values of the surrounding area; Contribute to the diverse needs of the community; Do not adversely affect road safety or the efficiency of the transport network; and Can be serviced by adequate development infrastructure.	s104(1A)(e)	Provision to remain, but **the needs of a particular type of resident (elderly) cannot be considered**
MDRZ	MDRZ-P5	Only allow commercial activities where they are ancillary to a residential activity and of a scale where significant adverse effects are avoided, and any other adverse effects are appropriately remedied or mitigated.	s104(1A)(c)	Provision to remain, but **for a retail activity, its effect on retail distribution / commercial centres is out of scope**
MDRZ	MDRZ-P6	... Amenity and wellbeing a. Integrate building form **and open space design** to achieve high internal amenity and form well-located and usable private open spaces; **d. Ensure outdoor living areas are well-located, functional for the intended use, and high quality;** ...	s104(1A)(a)(iii)	Part of a. and all of d. is out of scope. Strike through open space design, private open spaces, outdoor living areas
MDRZ	MDRZ-P6	... Amenity and wellbeing b. Achieve reasonable sunlight, daylight **and outlook;** ...	s104(1A)(f)	Outlook is out of scope - strikethrough

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MDRZ	MDRZ-P6	... Amenity and wellbeing c. Provide reasonable internal visual privacy for all units within a development; e. Achieve visual amenity, safety and functionality with planting; ...	s104(1A)(a)(iv)	Current interpretation is that **internal visual privacy within a development is not an internal layout matter as it is between units (effects are external to buildings) and privacy effects are still within scope.**
MDRZ	MDRZ-P6	... Amenity and wellbeing e. Achieve visual amenity, safety and functionality with planting; ...	s104(1A)(a)(vi)	**Although not out of scope on the face of it, it is noted that the only rule this links to is MDRZ-S6, which is entirely out of scope.** Policy to remain.
MDRZ	MDRZ-P9	Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.	s104(1A)(a)(vi)	Provision to remain, but the **area of landscaping cannot be considered, just the quality, type and height**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments

MDRZ	MDRZ-R1 New buildings or structures
	PER-2
		PER-2
		The new building or structure and relocated buildings or extension or alteration to an existing building or structure complies with standards:
		MDRZ-S1 Maximum height;
		MDRZ-S2 Height in relation to boundary;
		MDRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins);
		MDRZ-S4 Outdoor living space;
		MDRZ-S5 Outlook Space;
		MDRZ -S6 Landscaped area;
		MDRZ-S7 Fences and standalone walls along boundaries
		MDRZ-S8 Windows to street;
		MDRZ-S9 Coverage.
			s104(1A)(a)(i);
			s104(1A)(a)(ii);
			s104(1A)(a)(iii);
			s104(1A)(a)(vi);
			s104(1A)(f)
				MDRZ-S4 Outdoor living space, MDRZ-S5 Outlook space, MDRZ-S6 Landscaped area, MDRZ-S8 Windows to street to be struck out.

MDRZ	MDRZ-R2 Residential activity PER-1	PER-1 Compliance with the standards: MDRZ-S1 Maximum height; MDRZ-S2 Height in relation to boundary; MDRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); **MDRZ-S5 Outlook space;** MDRZ-S9 Coverage.	s104(1A)(a)(i); s104(1A)(f)	MDRZ-S5 Outlook space to be struck out.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MDRZ	MDRZ-R2 Residential activity	Matters of discretion - d. Any amenity effects on adjoining properties.	s104(1A)(f)	Provision to remain, but **when considering amenity effects on neighbouring properties, the views from neighbouring private property cannot be considered. Other aspects of amenity, such as noise, dust, privacy remain in scope**
MDRZ	MDRZ-R3 Papakainga	(whole rule)	s104(1A)(e)	Papakainga provisions considered to remain in scope, as nowhere do they require a certain type of resident
MDRZ	MDRZ-R7 Supported residential care	Matters of discretion - a. The effects on the amenity of adjoining sites, the surrounding residential area, the streetscape and adjoining public space.	s104(1A)(f)	Provision to remain, but **effects on views from adjoining sites cannot be considered as part of the amenity effects**
MDRZ	MDRZ-R9 Retirement village	Matters of discretion: b.Provision of landscaping and bunding, on-site amenity for residents, recreational facilities and stormwater systems.	s104(1A)(a)(vi)	Provision to remain - **the presence of landscaping can be considered, but not the area/size.**
