

## GRZ – General residential zone

### Objectives

#### GRZ-O1 Residential Character

- (1) Residential character of the **GRZ – General** residential zone is maintained.

#### GRZ-O2 Residential built form and amenity

- (1) Maintain neighbourhood residential amenity values and facilitate safety in the **GRZ – General** residential zone.

#### GRZ-O3 On-site residential amenity

- (1) Maintain amenity values within and around dwellings and sites in the **GRZ – General** residential zone.

#### GRZ-O4 Housing options

- (1) A wide range of housing options occurs in the residential zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau.
- (2) Residential zoned land near the **Business-TCZ –** Town centre zone and close to transport networks is used for higher density residential living with access to public transport and alternative modes of transport.

#### GRZ-O5 Maintain residential purpose

- (1) Residential activities remain the dominant activity in the **GRZ – General residential zone**

#### GRZ-O6 Adverse effects of land use and development

- (1) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

### Policies

#### GRZ-P1 Character

- (1) Ensure residential development in the **GRZ – General** residential zone:
  - (a) Provides road patterns that follow the natural contour of the landform;
  - (b) Promotes views and vistas from public spaces of the hinterland beyond; and
  - (c) Is an appropriate scale and intensity, and setback from the road frontages to provide sufficient open space for the planting of trees and private gardens.

#### GRZ-P2 Front Setback

- (1) Ensure buildings are designed and set back from roads by:
  - (a) Maintaining the existing street character including the predominant building setback from the street;

- (b) Allowing sufficient space for the establishment of gardens and trees on the site; and
- (c) Providing for passive surveillance to roads and avoiding windowless walls to the street.

GRZ-P3 Setback: Side boundaries

- (1) Require development to have sufficient side boundary setbacks to provide for:
  - (a) Planting;
  - (b) Privacy; and
  - (c) Sunlight and daylight.
- (2) Reduced side boundary setbacks occur only where it:
  - (a) Enables effective development of sites where on-site topographic constraints occur; or
  - (b) Retains trees on the site.

GRZ-P4 Height

- (1) Ensure building height is complementary to the low rise character of the **GRZ – General** residential zone.

GRZ-P5 Site Coverage and Permeable Surfaces

- (1) Ensure all sites have sufficient open space to provide for landscaping, on-site stormwater disposal, parking, and vehicles manoeuvring by maintaining maximum site coverage requirements for buildings in the **GRZ – General** residential zone.
- (2) Ensure a proportion of each site is maintained in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable disposal of stormwater.

GRZ-P6 Excessive building scale

- (1) Facilitate quality development by ensuring buildings are a complementary height, bulk and form for the site, and are in keeping with the amenity values of the street.

GRZ-P7 Daylight and outlook

- (1) Maintain adequate daylight, and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings.
- (2) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- (3) Maintain and enhance attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and street planting.

GRZ-P8 Outdoor living court – Multi-unit development

- (1) Enable multi-unit development to provide usable and accessible outdoor living courts in alternative ways that reflects the outcomes of section 7 (private residential amenity) of Waikato District Council's Multi-unit Development Urban Design Guidelines (**APP 13**), in particular by:
  - (a) Maximising light access, views and privacy; and

- (b) Maximising the use and amenity opportunities of the site through well designed internal layout.

GRZ-P9 Outdoor living court – Retirement villages

- (1) Require outdoor living courts or communal outdoor living courts to be usable and accessible.

GRZ-P10 Housing Types

- (1) Enable a variety of housing types in the **GRZ – General** residential zone where it is connected to public reticulation, including:
  - (a) Integrated residential development such as low-rise apartments and multi-unit development;
  - (b) Retirement villages.

