

## GENERAL RESIDENTIAL ZONE

### Introduction

The General Residential Zone is applied to suburban housing in the urban areas of Timaru, Temuka, Pleasant Point and Geraldine. It is intended that these areas will have residential units of one to two storeys, with ample ~~area space~~ around buildings for plantings and outdoor living ~~space areas~~, and good access to sunlight. Compatible and ~~complimentary~~ ~~complementary~~<sup>1</sup> activities are enabled, while other activities require resource consent to ensure they do not detract from the character and qualities of the ~~Zone~~.

### Objectives

GRZ-O1	<b>The purpose of the General Residential Zone</b>
GRZ-O2	<b>Character and qualities of the General Residential Zone</b>

The character and qualities of the General Residential Zone comprise:

1. a low to moderate building ~~site~~ coverage; and
2. a built form of single and two-storey attached or detached buildings; and
3. ~~ample space around buildings; and~~<sup>3</sup>
4. ~~provision for a sufficient level of on-site outdoor living space areas~~<sup>4</sup>; and
5. sites that incorporate plantings; and
6. a good level of sunlight access; and
7. a good level of privacy between properties.

### Policies

GRZ-P1	<b>Residential activities</b>
	<p>Enable residential activities and <u>within</u><sup>5</sup> a wide range of residential unit types and sizes where:</p> <ol style="list-style-type: none"> <li>1. they are compatible with the character and qualities of the General Residential Zone; and</li> <li>2. outdoor living <del>spaces areas</del>: <ul style="list-style-type: none"> <li>a. are directly <del>assessable</del> <u>accessible</u><sup>6</sup> from the residential unit and have access to sunlight; and</li> <li>b. provide ample opportunity for outdoor living, <del>tree and garden planting</del><sup>7</sup>; and</li> </ul> </li> <li>3. residential units and accessory buildings are located to: <ul style="list-style-type: none"> <li>a. take advantage of sunlight; and</li> <li>b. ensure the shading and privacy of adjoining sites is not unreasonably compromised; and</li> </ul> </li> <li>4. ample open space <del>and landscaping</del> is provided around buildings that <del>to</del> which reflect <del>maintains</del> the character and qualities of <u>anticipated</u> <del>within</del><sup>8</sup> the <del>Zone</del>.<sup>9</sup></li> </ol>

GRZ-P2	<b>Appropriate non-residential activities</b>
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<sup>1</sup> Schedule 1 cl16(2)

<sup>2</sup> Kāinga Ora [229.62]

<sup>3</sup> Kāinga Ora [229.63]

<sup>4</sup> Kāinga Ora [229.63]

<sup>5</sup> Kāinga Ora [229.89]

<sup>6</sup> Broughs Gully [167.20]

<sup>7</sup> Clause 10(2)(b) relating to Kāinga Ora [229.64]

<sup>8</sup> Kāinga Ora [229.64]

<sup>9</sup> Kāinga Ora [229.64]

Enable home business, small-scale non-residential activities where:

1. they are compatible with the character and qualities of the surrounding area; and
2. any ~~home-based~~ business is ancillary to a residential activity; and
3. ~~they do not result in adverse effects on the amenity values of adjoining sites~~ arising from the movement of people and vehicles associated with the activity ~~are~~ that cannot be mitigated<sup>10</sup>; and
4. the hours of operation are compatible with residential amenity.

#### GRZ-P3 Retirement villages

Recognise the benefits of, ~~and provide for~~ retirement villages ~~in providing a diverse range of housing and care options for older persons and provide for them~~<sup>11</sup>, where:

1. the scale, form and design of the retirement village maintains the anticipated<sup>12</sup> character, qualities and amenity values of the surrounding area, while recognising the functional needs and operational needs of retirement villages<sup>13</sup>; and
2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the retirement village; and
3. suitable and safe internal access is provided for emergency services.

#### GRZ-P4 Other non-residential activities and buildings

Only allow other non-residential activities and buildings where:

1. they support the health, safety and<sup>14</sup> wellbeing of residents in the area, or have a functional need or operational need<sup>15</sup> to locate in the Z zone; and
2. any adverse effects on the residential amenity values are avoided or minimised; and
3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.

