

Overview

The purpose of the General Residential Zone is to provide for and maintain established residential neighbourhoods with traditional suburban densities and housing forms in the urban areas of New Plymouth, Waitara, Inglewood, Bell Block and Ōākura.

The zone is generally characterised by one building per site, with houses typically being detached, one or two storeys high and set on spacious sections, with areas of private outdoor space, some large trees and gardens or landscaping. The General Residential Zone applies to areas where people sleep and enjoy their leisure time. For this reason, the District Plan seeks to ensure that high standards of on-site and neighbourhood amenity are achieved, including by controlling the level of noise and light overspill that may be emitted in the zone, and by requiring that residential properties are provided with good access to sunlight and daylight and have a reasonable level of privacy. The District Plan also seeks to promote a consistently high standard of design through the application of the Residential Design Guide (APP2).

Large multi-lot subdivisions or multi-unit developments are not anticipated within this zone. However, to provide for diversity in housing choice and affordable housing options, some increased density in the form of smaller scale infill development is provided for where consistency with the Residential Design Guide (APP2) can be achieved. Multi-unit development or other residential development that is not permitted in this zone will require a resource consent and each development will be assessed on a case by case basis against the provisions in this chapter and the Residential Design Guide (APP2).

A variety of non-residential activities that operate from existing houses or from purpose-built buildings are also provided for, where these activities are compatible with the residential character and amenity of the zone and complementary with residential activities. Incompatible non-residential activities are not anticipated or provided for in this zone.

Cross references to other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the General Residential zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TRAN-R8).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Viewshafts** - Viewshafts within the Residential zones are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Residential Zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.

Objectives	
GRZ-O1	The General Residential Zone is predominantly used for residential activities and characterised by residential housing.
GRZ-O2	The role, function and predominant residential character of the General Residential Zone is not compromised by incompatible non-residential activities.
GRZ-O3	A variety of housing types, sizes and tenures are available in different locations to respond to community needs, while also responding appropriately and sensitively to the context, character and amenity values of the surrounding neighbourhood.
GRZ-O4	Residential buildings provide occupants and neighbours with high quality living environments.
GRZ-O5	Streetscapes, natural features, residential character and/or amenity are not compromised by adverse changes to landform or incompatible built form.
GRZ-O6	Adverse effects of activities are managed to maintain residential amenity.

Policies	
GRZ-P1	Allow activities that are compatible with the role, function and predominant character of the General Residential Zone, while ensuring their design, scale and intensity is appropriate, including: <ol style="list-style-type: none"> 1. residential activities; 2. boarding houses; 3. Māori purpose activities; 4. home businesses; 5. residential visitor accommodation; 6. supported residential care facilities; 7. educational facilities (except child care services); and 8. medical and health services.
GRZ-P2	Manage activities that are potentially compatible with the role, function and predominant character of the General Residential Zone, and ensure it is appropriate for such activities to establish in the General Residential Zone, having regard to whether: <ol style="list-style-type: none"> 1. the purpose of the activity assists in providing a range of housing choices in the district, services neighbourhood needs and/or enhances social connectivity;

