Zone/Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
7.6 Residential Zone	Policy 7.6.4.7	That residential activities have sufficient land associated with each household unit to provide for **outdoor space**, planting, parking and manoeuvring.	s104(1A)(a)(iii)	Outdoor living space is out of scope.
7.6 Residential Zone	Policy 7.6.4.8	That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.	s104(1A)(a)(vi)	Mostly remains in scope, but **area of landscaping cannot be considered.**
7.6 Residential Zone	Policy 7.6.4.11	That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.	s104(1A)(a)(vi)	Mostly remains in scope, but **area of landscaping cannot be considered.**
7.6 Residential Zone	Rule 7.6.5.1.7 (c)	Not less than 50% of that part of the site between the road boundary and a parallel line 2m there from (i.e. a 2m wide planting strip along the road boundary) shall be landscaped, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333(and any sites created as a result of a subdivision of these lots). For the landscaping required on Lot 1 DP 28017 and Lot 1 DP 46656 (and any sites created as a result of a subdivision of these lots) refer to Rule 7.6.5.1.10 (b) below; and	s104(1A)(a)(vi)	Area of landscaping is out of scope, and this rule indicates an area (depth) to be landscaped but it also requires a length to be landscaped in relation to character and screening. Retain, but effects of a reduced width cannot be considered.
7.6 Residential Zone	Rule 7.6.5.1.8	SCREENING FOR NEIGHBOURS - NON-RESIDENTIAL ACTIVITIES Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.	s104(1A)(f)	Requires outdoor areas [for non-residential activities, parking, loading, and outdoor storage] to be screened from adjoining residential sites. Relates solely to views from private property, out of scope.
7.6 Residential Zone	Rule 7.6.5.1.10 (b)(i)	The entire length of the road boundary, other than access points, shall be fenced using a visually permeable fence of varying heights not exceeding 1.8m and shall be planted **to a depth of at least 3m from the road boundary** with trees and shrubs that reflect the non weed species present along the road corridor. The planting shall predominantly visually mitigate and screen the built development within the site when viewed from the road. Full screening of all built development is not required. This fencing **and planting** shall be maintained in perpetuity.	s104(1A)(a)(vi)	Red text is out of scope, because all forms of landscape planting have a footprint/area associated with them. Here, area of landscaping is required due to the required depth.

Zone/Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
7.6 Residential Zone	Rule 7.6.5.1.10 (b)(ii)	All other external boundaries of the above sites, not including the road or stream boundaries, shall be fenced using a visually permeable fence not exceeding 1.8m in height and shall be planted to a depth of at least 1.5m from the site boundary with shrubs and trees that will, in time, achieve a height sufficient to ensure the mitigation and screening of buildings within the site from neighbouring properties. Full screening of all buildings is not required. This planting shall be maintained in perpetuity.	s104(1A)(a)(vi) s104(1A)(f)	Area of landscaping is out of scope. Views from private property is out of scope.
7.6 Residential Zone	Rule 7.6.5.1.10 (c)*all points*	Prior to any building work on Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 located on Kerikeri Inlet Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) a landscaping plan that has been approved by Council showing: • Screening of **the entire length of** the Kerikeri Inlet Road boundary, other than the access point, with a pittosporum hedge (or similar dense foliage evergreen hedge, or mix of species) **capable of achieving a minimum height of 3m and a minimum of twenty trees capable of achieving a height of 5m within the 10m setback area behind the required hedge**. Visually impermeable fencing can be installed on the road side of the hedge; • Screening of the eastern boundary of Lot 1 DP 404507 with an evergreen hedge **capable of growing to a minimum height of 3m;** • A hedge of Griselinia littoralis or similar along the western boundary of Lot 1 DP 404507 where it adjoins Lot 2 DP 103531 and Lot 1 DP 181291**to achieve a minimum height of 2.5m;** • Tree planting along the northern boundary, and within the northern third of Lot 1 DP 404507 and Lot 1 DP 181291. The proposed species must reflect the character of the area and the proximity to the stream, **be capable of attaining a minimum height of 10.0 metres,** and shall be resistant to Myrtle Rust. The trees shall be planted as pb95 specimens. The objective of the tree planting is to soften and fragment views of the site from the north rather than screen views. • All planting shall be implemented and maintained in perpetuity.	s104(1A)(a)(vi)	Area of landscaping out of scope. It is noted that this subdivision has already been implemented.
7.6 Residential Zone	Rule 7.6.5.3.1 matter of discretion (b), (c) ,	(b) the siting of the building(s), decks**and outdoor areas** relative to adjacent properties in order to avoid **visual domination and** loss of privacy and sunlight to those properties; **(c) the size, location and design of open space and** the extent to which trees and garden plantings are utilised for mitigating adverse effects;	s104(1A)(a)(iii) s104(1A)(f)	Views from private property cannot be considered as part of visual domination. Out of scope in relation to outdoor living areas.
7.6 Residential Zone	Rule 7.6.5.3.1 matter of discretion (j)	(j) the ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site;	S104(1A)(a)(iii) s104(1A)(a)(iv)	Retain, but note that **the effects of outdoor living space and area of landscaping (other than for permeability) cannot be considered**.

