

Chapter: General Residential Zone

Feedback No.	Section	Sub-section	Plan Provision	Feedback			Relief sought
141.141	GRZ – General residential zone	GRZ-R 16 Primary production and rural industry	General	GRZ-R16 Primary production and rural industry	Oppose in part	Primary production activities are listed as non-complying in the GRZ. However, there may be areas where zonings have changed and land is still in rural production. In such a situation rural production activity should be able to continue as a permitted activity until the land use changes.	Amend GRZ-R16 to permitted where zoning has changed from rural to GRZ and land use has not changed

<p>67.5</p>	<p>GRZ – General residential zone</p>	<p>Objective</p>	<p>GRZ-02 Character and qualities of the General residential zone</p>	<p><i>This objective is supported in part.</i></p> <p><i>The GRZ provides for a maximum height limit of 10m for buildings and structures under standard GRZ-S1.</i></p> <p><i>This height limit provides opportunity for the development of three storey buildings and variety of built forms which could be different from the traditional one and two storey buildings. The proposed amendment to objective GRZ-02 provides opportunity for design innovation that is commensurate with the 10m height limit provided for under standard GRZ-S1, but recognises that the predominant built form in the GRZ is one and two storey buildings.</i></p> <div style="border: 1px solid black; padding: 10px;"> <p>██████ proposes to amend objective GRZ-02 Character and qualities of the General residential zone to read as follows:</p> <p>"The character and qualities of the General residential zone are maintained, including:</p> <ol style="list-style-type: none"> 1. a predominant built form of single and two-storey buildings; and 2. space around buildings; and 3. residential development with on-site outdoor living areas; and 4. sites that incorporate plantings; and 5. a good level of sunlight access and privacy on and between properties." </div>	
<p>96.39</p>	<p>GRZ – General residential zone</p>	<p>Objective</p>	<p>GRZ-02 Character and qualities of the General residential zone</p>	<p>██████ understands that residential activities are to remain the predominant activity in residential zones, while also providing for other activities that support the community, where they have a strategic or operational need to location.</p>	
<p>118.46</p>	<p>GRZ –</p>	<p>Policies</p>	<p>GRZ-PREC</p>	<p>██████ supports Policy GRZ-PREC1-P2 because the Policy seeks the protection of the National Grid. That said, subject to appropriate district-wide provisions being included in the Energy and</p>	

	General residential zone		1-P2 National Grid Restrictive	<p>Infrastructure Chapter, ██████████ considers that this Policy may not be necessary. On this basis ██████████ considers that Policy GRZ-PREC1-P2 can be deleted in its entirety.</p>	
96.40	GRZ – General residential zone	Policies	GRZ-P2 Appropriate non-residential activities	<p>██████████ supports this policy to the extent that these provisions anticipate non-residential activities in the Residential Zone, where appropriate and/or necessary. For instance, providing for emergency services that have a functional and operational need to be located in close proximity to the communities they service. The amendment sought to these provisions, with an accompanying objective that the policies given effect to, better achieve the purpose of the RMA by providing for the health and safety of people and communities</p>	
67.6	GRZ – General residential zone	Policies	GRZ-P3 Retirement villages	<p>Policy GRZ-P3 is supported in part. However, it is considered that the wording of this policy could be improved to specifically “enable the development of” retirement villages where the criteria listed are satisfied and particularly if adverse effects are avoided “or mitigated” which is consistent with the effects based approach of the Resource Management Act 1991.</p> <p>██████████ proposes to amend policy GRZ-P3 Retirement villages to read as follows:</p> <p>"Recognise the benefits of and enable provide for enable provide for the development of retirement villages where:</p> <ol style="list-style-type: none"> 1. any significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided or mitigated; and 2. the scale, form, composition and design of the village means that the character, qualities and amenity values of the surrounding area are maintained; and 3. on-site amenity for residents is provided, which reflects the nature of and diverse needs of residents in the village; and 4. there is adequate provision for parking and vehicle manoeuvring on-site; and 	