	<p>2. the scale of the activity, site design and layout and built form is compatible with the character and amenity of the residential area;</p> <p>3. the location of non-residential activities is close to and accessible to existing centres and not in isolated locations;</p> <p>4. the activity has the potential to undermine the viability of a nearby centre; and</p> <p>5. there is adequate existing and/or planned infrastructure to service the activity.</p> <p>Potentially compatible activities include:</p> <ol style="list-style-type: none"> 1. child care services 2. retirement villages; 3. community facilities; 4. visitor accommodation; 5. multi-unit developments; 6. general retail activities; 7. supermarkets; 8. entertainment and hospitality activities; 9. business service activities; and 10. sport and recreation activities.
GRZ-P3	<p>Avoid activities that are incompatible with the role, function and predominant character of the General Residential Zone, and/or activities that will result in:</p> <ol style="list-style-type: none"> 1. reverse sensitivity effects and/or conflict with permitted activities in the zone; or 2. adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on residential character and amenity values. <p>Incompatible activities include:</p> <ol style="list-style-type: none"> 1. industrial activities; 2. primary production and rural industry; 3. commercial service activities; 4. large format retail activities; and 5. integrated retail activities.
GRZ-P4	<p>Require home business activities to maintain residential character and amenity, including by:</p> <ol style="list-style-type: none"> 1. ensuring the activity is ancillary to the residential activity on the site and will take place within a residential unit or accessory building; 2. managing noise emissions, and avoiding inappropriate or excessive noise, and in particular noise that may result in adverse health effects and/or sleep disturbance; 3. locating and/or screening outdoor storage of vehicles, equipment or goods so that it is not visible from a public place; and 4. managing traffic effects, including employee, customer and visitor visits to the site.
GRZ-P5	<p>Encourage residential development which provides a range of housing types and sizes, including social housing and lower cost, market rate housing, taking account of the housing requirements of different households, especially those on low to moderate incomes.</p>
GRZ-P6	<p>Maintain the role, function and predominant character of the General Residential Zone by controlling:</p> <ol style="list-style-type: none"> 1. the number of residential units per site; 2. building height, bulk and location; 3. site coverage and outdoor living space; 4. setbacks from boundaries; and 5. height in relation to boundaries.
GRZ-P7	<p>Require the effects generated by activities to be of a type, scale and level that is appropriate for the General Residential Zone, including by:</p> <ol style="list-style-type: none"> 1. controlling noise, vibration, light or glare (particularly at night); 2. minimising adverse effects on the local transport network, including from inappropriate traffic volumes by providing sufficient on-site parking, servicing, manoeuvring, pedestrian and cycling space; 3. managing earthworks, subdivision and construction work; 4. ensuring the size, design and type of signage is compatible with the character and amenity of the open space area that the signage is located in; and 5. minimising hard surfacing and, where possible, retaining or providing visually prominent trees, bush and/or landscaping.
GRZ-P8	<p>Require that buildings reinforce the spacious qualities and characteristics of the residential setting and maintain residential amenity for surrounding properties and public places by:</p> <ol style="list-style-type: none"> 1. designing buildings in general accordance with the Residential Design Guide; 2. ensuring that the siting, scale and appearance of the building is compatible with surrounding development patterns, neighbourhood character and/or the residential setting; 3. maintaining visual amenity with relatively low building heights and by controlling the placement of accessory buildings and garages in front yards; 4. providing outdoor living spaces and controlling building site coverage to create space between buildings; 5. increasing the opportunities for landscaping and permeable surface areas by limiting the amount of hard surfacing used; 6. retaining visually prominent trees, indigenous habitat and established landscaping that contribute to the amenity of the site and/or the neighbourhood and/or ecological connectivity; and 7. allowing passive surveillance of the street or public open space by minimising the use of high fences or walls on road boundaries.
GRZ-P9	<p>Ensure buildings achieve high-quality on-site amenity, having regard to:</p> <ol style="list-style-type: none"> 1. whether buildings are designed in general accordance with the Residential Design Guide;

	<ol style="list-style-type: none"> 2. the extent to which a reasonable level of sunlight access and privacy is achieved; 3. the provision of sufficient separation distances between buildings to minimise adverse enclosure and dominance effects; and 4. the availability of private, outdoor living spaces of sufficient size to maintain amenity for residents.
GRZ-P10	<p>In addition to policy GRZ-P8, require new multi-unit developments to achieve high-quality on-site amenity as well as maintaining the amenity of surrounding properties and public places by:</p> <ol style="list-style-type: none"> 1. designing and orientating buildings and providing landscaping to mitigate against adverse dominance, privacy and amenity impacts; 2. breaking down unarticulated, large blank facades into smaller elements through variations in facades, materials, roof form, building separation and/or other design elements; 3. providing insulation to minimise adverse noise effects between residential units (if attached) and road noise (if located next to state highways, arterial roads or railways); and 4. providing adequate storage space and utility and/or refuse areas to accommodate typical residential living requirements.
GRZ-P11	<p>Encourage living activities that are healthy, accessible and sustainable by:</p> <ol style="list-style-type: none"> 1. using universal design to cater for people of all ages and abilities; 2. orientating buildings to maximise solar gain for natural light, warmth and moisture control; 3. incorporating innovative design to assist occupants in minimising energy and water consumption; and 4. providing small-scale on-site energy generation to meet the needs of occupants.

Rules

Refer to Part 1 for how to use this District Plan, including activity status abbreviations.

Activities Rules

Land Use Activities	
GRZ-R1	Residential activities
GRZ-R2	Boarding house accommodating up to six persons on site
GRZ-R3	Māori purpose activities
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. all General Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). 2. Where compliance with three or more General Residential Zone Effects Standards is not achieved: <ol style="list-style-type: none"> a. whether the activity is compatible with the character of the surrounding neighbourhood; b. the extent to which the intensity and scale of the activity may adversely impact on the amenity of neighbouring properties and the surrounding neighbourhood; c. whether the activity is appropriately located in the General Residential Zone; d. whether the adverse effects of the activity can be avoided, remedied or mitigated.
GRZ-R4	Accessory building
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. the building is used for residential activities; and 2. all General Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). 2. Where compliance with three or more General Residential Zone Effects Standards is not achieved: <ol style="list-style-type: none"> a. whether the activity is compatible with the character of the surrounding neighbourhood; b. the extent to which the intensity and scale of the activity may adversely impact on the amenity of neighbouring properties and the surrounding neighbourhood; c. whether the activity is appropriately located in the General Residential Zone; and/or d. whether the adverse effects of the activity can be avoided, remedied or mitigated.
GRZ-R5	Home business