Zone/Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
7.6 Residential Zone	Rule 7.6.5.3.2 matter of discretion (i)	(i) the siting of the building(s), decks**and outdoor areas** relative to adjacent properties in order to avoid **visual domination and** loss of privacy and sunlight to those properties;	S104(1A)(a)(iii) s104(1A)(f)	Views from private property cannot be considered as part of visual domination. Out of scope in relation to outdoor living areas.
7.6 Residential Zone	Rule 7.6.5.3.3 matter of discretion (a)	(a) the extent to which adjacent properties will be adversely affected in terms of **visual domination,** overshadowing, loss of privacy and loss of access to sunlight and daylight;	s104(1A)(f)	Views from private property cannot be considered as part of visual domination
7.6 Residential Zone	Rule 7.6.5.3.3 matter of discretion (b)	the ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.	s104(1A)(a)(vi)	**Area of landscaping out of scope.**
7.6 Residential Zone	Rule 7.6.5.3.4 matter of discretion (a)	(a) the extent to which adjacent properties will be adversely affected in terms of**visual domination**, overshadowing, loss of privacy and loss of access to sunlight and daylight;	s104(1A)(f)	Views from private property cannot be considered as part of visual domination
7.6 Residential Zone	Rule 7.6.5.3.4 matter of discretion (b)	the location and proximity of adjacent residential units, **and the outdoor space used by those units;**	s104(1A)(a)(iii)	Effects on adjacent outdoor living areas out of scope.
7.6 Residential Zone	Rule 7.6.5.3.5 matters of discretion (a), and (g)	(a) the ability to provide adequate landscaping for all activities associated with the site; (g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects;	s104(1A)(a)(vi) s104(1A)(f)	**Size of landscaping areas out of scope for effects assessment. Views from private property also out of scope.**
7.6 Residential Zone	Rule 7.6.5.3.5 matters of discretion (d), (e), (f), and (h).	**(d) the extent to which private open space can be provided for future uses;** (e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, **adjacent sites** and the surrounding environment; (f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, **adjacent sites** and the surrounding environment; (h) the extent to which non-compliance affects the privacy,**outlook and enjoyment of private open spaces** on adjacent sites.	s104(1A)(a)(iii) s104(1A)(f)	(d) is out of scope as it is specifically related to the assessment of oudoor living space. (e),(f), (h) Views fromprivate property also out of scope.
7.6 Residential Zone	Rule 7.6.5.3.7 Matter of Discretion (b)	the extent to which the building(s) intrudes into the street scene or reduces**outlook and** privacy of adjacent properties	s104(1A)(f)	Views from private property out of scope.
7.7 Commercial Zone	Rule 7.7.5.1.3 (a)	(a) Along boundaries adjoining any zone other than the Commercial or Industrial Zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.	s104(1A)(f)	Retain as the screening requirement relates to a number of effects, but **Clause (a) in the event of an infringment, views from private property cannot be considered**
7.7 Commercial Zone	Rule 7.7.5.1.3 (b)	At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped.	s104(1A)(a)(vi)	**Clause (b)Would be out of scope in relation to residential activities occuring in this zone.**
7.7 Commercial Zone	Rule 7.7.5.2.1 Matter of control(a)	(a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;	s104(1A)(f)	**Clause (a) Views from private property cannot be considered as part of visual domination**

Zone/Chapter	Clause Ref	Content	Which clause of s104(1A) applies	Extent Provision is Out of Scope and comments
7.7 Commercial Zone	Rule 7.7.5.2.1 Matter of control(b)	the location and proximity of adjacent residential units, and the outdoor space used by those units;	s104(1A)(a)(iii)	**Clause (b)Effects on adjacent outdoor living areas of residential units out of scope.**
7.7 Commercial Zone	Rule 7.7.5.3.1 Matter of discretion (i)	(i) the extent to which adjacent residential properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;	s104(1A)(f)	**Views from private property cannot be considered as part of visual domination**
7.7 Commercial Zone	Rule 7.7.5.3.3 Matter of discretion (a)	(a) the visual effect on property in the vicinity of the proposed commercial development;	s104(1A)(f)	**Views from private property cannot be considered**
7.8 Industrial Zone	7.8.5.1.2	(a) Along boundaries adjoining any zone other than the Commercial or Industrial Zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a	s104(1A)(f)	**Clause (a) Views from private property cannot be considered**
7.8 Industrial Zone	Rule 7.8.5.1.2 (b)	At least 50% of that part of the site between the road boundary and a parallel line 3m therefrom, which is not occupied by buildings or driveways, shall be landscaped.	s104(1A)(a)(vi)	**Clause (b) Would be out of scope in relation to residential activities occuring in this zone.**
7.8 Industrial Zone	Rule 7.8.5.2.1 Matter of control(a)	(a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;	s104(1A)(f)	**views from private property cannot be considered**
7.8 Industrial Zone	Rule 7.8.5.2.1 Matter of control(b)	the location and proximity of adjacent residential units, **and the outdoor space used by those units;**	s104(1A)(a)(iii)	Effects on adjacent outdoor living areas of residential units out of scope.
7.8 Industrial Zone	Rule 7.8.5.3.5 Matter of control(a)	(a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;	s104(1A)(f)	**Views from private property cannot be considered**