MDRZ	MDRZ-R9 Retirement village	Matters of discretion: c. residential amenity for surrounding sites in respect of **outlook and** privacy.	s104(1A)(f)	Outlook from surrounding sites cannot be considered - strike out this bit. Privacy and other aspects of residential amenity can still be considered
MDRZ	MDRZ-R9 Retirement village	Matters of discretion: e. the benefits associated with provision of accommodation to meet the needs of the elderly.	s104(1A)(e)	**Benefits of provision of accommodation can still be considered, but not the difference between the elderly and any other type of resident**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MDRZ	MDRZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites . Privacy, shading, sunlight access to adjoining sites still in scope**
MDRZ	MDRZ-S1 Maximum height	Matters of discretion: e. landscaping;	s104(1A)(a)(vi)	Provision to remain, but **area of landscaping cannot be considered**
MDRZ	MDRZ-S2 Height in relation to boundary	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites. Privacy, shading, sunlight access to adjoining sites still in scope**
MDRZ	MDRZ-S3 Setback	Matters of discretion: b. screening, planting and landscaping on the site;	s104(1A)(a)(vi)	Provision to remain, but **area of landscaping cannot be considered**
MDRZ	MDRZ-S4 Outdoor living space	(whole rule)	s104(1A)(a)(iii)	Strike through whole rule

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MDRZ	MDRZ-S5 Outlook space	(whole rule)	s104(1A)(a)(i); s104(1A)(f)	This standard has been deleted from the MDRS, but that doesn't entirely align with s104(1A). Outlook space is out of scope if it relates to 'area of glazing' or 'views from private property'. Because the matters of discretion relate to residential character and amenity more generally, the rule remains within scope. However **views from private property or the size of the glazing cannot be considered**
MDRZ	MDRZ-S6 Landscaped area	(whole rule)	s104(1A)(a)(vi)	Strike through whole rule
MDRZ	MDRZ-S7 Fences and standalone walls along boundaries	Matters of discretion: b. the amenity of adjoining properties;	s104(1A)(f)	**Views from private adjoining property cannot be considered, but privacy, noise, dust, light can be considered as part of amenity**
MDRZ	MDRZ-S8 Windows to street	(whole rule)	s104(1A)(a)(i)	Strike through whole rule
RPROZ	RPROZ-R6 Educational facility	Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RPROZ	RPROZ-R11 Rural produce manufacturing	Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.**
RPROZ	RPROZ-R16 Additions or alterations to an existing Community Facility	Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.**
RPROZ	RPROZ-R20 Artificial crop protection structures and crop support structures	Matters of discretion are restricted to: a. The potential adverse visual effects (including glare) on neighbouring properties or road users;	s104(1A)(f)	Provision to remain. Visual effects (including glare) remain within scope, however if the effects solely relate to **views from private property** then current understanding is that this is out of scope.
RPROZ	RPROZ-R21	The establishment of a new, or expansion of existing seasonal worker accommodation where: ... 3. The accommodation provides for no more than 10 workers.	s104(1A)(e)	Provision to remain, but **effects assessment cannot extend to the type of resident to be housed.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RPROZ	RPROZ-R23 Papakāinga Housing	Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.** Captured because this activity specifically relates to papakainga housing. The Plan definition of papakainga 'may' include residential activities while residential activities are defined as using land and buildings for people's living accommodation.
RPROZ	RPROZ-R23 Papakāinga Housing	Matters of discretion are restricted to: f. each residential unit has **sufficient outdoor open space**, and there is sufficient room for any landscaping, egress and any accessory building(s) required;	s104(1A)(a)(iii)	Given the definition of outdoor living space in the plan, 'outdoor open space' is understood to comprise '**outdoor living space**' for each residential unit in this context. 'Sufficient open space' to be struck out. Captured because papakainga housing (as above).

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RPROZ	RPROZ-R23 Papakāinga Housing	Matters of discretion are restricted to: f. each residential unit has sufficient outdoor open space, and there is sufficient room for any landscaping, egress and any accessory building(s) required;	s104(1A)(vi)	Provision to remain. Landscaping mitigation remains in scope, but **effects solely related to the size of landscaping areas out of scope.** Captured because papakainga housing (as above).