GRZ-P11 Multi-unit development

- (1) Ensure multi-unit residential subdivision and development is designed in a way that:
  - (a) provides a range of housing types;
  - (b) Addresses and integrates with adjacent residential development, town centres and public open space;
  - (c) Addresses and responds to the constraints of the site, including typography, natural features and heritage values;
  - (d) Supports an integrated transport network, including walking and cycling connections to public open space network;
  - (e) Maintains the amenity values of neighbouring sites.
- (2) Encourage developments that promote the outcomes of the Waikato District Council's multi-unit development urban design guidelines (**APP13**), in particular section 3 (site and context analysis), section 4 (movement, access and parking), section 5 (neighbourhood character), section 6 (street and public realm interface), and section 8 (communal open spaces and landscape treatment), in particular by:
  - (a) Responding to the immediate urban and built form;
  - (b) Designing and locating development to support connection to the surrounding context and local amenities;
  - (c) Promoting the safe movement of pedestrians and vehicles on-site;
  - (d) Ensuring design is contextually appropriate and promotes local characteristics to contribute to community identity;
  - (e) Designs that respond to and promote the public interface by the provision of:
    - (i) Streets and public places;
    - (ii) Pedestrian safety and amenity;
    - (iii) Side setbacks; and
    - (iv) Variation in roof form.
  - (f) Ensuring a communal outdoor living court is provided where private individual outdoor living courts are limited.

GRZ-P12 Retirement villages

- (1) Provide for the establishment of new retirement villages and care facilities that:
  - (a) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;
  - (b) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
  - (c) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;
  - (d) Housing and care facilities for older people can require higher densities;
  - (e) Provide high quality on-site amenity;
  - (f) Integrate with local services and facilities, including public transport; and
  - (g) Connect to alternative transport modes to **LRZ – Large lot residential Village**, **GRZ – General** residential or **COM – Commercial Business** zones.
- (2) Enable alterations and additions to existing retirement villages that:
  - (a) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
  - (b) Recognise that housing and care facilities for older people can require higher densities;
  - (c) Provide high quality on-site amenity; and
  - (d) Integrate with local services and facilities, including public transport and alternative transport modes.

GRZ-P13 Maintain residential purpose

- (1) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

GRZ-P14 Bankart Street and Wainui

- (1) Provide for the ongoing change in the mixture of residential and commercial activities bordering identified commercial areas at Raglan.

GRZ-P15 Non-residential activities

- (1) Maintain the **GRZ – General** residential zone for residential activities by:
  - (a) Ensuring the number of non-residential activities are not dominant within a residential block;
  - (b) Ensuring non-residential activities are in keeping with the scale and intensity of development anticipated by the **GRZ – General** residential zone and contribute to the amenity of the neighbourhood;
  - (c) Enabling activities that provide for the health and well-being of the community and that service or support an identified local need;
  - (d) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs, or that have access to strategic roads; and

- (e) Ensuring that the design and scope of non-residential activities and associated buildings
  - (i) Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
  - (ii) Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on residential character and amenity and the surrounding transport network.

- (2) Enabling existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of the **GRZ – General** residential zone.

GRZ-PI6 Home occupations

- (1) Provide for home occupations to allow flexibility for people to work from their homes.
- (2) Manage the adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the level of amenity anticipated in the residential environment

GRZ-PI7 Neighbourhood centres in structure plan areas

- (1) Provide for new neighbourhood centres within structure plan areas or master plan areas, that
  - (a) Are for the daily retail and service needs of the community; and
  - (b) Are located within a walkable catchment.

GRZ-PI8 Outdoor storage

- (1) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.

GRZ-PI9 Objectionable odour

- (1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

Rules

**Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. 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.**

Land use – activities

<b>GRZ-RI</b>	Residential activity, unless specified below
<b>Activity status:</b> PER	<b>Activity status where compliance not achieved:</b> n/a
<b>Activity-specific conditions:</b> Nil	