<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> no more than 22 vehicle movements are generated in a 24 hour period for the combined home business and residential unit; no more than eight vehicle movements per hour are generated for the combined home business and residential unit; the home business does not generate objectionable or offensive effects, including odour, dust or smoke effects, beyond the boundaries of the site; and all Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding neighbourhood. Whether the type of home business is compatible with the character of the surrounding neighbourhood. Effect on amenity values of nearby residential properties, especially hours and days of operation, noise, traffic and privacy impacts. Parking and access; safety, efficiency and impacts to on street parking and neighbours. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
GRZ-R6 Residential visitor accommodation	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the maximum number of all guests per night is 10 people; the activity occurs for no more than 90 days in total per site during any 12 month period; no more than 22 vehicle movements are generated in a 24 hour period for the combined visitor accommodation and residential unit; no more than eight vehicle movements per hour are generated for the combined home business and residential unit; and all General Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding area. The extent of adverse effects on adjacent residential properties, especially noise and privacy. Traffic, parking and access effects, including impacts on the safety and efficiency of the roading network and on the availability of on-street parking in the immediate locality. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
GRZ-R7 Supported residential care	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the maximum occupancy does not exceed nine residents; no more than 22 vehicle movements in total are generated in any 24 hour period for the residential unit; no more than eight vehicle movements per hour are generated for the residential unit; and all General Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding area. The extent of adverse effects on adjacent residential properties, especially noise and privacy. The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area. The extent and effect of non-compliance with any relevant Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
GRZ-R8 Educational facilities (excluding child care services)	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity occurs within a building with a maximum gross floor area of 200m² per site; and all General Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> Whether the activity is compatible with the character of the surrounding neighbourhood. The extent to which the intensity and scale of the activity may adversely impact on the amenity of neighbouring properties and the surrounding neighbourhood. Whether the activity is appropriately located on site. Topography, site orientation and planting. The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area. The extent and effect of non-compliance with any relevant Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
GRZ-R9 Medical and health services	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity occurs within a building with a maximum gross floor area of 100m² per site; and all General Residential Zone Effects Standards are complied with. 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> Intensity and scale of the activity, including hours of operation. The extent to which the activity may adversely impact on traffic

	<p>generation, road safety, parking and access, including a safe pick up and drop off area.</p> <ol style="list-style-type: none"> 3. Effect on streetscape and character of the zone 4. Effect on amenity values of nearby residential properties, including cumulative effects of other nearby non-residential activities. 5. Whether the activity is more appropriately located in a nearby Centre. 6. Infrastructure requirements. 7. The extent and effect of non-compliance with any relevant Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s).
GRZ-R10	Multi-unit developments
<p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance is in accordance with the Residential Design Guide. 2. The effect that the increased density has on the amenity values and established streetscape character of the area, including loss of mature trees and landscaping. 3. The extent to which topography, site orientation and planting have been integrated into the site layout and design. 4. The effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure. 5. The ability to provide adequate privacy, outdoor living space, storage space/utility and/or refuse areas for each residential unit. 6. Parking and access; safety, efficiency and impacts to on street parking and neighbours. 7. The extent of impervious surfaces and landscaping. 8. The extent to which the activity will intensify the use of the area and/or the number of people that are likely to occupy the site, thereby potentially increasing the level of exposure to life-safety risk from the effects of natural hazards and/or climate change. 9. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standard(s) and the matters of discretion in any infringed Effects Standard(s). 	<p>Activity status where compliance not achieved: DIS</p>
GRZ-R11	Retirement village
GRZ-R12	Child care services
GRZ-R13	Community facilities
<p>Activity status: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The extent to which building design, siting and external appearance meets the intent of the Residential Design Guide. 2. The extent of adverse effects on the amenity values of nearby residential properties and public places, including: <ol style="list-style-type: none"> a. privacy and cumulative effects of other nearby non-residential activities; and b. loss of mature trees and landscaping. 3. Whether high quality on-site amenity values can be achieved. 4. The extent to which the activity may adversely impact on traffic generation, road safety, parking and access, including a safe pick up and drop off area. 5. The extent of impervious surfaces and landscaping. 6. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre. 7. Infrastructure requirements. 8. The extent to which the activity will intensify the use of the area and/or the number of people that are likely to occupy the site, thereby potentially increasing the level of exposure to life-safety risk from the effects of natural hazards and climate change. 9. The extent and effect of non-compliance with any relevant Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). 	<p>Activity status where compliance not achieved: DIS</p>
GRZ-R14	General retail activities
GRZ-R15	Supermarkets
GRZ-R16	Entertainment and hospitality activities

GRZ-R17	Visitor accommodation
GRZ-R18	Business service activities
GRZ-R19	Sport and recreation activities
GRZ-R20	Activities not otherwise listed in this table
Activity status: DIS	
Activity status where compliance not achieved: N/A	
GRZ-R21	Industrial activities
GRZ-R22	Primary production
GRZ-R23	Rural industry activities
GRZ-R24	Commercial service activities
GRZ-R25	Large format retail activities
Activity status: NC	
Activity status where compliance not achieved: N/A	