#### GRZ-P5 Incompatible activities

Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, unless:

1. ~~the activity is such a small scale that it will not have any adverse effects on residential amenity; or~~
2. ~~the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or~~
3. GRZ-P4 is complied with.<sup>16</sup>

### Rules

**Note:** For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

#### GRZ-R1 Residential activities~~s~~ (not including buildings and not otherwise listed in this chapter)

<sup>10</sup> Waka Kotahi [143.133]

<sup>11</sup> RVA [230.10]

<sup>12</sup> Kainga Ora [229.66]

<sup>13</sup> RVA [230.10]

<sup>14</sup> FENZ [131.17]

<sup>15</sup> Transpower [159.92]

<sup>16</sup> Kāinga Ora [229.68]

General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> GRZ-S8, GRZ-S9 and GRZ-S10 are complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with GRZ-R9.</p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any infringed standard</li> </ol>
GRZ-R2	<p><b>Residential units</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> There are no more than two residential units per site; and</p> <p><b>PER-2</b> All the <del>S</del>tandards of this chapter are complied with.</p> <p><b>Note:</b> For residential unit(s) within PREC1 - the Old North General Residential Precinct, see PREC1-R1.</p>	<p><b>Activity status when compliance not achieved with PER-1: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the bulk, location, design and density of buildings including articulation in the form of each residential unit; and</li> <li>2. balance of open space and buildings; and</li> <li>3. the extent, quality and design of outdoor living <u>spaces areas</u>; and</li> <li>4. compatibility with the character of the area; and</li> <li>5. amenity effects on neighbouring properties; and</li> <li>6. provision for privacy between residential units and between sites; and</li> <li>7. landscaping; <u>and</u></li> <li>8. outdoor storage, including rubbish collection areas; and</li> <li>9. design of the access, car parking and service areas; and</li> <li>10. fencing.</li> </ol> <p><b>Note:</b> Any application for this activity is precluded from being limited or publicly notified.</p> <p><b>Activity status when compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>
GRZ-R3	<b>Visitor accommodation</b>	

General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The visitor accommodation is undertaken within an existing residential unit; and</p> <p><b>PER-2</b> The maximum occupancy is six guests per night; and</p> <p><b>PER-3</b> The site does not have a shared access with another site.</p>	<p><b>Activity status when <u>re</u> compliance not achieved: Discretionary</b></p>
GRZ-R4	<p><b>Home business</b></p>	
General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The home business does not involve an offensive trade; and</p> <p><b>PER-2</b> GRZ-S11 is complied with.</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with GRZ-R9.</p>	<p><b>Activity status when <u>re</u> compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when <u>re</u> compliance not achieved with PER-1: Non-complying</b></p>
GRZ-R5	<p><b>Educational facilities</b></p>	
General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The educational facility is within an existing residential unit; and</p> <p><b>PER-2</b> The maximum number of children attending at any one time is six, excluding any children who <u>reside on site</u> <u>live there</u>.</p>	<p><b>Activity status when <u>re</u> compliance not achieved: Discretionary</b></p>
GRZ-R6	<p><b>Supported residential care activities</b></p>	

General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The supported residential care activity is within an existing residential unit; and</p> <p><b>PER-2</b> The maximum occupancy does not exceed six residents.</p>	<p><b>Activity status when<del>re</del> compliance not achieved: Discretionary</b></p>
GRZ-R7	<p><b>Community gardens</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The maximum area used for the sale of produce is 5m<sup>2</sup>; and</p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with GRZ-R9.</p>	<p><b>Activity status when<del>re</del> compliance not achieved: Discretionary</b></p>
GRZ-R8	<p><b>Open space used for recreational purposes</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Buildings must only be used for storage of recreational equipment and have a maximum floor area of 25m<sup>2</sup>; and</p> <p><b>PER-2</b> The activity does not involve motorised vehicles, except lawn mowers and garden equipment; and</p> <p><b>PER-3</b> All the Standards of this chapter are complied with.<sup>17</sup></p> <p><b>Note:</b> Any associated building and structure must be constructed in accordance with GRZ-R9.</p>	<p><b>Activity status where<del>re</del> compliance not achieved with PER-3: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.<sup>18</sup></li> </ol> <p><b>Activity status when<del>re</del> compliance not achieved with PER-1: Discretionary</b></p> <p><b>Activity status when<del>re</del> compliance not achieved with PER-2: Non-complying</b></p>