<b>GRZ-R2</b>	A Marae Complex or Papakaainga Housing Development on Maori Freehold Land or on Maori Customary Land.	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <ul style="list-style-type: none"> <li>(a) The total building coverage does not exceed 50%;</li> <li>(b) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maori Incorporation, the following is provided to Council with the associated building consent application: <ul style="list-style-type: none"> <li>(i) A Concept Management Plan approved by the Māori Land Court and</li> <li>(ii) A Licence to Occupy;</li> </ul> </li> <li>(c) Where a Trust Order or Maori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the application for building consent: <ul style="list-style-type: none"> <li>(i) A Concept Management Plan approved by the Māori Land Court;</li> <li>(ii) A lease, or an Occupation Order of the Māori Land Court;</li> </ul> </li> <li>(d) The following Land Use – Effects rules in Rule 16.3 do not apply: <ul style="list-style-type: none"> <li>(i) <b>Rule GRZ-S2</b> (Dwelling);</li> <li>(ii) <b>Rule GRZ-S3</b> (Minor dwellings);</li> <li>(iii) <b>Rule GRZ-S9</b> (Building Coverage).</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>GRZ-R3</b>	A new retirement village or alterations to an existing retirement village:	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <ul style="list-style-type: none"> <li>(a) The site or combination of sites where the retirement village is proposed to be located has a minimum net site area of 3ha;</li> <li>(b) The site is either serviced by or within 400m walking distance of public transport;</li> <li>(c) The site is connected to public water and wastewater infrastructure;</li> <li>(d) Minimum living court or balcony area and dimensions:</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<ul style="list-style-type: none"> <li>(i) Apartment – 10m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m;</li> <li>(ii) Studio unit or 1 bedroom unit – 12.5m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or</li> <li>(iii) 2 or more bedroomed unit – 15m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m;</li> <li>(e) Minimum service court is either:             <ul style="list-style-type: none"> <li>(i) Apartment – Communal outdoor space (ie no individual service courts required); or</li> <li>(ii) All other units – 10m<sup>2</sup> for each unit;</li> </ul> </li> <li>(f) Building height does not exceed 8m, except for 15% of the total building coverage, where buildings may be up to 10m high;</li> <li>(g) The following Land Use – Effects rule in <b>Rule-16.3</b> does not apply:             <ul style="list-style-type: none"> <li>(i) <b>SIGN-R1 to SIGN-R3</b> (Signs);</li> </ul> </li> <li>(h) The following Land Use – Building rules in <b>Rule-16.3</b> do not apply:             <ul style="list-style-type: none"> <li>(i) <b>Rule GRZ-S2</b> (Dwelling);</li> <li>(ii) <b>Rule GRZ-S4 to GRZ-S6</b> (Building Height);</li> <li>(iii) <b>Rule GRZ-S13 to GRZ-S14</b> (Living Court);</li> <li>(iv) <b>Rule GRZ-S15</b> (Service Court);</li> </ul> </li> <li>(i) The following Infrastructure and Energy rule in Chapter 14 does not apply:             <ul style="list-style-type: none"> <li>(i) <b>Rule TRAN-R4(1)(b)</b> (Traffic generation).</li> </ul> </li> </ul>	
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<b>GRZ-R4</b>	Home occupation	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <ul style="list-style-type: none"> <li>(a) It is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home occupation are wholly contained within a building;</li> <li>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</li> <li>(d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur between 7:30am and 7:00pm on any day;</li> <li>(e) Machinery may be operated between 7:30am and 9pm on any day.</li> </ul>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>GRZ-R5</b>	Cultural event on Maaori Freehold Land containing a Marae Complex
(1) Activity status: <b>PER</b> Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: <b>n/a</b>

<b>GRZ-R6</b>	Community activity
(1) Activity status: <b>PER</b> Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: <b>n/a</b>

<b>GRZ-R7</b>	Neighbourhood park
(1) Activity status: <b>PER</b> Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: <b>n/a</b>

<b>GRZ-R8</b>	Home Stay
(1) Activity status: <b>PER</b> Activity-specific conditions: (a) No more than 4 temporary residents; (b) No more than two people who are not permanent residents of the site are employed at any one time.	(2) Activity status where compliance not achieved: <b>DIS</b>

<b>GRZ-R9</b>	Neighbourhood centre
(1) Activity status: <b>PER</b> Activity-specific conditions: (a) Must be within an area identified in a Council approved Structure Plan or Master Plan.	(2) Activity status where compliance not achieved: <b>DIS</b>