RPROZ	RPROZ-R25 Rural tourism activity	Matters of discretion are restricted to: d. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.**
RPROZ	RPROZ-R26 Intensive indoor and outdoor primary production	Matters of discretion are restricted to: e. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.**
RPROZ	RPROZ- R27 Rural industry	RDIS-2 Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on surrounding residential units out of scope if the dominance effect related solely to views from private property. Privacy remains within scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RPROZ	RPROZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on adjacent privately owned properties out of scope if the dominance effect related solely to views from private property**.
RPROZ	RPROZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites;	s104(1A)(vi)	Provision to remain. **Proposed landscaping mitigation remains in scope, but effects solely related to the size of landscaping areas for residential activities are out of scope**.
RPROZ	RPROZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b.shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(iii) s104(1A)(f)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope.**
RPROZ	RPROZ-S3 Setback	Where the standard is not met, matters of discretion are restricted to: b. screening, planting and landscaping on the site;	s104(1A)(vi)	Provision to remain. Proposed landscaping mitigation remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope**.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RPROZ	RPROZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment;	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on adjacent privately owned properties out of scope if the dominance effect related solely to views from private property.**
RPROZ	RPROZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: b. any landscaping, planting and screening to mitigate any adverse effects;	s104(1A)(vi)	Provision to remain. Proposed landscaping mitigation remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope**.
RPROZ	RPROZ-S8 RPROZ-S9 RPROZ-S10 Sensitive activity setbacks	Where the standard is not met, matters of discretion are restricted to: a. Potential reverse sensitivity effects and measures taken to mitigate these effects, such as landscaping or screening	s104(1A)(vi)	Provision to remain. Proposed landscaping to mitigate reverse sensitivity effects remains in scope.
MUZ	MUZ-P3	Require development in the Mixed Use zone that is adjacent to Residential and Open Space zones to maintain the amenity values of those areas, having specific regard to: a. visual dominance;	s104(1A)(f)	Current thinking is that **views from private property unable to be considered as part of visual dominance, but can be considered from open space zones**
MUZ	MUZ-P4	Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including: ... c. large format retail activity and trade suppliers;	s104(1A)(c)	**Effect of retail on the function and role of the MUZ is partially out of scope as it is a retail distribution effect**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MUZ	MUZ-P6	Consider the following effects when assessing applications to establish residential, retirement and education facilities: ...c. shadowing and visual domination;	s104(1A)(f)	Current thinking is that views from private property unable to be considered as part of visual dominance
MUZ	MUZ-R2 Commercial activity PER-4	PER-4 The new building or structure, relocated building or extension or alteration to an existing building or structure on the site, does not exceed GFA 450m2.	s104(1A)(c)	**If the commercial activity is a retail activity and infringes this standard, retail distribution effects (effects on other centres) cannot be considered**
MUZ	MUZ-R3 Visitor accommodation	Matters of discretion: **private outdoor living area that is functional and accessible;** a reasonable level of privacy and outlook	s104(1A)(a)(iii) and s104(1A)(f)	Delete outdoor living area matter. Current understanding is that **views from private property as a part of outlook is out of scope.**
MUZ	MUZ-R4 Residential activity PER-2	**The minimum net internal floor area, excluding outdoor living space, of a residential unit shall be:** **1 bedroom = 45m2** **2 bedroom = 62m2** **3 bedroom = 82m2**	s104(1A)(a)(v)	Delete PER-2
MUZ	MUZ-R4 Residential activity	Matters of discretion: **private outdoor living area that is functional and accessible**	s104(1A)(a)(iii)	Delete **outdoor living area** matter
MUZ	MUZ-R4 Residential activity	Matters of discretion: a reasonable level of privacy and outlook	s104(1A)(f)	Current understanding is that **views from private property as a part of outlook is out of scope**
MUZ	MUZ-R9 supported residential care	Matters of discretion: **private outdoor living area that is functional and accessible**	s104(1A)(a)(iii)	Delete **outdoor living area** matter
MUZ	MUZ-R9 supported residential care	Matters of discretion: a reasonable level of privacy and outlook	s104(1A)(f)	Current thinking is that **views from private property as a part of outlook is out of scope**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MUZ	MUZ-R15 Large format retail	Discretionary	s104(1A)(c)	**Retail distribution effects (effects on other centres) cannot be considered**
MUZ	MUZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	Current understanding is that **dominance in relation to adjoining sites out of scope if it relates solely to views from private property . Privacy, shading, sunlight access to adjoining sites still in scope**
MUZ	MUZ-S1 Maximum height	Matters of discretion: e. landscaping;	s104(1A)(a)(vi)	Provision to remain, but **size of landscaping area cannot be considered for a residential activity**
MUZ	MUZ-S2 Height in relation to boundary	Matters of discretion: a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(f)	Privacy, shading, sunlight access to adjoining sites still in scope.