<sup>17</sup> Clause 16(2)<sup>18</sup> Clause 16(2)



GRZ-R9	<b>Buildings and structures (excluding fences)</b>	
General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> The building or structure is associated with or ancillary to a permitted activity; and</p> <p><b>PER-2</b> All the <del>S</del>tandards of this chapter are complied with.</p>	<p><b>Activity status when <del>re</del> compliance not achieved with PER-2: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol> <p><b>Activity status when <del>re</del> compliance not achieved with PER-1:</b> The same status as the activity the building or structure is associated with or ancillary to.</p>
GRZ-R9A10	<b>Full or partial demolition of buildings or structures<sup>19</sup></b>	
General Residential Zone	<b>Activity status: Permitted</b>	<b>Activity status when compliance not achieved: Not applicable</b>
GRZ-R1011	<b>Fences</b>	
General Residential Zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Any fence within 2m of <del>a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</del> 1. no higher than 1.2m above ground level; or 2. no higher than 1.8m above ground level where at least 450% of the fence is visually permeable; and<sup>20</sup></p> <p><b>PER-2</b> Any fence within 2m of a site's boundary, other than <del>road boundary</del> or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p><b>Note:</b> This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	<b>Activity status when <del>re</del> compliance not achieved: Discretionary</b>

<sup>19</sup> NZHHA [184.2]<sup>20</sup> Karton and Hollamby Group [31.2], Dale, S and A [54.5], MFL [60.34], Speirs, B [66.31], Rooney Holdings [174.77], Rooney, GJH [191.77], Rooney Group [249.77], Rooney Farms [250.77], Rooney Earthmoving [251.77], TDL [252.77]

GRZ- R1112	<u>Retirement villages</u>	
General Residential Zone	<p><b>Activity status:</b> <u>Controlled Restricted Discretionary</u><sup>21</sup></p> <p><b>Where:</b></p> <p><b>PER-1</b> GRZ-S1, GRZ-S2, <u>GRZ-S3</u>, GRZ-S4, 25584,<sup>22</sup> GRZ-S5 and GRZ-S9 are complied with.</p> <p><b>Matters of control discretion are limited restricted</b><sup>23</sup> to:</p> <ol style="list-style-type: none"> <li>1. the scale, form and design of the <u>retirement</u> village, its open space and any associated buildings, structures, parking, or utility areas; and</li> <li>2. any adverse effects on the <u>anticipated</u><sup>24</sup> character, qualities and amenity values of the surrounding area; and</li> <li>3. on-site amenity for residents; and</li> <li>4. the ability of infrastructure to service the development; and</li> <li>5. effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</li> <li>6. the functional needs and operational needs of the retirement village; and</li> <li>7. the benefits of retirement villages.<sup>25</sup></li> </ol> <p><b>Note:</b> <u>Any application for this activity is precluded from being limited or publicly notified.</u><sup>26</sup></p>	<p><b>Activity status when compliance not achieved:</b> Discretionary</p>
GRZ- R1213	<u>Emergency services facilities</u>	
General Residential Zone	<p><b>Activity status:</b> Restricted Discretionary</p> <p><b>Where:</b></p> <p><b>PER-1</b> GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S5, <u>and</u> GRZ-S6, <u>GRZ-S9</u><sup>27</sup> are complied with.</p>	<p><b>Activity status when compliance not achieved:</b> Discretionary</p>

<sup>21</sup> Kāinga Ora [229.74]<sup>22</sup> Clause 16(2)<sup>23</sup> Kāinga Ora [229.74]<sup>24</sup> Kāinga Ora [229.74]<sup>25</sup> RVA [230.11, 230.12, 230.13]<sup>26</sup> RVA [230.11]<sup>27</sup> FENZ [131.23]