<b>GRZ-R10</b>	Commercial Activity
(1) Activity status: <b>PER</b> Activity-specific conditions: (a) Must be within the Bankart Street and Wainui Road Business Overlay Area.	(2) Activity status where compliance not achieved: <b>DIS</b>

<b>GRZ-R11</b>	A Multi-Unit development
(1) Activity status: <b>RDIS</b> Activity-specific conditions: (a) A Multi-Unit development that meets all of the following conditions: (b) The Land Use – Effects rules in <b>the GRZ – General residential zone and relevant district-wide chapters</b> ;	(2) Activity status where compliance not achieved: <b>DIS</b>



- (c) The Land Use – Building rules in **the GRZ – General residential zone and relevant district-wide chapters**, except the following rules do not apply:
- (i) **Rule GRZ-S2**, Dwelling;
  - (ii) **Rules GRZ-S10 Rule GRZ-S12** Building coverage;
  - (iii) **Rules GRZ-S13 to GRZ-S14** Living court;
  - (iv) **Rule GRZ-S15** Service court;
- (d) The minimum net site area per residential unit is 300m<sup>2</sup>;
- (e) The Multi-Unit development is connected to public wastewater and water reticulation;
- (f) Total building coverage of the site does not exceed 50%;
- (g) Each residential unit is designed and constructed to achieve the internal design sound level specified in **APPL – Acoustic Insulation: Application** – Table 14;
- (h) Service court areas are provided to meet the following minimum requirements for each residential unit:
- (i) At least 2.25m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - (j) At least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and
  - (k) The required spaces in (g)(i) or (g)(ii) for each residential unit shall be provided individually, or as a dedicated communal service court.

Duplex dwelling	Area	Minimum dimension
Studio unit or 1 bedroom	30m <sup>2</sup>	4m
2 or more bedrooms	40m <sup>2</sup>	4m

Apartment Building Ground Level	Area	Minimum Dimension

Residential Unit		
Studio unit or 1 bedroom	20m <sup>2</sup>	4m
2 or more bedrooms	30m <sup>2</sup>	4m
Apartment Building Upper Levels Residential Unit	Area	Minimum Dimension
Studio unit or 1 bedroom	10m <sup>2</sup>	2m
2 or more bedrooms	15m <sup>2</sup>	2m
<p><b>Council's discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(l) Density of the development;</li> <li>(m) The manner in which the provisions of the Multi-Unit Design contained in <b>APPI3</b> have been incorporated;</li> <li>(n) Contribution of the development to and engagement with adjacent streets and public open space;</li> <li>(o) The visual quality and interest created through design such as the separation of buildings, variety in built form and architectural detailing, glazing, materials and colour;</li> <li>(p) The incorporation of energy efficiency measures such as passive solar principles;</li> <li>(q) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</li> <li>(r) Staging needed to ensure that development is carried out in a coordinated and timely manner;</li> <li>(s) Avoidance or mitigation of natural hazards;</li> <li>(t) Geotechnical suitability for building;</li> <li>(u) Provision of infrastructure to individual units.</li> </ul>		

<b>GRZ-R12</b>	Any permitted activity that does not comply with the <b>Land use – effects standards, Land use – building standards in the GRZ – General residential zone</b> unless the activity is specified as a controlled, restricted discretionary or non-complying activity
<b>(1) Activity status: DIS</b>	

<b>GRZ-R13</b>	Any activity that is not listed as Prohibited, Permitted, Restricted Discretionary or Discretionary.
<b>(1) Activity status: NC</b>	

<b>GRZ-R14</b>	Any building structure, objects or vegetation that obscure the sight line of the Raglan navigation beacons for vessels entering Whaingaroa (Raglan Harbour) (refer to <b>APP19 – Raglan Navigation Beacon</b> ).
<b>(1) Activity status: PR</b>	

*Land use – effects*

<b>GRZ-S1</b>	Servicing and hours of operation - Bankart Street and Wainui Road Business Overlay Area	
<b>(1) Activity status: PER</b>	<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>Where:</b>		
(a) The loading and unloading of vehicles and the receiving of customers and deliveries associated with a commercial activity within the Bankart Street and Wainui Road Business Overlay Area may occur between 7.30am and 6:30pm.		

