

GENERAL RESIDENTIAL ZONE

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Working draft

This draft chapter has been prepared as part of Council’s District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

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Working draft

GENERAL RESIDENTIAL ZONE

Introduction

Provides for the residential area within Feilding, excluding Growth Precinct 4 which has its own provisions in chapter 15 of the District Plan.

Objectives

GRZ-O1

The General Residential Zone is predominately used for residential activities and characterised by residential housing.

GRZ-O2

Feilding's Residential Zone is characterised by low density single and two-story buildings with openness around and between buildings creating a spacious living environment with high quality onsite residential amenity.

GRZ-O3

The predominant low density residential character of the General Residential Zone is not compromised by the effects of incompatible non-residential activities.

GRZ-O4

Development within the General Residential Zone ensures that potential risk to people and buildings from natural hazards and stormwater inundation is managed.

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Policies

GRZ-P1

Enable residential activities that are compatible with the role, function and predominant character of the General Residential Zone, while ensuring their design, scale and intensity is appropriate.

GRZ-P2

Ensure that the siting, scale and appearance of the building is compatible with surrounding development patterns, neighbourhood character, and the residential setting.

GRZ-P3

Ensure residential units achieve high-quality and functional on-site amenity for occupants.

GRZ-P4

Manage building design and location to safeguard onsite privacy and ensure adequate access to sunlight and daylight through controls on the height and scale of buildings.

GRZ-P5

Provide for multi-unit housing development where it can be demonstrated that it responds positively to and integrates with the surrounding built environment through high quality urban design.

GRZ-P6

Enable retirement living where significant adverse effects on the residential amenity values of adjoining residential properties and the surrounding neighbourhood are avoided, and onsite amenity, including outdoor living space for residents is provided.

GRZ-P7

Enable multi-unit and retirement living only where the site is able to accommodate the scale and intensity of the activity, in terms of its size, topography and location where high onsite amenity for residents can be provided.

GRZ-P8

Encourage the retention of existing vegetation and trees to maintain the mature vegetation and landscaping within the current streetscape of Feilding.

GRZ-P9

To consider the natural disposition of land and how ephemeral stormwater watercourses may be affected by development when siting residential units.

GRZ-P10

The potential adverse effects of onsite stormwater inundation are mitigated by ensuring residential units provide adequate water storage tanks, outdoor living spaces, stormwater detention and landscaping.

GRZ-P11

Recognise the benefits of, and provide for, non-residential activities that contribute to the health and wellbeing of people and communities where:

1. These are compatible with the character and amenity values of the surrounding area
2. Adverse effects on amenity values of adjoining site can be adequately mitigated, including from the location and scale of external storage areas
3. The hours of operation are compatible with residential amenity values.

GRZ-P12

To ensure safe and efficient operation of the transport network by managing the impacts of traffic generation, site access and traffic safety.

GRZ-P13

To enable duplex residential units where the privacy and onsite amenity of each unit is provided for.

Rules

GRZ – R1 – Residential Unit	
	<ol style="list-style-type: none"> 1. Activity Status: Permitted <ul style="list-style-type: none"> • One Residential Unit per site <p>Where: Compliance with:</p>

	<ul style="list-style-type: none"> - GRZ – S1 Site Coverage – Residential Units and Accessory Buildings - GRZ – S3 Building Envelope - GRZ – S4 Minimum Floor Height - GRZ – S5 Yards – Residential Unit - GRZ – S7 Outdoor Living Space – Residential Unit - GRZ – S9 Permeable Surface Area - GRZ – S10 Access - GRZ – S11 Earthworks - GRZ – S13 Noise - GRZ – S15 KiwiRail Setback
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with any permitted activity performance standard</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Location, design and appearance of the residential unit - Residential character and amenity values including onsite amenity - Visual amenity on adjoining residential properties and surrounding streetscape. - Safe and efficient operation of the roading network - Access - Council’s essential infrastructure - Natural Hazards including stormwater management
GRZ – R2 – Accessory Buildings	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - GRZ – S1 Site Coverage – Residential Units and Accessory Buildings - GRZ – S3 Building Envelope - GRZ – S5 Yards – Residential Unit - GRZ – S9 Permeable Surface Area - GRZ – S11 Earthworks - GRZ – S13 Noise - GRZ – S14 Separation Distances for Multi Unit Development
	<p>2. Activity Status: Restricted Discretionary</p>

