

GRZ – General Residential Zone

Introduction

The General Residential Zone (GRZ) covers the residential areas of Dannevirke, Woodville, Pahiatua and Eketahuna, representing the most significant concentration of residential settlement in Tararua, with approximately XX% of the District's population living within them. The zone provides principally for low/medium density development that is one to two storeys high in a variety of forms and sizes, as the predominant residential character. It is generally located within defined topography and natural features and are located close to existing urban areas. The GRZ provides for those people who seek to live in an urban area remaining within close commuting distance for employment, education, shopping, entertainment and recreation activities.

While intensification will help accommodate our growth, densification alone cannot meet our broader aspirations. In addition, intensification usually results in smaller dwellings on smaller properties, but we know one of the attractions to the District is open space and larger section sizes. It is important that the community is provided a choice of various income affordability and lifestyle choices.

The General Residential Zone is characterised by its dominant use as a residential area, which results in:

- A degree of consistency in the density, size, and scale of buildings with a reasonable amount of private open space;
- An adequate ratio of private to public open space and accessibility to such open space;
- Attractive streetscapes;
- An adequate degree of privacy; access to sunlight; low levels of noise, vibration, odour, and dust; and
- A safe and functional road network for traffic and pedestrians.

However, residential character changes over time to meet changing residential lifestyle needs. More intensive forms of urban development require good design to ensure positive residential character outcomes are achieved. Housing is a fundamental human need. Access to quality housing and a healthy living environment contributes strongly to people's well-being. Housing in the District is typical of that found in rural districts nationally, including the average number of persons per household unit, which is becoming smaller over time.

To accommodate the gradual increase in population growth and housing demand, Council has developed and adopted its first Growth Strategy (2024-2054). This strategy takes a wide view of the district and unpacks the projected growth across the district for the next 30 years. Close attention was paid to the main residential settlements outlined above and the current extent of residential land available for development. The outcome of this strategy was an extension to the residential zones of Dannevirke, Woodville and Pahiatua. The provisions in this chapter have been developed with these areas in mind to ensure that good design outcomes are achieved for our new residential areas.

The provision for Medium Density Residential Development has been included to enable a greater density of development than the standard General Residential Zone. This form of housing has been enabled across all of the residential areas subject to careful context analysis. By enabling increased densities in these areas, medium density development will play a key role in minimising urban sprawl and increasing housing supply and housing options in the district.

Notwithstanding this, Council acknowledges that in order to truly provide for housing choice, the focus on character and amenity now needs to be through a forward-facing lens. References to character and amenity in this chapter are centred around a residential environment that contains compatible built forms and new development that enhances existing areas. The intention is not for new development to be in keeping with historic character, but rather complimentary to this and an improvement on existing neighbourhoods. The intent of this chapter is to promote a new residential character and amenity that includes change but, recognises that change can be a positive outcome and does not automatically result in adverse effects.

Some non-residential activities, where they support the functioning of the General Residential Zone, are also appropriate to locate in this zone, provided they are compatible with the residential character and amenity values of the zone. Examples of non-residential activities in residential areas include schools, community facilities, home businesses and small-scale retail, healthcare, and professional services.

Objectives

- GRZ-01** To enable a diverse range of housing that meets the needs of those that choose to live in the residential area, while offering protection to the living environments of neighbouring properties and the surrounding environment.
- GRZ-02** To enable sustainable residential growth and development while supporting environmental and social wellbeing.
- GRZ-03** Development that includes intensification of existing residential areas enhances the urban character and local identity.
- GRZ-04** The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development, primarily consists of:
1. A built form comprising a range of residential unit types and sizes, characterised by predominantly 1- to 2-storey buildings and openness around and between buildings;
 2. A range of residential unit types and sizes are enabled, including semi-detached dwellings, townhouses, terraced houses, at a higher density than is anticipated in the General Residential Zone;
 3. Landscaping and trees, especially on street frontages;
 4. Development that provides quality on-site residential amenity for residents, adjoining sites, and the street;
 5. An urban environment that is visually attractive, safe, easy to navigate, and convenient to access;
 6. A good level of sunlight access and privacy between properties; and
 7. Development that is compatible with existing neighbourhoods and enhances character and amenity values.
- GRZ-05** To provide for the location of appropriate and complementary non-residential activities within residential areas which benefit local communities, but do not detract from the amenity of the area.
- GRZ-06** To ensure that suitable levels of infrastructure services are in place, in advance of any new development, and avoid development where there is insufficient capacity.
- GRZ-07** Provide sustainable development that protects people, property and infrastructure from flooding and ponding effects associated with stormwater runoff.