	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the location and design of any proposed parking and loading areas and access; and</li> <li>2. design and layout of on-site pedestrian connections; and</li> <li>3. hours of operation; and</li> <li>4. noise, disturbance and loss of privacy of neighbours; and</li> <li>5. location, size and numbers of signs; and</li> <li>6. traffic generation and impact on the transport network; and</li> <li>7. landscaping and open space; and</li> <li>8. site layout; and</li> <li>9. the scale of activity; and</li> <li>10. scale, form and design of buildings; and</li> <li>11. the benefits of providing emergency service facilities.</li> </ol>	
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<b>GRZ- R1314</b>	<b>Community facilities</b>	
<b>General Residential Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when <del>re</del> compliance not achieved: Not applicable</b>
<b>GRZ- R4415</b>	<b><u>Any</u> Activities not otherwise listed in this chapter</b>	
<b>General Residential Zone</b>	<b>Activity status: Discretionary</b>	<b>Activity status when <del>re</del> compliance not achieved: Not applicable</b>
<b>GRZ- R4516</b>	<b>Industrial activities</b>	
<b>General Residential Zone</b>	<b>Activity status: Non-<del>C</del>omplying</b>	<b>Activity status when <del>re</del> compliance not achieved: Not applicable</b>
<b>GRZ- R4617</b>	<b>Primary production and rural industry</b>	
<b>General Residential Zone</b>	<b>Activity status: Non-<del>C</del>omplying</b>	<b>Activity status when <del>re</del> compliance not achieved: Not applicable</b>
<b>GRZ- R4718</b>	<b>Mining</b>	
<b>General Residential Zone</b>	<b>Activity status: Non-<del>C</del>omplying</b>	<b>Activity status when <del>re</del> compliance not achieved: Not applicable</b>

GRZ-R18	Large format retailing (excluding supermarkets) <sup>28</sup>	
General Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R19	Dismantling or repair of motor vehicles owned by people not living on site including storage of those vehicles <sup>29</sup>	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable -
GRZ-R20	Offensive trades	
General Residential Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

<sup>28</sup> Woolworths [242.18, 242.19]

<sup>29</sup> MFL [60.35]

Standards		
GRZ-S1	<b>Height of buildings and structures</b>	
General Residential Zone	<p>The maximum height of buildings and structures must not exceed 9m measured from ground level to the highest part, <u>or for towers and poles associated with emergency service facilities, must not exceed 15m.</u><sup>30</sup></p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. dominance in relation to the street and adjoining residential sites; and</li> <li>2. overlooking and loss of privacy in relation to adjoining residential sites; and</li> <li>3. solar access to adjoining residential sites; and</li> <li>4. mitigation measures.</li> </ol>
GRZ-S2	<b>Height in relation to boundary</b>	
General Residential Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in <i>APP8 - Recession Planes</i>.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. any impact on privacy and the ability to use and enjoy outdoor living space; and</li> <li>2. any impact on solar access; and</li> <li>3. any adverse effects resulting from the bulk and dominance of built form; and</li> <li>4. any benefits, such as the use of architectural features or steps in the building façade; and</li> <li>5. mitigation measures.</li> </ol>
GRZ-S3	<b>Roads Setbacks</b>	
General Residential Zone	<p>1. Buildings other than:</p> <ol style="list-style-type: none"> <li>1. a garage ;or</li> <li>2. a carport for a single car parking space</li> </ol> <p>must be set-back a minimum of 2m from any road boundary.</p> <p>2. <u>Buildings must be setback a minimum of 1m from any internal boundary, except where buildings share a common boundary wall.</u><sup>31</sup></p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. landscaping; and</li> <li>2. openness, dominance and attractiveness when viewed from the street; and</li> <li>3. mitigation measures; and</li> <li>4. <u>dominance, loss of privacy and shading in relation to neighbouring residential activities.</u><sup>32</sup></li> </ol>
GRZ-S4	<b>Façade length</b>	
General Residential Zone	<p>Where a façade of a building is located within 6m of the boundary with an adjoining site, the façade must not exceed an overall dimension of 30m measured parallel to any site boundary, excluding a 600mm <del>millimetre</del> projection of eaves.</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the visual effect of continuous walls; and</li> <li>2. landscaping; and</li> <li>3. building setback; and</li> <li>4. mitigation measures.</li> </ol>