MUZ	MUZ-S2 Height in relation to boundary	Matters of discretion: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(iii)	Current understanding is that **effects on the outdoor living areas of adjoining residential sites are out of scope**
MUZ	MUZ-S3 Setback	Matters of discretion: b. screening, planting and landscaping on the site;	s104(1A)(a)(vi)	Provision to remain, but **size of landscaping area cannot be considered for a residential activity**
MUZ	MUZ-S4 Pedestrian frontages	For sites with pedestrian frontage identified on the planning maps: At least 65% of the building frontage at ground floor must be clear glazing;	s104(1A)(a)(l)	**Glazing standard remains in scope unless a non-complying ground floor residential activity is proposed**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
MUZ	MUZ-S6 Outdoor storage	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from **adjoining sites and** roads.	s104(1A)(f)	Current interpretation: Strike out 'adjoining sites and'
MUZ	MUZ-S6 Outdoor storage	Where the standard is not met, matters of discretion are restricted to:	s104(1A)(a)(vi)	Landscaping mitigation remains in scope. **If the mixed use building were to contain**
MUZ	MUZ-S8 Landscaping for sites that adjoin any sites other than mixed use or light or heavy industrial zone	Site boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must: be fenced with a solid fence or wall with a minimum height of 1.8m; or be landscaped with plants or trees with a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or be screened with a combination of (1) and (2) above.	s104(1A)(a)(vi)	Provision to remain, but **size of landscaping area cannot be considered for a residential activity.**
MUZ	MUZ-S11 Landscaping, revegetation and fencing (Opua Marine Business Park)		s104(1A)(a)(vi)	Business Park, so area of landscaping remains in scope

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
TCZ	TCZ-P6	Ensure residential development achieves high quality on-site residential amenity through providing: a. **Adequately sized and conveniently located outdoor living spaces, and** access to reasonable levels of sunlight commensurate with a commercial environment;	s104(1A)(a)(iii)	First part relating to **outdoor living spaces** to be struck through
TCZ	TCZ-P6	Ensure residential development achieves high quality on-site residential amenity through providing: b. Reasonable levels of privacy through unit design, balcony placement, and window orientation that limits the extent of overlooking of private spaces by other residential units; and	s104(1A)(a)(iii)	**Privacy remains in scope where it relates to occupants in a building, but current understanding is that overlooking of other units' outdoor living spaces is out of scope.**
TCZ	TCZ-P6	Ensure residential development achieves high quality on-site residential amenity through providing: **c. Adequate internal floor areas and layouts.**	s104(1A)(a)(v)	Related rule is struck through. Strike through c as well
TCZ	TCZ-R2 Commercial activity PER-4	The new building or structure and relocated building or extension or alteration to an existing building or structure on the site, does not exceed GFA 450m2.	s104(1A)(c)	GFA limit is in place for a range of reasons which remain in scope. **If infringed by a retail activity though, retail distribution effects are out of scope**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
TCZ	TCZ-R5 Residential unit PER-1	1. **Each Residential Unit shall be a minimum of 35m2 Gross Floor Area for a studio and 45m2 Gross Floor Area for units containing one or more bedrooms. The GFA excludes areas used as garaging or outdoor living space** **AND associated matters of discretion**	s104(1A)(a)(v)	Strike through clause 1 and the associated matters of discretion
TCZ	TCZ-R5 Residential unit PER-1	**2. Each residential unit shall be provided with an outdoor living space or a contiguous area that is a minimum area of 8m2 and a minimum dimension of 1.5m.** AND associated matters of discretion	s104(1A)(a)(iii)	Strike through clause 2 and the associated matters of discretion