				5. road safety and efficiency is maintained."	
118.45	GRZ – General residential zone	Policies	GRZ-P4 Non-residential activities and buildings	<p>██████ opposes Policy GRZ-P4 to the extent that the Policy requires the absolute avoidance of any significant adverse effects on residential amenity values in the General Residential Zone.</p> <p>██████ considers that regionally significant infrastructure, such as the National Grid, often has an operational need or functional need to locate in a residential zone and is of a nature and scale that means it is not possible to avoid all significant adverse effects. As such, this policy may have the effect of preventing the operation, maintenance, upgrade and development of the National Grid in a manner that does not give effect to the National Policy Statement on Electricity Transmission. ██████ seeks that Policy GRZ-P4 is amended as follows:</p> <p><i>“Provide for other non-residential activities and buildings (except for regionally significant infrastructure) where:</i></p> <ol style="list-style-type: none"> <i>1. any significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding area are avoided; and</i> <i>2. they do not compromise the character and qualities of the surrounding area; and</i> <i>3. they contribute to the health and wellbeing of people in the surrounding area; and</i> <i>4. the scale, form, appearance, composition and design of any buildings means the amenity values of the surrounding area are maintained; and</i> <i>5. there is adequate provision for parking and vehicle manoeuvring on-site; and</i> <i>6. road safety and efficiency is maintained.”</i> 	
67.3	GRZ –	Rules	GRZ-R5	GRZ-R5 Supported residential care activity	

	General residential zone		Supported residential care activity	<p>█████ supports the provision a ‘supported residential care activity’ in the General Residential Zone (GRZ) as a permitted activity (or restricted discretionary where the PER-2 standards are not complied with, and discretionary where the PER-1 standards are not complied with).</p> <p>█████ proposes to retain rule GRZ-R5 Supported residential care activity as notified.</p>	
67.4	GRZ – General residential zone	Rules	GRZ-R10 Retirement villages	<p>█████ supports the specific provision of retirement villages in the GRZ as a restricted discretionary (or discretionary where the PER-1 standards are not complied with).</p> <p>This support is on the basis that █████ submission in respect of the ‘retirement village’ definition is accepted by the Council which seeks to specifically include ‘support residential care activity’ and accessory non-residential activities as part of the ‘retirement village’ definition.</p>	
96.41	GRZ – General residential zone	Rules	GRZ-R11 Emergency services facility G	<p>GRZ-S1 to GRZ-A6 include</p> <ul style="list-style-type: none"> • height of buildings and structures • height in relation to boundary • road setback • façade length • coverage • gross floor area <p>█████ supports these matters, however believes that an emergency service facility should be a controlled activity, with the activity status where the standards are not complied with, to be Restricted Discretionary.</p> <p>Amend rule as follows:</p> <p>General Residential Zone</p>	

				<p>Activity status: Restricted Discretionary Controlled</p> <p>Where:</p> <p>PER-1</p> <p>GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S5 and GRZ-S6 are complied with.</p> <p>Matters of discretion control are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of parking and loading areas and access; and 2. design and layout of on-site pedestrian connections; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. location, size and numbers of signs; and 6. traffic generation and impact on the transport network; and 7. landscaping; and 8. site layout; and 9. the scale of activity; and 10. scale, form and design of buildings; and 11. the benefits of providing emergency service facilities. <p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p>	
118.47	GRZ – General resid	Standards	GRZ-PREC1-S4 Electricity	<p>█ generally supports Standard GRZ-PREC1-S4 to the extent that the Standard provides for the protection of the National Grid. That said, subject to appropriate district-wide provisions being included in the Energy and Infrastructure Chapter (and particularly Rules EI-R30),</p>	

	enti al zone		trans missi on line b	██████ considers that this Standard is unnecessary. On this basis ██████ seeks that Standard GRZ-PREC1-S4 is deleted in its entirety.	
143.59	GRZ – General residential zone	Standards	GRZ-S1 Height of buildings and structures	<i>It is requested that the permitted building height in the MDRZ remain at 12m, meanwhile the permitted building height in the GRZ is reduced to 9m</i>	Reduce height to 9m

149.1	GRZ – Gen	Standards	GRZ-S5 Cover	<i>50% coverage rule in General residential zone is too high:</i>	

	eral resid enti al zone		age Gene ral resid ential z	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
143.58	GRZ – Gen eral resid enti al zone	Stan dard s	GRZ- S7 Densi ty of resid ential units G	<p>[REDACTED] <i>oppose the use of a residential density standard in both the MDRZ and the GRZ.</i></p>	Deletions are sought to standards MRZ-S5 and GRZ-S7 respectively.