

Appendix 2 – Recommended Amendments to the General Residential Zone Chapter

KEY

Red Underlined – Additions recommended as part of HS4 Supplementary Evidence

~~Red Strikethrough~~ – Deletions recommended as part of HS4 Supplementary Evidence

Black Underlined – Additions recommended as part of s42A Report

~~Black Strikethrough~~ – Deletions recommended as part of s42A Report

GENERAL RESIDENTIAL ZONE - GRZ

Overview and Purpose

The purpose of the General Residential Zone is to ensure the *urban areas* of Gore and Mataura are developed in an integrated, sustainable and well-planned manner to enhance people and communities' quality of life by creating and maintaining safe, healthy and pleasant *environments* with appropriate access to services, *infrastructure*, transport and facilities.

The Zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring that residential *amenity values* and the quality of the built *environment* are maintained and enhanced, alongside the underlying relationships Ngāi tahu hold with the natural *environment*. The zones provides for a wide range of housing types and living arrangements to provide for the District's predicted growth and changing demographic. This includes stand-alone houses, semi-detached housing, *minor residential units*, social and community housing and multi-generational living. Infill development and the redevelopment of existing housing stock are encouraged as well as the provision for greenfield development in Gore West and Gore North.

Home business, retirement villages and other activities that support the social, cultural, economic, health and ~~wellbeing~~ well-being of the community may occur in the Zone where these are compatible with residential character and *amenity values*. Non-residential *activities* that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Mixed Use Zone, General Industrial Zone, Local Centre Zone or the Neighbourhood Centre Zone are discouraged.

Gore West Development Area

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the

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community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions shall prevail.

Objectives

- GRZ-O1 Existing and future residential needs are met within the District.
- GRZ-O2 The character and qualities of the General Residential Zone are maintained, including:
1. a built form of single and two-storey *buildings*; and
 2. on-site outdoor living areas; and
 3. a good level of daylight access and privacy on and between properties.
- GRZ-O3 The purpose, amenity and character of the residential zones is maintained and not compromised by non-residential *activities*.
- GRZ-O4 Development is provided with appropriate *infrastructure* and adverse effects on *infrastructure* networks are managed so that the operation, maintenance, upgrade and development of the infrastructure is not compromised ~~mitigated~~.

Policies

- GRZ-P1 Enable residential development which provides a range of housing typologies that are consistent with a compact urban character by managing the density of development and the scale of built form.
- GRZ-P2 Encourage infill development and the redevelopment of older housing stock that maximises the efficient use of *land* in a way that is compatible with the scale and character of residential development anticipated by the zone.
- GRZ-P3 Enable a diverse range of *residential unit* types and sizes where:
1. they are compatible with the anticipated character and qualities of the zone.
 2. outdoor living areas:
 - (a) are of a size and dimension that provides for the needs of residents; and
 - (b) have an appropriate relationship between open space and *buildings*; and
 - (c) are functional and directly accessible from main living areas; and

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3. *residential units* and *accessory buildings* are located to:
 - (a) mitigate adverse *effects of building height*, bulk and location; and
 - (b) protect rivers and streams from inappropriate built form; and
 - (c) provide for a reasonable level of on-site privacy, and access to daylight.

GRZ-P4 Allow *comprehensive residential development* and *retirement villages* where they are:

1. located, where possible, within walking distance of essential facilities such as convenience shops, health and community facilities, public transport, and open space;
2. sited and designed to promote interaction with other sections of the community, without compromising privacy;
3. of a scale and appearance that reflects the residential style and character of the locality, noting smaller *residential units* at increased densities are considered;
4. provided with *outdoor living space* and landscaping; and
5. designed to provide safe, secure, attractive, convenient, and comfortable living conditions for residents.

GRZ-P5 Enable *home business* activities and the expansion of existing *healthcare activities* and *educational facilities* where:

1. they are compatible with the character and qualities of the surrounding area; and
2. nuisance *effects* on adjacent *sites* are avoided; and
3. traffic *effects*, including employee, customer and visitor visits to the *site* are managed; and
4. the hours of operation are compatible with residential character and do not compromise residential amenity.