<sup>30</sup> FENZ [131.21]<sup>31</sup> Kāinga Ora [229.79]<sup>32</sup> Kāinga Ora [229.79]



GRZ-S5	Coverage	
General Residential Zone	<ol style="list-style-type: none"> <li>1. The building coverage of the <u>net area</u><sup>33</sup> of any site must not exceed 40%; and</li> <li>2. For retirement villages, the percentage of <u>building</u> coverage must be calculated over the net site area of the entire complex or group of buildings.</li> </ol>	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. compatibility with the character of the area; and</li> <li>2. ability to detain stormwater on-site; and</li> <li>3. visual dominance on adjacent properties; and</li> <li>4. the scale of buildings; and</li> <li>5. open space and landscaping; and</li> <li>6. <del>M</del>itigation measures.</li> </ol>
GRZ-S6	<b>Gross floor area</b>	
General Residential Zone	The maximum gross floor area of any single building must be <u>not exceed</u> <sup>34</sup> 550m <sup>2</sup> .	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. compatibility with the character of the area; and</li> <li>2. scale, intensity and character of land use; and</li> <li>3. scale and bulk of buildings; and</li> <li>4. visual dominance on adjacent properties; and</li> <li>5. building setbacks; and</li> <li>6. building design; and</li> <li>7. landscaping.</li> </ol>
GRZ-S7	<b>Density of residential units</b>	
Gleniti Low Density Residential Specific Control Area	Residential units must not exceed a density of one per 700m <sup>2</sup> of net site area.	<b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. <del>B</del>alance of open space and buildings; and</li> <li>2. <del>C</del>ompatibility with the character of area; and</li> <li>3. <del>V</del>isual dominance on adjacent properties; and</li> <li>4. <del>L</del>oss of privacy to adjacent properties; and</li> <li>5. <del>O</del>verlooking and loss of privacy; and</li> <li>6. <del>L</del>andscaping;</li> <li>7. <del>S</del>tormwater treatment and discharge; and</li> <li>8. <del>T</del>he cumulative effects of an increase in density on the provision of infrastructure;</li> <li>9. <del>W</del>hether it will establish a precedent or authority to approve similar proposals.</li> </ol>

<sup>33</sup> ECan [183.1]<sup>34</sup> Dale, S and A [54.7] and Speirs, B [66.32]

GRZ-S8	<b>Outdoor living space</b>	
General Residential Zone	<p>1. <u>Except where 2. below applies, each residential unit must have an exclusive outdoor living space:</u></p> <ul style="list-style-type: none"> <li>a. of at least 50m<sup>2</sup> at ground level with a minimum dimension of 5m; and</li> <li>b. that is directly accessible from the residential unit; and</li> <li>c. is located to the north, west or east of the residential unit.</li> </ul> <p>2. <u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u></p> <ul style="list-style-type: none"> <li>a. <u>of at least 12m<sup>2</sup>, with a minimum dimension of 1.8m, where the residential unit has two or more bedrooms; or</u></li> <li>b. <u>8m<sup>2</sup>, with a minimum dimension of 1.8m, where the residential unit is a one-bedroom or studio unit;</u></li> <li>c. <u>that is directly accessible from the residential unit; and</u></li> <li>d. <u>is located to the north, west or east of the residential unit.</u><sup>35</sup></li> </ul>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. provision of sufficient outdoor living space <u>which reflects the anticipated occupancy of the residential unit associated dwelling</u><sup>36</sup>; and</li> <li>2. accessibility and convenience for residents;</li> <li>3. alternative provision of outdoor living space, which is in close enough proximity to meet residents' needs; and</li> <li>4. the need to retain mature on-site vegetation.</li> </ol>
GRZ-S9	<b>Landscaping</b>	
General Residential Zone	At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. compatibility with the character of the area; and</li> <li>2. balance between built form and open space; and</li> <li>3. streetscape amenity.<sup>37</sup></li> </ol>
GRZ-S10	<b>Heavy vehicle storage</b>	
General Residential Zone	There must be no more than one heavy vehicle stored on a site in association with a permitted activity.	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. noise; and</li> <li>2. any impact on the visual amenity of the surrounding area.</li> </ol>
GRZ-S11	<b>Home business</b>	
General Residential Zone	<p>1. There must be no more than one full-time equivalent person engaged in the home business who resides off-site; and</p> <p>2. All manufacturing, altering, repairing, dismantling or processing of any</p>	<p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. scale, intensity and character of business; and</li> <li>2. hours of operation; and</li> <li>3. traffic generation; and</li> </ol>

