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