	<p>Where: Compliance is not achieved with any permitted activity performance standard</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Safe and efficient operation of the roading network - Location, design and appearance of the accessory building - Residential character and amenity values including onsite amenity - Visual amenity on adjoining residential properties and surrounding streetscape.
<p>GRZ – R3 – Assisted Living</p>	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - GRZ – S1 Site Coverage – Residential Units and Accessory Buildings - GRZ – S3 Building Envelope - GRZ – S4 Minimum Floor Height - GRZ – S5 Yards – Residential Unit - GRZ – S7 Outdoor Living Space – Residential Unit - GRZ – S9 Permeable Surface Area - GRZ – S10 Access - GRZ – S11 Earthworks - GRZ – S13 Noise - GRZ – S15 KiwiRail Setback
<p>GRZ – R4 – Home Business</p>	
	<p>1. Activity Status: Permitted</p> <ul style="list-style-type: none"> • Gross floor area of buildings does not exceed 40m² per site • At least one staff member must reside on-site • The Home Business is ancillary to residential use <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - GRZ – S1 Site Coverage – Residential Units and Accessory Buildings - GRZ – S3 Building Envelope - GRZ – S4 Minimum Floor Height - GRZ – S5 Yards – Residential Unit - GRZ – S7 Outdoor Living Space – Residential Unit - GRZ – S9 Permeable Surface Area - GRZ – S10 Access

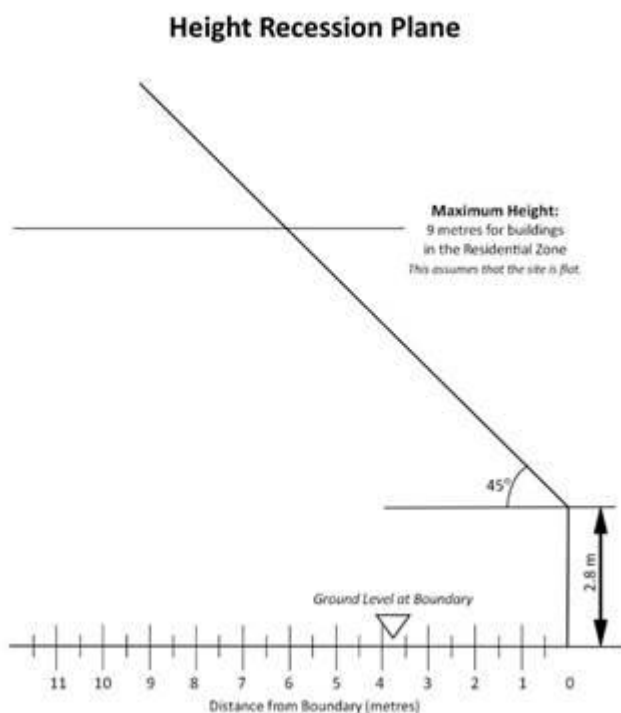
	<ul style="list-style-type: none"> - GRZ – S11 Earthworks - GRZ – S12 Storage and Display - GRZ – S13 Noise - GRZ – S15 KiwiRail Setback - GRZ – R16 Hours of Operation
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Compliance is not achieved with any permitted activity performance standard</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Safe and efficient operation of the roading network - Residential character and amenity values including onsite amenity - Visual amenity on adjoining residential properties and surrounding streetscape. - Access - Council’s essential infrastructure - Natural Hazards including stormwater management - Hours of operation - Landscaping - Noise
GRZ – R5 – Minor Residential Unit	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Location, design and appearance of buildings and structures - Residential character and amenity values including onsite amenity - Visual amenity on adjoining residential properties and surrounding streetscape - Access - Council’s essential infrastructure - Natural Hazards including stormwater management
GRZ – R6 – Retirement Village	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Amenity effects on surrounding residential environment and streetscape - Design, scale and appearance of buildings and structures

	<ul style="list-style-type: none"> - Site layout and access arrangements - Onsite landscaping - Privacy across boundaries and within the development - The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas - Residential character and amenity values including onsite amenity - Access - Natural hazards, including stormwater management
<p>GRZ – R7 –Multi unit development</p>	
	<p>1. Activity Status: Permitted</p> <ul style="list-style-type: none"> • No more than two residential units occupy a site <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - GRZ – S2 Site Coverage – Multi Unit Developments and Retirement Living - GRZ – S3 Building Envelope - GRZ – S4 Minimum Floor Height - GRZ – S6 Yards – Multi Unit Development and Retirement Living - GRZ – S8 Outdoor Living Space – Multi Unit Development - GRZ – S9 Permeable Surface Area - GRZ – S10 Access - GRZ – S11 Earthworks - GRZ – S13 Noise - GRZ – S14 Separation Distances - GRZ – S15 KiwiRail Setback
	<p>2. Activity Status: Restricted Discretionary</p> <ul style="list-style-type: none"> • Three or more residential units occupy a site <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - GRZ – S2 Site Coverage – Multi Unit Developments and Retirement Living - GRZ – S3 Building Envelope - GRZ – S4 Minimum Floor Height - GRZ – S6 Yards – Multi Unit Development and Retirement Living - GRZ – S8 Outdoor Living Space – Multi Unit Development - GRZ – S9 Permeable Surface Area - GRZ – S10 Access - GRZ – S11 Earthworks