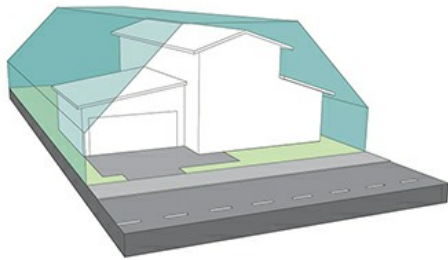
Building Activities	
GRZ-R26	Demolition or removal of a structure
Activity status: PER	
Activity status where compliance not achieved: N/A	
GRZ-R27	Relocation of a building
Activity status: CON	
Where:	
<ol style="list-style-type: none"> the building will be used as a residential unit or for visitor accommodation; a reinstatement works report has been prepared and submitted to the Council; and all General Residential Zone Effects Standards are complied with. 	
Matters over which control is reserved:	
<ol style="list-style-type: none"> Provision of a relocate bond. Reinstatement works, including all reinstatement work that will be undertaken to reinstate the site and/or the exterior of the building within 12 months of the relocation having occurred, including any external repair, replacement, painting or cleaning. Effects on amenity values of nearby residential properties and public places. Length of time taken to reconstruct, repair refurbish the building. Use of the building. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). 	
This rule does not apply to:	
<ol style="list-style-type: none"> The relocation of a residential unit that is less than 20 years old, provided it will be used as a residential unit or for visitor accommodation and all General Residential Zone Effects Standards are complied with. Buildings which will not be used for living activities. Buildings being repositioned on the same site. 	
Activity status where compliance not achieved: RDIS	
Matters over which discretion is restricted:	
<ol style="list-style-type: none"> The use to which the building will be put and whether it is compatible with the residential character and amenity of the zone and complementary with residential activities. Extent to which the siting and external appearance of the building meets the intent of the Residential Design Guide. Effect on amenity values of nearby residential properties and public places, including, loss of mature trees and landscaping. On-site amenity values. Parking and access; safety, efficiency and impacts to on street parking and neighbours. Extent of impervious surfaces and landscaping. Infrastructure requirements. The extent and effect of non-compliance with any relevant General Residential Zone Effects Standards and the matters of discretion in any infringed Effects Standard(s). 	
GRZ-R28	Erection of a structure associated with a permitted or controlled land use activity
GRZ-R29	Additions and/or alterations to an existing structure associated with a permitted or controlled land use activity
Activity status: PER	
Where:	
<ol style="list-style-type: none"> the new structure and/or alteration or addition to an existing structure is designed/intended to accommodate a permitted or controlled land use activity; and all General Residential Zone Effects Standards are complied with. 	
Activity status where compliance not achieved: RDIS	
Matters over which discretion is restricted:	
<ol style="list-style-type: none"> The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s). The extent to which the activity is consistent with the Residential Design Guide where three or more of the following General Residential Zone Effects Standards are not complied with: <ol style="list-style-type: none"> building height GRZ-S2; maximum site coverage GRZ-S3; height in relation to boundary GRZ-S4; 	

		<ul style="list-style-type: none"> d. minimum setbacks GRZ-S6; e. outdoor living space requirement GRZ-S7; and f. minimum landscaped permeable surface area GRZ-S9. <p>3. The purpose for which the building will be used and whether the building is designed to be able to accommodate a permitted land use activity.</p>
GRZ-R30	Erection of a structure associated with a restricted discretionary land use activity	
GRZ-R31	Additions and/or alterations to existing structures associated with a restricted discretionary land use activity	
Activity status: RDIS Matters over which discretion is restricted: <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s). 2. The extent to which the activity is consistent with the Residential Design Guide where three or more of the following General Residential Zone Effects Standards are not complied with: <ol style="list-style-type: none"> a. building height GRZ-S2; b. maximum site coverage GRZ-S3; c. height in relation to boundary GRZ-S4; d. minimum setbacks GRZ-S6; e. outdoor living space requirement GRZ-S7; and f. minimum landscaped permeable surface area GRZ-S9. 3. The purpose for which the building will be used and whether the building is designed to be able to accommodate a permitted land use activity. 		Activity status where compliance not achieved: N/A
GRZ-R32	Erection of a structure associated with a discretionary or non-complying land use activity	
GRZ-R33	Additions and/or alterations to an existing structure associated with a discretionary or non-complying land use activity	
Activity status: The same activity status applies as applies to the land use activity that the new structure or that the addition or alteration is designed to accommodate/be used for.		Activity status where compliance not achieved: N/A