GRZ-P6 Allow community facilities, *healthcare activities* and *educational facilities* and *emergency service facilities* where:

1. adverse *effects* on the residential *amenity values* of adjoining residential properties and the surrounding area are avoided or mitigated; and
2. they do not compromise the character and qualities of the surrounding area; and
3. they contribute to the health and ~~wellbeing~~ well-being of people in the surrounding area; and
4. the scale, form and design of any buildings means the *amenity values* of the surrounding area are maintained; and
5. *road* safety and efficiency is maintained; and
6. the activity has an operational or *functional need* to locate in the General Residential Zone.

GRZ-P7 Ensure development is designed consistent with the capacity of existing *infrastructure* and transportation networks or will be appropriately upgraded and, where practicable, incorporates low impact approaches to *stormwater* management.

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- GRZ-P8 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.
- GRZ-P9 Avoid activities that are incompatible with the character, qualities and purpose of the General Residential Zone, except where the activity is critical infrastructure that has a functional need or operational need for its location.
- GRZ-P10 Where reticulated services are not available, require activities to be self-sufficient and ensure appropriate on-site service provision is provided, having particular regard to:
1. the method of *sewage* and stormwater treatment and disposal;
 2. the location, capacity and design of the proposed on-site services;
 3. the environmental and cultural *effects* of the proposed on-site services, including minimising adverse *effects* on ecosystems; and
 4. ensuring the location of vehicle accessways, manoeuvring and *stormwater* dispersal areas do not adversely affect the functioning of any on-site wastewater system.

Notes

Note 1	Rules in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	<u>Work or activity of the Crown</u>
	<u>Section 4(3) of the RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, a conservation management plan or management plan and does not have a significant effect beyond the boundary of that land. Accordingly, this chapter does not apply to Department of Conservation activities that meet section 4(3), but does apply to activities that do not meet section 4(3) of the RMA.</u>

Rules

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GRZ-R1	<i>Residential Activity</i>	
All areas	Activity status: Permitted Where: <i>Residential units</i> are limited to three per site; and <i>Residential units</i> comply with standard GRZ-S1 Density; <i>Minor residential units</i> are limited a maximum floor area of 60 square metres and comply with standard GRZ-S1 Density; And - Any new, <u>relocated</u> or extended <i>residential unit, minor residential unit, building or structure</i> complies with standard GRZ-S2 - servicing; and - Any new or extended <i>residential unit, minor residential unit, building or structure</i> complies with standards GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-S9, GRZ-S10, <u>-S11</u>.	Activity status where compliance is not achieved with: GRZ-R1(1): N/A see GRZ-R11 Comprehensive Residential Development GRZ-R1(2) & GRZ-R1(3): Non-complying GRZ-R1(4): Restricted Discretionary Matters of discretion: - The ability to provide suitable on-site alternative services. GRZ-R1(5): Restricted Discretionary Matters of discretion: - The matters of discretion of any infringed standard.
GRZ-R2	<i>Home Business</i>	

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All areas

Activity status: Permitted

Where:

1. The activity occupies no more than 50 square metres of the *gross floor area* of the buildings on the *site*; and
2. Goods, materials and/or equipment associated with the activity must be stored within a *building*; and
3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site*; and
4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between 0730 and 1900 Monday to Saturday; and
6. Any new, relocated or extended *building* or *structure* complies standards GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, ~~and~~ GRZ-S10, and GRZ-S11

Activity status where compliance is not achieved:

Restricted Discretionary

Matters of discretion:

1. Potential nuisance *effects* on the *amenity values* of adjacent *sites*.
2. Compatibility with the character and amenity of the surrounding residential area.
3. Transport effects.
4. Hours of operation.
5. Servicing including the positive effects of low impact design.
6. The matters of discretion of any infringed standard

GRZ-R3

Visitor Accommodation

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All areas	Activity status: Permitted Where: 1. The activity is undertaken in a <i>residential unit</i> or <i>minor residential unit</i>; and 2. The maximum occupancy is 6 guests per night; and 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a <i>site</i> per 12 month period, running January to December inclusively; and 4. The activity is registered with Council prior to commencement; and 5. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9, ~~and~~ GRZ-S10 <u>and GRZ-S11</u>.	Activity status where compliance is not achieved with: GRZ-R3(1): Discretionary GRZ-R3(2), GRZ-R3(3) and GRZ-R3(4): Restricted Discretionary Matters of discretion: 1. Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. 2. The management of <i>noise</i>, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. GRZ-R3(5): Restricted Discretionary Matters of discretion: 1. The matters of discretion of any infringed standard.
GRZ-R4	Homestay	
All areas	Activity status: Permitted Where: 1. A person resides at the property full time; and	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion:

