

**Amendments for Proposed Plan Change 3 are shown as:**

- Provisions proposed to be removed are shown with a ~~strikethrough~~
- Provisions proposed to be added are shown with an underline

## GRZ – General Residential Zone

The following district-wide chapters also contain provisions that may be relevant to the General Residential Zone, including:

UFD - Urban Form and Development	HH - Historic Heritage
TW - Tangata Whenua	TREE - Notable Trees
NU - Network Utilities	PA - Public Access
REG - Renewable Electricity Generation	SUB - Subdivision
TR - Transport	EW - Earthworks
WWS - Water, Wastewater and Stormwater	LIGHT - Light
CL - Contaminated Land	NOISE - Noise
HAZ - Hazardous Substances	SIGN - Signs
NH - Natural Hazards	TEMP - Temporary Activities

**Advice Note:** *The construction of a detached minor residential unit may be subject to the National Environmental Standards for Detached Minor Residential Units (NES-DMRU). Before development you must check compliance with the NES-DMRU, as these standards may override or replace certain District Plan rules and standards.*

### Issues

<b><u>GRZ-I1</u></b>	<del>Residents need to be able to use, develop and enjoy their individual properties without their amenity values being adversely affected by neighbouring developments or use. Conversely, residents need to respect and protect their neighbours' amenity values when considering on-site development or use. These amenity values include access to daylight, openness, and the absence of unreasonable noise.</del>
<b><u>GRZ-I2</u></b>	<del>The District has a diverse population with varied housing requirements. Residential areas need to provide for a variety of housing and lot sizes, including papakainga housing, high quality residential subdivisions, and affordable housing.</del>
<b><u>GRZ-I1</u></b>	<b><u>Housing diversification</u></b> <u>A limited range of housing typologies in the district has reduced choice for diverse household types, undermining social cohesion and limiting opportunities. Historically, urban development has focused on large, detached houses on generous sites, which does not reflect changing demographics or market demand. District Plan provisions can enable and encourage a greater diversity of housing, including papakainga, to better meet varied household needs.</u>
<b><u>GRZ-I2</u></b>	<b><u>Sustainable development and infrastructure</u></b> <u>Rangitikei District's small rating base and dispersed population make it challenging to provide cost-effective, resilient, and sustainable infrastructure. Projected growth will increase demand for water and wastewater, and increase pressure on transport networks, requiring careful planning to ensure infrastructure meets cultural, environmental, and community needs.</u>
<b><u>GRZ-I3</u></b>	<b><u>Quality living environment</u></b> <u>Increasing residential density can compromise quality living environments and community wellbeing if poorly designed. While intensification supports efficient land use and infrastructure, it</u>

is acknowledged that Rangitikei District’s appeal lies in offering an alternative to larger urban areas. The District Plan can enable higher density while ensuring site-specific, well-designed development that maintains amenity and lifestyle values.

**GRZ-I4** **Non-Residential activities**

Allowing non-residential activities in residential areas can improve accessibility to services, support local employment, and enhance community vibrancy. However, these activities can also create adverse effects on residential areas and risk undermining commercial centres. The District Plan can enable appropriate non-residential activities while managing adverse effects and ensuring they complement, rather than compete with, existing centres.

## Objectives

- GRZ-O1** Enable The General Residential Zone has a variety of housing, including papakainga housing, that reflects the aspirations and identity of people and the local communities, while taking into account the local character, amenity values and natural features (e.g. water bodies) within the surrounding environment. achieving good urban amenity and design. This includes the efficient use of existing infrastructure, and integration of pedestrian, cycling and vehicle transportation networks.
- GRZ-O2** Ensure the efficient and effective provision of infrastructure for development within the General Residential Zone, which is well integrated, resilient, culturally sensitive, and environmentally sustainable.
- GRZ-O3** More intense residential development is enabled in locations with good accessibility to local amenities and services and is well designed and integrated with local character.
- GRZ-O4** Non-residential activities in the General Residential Zone are provided for which support the local community and are compatible with the character and amenity values of the zone.