Effects Standards

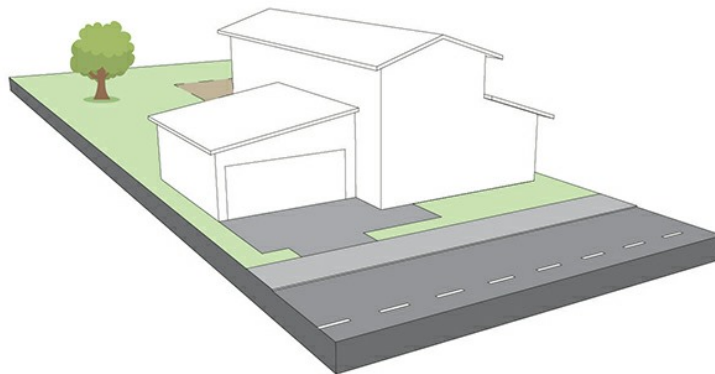
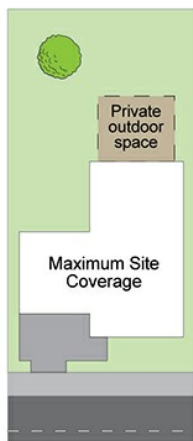
GRZ-S1	Maximum number of residential units	
<p>The number of residential buildings per lot shall be no more than:</p> <ol style="list-style-type: none"> 1. Two residential units; or 2. One residential unit and one minor residential unit; or 3. One residential unit and one sleep-out. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Accessory buildings 		Matters of discretion if compliance not achieved: <ol style="list-style-type: none"> 1. Extent to which building design, siting and external appearance is in accordance with the Residential Design Guide. 2. Effect that the increased density has on the amenity values and established streetscape character of the area, including the retention of mature trees and landscaping. 3. Extent to which topography, site orientation and planting have been integrated into the site layout and design. 4. Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure. 5. On-site amenity values, including the ability to provide adequate outdoor living space for all residential units on site. 6. Parking and access; safety, efficiency and impacts to on-street parking and neighbours. 7. Extent of impervious surfaces and landscaping.
GRZ-S2	Maximum building and structure height	
8m		Matters of discretion if compliance not achieved: <ol style="list-style-type: none"> 1. Effect on established streetscape character of the area. 2. The extent to which topography, site orientation and planting can mitigate the effects of the additional height of the building or structure. 3. Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure.

GRZ - Figure 19 - Maximum building and structure height



GRZ-S3	Maximum site coverage
	<ol style="list-style-type: none"> All activities (except papakāinga housing): 40% Papakāinga housing: 60%.
	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> Effect on established streetscape character of the area. Effect on amenity values of nearby residential properties, especially privacy and outlook of adjoining sites. The ability to provide adequate outdoor living space on site. Whether adequate mitigation of adverse effects can be achieved through the imposition of conditions, such as for landscaping.

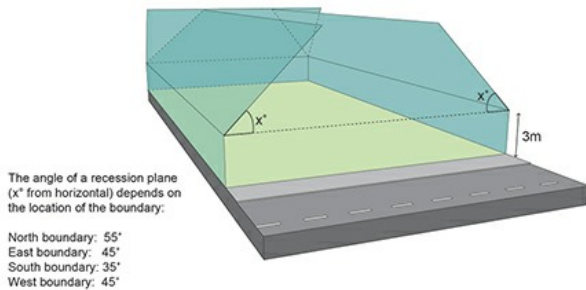
GRZ - Figure 20 - Maximum site coverage



GRZ-S4	Height in relation to boundary
<p>No part of any building shall project beyond the height in relation to boundary plane from points 3m above side boundaries.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Road boundaries. Buildings on adjoining sites that have a common wall along the boundary (i.e. no plane shall be applied along that part of the boundary covered by the wall). Boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard. Boundaries adjoining sites zones as Commercial and Mixed Use, General Industrial, Major Facilities and/or Rural Production. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> Effect on established streetscape character of the area. The extent to which topography, site orientation and planting can mitigate the effects of the height of the building or structure. Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure.

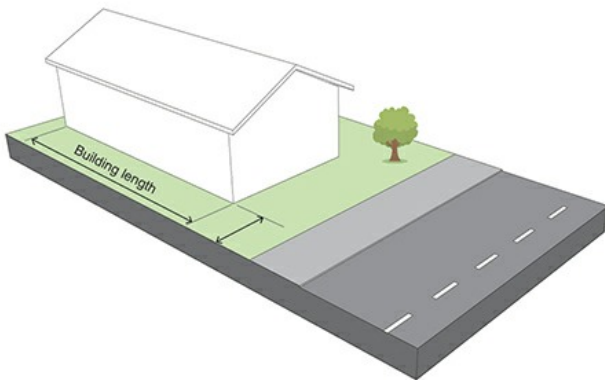
<p>5. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m measured vertically.</p> <p>6. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m measured vertically. Refer to ENG-Y-S3.</p>	
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GRZ - Figure 21 - Height in relation to boundary



GRZ-S5	Maximum building length	
30m within 10m of a side boundary of a property zoned as Residential.		<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Effect on established streetscape character of the zone. 2. The extent to which topography, site orientation and planting can mitigate the effects of the additional length of the building. 3. Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure. 4. The ability to provide adequate outdoor living space on site. 5. Whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and alternative design.