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	- The maximum occupancy does not exceed 5 persons; and - Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 ~~and~~ GRZ-S10 <u>and</u> GRZ-S11.	- Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent sites. - The management of <i>noise</i>, rubbish and recycling. - Compatibility with the character and amenity of the surrounding residential area. - Transport effects. - Servicing including the positive effects of low impact design. - The matters of discretion of any infringed standard.
GRZ-R5	<i>Supported Residential Accommodation Activity</i>	
All areas	Activity status: Permitted Where: - The maximum occupancy does not exceed 8 residents; and - Any new, <u>relocated</u> or extended <i>building or structure</i> complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 ~~and~~ GRZ-S10 <u>and</u> GRZ-S11.	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - Potential nuisance <i>effects</i> on the <i>amenity values</i> of adjacent <i>sites</i>. - The management of <i>noise</i>, rubbish and recycling. - Compatibility with the character and amenity of the surrounding residential area. - Transport effects. - Servicing including the positive effects of low impact design. - The matters of discretion of any infringed standard.
GRZ-R6	<i>Educational facility</i>	

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All areas	Activity status: Permitted Where: 1. The <i>educational facility</i> is within a <i>residential unit</i> or <i>minor residential unit</i>; and 2. The activity is for home-based child care services and the maximum number of children on the <i>site</i> does not exceed 8; and 3. The hours of operation are between 0700 and 1900 hours; Monday to Friday; and 4. Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 and GRZ-S10 <u>and GRZ-S11</u>. <i>Note: these do not apply to children who normally reside at the site</i>	Activity status where compliance is not achieved: Discretionary
GRZ-R7	Use of Reserve Land	
All areas	Activity status: Permitted Where: 1. All <i>land</i> use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	Activity status where compliance is not achieved: Discretionary
GRZ-R8	Additions to existing <i>healthcare activities</i> or <i>educational facilities</i>	
All areas	Activity status: Controlled	Activity status where compliance is not achieved:

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Where:

1. Any new, relocated or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 ~~and~~ GRZ-S10 and GRZ-S11.

Matters of control:

1. Transport effects including the location and design of 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 adjacent *sites*; and
5. Servicing including the positive effects of low impact design.

Restricted Discretionary

Matters of discretion:

1. The matters of control 1-5; and
2. The matters of discretion of any infringed standard.

GRZ-R9

Retirement Village

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All areas

Activity status: Restricted Discretionary

Where:

1. Any new, relocated or extended *building or structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 ~~and~~ GRZ-S10 and GRZ-S11.

Matters of discretion:

1. The benefits associated with provision of accommodation to meet the needs of the elderly.
2. Residential amenity for neighbouring *sites* in respect of outlook and privacy.
3. The scale of the activity.
4. On-site amenity and recreational facilities for residents including access to outdoor space.
5. Layout of *buildings*, fencing, location and scale of utility areas and external storage areas.
6. Safe integration of *vehicle access* and *pedestrian access* with the adjoining *road* network.
7. Ngāi Tahu cultural values, including those listed in MW2.3.
8. Servicing including the positive effects of low impact design.

Activity status where compliance is not achieved:

Discretionary

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GRZ-R10	<i>Community facility</i>
All areas	Activity status: Restricted Discretionary Where: - Any new, <u>relocated</u> or extended <i>building</i> or <i>structure</i> complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10 <u>and GRZ-S11</u>. Matters of discretion: - The benefits of the activity on the social, cultural, health and ~~wellbeing~~ <u>well-being</u> of the community. - The <i>effects</i> on character and <i>amenity values</i> of adjacent sites and nearby residential areas and public spaces. - The <i>effects</i> of <i>building</i> scale, location, form and appearance. <i>Crime Prevention Through Environment Design (CPTED)</i> principles as required to achieve a safe, secure <i>environment</i>. - Location, orientation and screening of service, storage, and waste management spaces. - The scale of activity. - Access and manoeuvrability for vehicles on <i>site</i> and traffic generation. - The hours of operation. Activity status where compliance is not achieved: Discretionary

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9. Servicing including the positive effects of low impact design.