Policies

- GRZ-P1** Ensure that new and existing development does not adversely affect the character of the General Residential Zone and the living environments of those that reside here.
- GRZ-P2** Promote medium density development in a variety of forms and sizes within existing residential areas where these are complimentary to, and enhance, the existing

residential character.

- GRZ-P3** Enable a mixture of housing and lifestyle options by avoiding the distinction between, and restrictions on, various residential housing types, where these are compatible with the built form, character, and amenity values anticipated, which provides for:
1. Higher density living in areas with good accessibility to parks, main centres, or local commercial centres.
 2. A variety of detached, semi-detached, and multi-unit living, including multi-unit redevelopment opportunities through flexible development controls for infill development, and encouragement for multi-site redevelopment.
 3. A variety of built form outcomes by:
 - a. Requiring a context analysis as part of new increased density developments.
 - b. Managing the design and appearance of multi-unit residential development with the local context in mind.
 - c. Managing building height, bulk, and location to minimise visual dominance effects to the adjoining sites.
 4. Development that achieves attractive and safe streets and public open spaces by:
 - a. Providing for passive surveillance.
 - b. Optimising front yard landscaping.
 - c. Minimising visual dominance of garage doors.
 5. Development designed to meet the day to day needs of residents by:
 - a. Ensuring a good standard of internal amenity is provided within sites that includes useable and accessible outdoor living areas for residents.
 - b. Providing for privacy and positive outlook.
 - c. Providing access to daylight and sunlight and providing the amenities necessary for those residents.
- GRZ-P4** Manage the scale and intensity of residential development to ensure that it relates positively to the quality of the collective streetscape and avoids adverse effects on neighbourhood amenity, environmental quality, community health and safety.
- GRZ-P5** To ensure that the amenity of the present character of the residential environment is maintained and enhanced by managing design, layout, intensity and land use activities.
- GRZ-P6** Minimise the adverse effects of developments created by excessive building scale, overshadowing, building bulk, excessive site coverage or loss of privacy.
- GRZ-P7** Avoid residential development where there is insufficient capacity in existing reticulated infrastructure or where residential development would occur prior to planned reticulated infrastructure installation.
- GRZ-P8** Stormwater is appropriately managed to avoid adverse effects on the surrounding environment and occurs in an integrated manner by:
1. Ensuring adequate permeable areas are required for every residential unit.
 2. Requiring an integrated approach to stormwater management that provides for on-site treatment and attenuation of stormwater generated from the development, including prior to discharge into the existing stormwater network, if this is available.
 3. Prior to any subdivision or development occurring, an integrated Stormwater Management Plan is submitted to Council that includes, as a minimum:
 - i. A detailed design of the stormwater treatment.
 - ii. Proposed low impact design methods to reduce stormwater runoff volumes and peak flow rates with improvement of the quality of stormwater runoff.
 - iii. How stormwater treatment and attenuation areas are to be

- maintained and managed; and
- iv. Whether specific freeboard and finished floor levels are required to manage flooding.

GRZ-P9 To enable the establishment of certain compatible and complementary non-residential activities, such as home businesses, educational facilities and emergency service activities, as an integral component of the General Residential Zone, to enable people to provide for their social, economic and cultural wellbeing, and for their health and safety, while maintaining and enhancing the character and amenity values of the zone, ensuring that their scale does not detract from the primary function of the zone and adverse effects on surrounding residential activities can be appropriately avoided, remedied or mitigated.

Rule Overview Table

The rules that apply to Residential Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- GRZ-R1 to GRZ-R15 - Activities Rules; and
- GRZ-S1 to GRZ-S18 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant. There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule.

Rules

GRZ-R1	Residential Activities, including dwellings and minor dwellings	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GRZ-S1 – Residential density</p> <p>GRZ-S2 – Building coverage</p> <p>GRZ-S3 – Maximum Height</p> <p>GRZ-S4 – Height in relation to boundaries</p> <p>GRZ-S5 – Setbacks from road and rail networks</p> <p>GRZ-S6 – Minimum Setbacks</p> <p>GRZ-S7 – Outdoor living spaces</p> <p>GRZ-S8 – Outdoor service area</p> <p>GRZ-S11 – Transport</p> <p>GRZ-S15 – Stormwater management</p> <p>GRZ-S16 – Wastewater disposal</p> <p>GRZ-S17 – Water supply</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Where compliance is not achieved with any of the following standards in GRZ-R1:</p> <ul style="list-style-type: none"> - GRZ-S2 to GRZ-S8 - GRZ-S11 - GRZ-S14, GRZ-S17 and GRZ-S18 <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. The location, design and appearance of the building or structure. c. Effects on streetscape and amenity of adjacent properties, including visual