<sup>35</sup> Kāinga Ora [229.82]<sup>36</sup> Kāinga Ora [229.82]<sup>37</sup> Kāinga Ora [229.83]

	<p>materials or articles associated with an activity must be carried out within a building; and</p> <p>3. Any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site.</p>	<p>4. the design of any parking proposed; and</p> <p>5. noise, odour, dust, disturbance and loss of privacy for neighbours; <u>and</u></p> <p>6. mitigation measures.</p>
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## PREC1 - Old North Road General Residential Precinct

The Old North Road General Residential Precinct is located in the north of Timaru township and encompasses a greenfield area to the west of Old North Road and a semi-developed area north of Mahoneys Road. Significant parts of the area are located close to industrial activity and there is therefore the potential for reverse sensitivity effects to occur. In addition, the north-west section of the site is traversed by the National Grid.

Objectives		
PREC1-O1	<b>The purpose of the Old North Road General Residential Precinct</b>	
Low-density residential development is provided in the <u>PREC1 - Old North General Residential Precinct</u> in a way that minimises reverse sensitivity effects on the adjacent General Industrial Zone.		
Policies		
PREC1-P1	<b>Reverse sensitivity</b>	
Require a low density of development and separation distances from industrial <u>activities development</u> .		
Rules		
<p><b>Note:</b> All rules for <u>the underlying zone applies</u> to activities in the <u>PREC1 – Old North General Residential Precinct</u>, unless modified by the below rules. For certain activities, consent may be required by rules in more than one chapter in the <u>District Plan</u>. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.</p>		
PREC1-R1	Residential units	
PREC1 - Old North Road General Residential Precinct	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S6, GRZ-S9, GRZ-S10, PREC1-S1, PREC1-S2 and PREC1-S3 are complied with.</p>	<p><b>Activity status when compliance not achieved: Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. the matters of discretion of any infringed standard.</li> </ol>

Standards		
PREC1-S1	Density of residential units	
<b>PREC1 - Old North Road General Residential Precinct</b>	Residential units must not exceed a density of one per 1,500m <sup>2</sup> of net site area.	<b>Matters of discretion <u>are</u> restricted to:</b> 1. reverse sensitivity effects on the General Industrial Zone; and 2. balance of open space and buildings; and 3. compatibility with the character of the area; and 4. visual dominance on adjacent properties; and 5. loss of privacy to adjacent properties; and 6. overlooking and loss of privacy; and 7. landscaping.
<b>PREC1-S2</b>	<b>Read and boundary setbacks</b>	
<b>PREC1 - Old North Road General Residential Precinct</b>	1. Buildings other than a garage or carport must be set-back a minimum of 10m from Old North Road or Blair Street; <u>and</u> 2. Buildings other than a garage or carport must be set-back a minimum of 20m from any boundary adjoining the General Industrial Zone.	<b>Matters of discretion <u>are</u> restricted to:</b> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. landscaping; and 3. setback of buildings; <u>and</u> 4. mitigation measures.
<b>PREC1-S3</b>	<b>Site coverage</b>	
<b>PREC1 - Old North Road General Residential Precinct</b>	The maximum <u>site coverage combined building and impervious surface coverage</u> of the net site area of any site must not exceed 35%.	<b>Matters of discretion <u>are</u> restricted to:</b> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. compatibility with the character of the area; and 3. visual dominance on adjacent properties; and 3. the scale of buildings.