

Overview

The Far North District contains a mix of diverse communities and urban centres, a number of which are located within the coastal environment and/or have identified cultural and historic heritage values. The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to the rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure.

To support urban sustainability and affordable infrastructure the General Residential zone seeks to consolidate growth where it can around urban centres. The aim is to provide for a variety of housing typologies and sizes that contribute to the vibrancy and viability of those centres, as well as ensuring efficient use of the investment Council makes in infrastructure and services.

In providing for growth over the medium term, and looking out to the longer term, the District Plan provides for a combination of increased density within the existing General Residential zone as well as re-zoning for more intensive residential use in areas where there is adequacy and capacity of available development infrastructure or where it is programmed in the Long Term Plan or 30 Year Infrastructure Strategy.

Council has a responsibility under the RMA, and takes direction from the RPS, to ensure that there is sufficient land available for housing to meet the future demands of the district, that development is in the right location and there is adequacy and capacity of available or programmed development infrastructure.

Objectives	
GRZ-O1	The General Residential zone provides a variety of densities, housing types and lot sizes that respond to: <ol style="list-style-type: none"> housing needs and demand; the adequacy and capacity of available or programmed development infrastructure; the amenity and character of the receiving residential environment; and historic heritage.
GRZ-O2	The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.
GRZ-O3	Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.
GRZ-O4	Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.
GRZ-O5	Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.
GRZ-O6	Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

Policies	
GRZ-P1	Enable land use and subdivision in the General Residential zone where: <ol style="list-style-type: none"> there is adequacy and capacity of available or programmed development infrastructure to support it; and it is consistent with the scale, character and amenity anticipated in the residential environment.
GRZ-P2	Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot: <ol style="list-style-type: none"> telecommunications: <ol style="list-style-type: none"> fibre where it is available; or copper where fibre is not available; local electricity distribution network; and wastewater, potable water and stormwater where they are available.
GRZ-P3	Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.
GRZ-P4	Enable non-residential activities that: <ol style="list-style-type: none"> do not detract from the vitality and viability of the Mixed Use zone; support the social and economic well-being of the community; are of a residential scale; and are consistent with the scale, character and amenity of the General Residential zone.

GRZ-P5	Provide for retirement villages where they: <ul style="list-style-type: none"> a. compliment the character and amenity values of the surrounding area; b. contribute to the diverse needs of the community; c. do not adversely affect road safety or the efficiency of the transport network; and d. can be serviced by adequate development infrastructure.
GRZ-P6	Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.
GRZ-P7	Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.
GRZ-P8	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ul style="list-style-type: none"> a. consistency with the scale, design, amenity and character of the residential environment; b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance; c. for residential activities: <ul style="list-style-type: none"> i. provision for outdoor living space; ii. privacy for adjoining sites; iii. access to sunlight; d. for non-residential activities: <ul style="list-style-type: none"> i. scale and compatibility with residential activities ii. hours of operation e. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts; f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including: <ul style="list-style-type: none"> i. opportunities for low impact design principles ii. ability of the site to address stormwater and soakage; g. managing natural hazards; and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

GRZ-R1	New buildings or structures, or extensions or alterations to an existing buildings or structures	
General Residential zone	Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted or controlled activity.	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard
	PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: GRZ-S1 Maximum height; GRZ-S2 Height in relation to boundary; GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); GRZ-S4 Setback from MHWS; GRZ-S5 Façade length;	Activity status where compliance not achieved with PER-1: Discretionary

	GRZ-S6 Outdoor living space; and GRZ-S7 Outdoor storage.	
GRZ-R2	Impermeable surface coverage	
General Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The impermeable surface coverage of any site is no more than 50%.</p> <p>Note: Where a development is utilising more than one site, including for multi-unit development or retirement villages, the percentage coverage must be calculated over the gross site area of all affected sites.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which landscaping or vegetation may reduce adverse effects of run-off; the effectiveness of the proposed method for controlling stormwater on site; the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; and whether low impact design methods and use of green spaces can be used; any cumulative effects on total catchment impermeability; natural hazard mitigation and site constraints; and extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
GRZ-R3	Residential activity (standalone residential units)	
General Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <ol style="list-style-type: none"> The number of standalone residential units on a site does not exceed one; and The site does not contain a multi-unit development. 	Activity status where compliance not achieved with PER-1: Discretionary
GRZ-R4	Visitor accommodation	
General Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is within a residential unit or accessory building.</p> <p>PER-2 The occupancy does not exceed six guests per night.</p> <p>PER-3 The site does not share access with another site.</p>	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
GRZ-R5	Home business	
General Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is undertaken within:</p> <ol style="list-style-type: none"> a residential unit; or an accessory building that does not exceed GFA of 40m². 	<p>Activity status where compliance not achieved with PER-2, PER-3 and PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> scale, intensity and character of the business; traffic generation, safety and access; provision of parking;