		<p>dominance, shading, and the loss of privacy for adjoining sites.</p> <ul style="list-style-type: none"> d. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. e. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. f. The accessibility and convenience of outdoor living space for occupiers. g. Whether adequate sunlight is provided to outdoor living areas. h. Glare i. The extent to which traffic generated by the activity adversely affects the safety and capacity of the adjacent road network. j. The extent to which the vehicle crossing will result in pedestrian safety concerns.
		<p>Activity status where compliance is not achieved: RDIS</p> <p>Where compliance is not achieved with any of the following standards in GRZ-R1:</p> <ul style="list-style-type: none"> - GRZ-S15 <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The disposal of stormwater and the supply, storage, and use of non-potable water to the residential unit. b. The extent of impervious surfaces and landscaping and the suitability of any alternative stormwater management options. c. The relevant standards of Council's Engineering Standards. d. Avoidance or mitigation of flood hazard and stormwater inundation.
GRZ-R2	Buildings and structures, including construction, additions and alterations and demolition, and Yard Built Residential Units	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>Where the building or structure is associated with or ancillary to a permitted activity;</p> <p>And</p> <p>GRZ-S2 to GRZ-S6</p> <p>GRZ-S11,</p> <p>GRZ-S15 to GRZ-S17</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. The location, design and appearance of the building or structure. c. Effects on streetscape and amenity of adjacent properties, including visual

		<p>dominance, shading, and the loss of privacy for adjoining sites.</p> <ul style="list-style-type: none"> d. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location. e. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. f. The accessibility and convenience of outdoor living space for occupiers. g. Whether adequate sunlight is provided to outdoor living areas. h. Glare i. The extent to which traffic generated by the activity adversely affects the safety and capacity of the adjacent road network. j. The extent to which the vehicle crossing will result in pedestrian safety concerns.
GRZ-R3	Home Businesses	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GRZ-S2 to GRZ-S6 GRZ-S9 to GRZ-S13 GRZ-S15 to GRZ-S17</p> <p>And</p> <ul style="list-style-type: none"> i. Home businesses must occupy no more than 80m² of the gross floor area of the buildings on the site. ii. Goods, materials or equipment associated with the home business must be stored within a building. iii. Only goods manufactured, grown or processed on the site may be retailed from the site. iv. Manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with the home business must be carried out within a building. v. Home businesses must be undertaken by a person(s) residing on the site and employ no more than one full-time equivalent person who does not reside on the site. 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. Whether the activity is compatible with the character of the surrounding neighbourhood. c. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, particularly visual, noise, and privacy effects. d. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. e. Whether the activity is appropriately located in the General Residential Zone or there is another more appropriate zone. f. The degree to which the character of the site will retain open space or tree and garden plantings rather than become dominated by buildings and areas of hard surfacing. g. The degree to which the activities on the site remain dominated by residential activities, rather than by activities which are not associated with or incidental to

		<p>residential activities on the site.</p> <p>h. The degree to which additional employment is an integral and necessary part of other activities being undertaken on the site and contributes towards alternative home-based employment and income-generating opportunities for residents or occupiers of the site.</p> <p>i. The degree to which the activity fulfils a function at a local level by meeting the needs of residents principally within the surrounding environment.</p> <p>j. Any adverse effects of the home business in terms of noise, vibration, glare, odour, dust, loss of privacy, traffic and/or parking congestion.</p>
GRZ-R4	Relocatable Buildings	
	<p>Activity Status: CON</p> <p>Where the following conditions are met: GRZ-S2 to GRZ-S8 GRZ-S11, GRZ-S15 to GRZ-S17</p> <p>Matters over which discretion is restricted:</p> <p>a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below.</p> <p>b. The location, design and appearance of the building or structure.</p> <p>c. Effects on streetscape and amenity of adjacent properties, including visual dominance, shading, and the loss of privacy for adjoining sites.</p> <p>d. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.</p> <p>e. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity.</p> <p>f. The requirement for any screening and landscape treatment.</p> <p>g. The bulk, design, and location of the building in relation to the requirements of the zone.</p> <p>h. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.</p>	<p>Activity status where compliance is not achieved: DIS</p>