	<ul style="list-style-type: none"> - GRZ – S13 Noise - GRZ – S14 Separation Distances - GRZ – S15 KiwiRail Setback <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Amenity effects on surrounding residential environment and streetscape - Design, scale and appearance of buildings and structures - Site layout and access arrangements - Onsite landscaping - Privacy across boundaries and within the development - The safe and efficient operation of the roading networks, and internal circulation, parking, loading and manoeuvring areas - Residential character and amenity values including onsite amenity - Access - Natural hazards, including stormwater management
GRZ – R8 – Educational Facilities	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Location, design and appearance of the educational or childcare facility - Visual amenity effects on adjoining residential properties and surrounding streetscape - Onsite Landscaping - The safe, efficient and integrated operation of the roading network - Access - Noise - Natural hazards including stormwater management.
GRZ – R9 – Community Facility	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Location, design and appearance of the community facility - Visual amenity effects on adjoining residential properties and surrounding streetscape - Onsite Landscaping - The safe, efficient and integrated operation of the roading network

	<ul style="list-style-type: none"> - Access - Noise - Natural hazards including stormwater management?
GRZ – R10 – Commercial Activity	
	1. Activity Status: Discretionary
GRZ – R11 – Visitor Accommodation	
	1. Activity Status: Discretionary
GRZ – R12 – Any activity not otherwise provided for	
	1. Activity Status: Discretionary
GRZ – R13 – Industry, including service stations	
	1. Activity Status: Non-Complying
GRZ – R12 – Activities within National Grid Yard	
	1. Activity Status: Non-Complying
GRZ – R13 – Derelict Vehicle	
	<p>1. Activity Status: Non-Complying</p> <p>Where: More than one derelict vehicle on a site within view of neighbouring properties or a public place.</p>

Standards
<p>GRZ – S1 Site Coverage – Residential Units and Accessory Buildings</p> <p>Maximum site coverage of buildings 35%</p>
<p>GRZ – S2 Site Coverage – Multi Unit Developments and Retirement Living</p> <p>Maximum site coverage of buildings 40%.</p>
<p>GRZ – S3 Building Envelope</p> <p>i. Maximum height 9m</p> <p>ii. All parts of a building must be contained within a 45 degree plane commencing at 2.8 metres above ground level inclined inwards at right angles in plan. See Figure 1 below.</p>



- iii. The height recession plane in Standard S3.ii above does not apply to:
- a. Eaves
 - b. Solar panels and water heaters
 - c. Antennas, aerials or chimneys
 - d. Gable roof ends, if the total area of that part of the building above the height recession plane does not exceed 1/3 of the gable end height.
 - e. Flag pole.
 - f. lightning rod.

GRZ – S4 Minimum Floor Height

Floor levels must be above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event, plus 350mm freeboard for habitable residential units (including attached garages).

GRZ – S5 Yards – Residential Unit

- i. The following yard setbacks apply to all residential units:
 - a. Front and rear setback: a minimum of 3m
 - b. Front opening garage: a minimum of 6m
 - c. Side boundary: a minimum of 3m one side and 1m the other side. Where the residential unit is on a corner site, one road frontage is to be nominated as the frontage.
- ii. The following yard setbacks apply to all accessory buildings:
 - a. Side and rear boundary: a minimum of 1m

- b. Between other buildings on the site: a minimum of 1m
 - c. A minimum of 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.
 - iii. No new residential unit or accessory buildings are erected within 10 metres of the landward edge of the Makino (Mangakino) Stream.
- Guidance Note: If no frontage is nominated through a subdivision consent for corner sites, the location of the proposed access will determine the frontage for the purposes of the above rule.

GRZ – S6 Yards – Multi Unit Development and Retirement Living

- i. The following yard setbacks apply between residential units and buildings on the same site:
 - a. Front and rear setback: a minimum of 1.5m
 - b. A minimum of 1.5 metres between each accessory building serving separate residential units, except where the accessory building is joined by a common party wall or a fire wall.
 - b. A minimum of 1 metre between an accessory building and a residential unit, except for habitable rooms which must be 3m between an accessory building and a residential unit.
 - c. A minimum of 1.5m between a residential unit and right of way or driveway.
 - d. A minimum of 3m between residential unit, except where the residential unit is joined by a common party wall or fire wall.
- ii. No new residential unit or accessory buildings are erected within 10 metres of the landward edge of the Makino (Mangakino) Stream.