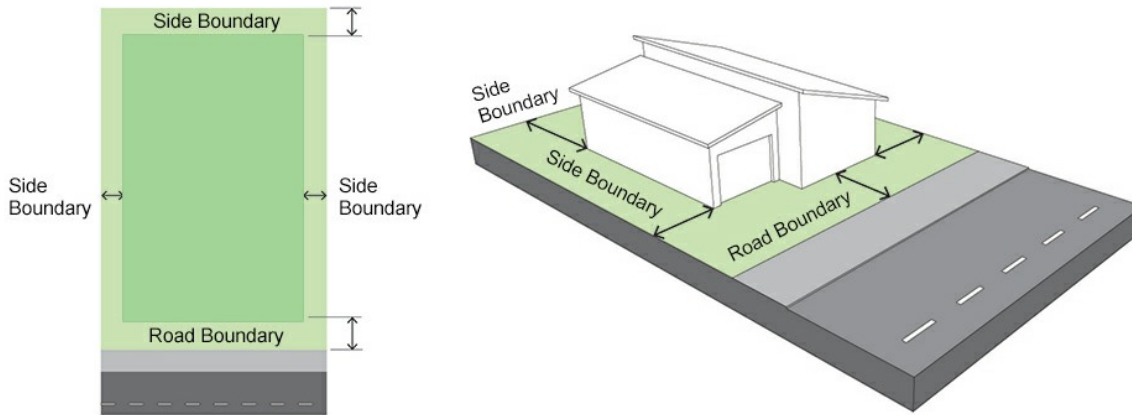
GRZ - Figure 22 - Maximum building length



GRZ-S6	Minimum building setbacks	
<ol style="list-style-type: none"> 1. From a road boundary: 3m. 2. From a side boundary: 1.5m (except where GRZ-S8 applies) or less than 1.5m where: <ol style="list-style-type: none"> a. the length of all buildings erected within 1.5m of the side boundary does not exceed 12m or 50% of the boundary whichever is the lesser; and b. any habitable room window facing the boundary shall be a minimum of 2m above ground level. <p>This standard does not apply to:</p>		<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Effect on established streetscape character of the area. 2. The extent to which topography, site orientation and planting can mitigate the effects of the building or structure. 3. Effect on amenity values of nearby residential properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site. 5. Whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design.

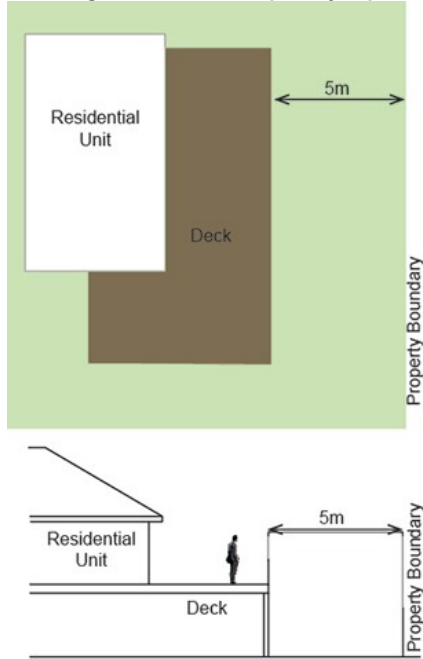
<ol style="list-style-type: none"> 1. Eaves (up to 600mm) of any roof, balcony, gutter or downpipe. 2. Buildings that share a fence or wall along the common boundary. 3. Outdoor living space (at ground level only). 	
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GRZ - Figure 23 - Minimum building setbacks