TCZ	TCZ-R5 Residential unit PER-1	3. Balconies or living area windows at first floor level or above shall be setback a minimum of 4m from internal boundaries, with bedroom windows setback a minimum of 1m. No setbacks are required for: Windows associated with a hall, stairwell, or bathroom; Windows that are more than 90 degrees to the boundary; Windows where the sill height is more than 1.6m above internal floor level.	s104(1A)(a)(ii)	Remains in scope if applicant chooses to provide a balcony
TCZ	TCZ-R5 Residential unit PER-1	Matters of discretion for TCZ-R5(3) are restricted to: Any adverse privacy overlooking, or visual dominance effects on adjacent sites Privacy and amenity of occupants	s104(1A)(f)	Retain. Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites. Privacy remains within scope**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
TCZ	NOTE after TCZ-R18	For sites within the Pedestrian frontage overlay any breach of one of the below standards will be required to provide an Urban design assessment by a suitably qualified Urban designer addressing the following: The character and amenity of the surrounding area Dominance in relation to the road and adjoining sites Loss of privacy to adjoining sites, including potential loss in relation to vacant sites Shading and loss of access to sunlight to adjoining sites Landscaping.	s104(1A)(f)	Retain. Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites. Privacy, shading, sunlight access remains within scope**
TCZ	TCZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	Retain. Current understanding is that **dominance in relation to adjoining sites out of scope if it relates solely to views from those sites . Privacy, shading, sunlight access to adjoining sites still in scope**
TCZ	TCZ-S1 Maximum height	Matters of discretion: e. landscaping;	s104(1A)(a)(vi)	Provision to remain, but **size of landscaped area cannot be considered for a residential activity**
TCZ	TCZ-S2 Height in relation to boundary	Matters of discretion: a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; c. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	Privacy, shading, sunlight access to adjoining sites still in scope

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
TCZ	TCZ-S2 Height in relation to boundary	Matters of discretion: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(iii)	Current understanding is that e**ffects on the outdoor living areas of adjoining residential sites are out of scope**
TCZ	TCZ-S3 Setback	Matters of discretion: b. screening, planting and landscaping on the site;	s104(1A)(a)(vi)	Provision to remain, but **size of landscaped area cannot be considered for a residential activity**
TCZ	TCZ-S4 Pedestrian frontages	For sites with pedestrian frontage identified on the planning maps: 2. At least 65% of the building frontage at ground floor must be clear glazing;	s104(1A)(a)(i)	**Glazing standard remains in scope unless a non-complying ground floor residential activity is proposed.**
TCZ	TCZ-S6 Landscaping for sites that adjoin any sites other than Town Centre, mixed use or industrial zones	Site boundaries that adjoin any zone other than Town Centre, Mixed Use, Light Industrial or Heavy Industrial must: be fenced with a solid fence or wall with a minimum height of 1.8m; or be landscaped with plants or trees with a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or be screened with a combination of (1) and (2) above.	s104(1A)(a)(vi)	Provision to remain, but size of landscaped area cannot be considered for a residential activity

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RLZ	Overview	Residential living at urban or rural residential densities, stand-alone retail/business activities, community facilities and industrial activities are not provided for or anticipated in the zone as they can reduce rural character and amenity values, lead to reverse sensitivity and cumulative effects, and undermine the role and function of residential, commercial, industrial and mixed use zones.	s104(1A)(c)	Overview to remain, but if considered in effects assessment **the effect of out-of-zone retail activities on retail distribution/commercial centres is out of scope.**
RLZ	RLZ-R6 Educational facility	PER-1 The educational facility is within a residential unit, accessory building or minor residential unit. Matters of discretion are restricted to: b. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; a	s104(1A)(f)	Provision to remain, Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites.** Privacy remains within scope.
