GRZ - General Residential Zone

The purpose of the General Residential Zone is predominantly to provide for *residential activities* with a mix of *building* types and other compatible activities, which are essential for Wairarapa residents to provide for their health, social, and economic wellbeing.

Large areas of General Residential Zoned land are located in Masterton, Carterton, Featherston, Martinborough, and Greytown.

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.

Non-residential activities that support the functioning of the General Residential Zone are also appropriate 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.

The National Policy Statement for Urban Development 2020 (NPS-UD) applies to Masterton as a tier 3 urban environment. The NPS-UD seeks to provide for well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. Relevant to the General Residential zone, the NPS-UD requires District Plans for tier 3 urban environments to enable heights and density of urban form commensurate with the level of accessibility by active and public transport to centres and services and demand for housing use in the area. Its general principles are also relevant in the wider Wairarapa context given its close connections with the housing and employment markets of Masterton, Wellington, and the Hutt Valley.

Residential character changes over time to meet changing residential needs. A variety of housing types and sizes are needed to meet the diverse needs of residents. Denser housing can support a broader range of services within walking or cycling distance, creating vibrant convenient, and accessible communities. More intensive forms of urban development need to be well-designed to ensure they contribute to a well-functioning and enjoyable residential environment.

Intensification in existing urban areas minimises urban sprawl and results in a compact urban form. This assists with reducing transport related emissions, improving climate

resilience, supporting viable and thriving town centres, and improving the efficiency of existing infrastructure use.

The Low Density Residential Precinct (LDRP) provides for and maintains the low density residential character of the residential areas of Greytown and Martinborough.

Greytown and Martinborough are generally characterised by lower suburban densities with one house per site and suburban-scale built form with houses that are 1- or 2- storeys in height set on generous sized sections. There are high standards of on-site amenity and privacy, and houses are surrounded by areas of private open living space, with some trees and garden/landscaping.

The LDRP provides limited opportunities for increased density. Multi-unit development is not anticipated in the zone.

The Medium Density Residential Precinct (MDRP) is an area that provides for a greater density of development than the standard General Residential Zone. The MDRP applies to areas in Masterton and Featherston that are located close to centres, services, open spaces, connectivity, and *infrastructure* capacity. By enabling increased densities in these areas, the MDRP will play a key role in minimising urban sprawl and increasing housing supply and housing options in the district.

The MDRP is generally characterised by a mix of *residential uses* at a range of densities, such as existing suburban-scale residential housing (stand-alone houses), semi-detached housing, terraced housing, low-rise apartments, and townhouses/flats. It is anticipated that the character and scale of *buildings* in these areas will transition over time as the number of medium density residential developments increases (i.e., multi-unit, semi-detached, and terraced houses).

Note: 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. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

Objectives

GRZ-O1	Purpose of the General Residential Zone
The General Residential Zone primarily consists of *residential activities* that cater for a variety of housing needs (including price, type, and location) that integrate with existing or planned reticulated *infrastructure.*	
GRZ-O2	**Character and amenity values of the General Residential Zone**
The character and amenity values in the General Residential Zone, including the scale, form, and density of use and development, will change over time in response to the needs of residents, and primarily consists of: 1. a built form comprising a range of *residential unit* types and sizes, characterised by predominantly 1- to 2-storey buildings, with opportunities for higher densities on suitable sites; 2. landscaping and trees, especially on street frontages; 3. a spacious living environment with high quality shared open space and on-site outdoor space; 4. a residential urban environment that is visually attractive, safe, easy to navigate, and convenient to access.	
GRZ-O3	**Non-residential activities in the Residential Zone**
Non-residential activities in the General Residential Zone are limited to social infrastructure and small-scale activities that support the function of local communities and are compatible with the character and amenity values of the Zone.	
GRZ-O4	**Character and amenity of the Low Density Residential Precinct**
The Low Density Residential Precinct (LDRP): 1. primarily consists of low density *residential activities* and development in keeping with the existing neighbourhoods' character of predominantly 1- to 2-storey buildings and high levels of on-site amenity, privacy, and generous private outdoor living areas for residents, adjoining sites, and the street; 2. accommodates non-residential activities that support the function of local communities, where they are compatible with residential activities and in keeping with the existing character and amenity values of the LDRP; and 3. in Greytown and Martinborough, residential activities and development are in keeping with the existing residential character in the heritage precincts in the residential areas, and in keeping with the planned residential character for the Greytown Development Area and Orchards Retirement Village areas.	