	<ul style="list-style-type: none"> i. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. j. The accessibility and convenience of outdoor living space for occupiers. k. Whether adequate sunlight is provided to outdoor living areas. l. Glare m. The extent to which traffic generated by the activity adversely affects the safety and capacity of the adjacent road network. n. The extent to which the vehicle crossing will result in pedestrian safety concerns. 	
GRZ-R4	Papakainga and Marae development	
	<p>Activity Status: PER</p> <p>Where the following conditions are met: GRZ-S2 to GRZ-S8 GRZ-S11, GRZ-S15 to GRZ-S17 And The gross floor area of all community facilities does not exceed 200m² per site.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. The effects that arise from the non-compliance with the relevant standard that is not met and the relevant matters of discretion to the non-compliances from the list below. b. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby non-residential activities. c. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users. d. The extent of impervious surfaces and landscaping. e. Infrastructure requirements.
GRZ-R5	Medium Density Development, Residential activities that cannot comply with GRZ-S1, and Retirement Villages and supported residential care facility	
	<p>Activity Status: RDIS</p> <p>Where the following conditions are met: GRZ-S14 – Integrated stormwater management plan GRZ-S15 – Stormwater management GRZ-S18 – Context Analysis</p>	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Any relevant assessment matters in: GRZ-R1 and GRZ-R2 b. The extent to which the proposal is complementary to any special character and/or amenity values of the surrounding area, identified through the provision of a context analysis for the development. c. Visual effects including bulk, scale and location of the building including the effect of the intensity and scale of the activity, the building design, siting, form, and external appearance is compatible with the planned character and residential

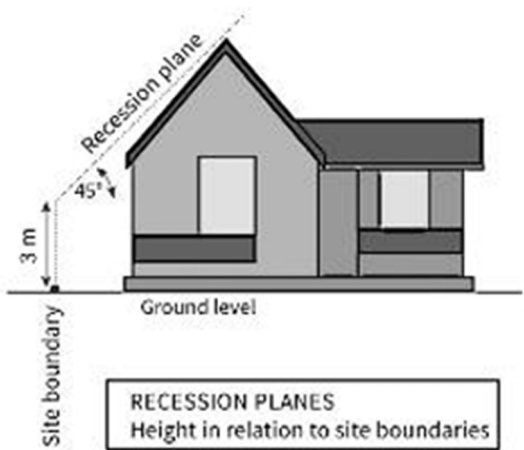
		<p>amenity for the zone.</p> <p>d. The degree to which the proposed buildings may:</p> <ul style="list-style-type: none"> i. be compatible with the character and amenity of the zone, including the nature and scale of other buildings in the surrounding area and the surrounding streetscape; ii. overshadow adjoining sites and result in reduced sunlight and daylight; iii. cause a loss of privacy through being over-looked from neighbouring buildings; iv. block views from properties in the vicinity, or from roads or public open space in the surrounding area; v. diminish or contribute to the openness and attractiveness of the streetscape; vi. detract from the amenity of adjoining sites, in terms of such matters as noise, odour, dust, glare or vibration occurring as a result of the building; and vii. adversely affect the safe and efficient operation of the land transport network. <p>e. The ability of the proposal to:</p> <ul style="list-style-type: none"> i. provide adequate opportunity for garden and tree planting around buildings; ii. provide adequate vehicle parking and manoeuvring space on the site; iii. provide access to daylight and sunlight to indoor and outdoor living areas; iv. provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site; and v. mitigate any adverse effects of increased height or exceedance of the height in relation to boundary, such as through increased separation distances between the building and adjoining sites or the provision of screening. <p>f. Ability to soften the visual impact of the buildings from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping and any other methods employed to soften the visual impact of the building or activity from the adjoining site or road.</p> <p>g. Parking (where provided), manoeuvring</p>
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		<p>and access; the safety and efficiency of the transport system, and the effects of traffic generation.</p> <p>h. Screening of outdoor storage areas from the street and properties adjoining the site</p> <p>i. The capacity of existing infrastructure to service the activity, including three waters infrastructure.</p> <p>j. The provision of areas for the storage and collection of rubbish and recycling produced by the occupants of the residential units.</p> <p>Activity status where compliance is not achieved: DIS</p>
GRZ-R6	Community Facility, Residential visitor accommodation, Places of assembly or worship	
	<p>Activity Status: RDIS</p>	<p>Matters over which discretion is restricted:</p> <p>a. The adverse effects on the amenity values of nearby residential properties and public places, including:</p> <ul style="list-style-type: none"> i. privacy and cumulative effects of other nearby non-residential activities, including noise; ii. hours of operation; and iii. loss of notable trees, street trees and landscaping. <p>b. Whether high quality on-site amenity values can be achieved.</p> <p>c. effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, as evidenced by a supporting Integrated Traffic Assessment.</p> <p>d. The extent of impervious surfaces and landscaping.</p> <p>e. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.</p> <p>f. Infrastructure requirements.</p> <p>g. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.</p>
GRZ-R7	Education Facility	
	<p>Activity Status: RDIS</p>	<p>Matters over which discretion is restricted:</p> <p>a. Whether the activity is compatible with the character of the surrounding neighbourhood.</p> <p>b. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the</p>