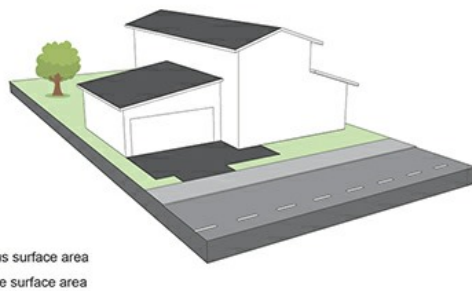
GRZ-S7	Outdoor living space requirements	
	<p>The minimum area of ground-level outdoor living space is:</p> <ol style="list-style-type: none"> 1. Per residential unit: 50m², provided that the outdoor living space: <ol style="list-style-type: none"> a. has no dimension less than 4m; b. has a gradient of less than 1:20; c. is directly accessible from any habitable room or kitchen; and d. is free of buildings, parking spaces, manoeuvring areas and dedicated utility spaces; or 2. Where part of the required outdoor living space requires a deck, balcony or roof terrace located above ground floor level, the area shall be: <ol style="list-style-type: none"> a. directly accessible from any habitable room or kitchen; b. have a minimum area of 10m²; and c. have a minimum depth of 1.5m. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Sleep outs 2. Retirement villages. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The extent to which the proposed outdoor living space is consistent with any relevant outdoor living space guidance in the Residential Design Guide. 2. Effect on the established streetscape character of the area. 3. Effect on the amenity values of nearby residential properties, especially privacy and outlook of adjoining sites. 4. The ability to provide adequate privacy and outdoor living space for all residential units on site. 5. Whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design.
	<p>GRZ-S8 Minimum privacy separation setbacks between residential units</p>	
	<p>From the nearest part of any other residential unit: 3m.</p> <p>Except where:</p> <ol style="list-style-type: none"> 1. windows are located and designed (including glazing) to avoid views between rooms in different residential units, in which case the minimum separation distance is 1.5m; or 2. decks, balconies and terraces are more than 1.5m above ground level and located along any side or rear boundary, in which case the minimum separation distance is 5m from those boundaries. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Accessory buildings, sleepouts buildings that share a common wall boundary, buildings with a boundary along a road, access way, right of way, private access lot or entrance strip less than 6m wide. 2. Structural or support elements that are not accessible to, and can not be occupied by users of the deck, balcony or terrace. 3. Stairs and stair landings provided that the area of any individual stair tread or landing is no more than 4m². 4. Pedestrian walkways. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Effect on the streetscape character of the area. 2. Effect on the amenity values of nearby residential properties, especially privacy and outlook of adjoining sites. 3. The ability to provide adequate outdoor living space on site. 4. Whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design.

GRZ - Figure 24 - Minimum privacy separation



GRZ-S9	Minimum landscaped permeable surface area	
	<p>At least 25% of the site shall be planted in grass, vegetation or landscaped with permeable materials.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. The total site coverage of buildings and structures as defined by GRZ-S3 shall be assessed as impervious surface areas 2. Vehicle access and manoeuvring areas shall be assessed as impervious surface areas, irrespective of the surface. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. The ability of the development to manage stormwater runoff through site-specific stormwater design. 2. The ability to provide adequate on-site amenity and access to green space. 3. Effect on the established streetscape character of the area, including the ability to reduce the amount of impermeable surface used and retain green space. 4. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting and/or alternative materials.

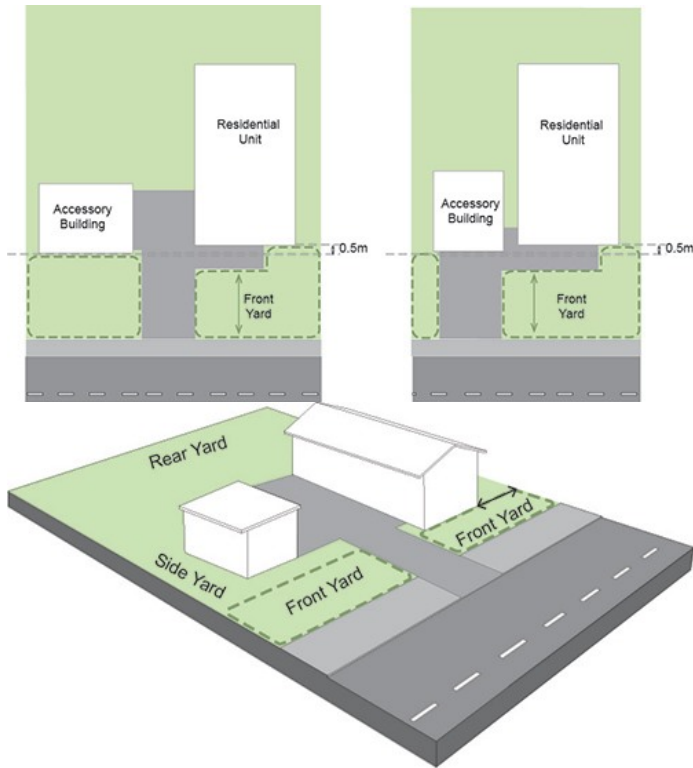
GRZ - Figure 25 - Minimum landscaped permeable surface area



GRZ-S10	Accessory buildings	
	<p>Accessory buildings that are located within the front yard of front or corner sites:</p> <ol style="list-style-type: none"> 1. must not project forward by more than 0.5m from the front facade of the residential unit; and 2. if more than 4m in width, must contain a window or door of at least 600mm x 1200mm on the façade facing the street. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Effect on streetscape character of the area. 2. The extent to which the building design can be integrated with the topography, site orientation and landscaping. 3. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting and/or alternative