GRZ-O5	Planned character and amenity of the Medium Density Residential Precinct

The Medium Density Residential Precinct (MDRP):

1. primarily consists of *residential activities* in a range of *residential unit* types and sizes including semi-detached dwellings, townhouses, terraced houses, and low-rise apartments, at a higher density than is anticipated in the General Residential Zone;
2. *residential activities* and development are in keeping with the planned residential character of predominantly 2 and 3-storey buildings, in a variety of forms and with ample open space, vegetation, and landscaping;
3. *residential activities* and development provide quality on-site residential and shared public amenity for residents, adjoining sites, and the street;
4. medium density development is primarily located within the MDRP; and
5. accommodates non-residential activities that support the function of local communities, where they are compatible with residential activities and in keeping with the planned character and amenity values of the MDRP.

Policies

GRZ-P1	Enable a range of residential activities

Enable *residential activities* in a range of residential unit types, sizes, and intensities, where these are compatible with the built form, character, and amenity values anticipated in the General Residential Zone and any applicable precinct.

GRZ-P2	Promote variety, innovation, and good design outcomes in residential development

Promote variety, innovation, and good design outcomes in residential development to meet a range of residential needs for current and future generations in a way that reflects the surrounding context of the General Residential Zone and any applicable precinct through housing and subdivision design as supported by the Residential Design Guide. Measures to support these outcomes may include but are not limited to:

1. A variety of siting, landscaping, and trees;
2. Different housing typologies to support housing affordability; and
3. Opportunities to improve climate resilience and reduce emissions and energy use, such as safe active and public transport mode linkages to services and amenities.

GRZ-P3	Enable compatible non-residential activities in the General Residential Zone

Enable a range of non-residential activities in the General Residential Zone, the Low Density Residential Precinct, and the Medium Density Residential Precinct that:

1. are of a scale and intensity that is in keeping with the character and amenity values of the Zone or precinct; and
2. avoid *reverse sensitivity* effects on existing and future *residential activities*; and
3. support the functioning of the Zone and/or provide for the needs of residents in the Zone; or
4. have an *operational* or *functional need* to locate in the Zone; or
5. are ancillary to residential use.

GRZ-P4	Residential character in the General Residential Zone

Provide for activities and structures that support the planned character for the General Residential Zone, which provides for:

1. intensity of residential and infill development that is predominantly single detached or semi-detached *residential units*, with suburban lot sizes, and providing for high quality and spacious on-site and shared public outdoor space;
2. *building height,* bulk, and form that achieves the planned built character of predominantly 1- to 2-storey *residential units*;
3. *building height,* bulk, and location maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
4. development that achieves attractive and safe streets and public open spaces, including by:
    i. providing for passive surveillance;
    ii. optimising front yard landscaping;
    iii. providing for generous shared public open space and amenity; and
    iv. minimising visual dominance of garage doors;
5. a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents; and
6. larger multi-unit residential development and retirement villages on larger sites where it is demonstrated that they contribute to the planned character for the zone.

GRZ-P5	Maintain character and amenity values in the Low Density Residential Precinct

Maintain the role, function, and predominant character of the Low Density Residential Precinct, including in Greytown and Martinborough, by:

1. maintaining a low density of single detached *residential units* on single sites, maintaining larger lot sizes, and providing for high quality and spacious on-site amenity;

2. maintaining *building height*, bulk, and form that is in keeping with the character and amenity values of the established residential areas, which includes built character of predominantly 1- to 2-storey residential units within a generally spacious setting;
3. maintaining *building height*, bulk, and location that achieves a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
4. providing development that achieves attractive and safe streets and public open spaces, including by:
    i. providing for passive surveillance;
    ii. optimising front yard landscaping; and
    iii. minimising visual dominance of garage doors;
5. providing a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents; and
6. providing for development and operation of a retirement village in the Orchards Retirement Village Character Area shown on the Indicative Concept Plan and does not detract from the existing character of the precinct.