10. Ngāi Tahu cultural values, including those listed in MW2.3.

GRZ-R11

Comprehensive Residential Development

All areas

Activity status: Restricted Discretionary

Where:

1. The minimum density for *residential units* is 300m² per *residential unit* for any *site* connected to a reticulated sewerage system; or 2000m² per *residential unit* for any *site* not connected to a reticulated sewerage system; and
2. Any new, relocated or extended *building or structure* complies with standard GRZ-2 Servicing.
3. Any new or extended *building or structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8, GRZ-R9 ~~and~~ GRZ-S10 and GRZ-S11.

Matters of discretion:

1. The effects on character and *amenity values* of adjacent sites, nearby residential areas and public spaces.
2. The effects from *building* intensity, scale, location, form and appearance.
3. On-site amenity for residents.
4. *Crime Prevention Through Environment Design* (CPTED) principles as required to achieve a safe, secure *environment*.

Activity status where compliance is not achieved:

GRZ-R11(1): Non-complying

GRZ-R11(2) and GRZ-R11(3): Discretionary

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5. Access and manoeuvrability for vehicles on site and traffic generation.
6. Location, orientation and screening of outdoor living space, storage and waste management spaces.
7. Servicing including the positive effects of low impact design.
8. Ngāi Tahu cultural values, including those listed in MW2.3

GRZ-R12

Healthcare Activity

All areas

Activity status: Restricted Discretionary

Where:

1. Any new, relocated or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10 and GRZ-S11.

Matters of discretion:

1. The benefits of the activity on the health and ~~wellbeing~~ well-being of the community.
2. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance.
3. Location, orientation and screening of service/storage, and waste management spaces.
4. *Effects* on the *amenity values* of adjoining *sites* from the movement of people and vehicles.

Activity status where compliance is not achieved:

Discretionary

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5. The scale of activity.
6. Access and manoeuvrability for vehicles on *site*.
7. The hours of operation.
8. Servicing including the positive effects of low impact design.
9. Ngāi Tahu cultural values, including those listed in MW2.3.

GRZ-R13

Emergency Services Facility

All areas

Activity status: Restricted Discretionary

Where:

1. Any new, relocated or extended *building* or *structure* complies with standards GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S10 and GRZ-S11.

Matters of discretion:

1. The benefits of the activity on the health and wellbeing well-being of the community.
2. The *effects* on character and *amenity values* of adjacent *sites*, nearby residential areas and public spaces from *building* intensity, scale, location, form and appearance.
3. Location, orientation and screening of service/storage, and waste management spaces.
4. *Effects* on the *amenity values* of adjoining *sites* form the movement of people and vehicles.

Activity status where compliance is not achieved:

Discretionary

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5. The scale of activity.
6. Access and manoeuvrability for vehicles on *site*.
7. The hours of operation.
8. Servicing including the positive effects of low impact design.

GRZ-R14 ~~Water Supply Treatment Facility Buffer Area~~

All areas

Activity status: Discretionary

~~Activity status where compliance is not achieved: N/A~~

~~Where:~~

- ~~1. Any sensitive activity is located within the Water Supply Treatment Facility Buffer Area.~~