RLZ	RLZ-R11 Artificial crop protection structures and crop support structures	Matters of discretion are restricted to: a. The potential adverse visual effects (including glare) on neighbouring properties or road users;	s104(1A)(f)	Provision to remain, **Visual effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites. Glare remains within scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RLZ	RLZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites;	s104(1A)(f),	Provision to remain. Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites.**
RLZ	RLZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: e. landscaping	s104(1A)(vi)	Provision to remain. Proposed landscaping mitigation remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope.**
RLZ	RLZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**
RLZ	RLZ-S3 Setback	Where the standard is not met, matters of discretion are restricted to: e. screening, planting and landscaping on the site;	s104(1A)(vi)	Provision to remain. Proposed landscaping mitigation remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope.**
RLZ	RLZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: b. any landscaping, planting and screening to mitigate any adverse effects;	s104(1A)(vi)	Provision to remain. Proposed landscaping mitigation remains in scope. **Effects solely related to the size of landscaping areas for residential activities only are out of scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RLZ	RLZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: c. the extent to which **private open space** can be provided for future uses;	s104(1A)(iii)	Retain provision, however, **given the definition of outdoor living space in the plan, 'private open space' is understood to comprise 'outdoor living space' which is out of scope where it is directly associated with residential activities. It is acknowledged that future uses might not be residential (e.g. farming activities permitted in the RLZ) however these activities are not anticipated to require future 'private' open space.**
RLZ	RLZ-S4 Building or structure coverage	d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment	s104(1A)(f)	Provision to remain. Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites.**
RLZ	RLZ-S6 RLZ-S7 RLZ-S8 Sensitive activity setbacks	Where the standard is not met, matters of discretion are restricted to: a. Potential reverse sensitivity effects and measures taken to mitigate these effects, such as landscaping or screening	s104(1A)(vi)	Provision to remain. Proposed landscaping to mitigate reverse sensitivity effects remains in scope.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RRZ	Overview	As such, the Rural Residential zone does not anticipate or provide for community activities, stand-alone retail, business, or industrial activities as these activities can reduce rural character and amenity values, lead to reverse sensitivity, and cumulative effects and undermine the role and function of residential, commercial, industrial and mixed use zones.	s104(1A)(c)	Overview to remain, but if considered in effects assessment (as relevant context) the **effect of out-of-zone retail activities on retail distribution/commercial centres is out of scope (undermining the role of the commercial zone).**
RRZ	RRZ-R6	Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain, Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites. Privacy remains within scope.**
RRZ	RRZ-R10 Artificial crop protection structures and crop support structures	Matters of discretion are restricted to: a. The potential adverse visual effects (including glare) on neighbouring properties or road users;	s104(1A)(f)	Provision to remain. **Visual effects (including glare) remain within scope, however if the effects solely relate to views from private property then that this is out of scope.**
RRZ	RRZ-R12 Minor Residential Unit	**CON-5** **The minor residential unit: does not exceed a GFA of 65m2**	s104(1A)(a)(v),	Floor area of a residential unit out of scope. Delete CON-5.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RRZ	RRZ-R12 Minor Residential Unit	Matters of control are limited to: f. the each residential unit has **sufficient outdoor open space, and there is** sufficient room for any landscaping, egress and any accessory building(s) required;	s104(1A)(a)(iii)	Requirement for outdoor open space to be struck out. Given the definition of outdoor living space in the plan, '**outdoor open space'** is understood to comprise 'outdoor living space' for each residential unit in this context.
RRZ	RRZ-R12 Minor Residential Unit	Matters of control are limited to: f. the each residential unit has sufficient outdoor open space, and **there is sufficient room for any landscaping**, egress and any accessory building(s) required;	s104(1A)(a)(vi)	Provision to remain. Landscaping if proposed remains in scope, but **effects solely related to the size of landscaping areas are out of scope.**
RRZ	RRZ-R12 Minor Residential Unit	Matters of control are limited to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain, Current understanding is that v**isual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites.** Privacy remains within scope.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RRZ	RRZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites; e. landscaping	s104(1A)(f) s104(1A)(a)(vi)	Provision to remain. Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites.** **Landscaping if proposed remains in scope, but effects solely related to the size of landscaping areas for residential activities are out of scope.**
RRZ	RRZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**
RRZ	RRZ-S3 Setbacks	Where the standard is not met, matters of discretion are restricted to: b. screening, planting and landscaping on the site;	s104(1A)(a)(vi)	Landscaping if proposed remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RRZ	RRZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: c. the extent to which private open space can be provided for future uses;	s104(1A)(iii)	Retain provision, however, **given the definition of outdoor living space in the plan, 'private open space' is understood to comprise 'outdoor living space' which is out of scope where it is directly associated with residential activities. It is acknowledged that future uses might not be residential (e.g. farming activities permitted in the RLZ) however these activities are not anticipated to require future 'private' open space.**
RRZ	RRZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment	s104(1A)(f)	Provision to remain, Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites**. Privacy remains within scope.