GRZ-P6	**Residential character in the Medium Density Residential Precinct**

Provide for activities and structures that support the planned character and amenity values for the MDRP, 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, infill development, and encouragement for multi-site redevelopment;
3. *building height,* bulk, and form that contributes to planned built character of predominantly 2- and 3-storey residential units in a variety of forms by:
    i. limiting the *height*, bulk, and form of development;
    ii. managing the design and appearance of multi-unit residential development; and
    iii. requiring sufficient setbacks and landscaped areas;
4. *building height,* bulk, and location that maintains a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites;
5. development that achieves attractive and safe streets and public open spaces where reliance on private vehicles is reduced, including by:
    i. providing for passive surveillance;
    ii. optimising front yard landscaping;
    iii. minimising visual dominance of garage doors; and
    iv. providing safe and accessible walking, cycling, and public transport service links to town centres, services, and open space;

6. a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents and access to shared public amenity and open space;
7. development designed to meet the day to day needs of residents by:
    i. providing privacy and outlook;
    ii. providing access to daylight and sunlight and providing the amenities necessary for those residents; and
    iii. providing sufficient on-site capacity for individual or communal residential waste management that is visually screened and accessible.
8. a peaceful residential environment, in particular minimising the adverse effects of night-time noise and outdoor lighting, and limited signs; and
9. small-scale *commercial* or *community activities* that service the local community.

GRZ-P7	**Avoidance of residential development where there is insufficient infrastructure**

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	**Rainwater collection and use**

Ensure new residential development provides on-site rainwater storage tanks for non-potable use to contribute to water availability and efficiency in the Wairarapa.

GRZ-P9	**Relocatable buildings**

Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

1. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;
2. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;
3. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and
4. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of *relocatable buildings* are avoided, remedied, or mitigated.

Rules

Refer to General Residential Zone Precincts for additional rules relating to The Orchards Retirement Village Development Precinct, Greytown Development Precinct, and Cashmere Oaks Development Precinct.

GRZ-R1	***Buildings* and *structures*, including construction, *additions, and alterations***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S12. Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R1(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 2. The relevant matters contained in the Residential Design Guide.

GRZ-R2	***Demolition and removal of buildings* and *structures***
	1. Activity status: **Permitted** Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition.

GRZ-R3	***Relocatable buildings* (excluding accessory buildings)**
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S11; and xii. GRZ-S12.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R3(1). Matters of discretion: 1. The matters set out in GRZ-P9. 2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R4		*Residential activities*
		1. Activity status: **Permitted** Where: a. In the General Residential Zone, there is no more than one *residential unit* per 350m^2 site and one residential unit per 400m^2 of net site area thereafter; b. In the Medium Density Residential Precinct, there is no more than one *residential unit* per 200m^2 of net site area; or c. In the Low Density Residential Precinct, there is no more than one *residential unit* per 400m^2 site and one residential unit per 500m^2 of net site area thereafter.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R4(1)(a) or (b). Matters of discretion: 1. The relevant matters contained in the Residential Design Guide. 2. 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 amenity for the precinct. 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 adjoining 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. 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, as evidenced by a supporting Integrated Traffic Assessment. 7. The extent of impervious surfaces and landscaping. 8. The capacity of existing *infrastructure* to service the activity, including three waters *infrastructure.* 9. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

	3. Activity status: **Discretionary** Where: a. Compliance is not achieved with GRZ-R4(1)(c).

GRZ-R5	***Accessory buildings***
	1. Activity status: **Permitted** Where: a. The *accessory building* is ancillary to *residential activities on the site*; and b. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; and iii. GRZ-S3.
	2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R5(1). Matters of discretion: 1. The matters set out in GRZ-O3 and GRZ-P3. 2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R6	***Papakāinga***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8;

		ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S12; and b. The *gross floor area* of all *community facilities* does not exceed 200m^2 per *site*.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R6(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 2. 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. 3. 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. 4. The extent of impervious surfaces and landscaping. 5. *Infrastructure* requirements. 6. The relevant matters contained in the Residential Design Guide.