GRZ-R15 All other activities

All areas

Activity status: Non-complying

Activity status where compliance not achieved: N/A

1. Any activities, including associated buildings, not otherwise provided for in the list of rules

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Standards

GRZ-S1	Density	
Residential activities	The maximum density for <i>residential units</i> is: - One <i>residential unit</i> per 400m² for any <i>site</i> connected to a reticulated sewerage system; or - One <i>residential unit</i> per 2000m² for any <i>site</i> not connected to a reticulated sewerage system. The maximum density for <i>minor residential units</i> is: - One <i>minor residential unit</i> per <i>residential unit</i>.	Activity status where compliance not achieved with: <u>GRZ-S1(1) but the density of development does not exceed one residential unit per 350m²:</u> <u>Discretionary</u> <u>Where the density of development exceeds one residential unit per 350m²:</u> <u>Non-Complying</u> Activity status where compliance not achieved with: <u>GRZ-S1(2) and GRZ-S1(3):</u> Non-complying
GRZ-S2	Servicing	
All activities	- Where available any <i>residential unit</i> and buildings for non-residential activities shall be connected to a Council reticulated water supply. - Where available any <i>residential unit</i> and buildings for non-residential activities shall be connected to a Council reticulated <i>wastewater</i> network. - Where Council reticulated water supply is unavailable, any <i>residential unit</i> and buildings for non-residential activities must:	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: The ability to provide suitable on-site alternative services.

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- (a) be connected to a community *drinking water* supply; or
 - (b) be connected to a private *drinking water* supply; or
 - (c) provide ~~store 45,000 litres of~~ potable water on-site from another source.
4. Where Council reticulated *wastewater* is unavailable, any *residential unit* and *buildings* for non-residential activities must:
- (a) be provided with an on-site *wastewater* treatment and disposal system.

GRZ-S3

Height

All activities

1. The maximum height of any *building* or *structure* is 8 metres above *ground level*.

Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.

Activity status where compliance not achieved:

Restricted Discretionary

Matters of discretion:

1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance.
2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape.
3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.
4. The reason for the increase in height.

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GRZ-S4	<i>Height in relation to boundary</i>	
All activities	1. No part of any <i>building</i> or <i>structure</i> projects beyond the <i>height in relation to boundary</i> plane, measured from points 2.6 metres above <i>ground level</i> at site boundaries. See Appendix 2 for <i>boundary</i> plane angles. Except that: (a) this standard does not apply to <i>road boundaries</i>. (b) The following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the <i>boundary</i>, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation (ii) roof mounted <i>structures</i> such as panels, architectural features, satellite dishes or antennas, aerals, flues provided the <i>structure</i> does not extend more than 1m above height limit specified in GRZ-S2 and has a maximum width of 1m. <i>Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.</i>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>.

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GRZ-S5	<i>Setbacks to side and rear boundaries</i>	
All activities	1. Any <i>building</i> or <i>structure</i> shall be <i>setback</i> a minimum of 1m from any side and rear <i>boundary</i> Except that: (a) Fences are permitted within the setback (b) eaves, gutters and associated downpipes on any <i>building</i> may intrude into the <i>setback</i> by a maximum of 600 mm. (c) no <i>setback</i> is required for <i>buildings</i> that share a <i>common wall</i> along the <i>boundary</i>. (d) a carport or garage, either standalone or attached to the <i>residential unit</i> may be <i>setback</i> a minimum of 500mm from a side or rear <i>boundary</i> provided that the maximum length of the <i>building</i> adjacent to the property <i>boundary</i> does not exceed ~~6~~<u>8</u> metres and contains no doors or windows. <u>Note: Eaves, gutters and associated downpipes encroaching the setbacks may result in consequential fire rating requirements under the Building Act 2004.</u>	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The adverse <i>effects</i> on the <i>amenity values</i> of adjoining <i>sites</i> including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse <i>effect</i> on adjoining <i>sites</i> through layout, <i>building</i> design and landscaping. 3. The extent to which the reduction in the <i>setback</i> is necessary due to the shape or natural and physical features of the <i>site</i>.
GRZ-S6	<i>Setbacks to road boundaries</i>	

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All activities

1. Any *building* or *structure* shall be *setback* a minimum of 3m from any *road boundary*.

Except that:

- (a) Fences are permitted within the setback
- (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 350mm without the need for fire rating and up to 600mm where fire rating is provided. ~~600mm~~

Activity status where compliance not achieved:

Restricted Discretionary

Matters of discretion:

1. The safety and efficiency of the *road* network.
2. *Effects* on the character and amenity of the streetscape including dominance.
3. Compatibility with the surrounding *environment*.
4. The reason for the reduced *setback*.