		<p>surrounding neighbourhood.</p> <ul style="list-style-type: none"> c. Whether the activity is appropriately located on the site. d. Topography, site orientation, and planting. e. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, including a safe pick up and drop off area. f. Methods to mitigate noise for outdoor facilities. g. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
GRZ-R8	Healthcare facility	
	Activity Status: RDIS	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> a. Intensity and scale of the activity, including hours of operation. b. The effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users, including a safe pick up and drop off area. c. Effect on streetscape and character of the zone. d. Effect on amenity values of nearby residential properties, including cumulative effects with other nearby non-residential activities. e. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre. f. Infrastructure requirements. g. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
GRZ-R9	Commercial Activities	
	Activity Status: DIS	
GRZ-R10	Any activity not otherwise provided for by this chapter	
	Activity Status: NC	

Standards

Note: for the avoidance of any doubt, a tiny house is considered a building and/or dwelling for the purposes of the standards below.

GRZ-S1 Residential Density	
GRZ-S1.1	<p>The maximum number of buildings per site is:</p> <ol style="list-style-type: none"> One residential unit per 350m² of net site area, except sites less than 350m² existing on Operative date may erect one residential unit on the site; and Either one minor residential unit with a maximum gross floor area of 70 m² excluding garaging or one tiny house per site.
GRZ-S1.2	<ol style="list-style-type: none"> One set of duplex dwellings per 700m² of net site area; or A papakāinga unit or papakāinga development comprising of no more than 6 papakāinga units where 200m² of net site area is provided per unit; and
GRZ-S2 Building coverage	
	<ol style="list-style-type: none"> The maximum total building coverage on a site over 500m² in net site area, must not exceed 35% of the net site area. The maximum total building coverage on a site under 500m² in net site area, must not exceed 40% of the net site area. <p>Note: This rule does not apply to papakāinga housing developments or medium density housing developments.</p>
GRZ-S3 Maximum Height	
	The maximum height of any building or structure shall be 10m above ground level.
GRZ-S4 Height in relation to boundaries	
	<p>No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - GRZ 1, provided that:</p> <ol style="list-style-type: none"> Where an internal boundary of a site abuts a driveway or right of way the recession plane may be measured from points 3 m above the furthest boundary of the driveway or right of way. <p>Figure – GRZ 1: Height in relation to a boundary</p>  <ol style="list-style-type: none"> This requirement does not apply to common walls, road boundaries, or accessways. This requirement does not apply to the common shared boundary of a duplex or