GRZ-R7	***Residential visitor accommodation (excluding visitor accommodation)***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8;

		ix. GRZ-S9; x. GRZ-S10; xi. GRZ-S12.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R7(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 2. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area. 3. The adverse effects on adjacent residential properties, particularly noise and privacy.

GRZ-R8	***Home business***
	1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S8; viii. GRZ-S9; ix. GRZ-S10; x. GRZ-S12; and b. No more than 50m^2 of total *gross floor area* of all *buildings* on a *site* is used for the *home business*; c. No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity; and d. No outdoor storage of goods and materials.
	2. Activity status: **Restricted discretionary**

		Where: a. Compliance is not achieved with GRZ-R8(1). Matters of discretion: 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 3. 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. 4. 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. 5. Whether the activity is appropriately located in the General Residential Zone or other more appropriate zone.

GRZ-R9		***Supported residential care facility***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S8; viii. GRZ-S9; ix. GRZ-S10; x. GRZ-S12; and b. The maximum occupancy does not exceed 10 residents.
		2. Activity status: **Restricted discretionary** Where: a. Compliance is not achieved with GRZ-R9(1).

		Matters of discretion: 1. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 3. 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. 4. 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. 5. Whether the activity is appropriately located in the General Residential Zone or other more appropriate zone.

GRZ-R10		***Minor residential unit***
		1. Activity status: **Permitted** Where: a. Compliance is achieved with: i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S8; viii. GRZ-S9; ix. GRZ-S10; x. GRZ-S12; and b. the *gross floor area* of the *minor residential unit* does not exceed 80m^2; and c. There is one *minor residential unit* per *site.*
		2. Activity status: **Restricted Discretionary** Where: a. Compliance is not achieved with GRZ-R10(1)(a)(iii).

		3. Activity status: **Discretionary** Where: a. Compliance is not achieved with GRZ-R10(1)(b) or (c).
		4. Activity status: **Non-complying** Where: a. Compliance is not achieved with GRZ-R10(1)(a)(i), (ii), (iv)-(ix).

GRZ-R11		***Retirement village***
	General Residential Zone **Medium Density Residential Precinct**	1. Activity status: **Restricted discretionary** Matters of discretion: 1. 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 amenity for the Zone or precinct. 2. The effect on amenity values of adjoining residential properties and the surrounding neighbourhood, including privacy, shading, and sense of enclosure. 3. The ability to provide on-site amenity for residents including outdoor living space and landscaping that reflects the nature of and diverse needs of residents of the village. 4. The *site* can accommodate the scale and intensity of the activity, in terms of its size, topography, and location. 5. 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, as evidenced by a supporting Integrated Traffic Assessment. 6. The extent of impervious surfaces and landscaping. 7. The capacity of existing *infrastructure* to service the activity, including three waters *infrastructure.* 8. The relevant matters contained in the Residential Design Guide. 9. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.
	Low Density Residential Precinct	2. Activity status: **Discretionary**

GRZ-R12	*Community facility*
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. The adverse effects on the amenity values of nearby residential properties and public places, including: 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. 2. Whether high quality on-site amenity values can be achieved. 3. 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. 4. The extent of impervious surfaces and landscaping. 5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre. 6. *Infrastructure* requirements. 7. The relevant matters contained in the Residential Design Guide. 8. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R13	*Educational facility*
	1. Activity status: **Restricted discretionary** Note: This does not apply to childcare *home businesses* (refer *Home business*). Matters of discretion: 1. Whether the activity is compatible with the character of the surrounding neighbourhood. 2. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood. 3. Whether the activity is appropriately located on the *site.* 4. Topography, site orientation, and planting. 5. 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. 6. Methods to mitigate noise for outdoor facilities. 7. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R14	**Healthcare activity**
	1. Activity status: **Restricted discretionary** Matters of discretion: 1. Intensity and scale of the activity, including hours of operation. 2. 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. 3. Effect on streetscape and character of the zone. 4. Effect on amenity values of nearby residential properties, including cumulative effects with other nearby non-*residential activities.* 5. Whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre. 6. *Infrastructure* requirements. 7. The relevant matters contained in the Residential Design Guide. 8. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met.