GRZ-S7

Setbacks to rivers and streams

All activities

1. Any building or structure is set back from the top of the closest bank of any stream or river the minimum distance as follows:
 - (a) 20m for high order rivers or streams (order 5 and above)
 - (b) 10m for middle order rivers or streams (order 3 and 4)
 - (c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

- (i) not constructed with wire mesh;
- (ii) not located within the stream or riverbed;

Activity status where compliance not achieved:

Restricted Discretionary

Matters of discretion:

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.

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(iii) not constructed across the stream or river channel; or

(iv) not constructed across or along a stopbank

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

2. The effects on *water* quality and the stability and health of the stream bed and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the effects of proposed planting or modification on indigenous *biodiversity* and ~~/or habitats~~ proposed mitigation measures, including:
 - (a) opportunities for enhancement and restoration;
 - (b) methods proposed to monitor or inspect the works undertaken;
 - (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
 - (d) management of potential adverse effects through a Council Authorised Biodiversity Management Plan.
4. The natural character of the riparian margin and the effects of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3
6. The effects on public and customary access to the stream or *river*.

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		7. The potential for flooding and to create new or exacerbate existing <i>natural hazards</i> , impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other <i>sites</i> .
GRZ-S8 <i>Building Coverage</i>		
All activities	1. The maximum <i>building coverage</i> per <i>site</i> shall not exceed: (a) 45 percent; or (b) 50 percent for <i>Retirement village</i> and <i>Comprehensive residential development</i>. Except that eaves, gutters and downpipes are not considered within the calculation.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The <i>effects</i> on the character and amenity the surrounding area and streetscape. 2. The <i>effects</i> on <i>stormwater</i> management. 3. Adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i> including visual dominance.
GRZ-S9 <i>Outdoor Living Space</i>		
Residential activities	1. For each <i>residential unit</i> at ground floor level: (a) a minimum continuous area for <i>outdoor living space</i>, contained in one area, within the <i>net site area</i> of the <i>site</i>, of 40m² which: (i) has a minimum 4m diameter circle; and (ii) is directly accessible from a <i>habitable room</i> within the <i>residential unit</i>; and (iii) does not face south; and	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. Whether sufficient <i>outdoor living space</i> is provided. 2. Accessibility and convenience for residents.

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(iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces.

2. For each *residential unit* above ground floor:
 - (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m² which:
 - (i) has a minimum 2 metre dimension; and
 - (ii) is directly accessible from a *habitable room* within the *residential unit*; and
 - (iii) is not south facing
3. For each *minor residential unit* at ground floor level:
 - (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 20m² which:
 - (i) has a minimum 4m diameter circle; and
 - (ii) is directly accessible from a *habitable room* within the minor unit; and
 - (iii) does not face south; and
 - (iv) is kept free of *buildings*, *access* areas (including driveways and manoeuvring areas) and parking spaces.

Except that:

- (a) a *minor residential unit* that has direct access from a *habitable room* to a minimum 40m² of *outdoor living space* provided for a *residential unit*, does not need to provide additional *outdoor living space*.

3. The proximity of alternative opportunities for outdoor amenity and recreation.
4. The reason for the reduced *outdoor living space*.

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(b) This standard does not apply to residential units in a *retirement village*.

GRZ-S10

Landscaped permeable area

All activities

1. At least 30 percent of the *net site area* shall comprise *landscaped permeable area*.

Activity status where compliance not achieved:

Restricted Discretionary

Matters of discretion:

1. External appearance, location and visual dominance of the *building(s)* as viewed from the street(s) and adjacent properties.
2. *Stormwater* management.

GRZ-S11

Setback from Rail Corridor

All activities

1. Any building no greater than 3m in height shall be setback at least 1m from the legal boundary with the rail corridor of the Main South Line.
2. Any building greater than 3m but no greater than 5m in height shall be setback at least 1.5m from the legal boundary with the rail corridor of the Main South Line.

Activity status where compliance not achieved:

Restricted Discretionary

Matters of discretion:

1. The safe and efficient operation of the rail network.
2. Compatibility with the surrounding environment.
3. The reason for the reduced setback.

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3. Any building greater than 5m but no greater than 8m in height shall be setback at least 2.5m from the legal boundary with the rail corridor of the Main South Line.
4. Any building greater than 8m in height shall be setback at least 3.5m from the legal boundary with the rail corridor of the Main South Line.