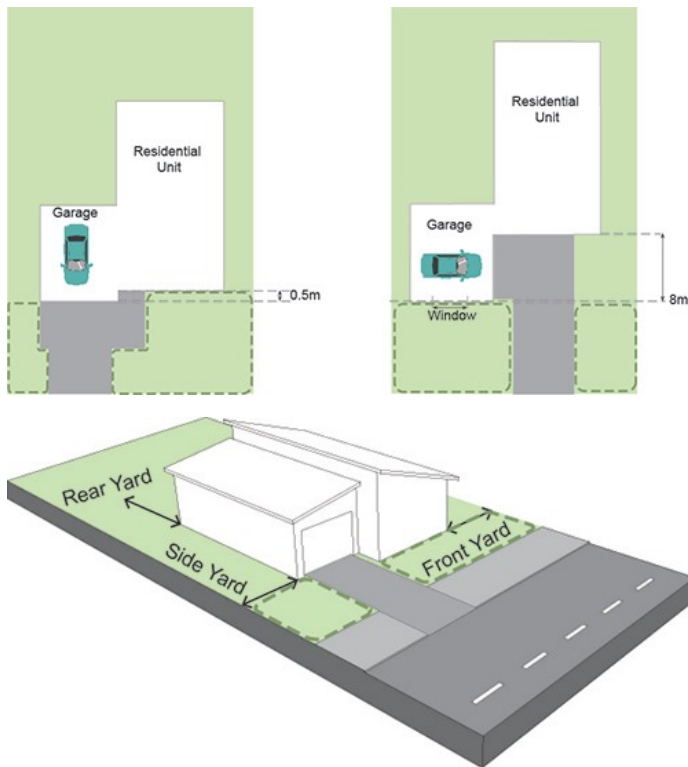
	<p>materials.</p> <ol style="list-style-type: none"> Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure. Parking and access; safety, efficiency and impacts to on-street parking and neighbours.
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GRZ - Figure 26 - Accessory Buildings



GRZ-S11	Garage requirements
<p>Garages that are attached to and/or that are internally accessible from within the residential unit and located within the front yard of front and corner sites:</p> <ol style="list-style-type: none"> must not project forward by more than 0.5m from the front facade of the residential unit if the garage door faces the road; or must not project forward by more than 8m from the front facade of the primary residential unit and must contain a window of at least 600mm x 1200mm on the façade facing the road if the garage door is 90 degrees to the road. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> The extent to which building design, siting and external appearance meets the intent of the Residential Design Guide. Effect on streetscape character of the area. The extent to which the building design can be integrated with the topography, site orientation and landscaping. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting and/or alternative materials. Effect on amenity values of nearby residential properties, including privacy, shading and sense of enclosure. Parking and access; safety, efficiency and impacts to on-street parking and neighbours.

GRZ - Figure 27 - Garage requirements



GRZ-S12	Outdoor storage requirements	
	<p>No outdoor storage shall:</p> <ol style="list-style-type: none"> 1. exceed 14m³ in area on any one site; 2. be stored for eight, or more, consecutive weeks in any 12 month period; and 3. be visible from an adjoining property or a road. <p>Except where all of the outdoor storage:</p> <ol style="list-style-type: none"> 1. cannot be seen from a public place and surrounding properties; and/or 2. is screened by a continuous wall, fence or landscaping or a combination of all three, so that the outdoor storage is not visible from a public place and surrounding properties. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Any adverse visual effects resulting from reduced, alternative or no screening of the outdoor storage area on the outlook and amenity of adjoining residential sites and/or streetscape character. 2. The distance of the outdoor storage area from the relevant boundary. 3. The time period, type and volume of goods for which the outdoor storage area will be used. 4. The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects, resulting from reduced or no screening on adjoining residential sites. 5. The ability to mitigate any adverse visual effects resulting from reduced or no screening of the outdoor storage area through alternative means.
GRZ-S13	Maximum fence or wall height	
	<p>No fences or walls or a combination of these structures (whether separate or joined together) shall exceed:</p> <ol style="list-style-type: none"> 1. Within a front yard: <ol style="list-style-type: none"> a. 1.4m in height; or b. For sites on State Highways, Collector Roads or Arterial Roads: 2m in height if the fence height above 1.5m is at least 50 per cent visually open as viewed perpendicular to the road boundary; or c. 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the road boundary 2. Within a side or rear yard: 2m in height. 	<p>Matters of discretion if compliance not achieved:</p> <ol style="list-style-type: none"> 1. Effect on the streetscape and character of the zone, especially visual dominance 2. The extent to which topography, site orientation and planting can mitigate the effects of the additional fence or wall height. 3. Effect on amenity values of nearby residential properties, including outlook, privacy, shading and sense of enclosure. 4. The extent to which the additional height is necessary: <ol style="list-style-type: none"> a. due to the shape or natural and physical features of the site; or b. to mitigate the effects of noise, including road noise if the site is located adjacent to a noise emitting source. 5. Whether adequate mitigation of adverse effects can be achieved through the use of planting and/or alternative design.