GRZ-R15	***Emergency service facility***
	1. Activity status: **Restricted discretionary.** Matters of discretion: 1. Whether the activity has an operational or functional need to locate in the General Residential Zone. 2. Whether the activity is compatible with the character of the surrounding neighbourhood. 3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, including: i. Privacy effects; ii. Operational noise;

		iii. Hours of operation; iv. Landscaping; and v. Cumulative effects. 4. 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. 5. Infrastructure requirements. 6. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met.

GRZ-R16	***Commercial activities***
	1. Activity status: **Discretionary**

GRZ-R17	**Any activity not otherwise listed in this chapter**
	1. Activity status: **Discretionary**

GRZ-R18	***Industrial activities***
	1. Activity status: **Non-complying**

GRZ-R19	***Rural industry activities***
	1. Activity status: **Non-complying**

GRZ-R20	**Primary production activities**
	1. Activity status: **Non-complying**

Standards

Refer to General Residential Zone Precincts for additional standards.

GRZ-S1	**Maximum *height***
The maximum height of any *building* or *structure* shall be 10m above *ground level.*	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for adjoining sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. 6. The relevant matters contained in the Residential Design Guide.
GRZ-S2	***Maximum height in relation to boundary***
1. 3m *height* at the boundary with a 45º recession plane on all side and rear boundaries. 2. This requirement does not apply to *common walls*, road boundaries, or accessways.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.

	6. The relevant matters contained in the Residential Design Guide.
GRZ-S3	***Minimum* setbacks**
1. Buildings or structures must not be located within a setback. 2. Front boundary setbacks: *a. 3m from the front boundary of a site.* b. 5m from the front boundary of a site for garages and carports (either separate or attached to a residential unit). Note: For corner sites only one boundary will be considered a front boundary. The remaining boundaries will be treated as side and/or rear boundaries. 3. Side and rear boundary setbacks: a. Front sites: 3m from two side or rear boundaries, and 1.5m from one side or rear boundary. b. Rear sites: 3m from two side or rear boundaries, and 1.5m from two side or rear boundaries. c. Common wall boundaries: 0m. d. All sites: 1.5m from any side or rear boundary for non-habitable accessory buildings, and carports attached to a residential unit. 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. 4. Rail designation boundary setbacks: a. Buildings and structures must not be located within 3m of a rail designation boundary.	Matters of discretion: 1. The location, design, and appearance of the building or structure. 2. Effects on streetscape and the character of the area. 3. Effects on the amenity values of adjoining sites, including visual dominance, shading, sense of enclosure, or loss of outlook or privacy. 4. The ability to mitigate the adverse effect through the use of landscaping, topography, site orientation, screening, planting, and alternative design and/or location. 5. Effects on the safe, effective, and efficient functioning of site access and parking, including safety of pedestrians, cyclists, and other road users. 6. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site. 7. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical. 8. For the waterbody setbacks, the effects on the values of the waterbody. 9. The relevant matters contained in the Residential Design Guide. 10. For rail designation boundary setbacks: a. The location of the building or structure.

b. Buildings and structures located between 3m and 4m of a rail designation boundary shall have a maximum height of 4m. 5. Exceptions to side and rear boundary setbacks: a. Eaves, porches, balconies, and decks or other minor building features may occupy any part of a side or rear boundary 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 (See GRZ Diagram 1). b. An accessory building or a carport attached to a residential unit can infringe on a 1.5m side or rear boundary setback, provided it does not occupy more than 25% of the setback area along any one boundary (See GRZ Diagram 2). c. Unroofed swimming pools no higher than 1m above ground level. d. Rainwater tanks no higher than 1.8m above ground level. 6. Waterbody setbacks: a. 5m from any *surface waterbody*. b. 25m from a significant waterbody. 7. GRZ-S3 does not apply to: a. Bridges and river crossings; and b. Fences.	b. Any methods of providing for building maintenance within the site boundaries. c. The outcome of consultation with KiwiRail.