RRZ	RRZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: b. any landscaping, planting and screening to mitigate any adverse effects;	s104(1A)(a)(vi)	Landscaping if proposed remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RSZ	RSZ-P3	Enable non-residential activities in the Settlement zone that: c. do not adversely affect the viability and vitality of nearby urban centers	s104(1A)(c),	Retain provision, **out of scope in relation to effects on retail distribution only.**
RSZ	RSZ-R1 New buildings or structures and relocated buildings or extensions or alterations to existing buildings or structures	PER-2 The new building or structure and relocated building or extension or alteration to an existing building or structure complies with standards: **RSZ-S4 Outdoor living space;**	s104(1A)(iii)	Delete referenced standard 'RSZ-S4 **Outdoor living space**'. Out of scope.
RSZ	RSZ-R4 Visitor accommodation	Matters of discretion are restricted to: e. screening and landscaping;	s104(1A)(a)(vi)	Landscaping if proposed remains in scope, but e**ffects solely related to the size of landscaping areas for residential activities are out of scope.** **If the visitor accommodation is not within a residential unit (in breach of PER-1), then this needs not be considered.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RSZ	RSZ-R6 Educational facility	PER-1 The educational facility is within a residential unit, accessory building or minor residential unit. Matters of discretion are restricted to: a. the character and appearance of the building(s) the siting of the building(s), decks and **outdoor areas** including parking relative to adjoining sites;	s104(1A)(iii)	Provision retained. Reference to outdoor areas in this context is broader than solely outdoor living space. However, **effects assessment will not be able to consider the character or appearance of outdoor living spaces.**
RSZ	RSZ-R6 Educational facility	Matters of discretion are restricted to: c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas;	s104(1A)(f)	Provision to remain, Current understanding is that **visual dominance effects on adjacent privately owned sites are out of scope if it relates solely to views from those sites.** Privacy remains within scope.
RSZ	RSZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: e. landscaping;	s104(1A)(a)(vi)	Landscaping if proposed remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope**.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RSZ	RSZ-S1 Maximum height	Where the standard is not met, matters of discretion are restricted to: b. dominance in relation to the road and adjoining sites;	s104(1A)(f)	Current understanding is that **dominance in relation to adjoining privately owned sites is out of scope if it relates solely to views from those sites.**
RSZ	RSZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**
RSZ	RSZ-S3 Setback	Where the standard is not met, matters of discretion are restricted to: b. screening, planting and landscaping on the site;	s104(1A)(a)(vi)	Landscaping if proposed remains in scope, but **effects solely related to the size of landscaping areas for residential activities are out of scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RSZ	RSZ-S4 Outdoor living space	**1. Each residential unit or minor residential unit must have an exclusive outdoor living space:** **of at least 50m2 at ground level with a minimum dimension of 5m; or** **at least 8m2 (with a minimum dimension of 2m) where the residential unit is not on the ground floor.** **2. The outdoor living space must:** **be directly accessible from a habitable room in the residential unit;** **be free of buildings, storage, parking spaces and manoeuvring areas; and** **be oriented to the north, east or west side (or a combination) of the residential unit.**	s104(1A)(iii)	Strikeout/delete provision. The **outdoor living space** of residential units is no longer in scope.