## Policies

- GRZ-P1** Contain residential activities principally within the General Residential Zone.
- GRZ-P2** Enable iwi and hapū to develop papakainga housing.
- GRZ-P3** Provide for non-residential activities in the General Residential Zone where this will not compromise either the character of the area or the amenity of the neighbourhood.
- GRZ-P4** Control the height and location of buildings in the General Residential Zone to maintain amenity. Ensure that development is consistent with the existing role, function, amenity values, and character of the General Residential Zone including by managing building height and orientation, site coverage, and setbacks from boundaries.
- GRZ-P5** Enable a range of housing densities. Provide for a variety of housing types for each town and settlement, taking into consideration the local character, existing level of residential amenity, and availability of infrastructure and its capacity.
- GRZ-P6** Ensure that any storage of goods, material or waste products is contained within individual sites without detracting from the visual amenity of the environment.
- GRZ-P7** Enable greater intensification of development and provide for the consolidation and re-development of land within central locations in Bulls, Marton, and Taihape which are close to the town centres and where infrastructure is available and has capacity to service the development.

**GRZ-P8** | Provide for accessory buildings in the General Residential Zone, in a way that ensures that the location and scale of the buildings do not dominate residential properties and that they are secondary and incidental to the principal residential dwelling that shares the site to maintain local character and streetscape amenity.

Refer to: SUB-P7

## Rules

### GRZ-R1 Buildings, structures, and ancillary activities associated with any permitted activity

**1. Activity status: Permitted**

**Where:**

- a. All relevant *General Residential Zone Standards* are complied with (refer to GRZ-S1-GRZ-S7).
- b. The ancillary activity is on the same site as the primary activity.

**2. Activity status where compliance is not achieved: Restricted Discretionary**

**3. Matters over which discretion is restricted:**

- a. The matters of discretion associated with any performance standard which cannot be complied with.
- b. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

**4. Notification:** Any application under this rule is precluded from being publicly notified.

*Note: For buildings and structures that do not comply with setback from the road boundary see — GRZ-R14*

### GRZ-R2 Residential activities

**1. Activity status: Permitted**

**2. Activity status where compliance is not achieved: N/A**

### GRZ-R3 Relocated residential units

**1. Activity status: Permitted**

**Where:**

- a. All relevant *General Residential Zone Standards* are complied with (refer to GRZ-S1-GRZ-S7).
- b. Any relocated structure intended for use as a residential unit must have previously been designed, built and used as a residential unit.
- c. Applications for building consent relating to the relocated residential unit and the destination site must be accompanied by a building pre-inspection report.
- d. All exterior reinstatement work identified in either the building pre-inspection

**2. Activity status where compliance is not achieved: Restricted Discretionary**

**3. Matters over which discretion is restricted:**

- a. The matters of discretion associated with any performance standard which cannot be complied with.
- b. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

**4. Notification:** Any application under this rule is precluded from being publicly notified.

<p>report or the building consent must be completed within twelve months of delivery of the relocated residential unit to the site.</p> <p>e. The relocated residential unit must be installed on permanent foundations, in accordance with the provisions of the granted building consent, upon delivery to the destination site.</p> <p>f. All relocated residential units must comply with the necessary requirements relating to natural hazards, parking and loading.</p>	
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**GRZ-R4 Home business**

<p><b>1. Activity status: Permitted</b></p> <p><b>Where:</b></p> <p>a. The home business must:</p> <ol style="list-style-type: none"> <li>i. Be ancillary activities to the residential use of the building.</li> <li>ii. Be undertaken or operated by a member of the household residing on the property on which the home business occurs.</li> <li>iii. Not involve exterior storage, display, or other indication of the home business (other than an advertising sign permitted by this Plan) which would have the effect of altering the predominant character of the site or neighbourhood.</li> <li>iv. Not involve delivery or collection of goods, materials, or wastes, or visits by clients of the home business outside the hours of 8.00am to 8.00pm.</li> <li>v. Not occupy an area larger than 60 square metres net floor area.</li> <li>vi. Not generate more than 24 vehicle movements per days.</li> </ol>	<p><b>2. Activity status where compliance is not achieved: Restricted Discretionary</b></p> <p><b>3. Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ol> <p><b>4. Notification:</b> Any application under this rule is precluded from being publicly notified.</p>
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**GRZ-R5 Primary produce sales**