	attached dwelling.
GRZ-S5 Setback from roads and rail networks	
	<ol style="list-style-type: none"> 1. The minimum setback of any building(s) is 3m. 2. Where the vehicle access to a garage faces a road boundary, the garage portion of the building must be setback at least 6m from the road boundary.
GRZ-S6 Minimum Setbacks	
	<ol style="list-style-type: none"> 1. Front boundary setbacks: <ol style="list-style-type: none"> a. Buildings or structures must not be located within 3m of the front boundary of a site. b. Garages and carports (either separate or integrated into the principal residential unit) must not be located within 6m of the front boundary of a site. <p>Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries.</p> 2. Side and rear boundary setbacks: <ol style="list-style-type: none"> a. two boundaries (side or rear boundaries) shall be subject to 1.5m setbacks, and one boundary shall be subject to a 3m setback. b. 0m for common wall boundaries or duplex dwellings. <p>Note: For the purpose of the above rule, a front site is a site with a legal road frontage of not less than 10m. A rear site is a site with a legal road frontage of less than 10m. A corner site means a site with two or more legal road frontages of not less than 10m each.</p> 3. Exceptions to side and rear boundary setbacks: <ol style="list-style-type: none"> a. Eaves up to 600mm, porches, balconies, and decks or other minor building features up to 1.5m in height may occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length. b. Unroofed swimming pools no higher than 1m above ground level. c. Rainwater tanks not exceeding a height above ground level of 1.8m. 4. This standard GRZ-S6 does not apply to: <ol style="list-style-type: none"> a. Bridges and river crossings; b. Fences.
GRZ-S7 Outdoor living space	
	<ol style="list-style-type: none"> 1. Every ground floor residential unit (including minor residential units) shall have an outdoor living space. This must be provided as follows: <ol style="list-style-type: none"> a. At least 20m² in area. b. Capable of containing a 2m x 4m rectangle. c. Located adjacent to a habitable room. d. Orientated to the north, east or west of the dwelling unit. e. For the exclusive use of the dwelling and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings. 2. In the case of dwelling units exclusively above ground floor level at least 10m² of net area shall be set aside for outdoor living associated with each unit.
GRZ-S8 Outdoor service area	
	In addition to provision of outdoor living space, for each residential unit, there must be a minimum continuous area for outdoor service space, contained in one area within the net site area of the site, of 5m ² with a minimum dimension of 1.5m x 1.5m, and free of driveways and manoeuvring areas.
GRZ-S9 Hours of operation	
	Limited to the following hours of operation:

	<p>7am to 7pm hours, seven days a week; except where:</p> <ol style="list-style-type: none"> the entire activity is located within a building; and each person engaged in the activity outside the above hours resides permanently on the site; and there are no visitors, customers, or deliveries to the activity outside the above hours.
GRZ-S10 Screening of outdoor storage and service areas	
	<ol style="list-style-type: none"> Any outdoor storage (including waste) or service area associated with non-residential activities must be fully screened from adjoining sites and from the street by fencing to a maximum height of 2 metres, and/or by landscaping. If using landscaping to achieve the above rule, trees must have a minimum height of 2 metres at the time of planting (PB95) and shrubs must have a minimum height of 1 metre at the time of planting and be able to grow to 2 metres in height. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
GRZ-S11 Transport (Access, parking, loading)	
	All activities must comply with the provisions of TRAN – Transport Chapter
GRZ-S12 Light	
	All activities must comply with the provisions of LIGHT – Light Chapter
GRZ-S13 Noise	
	All activities must comply with the provisions of NOISE – Noise Chapter
GRZ-S14 Integrated Stormwater Management Plan	
	<i>Integrated Stormwater Management Plan</i> – for any resource consent application, the application must include an integrated stormwater management plan completed by a suitably qualified person.
GRZ-S15 Stormwater Management	
	<ol style="list-style-type: none"> Where a connection to the Council’s reticulated stormwater system is not available, all developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP). Stormwater from buildings and hard surfaces shall, where suitable onsite soakage rates are not available, be managed and attenuated on-site using water sensitive urban design measures such that pre-development peak flow and total discharge from the site is not exceeded post-development. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils, and sealed surfaces, which shall be in accordance with Council Engineering Standards. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. Where a connection to Council’s stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council Engineering Standards. Where a reticulated stormwater connection is not available, any application must include a stormwater management plan detailing how GRZ-ST16-1 to 9 are met. The impervious area within the site does not exceed 65% of the net site area. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

	<p>9. At least 30% of the net site area of any site or unit site area must be grassed or otherwise landscaped in a manner that retains the permeable nature of the surface.</p>
<p>GRZ-S16 Wastewater disposal</p>	
	<p>All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with Council Engineering Standards.</p>
<p>GRZ-S17 Water supply</p>	
	<p>All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with Council Engineering Standards.</p>
<p>GRZ-S18 Context Analysis</p>	
	<p>Context Analysis - All applications for resource consent shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:</p> <ul style="list-style-type: none"> a. An analysis of the site in relation to its context, including: <ul style="list-style-type: none"> i. The key characteristics of the local area including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area. ii. The landform and topography of the site and surrounding environment. iii. The ecology and habitat of the site and surrounding environment. iv. Access to public and active transport infrastructure. b. An assessment of how the proposal contributes to the planned medium density environment of the area, complements the established neighbourhood and is consistent with best practice urban design, including: <ul style="list-style-type: none"> i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements. ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis. iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites. iv. Any proposed measures to incorporate Māori design elements. v. Any proposed measures to facilitate active and public transport. c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council. d. Any consultation undertaken with mana whenua and a summary of the results of that consultation.