*Land use – building*

<b>GRZ-S2</b>	Dwelling	
<b>(1) Activity status: PER</b>	<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>Where:</b>		
(a) One dwelling within a site.		

<b>GRZ-S3</b>	Minor dwelling	
<b>(1) Activity status: PER</b>	<b>(2) Activity status where compliance not achieved: DIS</b>	
<b>Where:</b>		
(a) One minor dwelling contained within a site must comply with all of the following conditions:		
(i) The net site area is 900m <sup>2</sup> or more;		
(ii) The site does not contain a Multi-unit development.		
(iii) The gross floor area shall not exceed 70m <sup>2</sup>		

<b>GRZ-S4</b>	Height – Building general	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) The maximum height of any building must not exceed 7.5m.	<b>(2) Activity status where compliance not achieved: DIS</b>	

<b>GRZ-S5</b>	Height – Building and vegetation in a battlefield view shaft area	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) The maximum height of a building, structure or vegetation within a battlefield view shaft as shown on the planning maps, must not exceed 5m.	<b>(2) Activity status where compliance not achieved: DIS</b>	

<b>GRZ-S6</b>	Height - Buildings, structures and vegetation within an airport obstacle limitation surface	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building, structure or vegetation must not protrude through any airport obstacle limitation surface identified in <b>APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1</b> and as shown on the planning maps.	<b>(2) Activity status where compliance not achieved: DIS</b>	

<b>GRZ-S7</b>	Fences or walls – Road boundaries and <b>OSZ – Open space-Reserve</b> zone boundaries	
<b>(1) Activity status: PER</b> <b>Where</b> (a) Fences and walls between the applicable building setbacks under rules <b>GRZ-S14 to GRZ-S18</b> on a site and any road and <b>OSZ – Open space reserve</b> -zone boundaries must comply with all of the following conditions: (i) Be no higher than 1.2m if solid; (ii) Be no higher than 1.8m if: (1) visually permeable for the full 1.8m height of the fence or wall; or (2) solid up to 1.2m and visually permeable between 1.2 and 1.8m.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion shall be restricted to the following matters:</b> (a) Building materials and design; (b) Effects on amenity; and (c) Public space visibility.	

<b>GRZ-S8</b>	Fences or walls – Road boundaries and <b>OSZ – Open space-Reserve</b> zone boundaries	
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<p><b>(1) Activity status: PER</b></p> <p><b>Where</b></p> <p>(a) Fences or walls between the applicable building setbacks under rules <b>GRZ-S14 to GRZ-S18</b> on a site and along the northern boundary of the <b>GRZ – General residential zone</b> between Wayside Road and Travers Road, Te Kauwhata, adjacent to the <b>RLZ – Rural lifestyle zone</b>, must be of a rural-type post and wire or post and rail construction.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <p>(a) Building materials and design;                  (b) Effects on amenity; and                  (c) Public space visibility.</p>
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<p><b>GRZ-S9</b>   Daylight Admission</p> <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Buildings must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <p>(a) Height of the building;                  (b) Design and location of the building;                  (c) Extent of shading on adjacent sites;                  (d) Privacy on another sites; and                  (e) Effects on amenity values and residential character.</p>
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<p><b>GRZ-S10</b>   Building coverage</p> <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage must not exceed 40%.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<p><b>GRZ-S11</b>   Building coverage</p> <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Within the Te Kauwhata Residential West Area or the Te Kauwhata Ecological Residential Area as identified on the planning maps, the total building coverage must not exceed 35%.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<p><b>GRZ-S12</b>   Building coverage</p> <p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Within the Bankart Street and Wainui Road Business Overlay Area as identified on the planning maps, total building coverage must not exceed 50%.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<b>GRZ-S13</b>	Living court
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A living court must be provided for each dwelling that meets all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the dwelling;</li> <li>(ii) It is readily accessible from a living area of the dwelling;</li> <li>(iii) When located on the ground floor, it has a minimum area of 80m<sup>2</sup> and a minimum dimension of 4m in any direction; and</li> <li>(iv) When located on a balcony of an above ground apartment, it must have a minimum area of 15m<sup>2</sup> and a minimum dimension of 2m in any direction.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>GRZ-S14</b>	Living court
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A living court must be provided for each minor dwelling that meets all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) It is for the exclusive use of the occupants of the minor dwelling;</li> <li>(ii) It is readily accessible from a living area of the minor dwelling;</li> <li>(iii) When located on the ground floor it has a minimum area of 40m<sup>2</sup> and a minimum dimension of 4m in any direction;</li> <li>(iv) When located on a balcony of an above ground apartment, it must have a minimum area of 15m<sup>2</sup> and a minimum dimension of 2m in any direction.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>GRZ-S15</b>	Service Court
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A service court must be provided for each dwelling and minor dwelling, each with all the following dimensions:</p> <ul style="list-style-type: none"> <li>(i) minimum area of 15m<sup>2</sup>; and</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