RSZ	RSZ-S5 Outdoor storage	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that the area it is not visible from **adjoining sites and** public land.	s104(1A)(f)	Strikeout 'adjoining sites and'
RSZ	RSZ-S5 Outdoor storage	Where the standard is not met, matters of discretion are restricted to: b. the amenity values of adjoining properties including that on the outdoor living space;	s104(1A)(iii)	Current understanding: **for residential activities only, consideration of amenity values on the outdoor living space is no longer in scope.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
RSZ	RSZ-S5 Outdoor storage	Where the standard is not met, matters of discretion are restricted to: c. screening, planting and landscaping;	s104(1A)(a)(vi)	Landscaping mitigation remains in scope, but **for residential activities only effects solely related to the size of landscaping areas for residential activities are out of scope.**
RSZ	RSZ-S6 Landscaping and screening	Where a site adjoins a Rural Production zone, the shared boundary shall be screened or landscaped with either: a solid fence or wall of a minimum height of 1.8m; or be landscaped with plants or trees with a minimum height of 1m at planting which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or be screened with a combination of (a) and (b) above.	s104(1A)(vi)	Provision to remain, but **size of landscaping area cannot be considered for a residential activity**
RSZ	RSZ-S7 RSZ-S8 Sensitive activity setbacks	Where the standard is not met, matters of discretion are restricted to: a. Potential reverse sensitivity effects and measures taken to mitigate these effects, such as landscaping or screening	s104(1A)(a)(vi)	Provision to remain. Proposed landscaping to mitigate reverse sensitivity effects remains in scope.

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
NOSZ	NOSZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites** . Privacy, shading, sunlight access to adjoining sites still in scope
NOSZ	NOSZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: a. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(a)(iii)	**Effects on the outdoor living areas of adjoining residential sites are out of scope**
NOSZ	NOSZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites**
OSZ	OSZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites .** Privacy, shading, sunlight access to adjoining sites still in scope
OSZ	OSZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: a. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
OSZ	OSZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites**
SARZ	SARZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites** . Privacy, shading, sunlight access to adjoining sites still in scope
SARZ	SARZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas;	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**
SARZ	SARZ-S4 Building or structure coverage	Where the standard is not met, matters of discretion are restricted to: d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites**
LIZ	LIZ-R2 Industrial Activity	Matters of discretion are restricted to: c. the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the Light Industrial zone; and	s104(1A)(c)	**Trade distribution effects are out of scope if the ancillary activity is a retail activity.**

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
LIZ	LIZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites .** Privacy, shading, sunlight access to adjoining sites still in scope
LIZ	LIZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**
LIZ	LIZ-S2 Height in relation to boundary	Matters of discretion: b. shading and loss of access to sunlight to adjoining	s104(1A)(iii)	Current understanding is that **effects on the outdoor living areas of adjoining**
LIZ	LIZ-S6 Landscaping for sites that adjoin any sites other than mixed use or industrial	Where the standard is not met, matters of discretion are restricted to: a. the outlook, character, and amenity of adjoining sites in any zone other than Mixed Use, Light Industrial or Heavy Industrial zones;	s104(1A)(f)	**The outlook from adjoining privately owned sites is out of scope**
LIZ	LIZ-8 Pedestrian frontages	For sites with pedestrian frontage identified on the planning maps: 1. At least 65% of the building frontage at ground floor must be clear glazing	s104(1A)(a)(i)	**Glazing standard remains in scope unless a non-complying ground floor residential activity is proposed**
HIZ	HIZ-S1 Maximum height	Matters of discretion: b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites;	s104(1A)(f)	**Dominance in relation to adjoining sites out of scope if it relates solely to views from those sites .** Privacy, shading, sunlight access to adjoining sites still in scope

Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
HIZ	HIZ-S2 Height in relation to boundary	Where the standard is not met, matters of discretion are restricted to: b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas	s104(1A)(a)(iii)	Current understanding, **effects on the outdoor living areas of adjoining residential sites are out of scope**
HIZ	HIZ-S4 Outdoor storage	Where a site adjoins another site that is not zoned light industrial or heavy industrial any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from **adjoining sites and** public land.	s104(1A)(f)	Strike out 'adjoining sites and'
HIZ	HIZ-S6 Landscaping for adjoining sites other than mixed use or industrial	Where the standard is not met, matters of discretion are restricted to: a. the outlook, character, and amenity of adjoining sites in any zone other than Mixed Use, Light Industrial or Heavy Industrial zones;	s104(1A)(f)	**The outlook from adjoining privately owned sites is out of scope**