GRZ-S4	Maximum fence *height*
1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* of 1.8m above ground level.	Matters of discretion: 1. The location, design, and appearance of the *building* or *structure*. 2. Visual dominance, shading, and loss of privacy for adjoining sites. 3. Bulk and dominance of the *building* or *structure*. 4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 5. The extent to which the additional *height* is necessary due to the physical constraints of the *site* or to mitigate noise (including road noise) if the *site* is located adjacent to a noise-emitting source. 6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, materials, and/or alternative design.
GRZ-S5	***Outdoor living space***
1. A minimum area of *outdoor living space* must be provided as follows: a. Per *residential unit* at ground level: 20m^2 at ground level; b. Per *minor residential unit* at ground level: 20m^2 at ground level; c. Per *minor residential unit* located above ground floor: balcony at least 8m^2 and minimum dimension of 1.8m; or d. Per *residential unit* located above ground floor: balcony at least 8m^2 and minimum dimension of 1.8m. 2. The *outdoor living space* must:	Matters of discretion: 1. The residential amenity for the occupiers of the *residential units*. 2. Proximity of the *residential unit* to accessible public open space. 3. The accessibility and convenience of the *outdoor living space* for occupiers. 4. Whether adequate sunlight is provided to the *outdoor living space* throughout the year. 5. Whether the balance of open space and *buildings* will maintain the amenity anticipated for the General Residential Zone.

a. Must be directly accessible from a *habitable room*; b. Must be free of *buildings*, parking spaces, manoeuvring areas, and outdoor utility areas, except for: i. eaves up to a maximum of 600mm in width; ii. external gutters or downpipes (including their brackets) up to an additional width of 150mm; or iii. cover to provide shade for sun protection; c. For *residential units* at ground level, *outdoor living spaces* may be grouped cumulatively by area in one communally accessible location, or located directly adjacent to the unit; and d. For *residential units* at above ground level, outdoor living spaces may be grouped cumulatively by area in one communally accessible location in which case it may be located at ground level, or located directly adjacent to the unit.	6. Whether topographical or other *site* constraints make compliance with the standard impractical. 7. The relevant matters contained in the Residential Design Guide.
GRZ-S6	***Carparking areas***
1. There is to be no contiguous carparking area containing five or more parking spaces (including access and manoeuvring areas) within any residential site.	Matters of discretion: 1. Parking and access, safety, efficiency, and effects to on-street parking and neighbours. 2. Effect on streetscape character of the area. 3. The amenity of adjoining sites, including amenity or privacy effects. 4. Whether there are topographical or other *site* constraints that make compliance with the permitted standard impractical.

	5. The extent to which the design can be integrated with the topography, site orientation, and landscaping. 6. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area. 7. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. 8. The relevant matters contained in the Residential Design Guide.
GRZ-S7	***Rainwater collection and storage***
1. Rainwater storage tank(s) with a minimum capacity of 5,000L must be provided for each new residential unit. The tank must collect stormwater runoff from the roof of the residential unit for non-potable use.	Matters of discretion: 1. Supply, storage, and use of non-potable water to the residential unit.
GRZ-S8	**Water supply**
1. 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 Development Standard 2023*. For non-residential activities and residential activities exceeding 3 residential units per site: 2. All buildings must be provided with a firefighting water supply, which shall be in accordance with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Note 1: For the purpose of this standard Non-Residential Activities are those not immediately associated with the residential use of the site.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council water bylaws, *Council Engineering Development Standard 2023* and/or Wellington Water standards as applicable.