(ii) contains a circle of at least 3m diameter.	
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<b>GRZ-S16</b>	Building Setbacks – All boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 3m from the road boundary;</li> <li>(ii) 13m from the edge of an indicative road;</li> <li>(iii) 1.5m from every boundary other than a road boundary; and</li> <li>(iv) 1.5m from every vehicle access to another site.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) Reverse sensitivity effects;</li> <li>(c) Adverse effects on amenity;</li> <li>(d) Streetscape;</li> <li>(e) Potential to mitigate adverse effects;</li> <li>(f) Daylight admission to adjoining properties; and</li> <li>(g) Effects on privacy at adjoining sites</li> </ul>

<b>GRZ-S17</b>	Building Setbacks – All boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A non-habitable building can be set back less than 1.5m from a boundary, where:</p> <ul style="list-style-type: none"> <li>(i) the total length of all buildings within 1.5m of the boundary does not exceed 6m; and</li> <li>(ii) the building does not have any windows or doors on the side of the building facing the boundary.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) Reverse sensitivity effects;</li> <li>(c) Adverse effects on amenity;</li> <li>(d) Streetscape;</li> <li>(e) Potential to mitigate adverse effects;</li> <li>(f) Daylight admission to adjoining properties; and</li> <li>(g) Effects on privacy at adjoining sites</li> </ul>

<b>GRZ-S18</b>	Building Setbacks – All boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A garage must be set back behind the front façade of the dwelling</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion shall be restricted to the following matters:</b></p> <ul style="list-style-type: none"> <li>(a) Road network safety and efficiency;</li> <li>(b) Reverse sensitivity effects;</li> <li>(c) Adverse effects on amenity;</li> <li>(d) Streetscape;</li> <li>(e) Potential to mitigate adverse effects;</li> <li>(f) Daylight admission to adjoining properties; and</li> <li>(g) Effects on privacy at adjoining sites</li> </ul>

<b>GRZ-S19</b>	Building Setback – Sensitive land use
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<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 5m from the designated boundary of the railway corridor;</li> <li>(ii) 15m from the boundary of a national route or regional arterial;</li> <li>(iii) 25m from the designated boundary of the Waikato Expressway;</li> <li>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site; and</li> <li>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
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<b>GRZ-S20</b>   Building setback – Water bodies	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must be setback a minimum of:</p> <ul style="list-style-type: none"> <li>(i) 23m from the margin of any; <ul style="list-style-type: none"> <li>(1) lake; and</li> <li>(2) wetland;</li> </ul> </li> <li>(ii) 23m from the bank of any river (other than the Waikato and Waipa Rivers);</li> <li>(iii) 28m from the margin of both the Waikato River and the Waipa River; and</li> <li>(iv) 23m from mean high water springs.</li> </ul>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>GRZ-S21</b>   Building setback – Water bodies	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A public amenity of up to 25m<sup>2</sup> or a pump shed within any building setback identified in <a href="#">Rule GRZ-S21(1)(a)</a>.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>GRZ-S22</b>   Building setback – Environmental Protection Area	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>



(a) A building must be set back a minimum of 3m from an Environmental Protection Area.	
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