	<p>PER-2 There is no more than one full-time equivalent person engaged in the home business who resides off-site.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity is carried out within a building.</p> <p>PER-4 Hours of operation are between: 1. 7am - 8pm Monday to Friday. 2. 8am - 8pm Weekends and public holidays.</p>	<p>d. noise, odour and dust; e. disturbance and loss of privacy for surrounding sites; and f. hours of operation.</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
GRZ-R6 Educational facility		
<p>General Residential zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility is within a residential unit or accessory building.</p> <p>PER-2 The number of students attending at one time does not exceed four, excluding those who reside onsite.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
GRZ-R7 Supported residential care		
<p>General Residential zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care is within a residential unit or accessory building.</p> <p>PER-2 The number of occupants does not exceed six.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
GRZ-R8 Conservation activity		
<p>General Residential zone</p>	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
GRZ-R9 Residential activity (multi-unit development)		
<p>General Residential zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 1. The site area per multi-unit development is at least 600m²; 2. The number of residential units in a multi-unit development on a site does not exceed three; and 3. There is no standalone residential unit on the site.</p> <p>CON-2 The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be: 1. 1 bedroom = 45m² 2. 2 bedroom = 62m² 3. 3 bedroom = 82m²</p> <p>Matters of discretion are restricted to:</p>	<p>Activity status where compliance not achieved: Discretionary</p>

	<p>a. the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following.</p> <ul style="list-style-type: none"> i. building intensity, scale, location, form and appearance; ii. location and design of parking and access; and iii. location of outdoor living space in relation to neighbouring sites. 	
GRZ-R10	Retirement village	
General Residential zone	<p>Activity status: Restricted discretionary</p> <p>Where</p> <p>RDIS-1 The activity will be accommodated within a new building or structure, or extensions to an existing building or structure which comply with standards: GRZ-S1 Maximum height; GRZ-S2 Height in relation to boundary; GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); GRZ-S4 Setback from MHWS; GRZ-S5 Façade length; GRZ-S6 Outdoor living space; and GRZ-S7 Outdoor storage.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. safe integration of vehicle and pedestrian access with the adjoining road network. b. provision of landscaping and bunding, on-site amenity for residents, recreational facilities and stormwater systems. c. design and layout of pedestrian circulation. d. residential amenity for surrounding sites in respect of outlook and privacy. e. visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas and external storage areas. f. the benefits associated with provision of accommodation to meet the needs of the elderly. 	Activity status where compliance not achieved with RDIS-1: Discretionary
GRZ-R11	Minor residential unit	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R12	Community facility	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R13	Place of assembly	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R14	Emergency services facility	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R15	Activities not otherwise listed in this chapter	
General	Activity status: Discretionary	Activity status where compliance not

Residential zone		achieved: Not applicable
GRZ-R16	Industrial activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R17	Commercial activity not provided for as a permitted or restricted discretionary activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R18	Primary Production	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R19	Rural industry	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R20	Hospital	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R21	Offensive trade	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R22	Commercial composting	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R23	Community corrections activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R24	Cleanfill area or landfill, including managed fill	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
GRZ-S1	Maximum height	
General Residential zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components not exceeding 0.5m in height on any elevation; or ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. Satellite dishes and aerals not exceeding 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) not 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding built environment; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and

	exceeding 1m in height on any elevation.	f. natural hazard mitigation and site constraints.
GRZ-S2	Height in relation to boundary	
General Residential zone	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>Except where the site boundary adjoins a lawfully established accessway or access lot serving a rear site, the measurement shall be taken from the furthest boundary of the accessway or access lot.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. Solar and water heating components not exceeding 0.5m in height on any elevation; or ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or v. A building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.
GRZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
General Residential zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that the setback must be at least 3m measured from a road boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. Fences or walls no more than 2m in height above ground level; or ii. uncovered decks no more than 0.5m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
GRZ-S4	Setback from MHWS	
General Residential zone	<p>The new building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site

		<p>constraints;</p> <p>e. the effectiveness of the proposed method for controlling stormwater; and</p> <p>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</p>
GRZ-S5	Façade length	
General Residential zone	<p>The new building or structure, or extension or alteration to an existing building or structure must include a recess where the façade exceeds 20m along any road or public land.</p> <p>The recess must:</p> <ol style="list-style-type: none"> 1. be at least 1m in depth for a length of at least 2m; 2. be for the full height of the wall; and 3. include a break in the eave line and roofline of the façade. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. Fences or walls no more than 2m in height; or ii. Uncovered decks 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; and c. the design and siting of the building or structure;
GRZ-S6	Outdoor living space	
General Residential zone	<ol style="list-style-type: none"> 1. Each residential unit must have an exclusive outdoor living space: <ol style="list-style-type: none"> i. of at least 50m² at ground level with a minimum dimension of 5m; or ii. at least 8m² (with a minimum dimension of 2m) where the residential unit is not on the ground floor. 2. The outdoor living space must: <ol style="list-style-type: none"> i. be directly accessibly from a habitable room in the residential unit; ii. be free of buildings, storage, parking spaces and manoeuvring areas; and iii. be oriented to the north, east or west side (or a combination) of the residential unit. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the provision of sufficient outdoor living space; b. the residential amenity for the occupants of the residential unit; c. accessibility and convenience for residents; d. alternative provision of outdoor living space, such as proximity to accessible public open space; e. the provision of adequate access to sunlight on the outdoor living space throughout the year; and f. topographical or other site constraints making compliance with the standard impractical.
GRZ-S7	Outdoor storage	
General Residential zone	<p>Any outdoor area used for storage or stockpiling must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping; and d. topographical or other site constraints making compliance with the standard impractical.