

## Appendix xx

### Comparison between how building materials and design is managed in the JPRZ and through the proposed Henley Downs Plan Change.

Activity	JPRZ	Notified Henley Downs Zone	2015 version	Scope (2015 version)	Enable Integration
Single residential building (excl. on the homesites/ ACRAA)	Controlled subject to external appearance, earthworks and landscaping, and compliance with development controls and design guidelines and subject to a review board process.	Permitted subject to meeting standards (set out below).	Permitted subject to meeting standards (set out below).	✓	✓
All buildings (in Urban/ R Activity Areas)	Buildings and fences constructed of a reflective material shall be coated with a non reflective finish - otherwise it is non-complying.  <i>Continuous building length;</i>  <i>Specification of claddings/ materials;</i>  <i>Controls over roof pitch, form, penetrations, glazing, joinery, and visibility of such from the State Highway</i>	Restricted discretionary activity to breach reflectance value of $\leq 35\%$ (walls) and $\leq 20\%$ (roofs) or being constructed of various natural materials. Features etc. exempt. No assessment matters.	Restricted discretionary activity to breach 70% of exterior $\leq 35\%$ (walls) and $\leq 20\%$ (roofs).  Controls over visibility from the State Highway??  Added continuous building length	✓	✓

Activity	JPRZ	Notified Henley Downs Zone	2015 version	Scope (2015 version)	Enable Integration
Buildings with more than three residential units/ comprehensive development.	As above, but design controls slightly different.	RDIS in respect of (relevantly) the location, external appearance and design of buildings. This is supported by 13 assessment matters, which relate to good urban design outcomes.	Subdivision below 550m <sup>2</sup> controlled and below 400m <sup>2</sup> restricted discretionary activity subject to design related matters. Once subdivided, building 3+ units or 2+ on sites under 400m <sup>2</sup> controlled.	✓	✓
Non-residential buildings	As above	As above, and supported by 12 assessment matters; most of which relate to good urban design outcomes.	Non-residential buildings within the EIC and the Residential (R) activity area is restricted discretionary activity.	✓	✓ (except height)
Buildings in Development Areas A, H, I and K or within a "homesite".	Within homesites buildings are controlled up to 1000m <sup>2</sup> .	Permitted within an approved building platform (RBP) in Development Areas A, H, I & K.  Discretionary (DIS) outside an RBP.	Subdivision in R(SH)-2 (notified Area A) and FP-1 (including notified Area K) where conservation lot provided is controlled with no control over location or RBP's.	✗	✗
Maximum building height - residential/ outside the village or precincts	8 m (then N-C activity)  4 m for buildings in the open space area other than farm buildings.  <i>Garage height of 3.5 m and a requirement that garage door entrance do not open to the road.</i>	8 m (then N-C activity) and recession plane requirements - no assessment matters	8 m and 10 m/ 3 storey (then N-C) for medium density areas and small lot development.  Recession plane only applies to sites over 550m <sup>2</sup> and not within a medium density area.	✓*	✗
Building height in commercial, community, or	10 m in village and 8 m in comprehensive residential sites (then non complying)	10 m (then RDIS). No assessment matters and none relating to height at the time of approving the	10 m or 3 storey where consented (as a restricted discretionary activity) in (R) and (EIC) Areas and 15 m for commercial buildings in	✗	✗

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MDH precinct		location of precincts.	the EIC  No scope for a) commercial height as not being identified at time of subdivision in the manner precincts were or b) height in the EIC		
Internal setbacks	20 m from the zone boundary.  <i>Internal setbacks of 2m x 4.5m 2 x 4.5 m and rest of 2 m or 1x 6 m ; restrictions on accessory buildings in the yard setbacks; and an allowance for certain chimneys to protrude into the setbacks.</i>	2.0 m and 4.5 m and, in precincts, 1.5 m; supported by assessment matters.	2 x 4.5 m and rest of 2 m or 1x 6 m, 1 x 3m and rest of 2m and allowance for accessory buildings to protrude into this.	✓	✓
Road setback	None in either District Plan or guidelines.	Zone stds: 4.5 m and, 3 m in the precincts (zone std). No assessment matters.	Site stds: 3 m for Commercial community activities and visitor accommodation.  For all other activities 4.5m; except for residential activities on sites <550m <sup>2</sup> . No exemptions.  *= Due to change from zone std to site std.	x*	
Outdoor living	None. Low coverage requirements likely achieve same ends	In precincts 20m <sup>2</sup> contained in one area with a minimum dimension of 3m.  Elsewhere/ in all other areas 36m <sup>2</sup>	As per notified except rather than precincts distinction is between 3+ units on sites <550m <sup>2</sup> and all other.	✓	✓

Activity	JPRZ	Notified Henley Downs Zone	2015 version	Scope (2015 version)	Enable Integration
		contained in one area with a minimum dimension of 4.5m or 8m <sup>2</sup> above ground.			
Fences/ walls including those on front boundaries.	<p><i>Street boundary walls to be stone and max 1.5 high except 25% of its length can be up to 1.8 m high. Internal boundary walls can be 1.8m and constructed of approved building claddings.</i></p> <p><i>Restrictions also on walls and fencing (post and wire only) in the Highway Landscape Protection Area.</i></p>	Fence/ wall within the road setback max 1.2 m high except ½ the length can be up to 1.8 m high.	As notified but sites <550m <sup>2</sup> exempt on the basis that such design will be ensured on those sites through consent notices (but fence design not matter of discretion).	✓	✓ not same but sufficient consistency
Density	<p>In the Res areas, RDIS to undertake development without/ contrary to an approved density master plan, which achieves a density of 10 - 12/ ha across the zone.</p> <p>In the village: RDIS to exceed 60% coverage, and 1/3 - 5/6 of GFA can be residential. This could potentially enable a very large number of units.</p>	<p>Non-complying to exceed the maximum number of units specified. In those areas comparable to the Jacks Point (Res) areas, this equates to maximum gross densities of 15-18 dwellings per ha, depending on the area.</p> <p>N-C for more than 1 unit on a site</p>	<p>Restricted discretionary activity if the density range is not met. Proposed net densities equate to gross densities (for comparison purposes) of xx per ha.</p> <p>Area R-E (in place of village) gross 25-45/ ha (or xx net) and no density limit in EIC?</p> <p>Restricted discretionary activity for more than 1 unit on a site.</p>	✓	✗
Building	<i>300m<sup>2</sup> / 45% maximum building</i>	No maximum coverage limit but	70% in medium density areas, no	✓	✗

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coverage	<p><i>coverage per site and 55% for comprehensive developments</i></p> <p>5% coverage over the zone; otherwise non-complying. Potentially ineffective though as not a matter for consideration at the OPD/ density masterplan stage.</p>	<p>the likely maximum building coverage<sup>1</sup> over the whole zone, if developed to capacity (based on various assumptions) is likely close to 5%. .</p>	<p>limit for sites &lt;400m<sup>2</sup>, and 50% elsewhere.</p>		<p>(not for small sites)</p>
Other	<p>Parking, loading, and access are a controlled activity in itself - re access points and the number of access points. This is necessary as some of the part 14 rules relating to such matters do not apply to the Resort Zone.</p>				

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