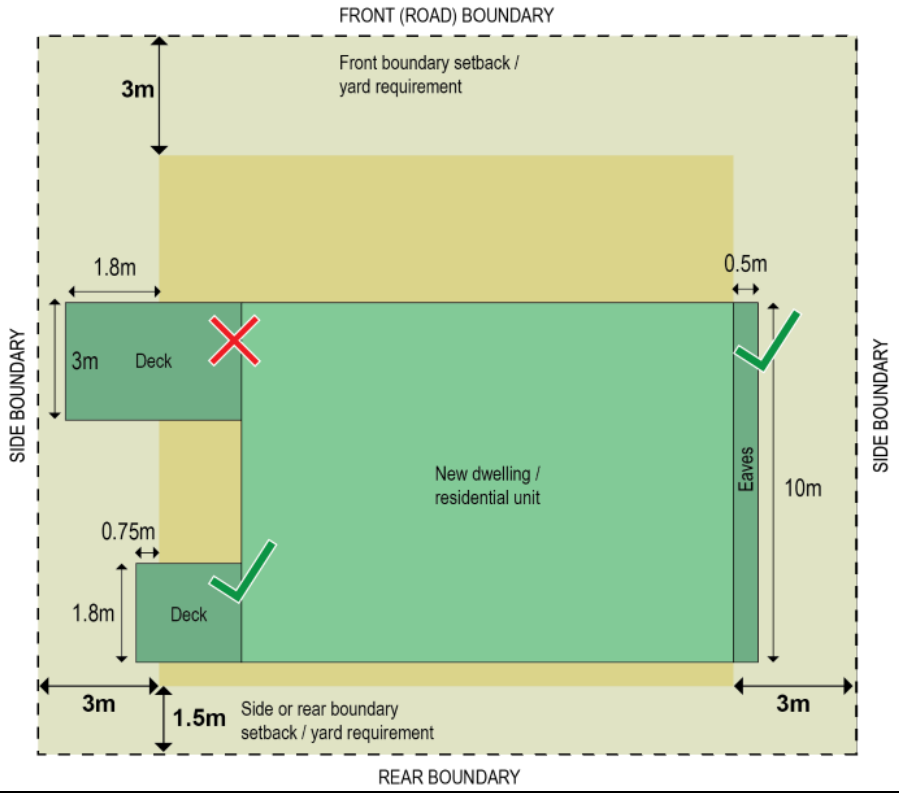
Note 2: This standard does not apply to those structures exempt under Schedule 1 of the Building Act.	
GRZ-S9	**Wastewater disposal**
1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council Engineering Development Standards~~-~~ 2023*.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.
GRZ-S10	**Stormwater management**
1. 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 Development Standard 2023*. 2. 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 Development Standard 2023*. 3. 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.	Matters of discretion: 1. The suitability of any alternative servicing and infrastructure options. 2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable.

GRZ-S11	Relocatable buildings
1. Building inspection report: a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all matters listed below; and b. A building inspection report prepared by a Council Building Officer or other Licenced Building Practitioner shall accompany the building consent application. The report shall identify all reinstatement work required to the exterior of the building and provide an estimate of the cost for the external refurbishment works after relocation; and c. The building shall be placed on permanent foundations approved by the building consent no later than two months from the date the building is moved to the site; and d. All other work required to reinstate the exterior of the building, including painting if required, shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and e. The owner of the site on which the relocated building is placed shall certify that the reinstatement work will be completed within the 12-month period. The site owner shall be responsible for ensuring this work is completed. 2. Previous use:	Matters of discretion: 1. 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. 2. The requirement for any screening and landscape treatment. 3. The bulk, design, and location of the building in relation to the requirements of the zone. 4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work. 5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including: a. Whether external reinstatement works are required and the extent of those works; b. The risk that reinstatement works may not be completed within the required timeframe; c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with GRZ-S11(1)(b); d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works;

a. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or visitor accommodation.	e. The form, timing, release, and refund of any performance bond.

GRZ-S12	**Waste storage areas**
For residential activities at a density equal to or exceeding one residential unit per 200m^2 of net site area: 1. Where individual bins are used for household waste, a minimum storage space of 1.4m^2 per dwelling must be provided on the site. 2. The minimum storage space must be visually screened and must be accessible from the kerb without stairs or a slope gradient over 1:12 (8%).	Matters of discretion: 1. The location, accessibility, security, size, screening, and integration with site design of waste storage and collection areas for each residential unit. 2. The relevant matters contained in the Residential Design Guide.

GRZ Diagram 1: Setback exemptions for eaves, porches, balconies, decks, and other minor building features



GRZ Diagram 2: Setback exemptions for accessory buildings