<p><b>1. Activity status: Permitted</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>a. The display area of goods for sale must not exceed 10 square metres and must be contained wholly within the site.</li> <li>b. All goods available for sale must have been grown on the site at which they are offered for sale.</li> </ol>	<p><b>2. Activity status where compliance is not achieved: Restricted Discretionary</b></p> <p><b>3. Matters over which discretion is restricted:</b></p> <ol style="list-style-type: none"> <li>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ol>
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<p>c. The type of goods available for sale must not be available for sale for more than:</p> <ul style="list-style-type: none"> <li>i. A continuous period of three months; or</li> <li>ii. A cumulative period of six months in any 12 month period.</li> </ul>	<p>4. <b>Notification:</b> Any application under this rule is precluded from being publicly notified.</p>
<p><b>GRZ-R6 Retail activities in properties in Scott's Ferry, Koitiata, Turakina, Mangaweka, Utiku, Ōhingaiti and Mataroa</b></p>	
<p>1. <b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The maximum net floor area for any retail activity is 60 square metres.</li> </ul>	<p>2. <b>Activity status where compliance is not achieved: Restricted Discretionary</b></p> <p>3. <b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ul> <p>4. <b>Notification:</b> Any application under this rule is precluded from being publicly notified.</p>
<p><b>GRZ-R7 Visitor accommodation</b></p>	
<p>1. <b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The maximum number of visitors is 10.</li> </ul>	<p>2. <b>Activity status where compliance is not achieved: Discretionary</b></p>
<p><b>GRZ-R8 Short-term accommodation</b></p>	
<p>1. <b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The maximum number of visitors is 10.</li> </ul>	<p>2. <b>Activity status where compliance is not achieved: Discretionary</b></p>
<p><b>GRZ-R9 Pastoral grazing by dry stock and sheep, and horticulture</b></p>	
<p>1. <b>Activity status: Permitted</b></p> <p><u>Note: The Rangitikei Animal Control Bylaw 2019 also applies for this activity.</u></p>	<p>2. <b>Activity status where compliance is not achieved: N/A</b></p>
<p><b>GRZ-R10 Open space activities</b></p>	
<p>1. <b>Activity status: Permitted</b></p>	<p>2. <b>Activity status where compliance is not achieved: N/A</b></p>
<p><b>GRZ-R11 Sports and recreation activities</b></p>	
<p>1. <b>Activity status: Permitted</b></p>	<p>2. <b>Activity status where compliance is not achieved: N/A</b></p>

<b>GRZ-R12 Exterior storage</b>	
<p><b>1. Activity status: Permitted</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. Exterior storage must meet the following requirements:           <ul style="list-style-type: none"> <li>i. No vehicle which is unwarranted for a period of more than 12 months under the Land Transportation Act 1998 can be stored on-site unless it is contained within a building.</li> <li>ii. The area used for exterior storage must not exceed 20 square metres.</li> <li>iii. Separation distance from adjoining boundaries must be at least 2 metres.</li> <li>iv. Storage must not exceed a height of 3 metres.</li> </ul> </li> </ul>	<p><b>2. Activity status where compliance is not achieved: Restricted Discretionary</b></p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ul> <p><b>4. Notification:</b> Any application under this rule is precluded from being publicly notified.</p>
<b>GRZ-R13 Removal of buildings, structures, and residential units not listed in SCHED3</b>	
<p><b>1. Activity status: Permitted</b></p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. Where a building, structure (excluding specified structures) or residential unit is being removed, the site must be remediated to an unbuilt state. This includes the removal of concrete building platforms, stairs and remnants of buildings, accessory buildings or associated structures.</li> <li>b. Where an accessory building is expected to remain onsite once the principal building or residential unit is removed, it must be able to be connected and serviced independently of the principal building or residential unit in accordance with the relevant rules and standards of the zone.</li> </ul> <p><i>Note: Consent under the Building Act may be required for the demolition or removal of buildings. Please refer to Schedule 1 of the Building Act 2004 or contact a Council Building Officer for advice.</i></p>	<p><b>2. Activity status where compliance is not achieved: Restricted Discretionary</b></p> <p><b>3. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ul> <p><b>4. Notification:</b> Any application under this rule is precluded from being publicly notified.</p>
<b>GRZ-R14 Buildings and structures that do not comply with building setback from a road boundary GRZ-S2.1.a</b>	
<p><del>1. Activity status: Restricted Discretionary</del></p>	<p><del>4. Activity status where compliance is not</del></p>