GRZ – S7 Outdoor Living Space – Residential Unit

All residential units shall have a functional outdoor living space that is:

- i. At least 36m² in area.
- ii. Capable of containing a circle 6m in diameter.
- iii. Accessible directly from a habitable room.
- iv. Orientated east, north or west of the residential unit.
- v. The outdoor living court cannot comprise:
 - a. any part of the outdoor living court of another residential unit;
 - b. driveways, manoeuvring areas, and car parking spaces; or
 - c. accessory buildings.

GRZ – S8 Outdoor Living Space – Multi Unit Development

Multi unit development shall have a functional outdoor living space that is:

- i. At least 40m² in area.
- ii. Capable of containing a circle 4m in diameter and a length of 2m.
- iii. Accessible directly from a habitable room.
- iv. Orientated east, north or west of the residential unit.

<p>v. The outdoor living court cannot comprise:</p> <ul style="list-style-type: none"> a. any part of the outdoor living court of another residential unit; b. driveways, manoeuvring areas, and car parking spaces; or c. accessory buildings.
<p>GRZ – S9 Permeable Surface Area</p> <ul style="list-style-type: none"> i. 30% of the net site area must be maintained as a permeable surface. This includes decks provided the surface material of the deck allows water to drain through to a permeable surface. ii. Low impact stormwater sensitive design solutions or devices must be implemented and maintained to treat road and hard stand runoff areas ancillary to any residential unit or accessory building consistent with Council’s Engineering Standards.
<p>GRZ – S10 Access</p> <p>Compliance with Rule 3B.4.2 and Council’s Engineering Standards.</p>
<p>GRZ – S11 Earthworks</p> <p>Compliance with Rules 3D.4.1 and 3D.4.2.</p>
<p>GRZ – S12 Storage and Display</p> <p>No equipment, raw materials, finished or partly processed products or rubbish shall be stored or displayed outdoors, or visible from a public space.</p>
<p>GRZ – S13 Noise</p> <p>Compliance with Rule 3C.4.2.</p>
<p>GRZ – S14 Separation distances for Multi Unit development</p> <p>Separation distances between residential units and buildings on the same site</p> <ul style="list-style-type: none"> i. A minimum of 1.8 metres between each accessory building serving separate residential units, except where the accessory building is joined by a common party wall. ii. A minimum of 1 metre between an accessory building and a residential unit, except for habitable rooms which must be 3m between an accessory building and a residential unit. iii. A minimum of 1.5m between a residential unit and right of way or driveway. iv. A minimum of 3m between residential unit, except where the residential unit is joined by a common party wall.
<p>GRZ – S15 KiwiRail Setback</p> <p>Any new building containing a noise sensitive activity constructed within 70 metres of the nearest edge of the railway track shall be designed, constructed and maintained in accordance with a design report prepared by a suitably qualified and experienced acoustical engineer stating that the design as proposed will achieve compliance with an internal noise level of 40dB LAeq(1hr) in living rooms and 35dB LAeq (1hr) in bedrooms. Provided that no such building is to be located within 25m of the nearest edge of the Main Trunk Line.</p>
<p>GRZ – S16 Hours of Operation</p> <p>Non-residential activities within the Residential Zone may only operate between 7am and 7pm (Monday to Saturday).</p>

Subdivision

GRZ SUB – R1 – Boundary Adjustments	
	1. Activity Status: Controlled Where: minimum lot sizes 500m ²
	2. Activity Status: Restricted Discretionary
GRZ SUB – R2 – General Residential Zone Subdivision	
	1. Activity Status: Restricted Discretionary Where Compliance with: <ul style="list-style-type: none"> • Minimum lot size of 500m² • Yards • Access Matters of discretion: <ul style="list-style-type: none"> - Site layout - Capacity and connection to Council's infrastructure network - Safe and efficient operation of the roading network - Streetscape design, including future connection - Natural Hazards, including stormwater management
	2. Activity Status: Discretionary Where non-compliance with: breaching yards, minimum lot size
GRZ SUB – R3 – General Residential Zone Subdivision not otherwise provided	
	1. Non-Complying
Standards	
GRZ SUB – S1 – Minimum Allotment Size General Residential Zone - 500m ²	