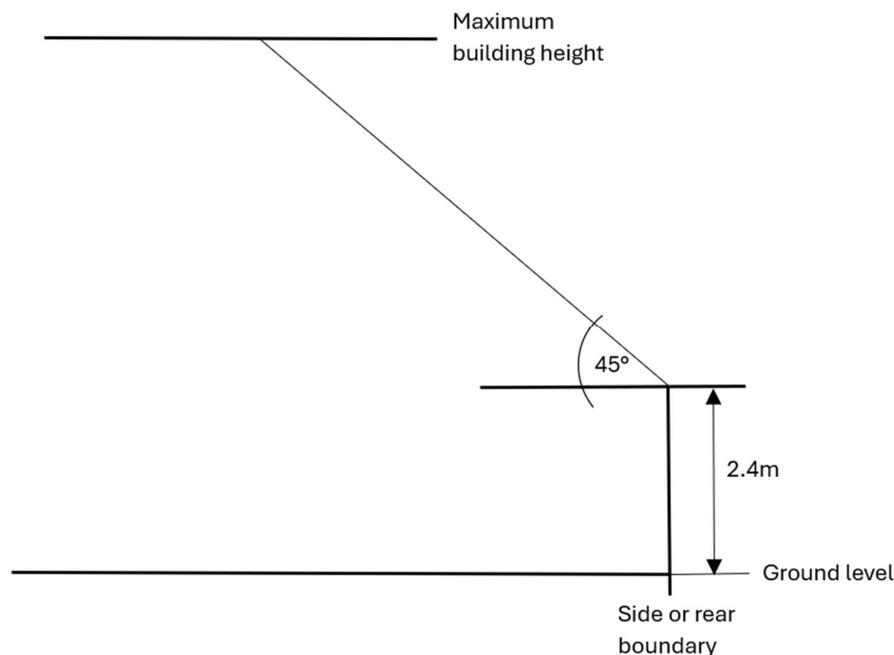
<p><b>Where:</b></p> <p>a. <del>The building or structure (excluding specified structures) does not exceed:</del></p> <ul style="list-style-type: none"> <li><del>i. A maximum wall height of 2.4 metres.</del></li> <li><del>ii. A maximum overall height of 3.5 metres.</del></li> <li><del>iii. A maximum length of 9 metres.</del></li> </ul> <p><b>2. <del>Matters over which discretion is restricted:</del></b></p> <ul style="list-style-type: none"> <li><del>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</del></li> <li><del>b. The effect of the proposal on the safety, efficiency, or convenience of any adjoining road, or footpath.</del></li> <li><del>c. The effect of the building or structure's location on opportunities for access to the rear of the site.</del></li> </ul> <p><b>3. <del>Notification:</del></b> Any application under this rule is precluded from being publicly notified.</p>	<p><b>achieved: Discretionary</b></p>
<p><b>GRZ-R154 Community activity premises</b></p>	
<p><b>1. Activity status: Restricted Discretionary</b></p> <p><b>2. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. Visual impacts.</li> <li>b. Transportation effects, including the safety and efficiency on the transportation networks.</li> <li>c. Noise.</li> <li>d. Site coverage.</li> </ul> <p><b>3. Notification:</b> Any application under this rule is precluded from being publicly notified.</p>	<p><b>4. Activity status where compliance is not achieved: N/A</b></p>
<p><b>GRZ-R165 Marae</b></p>	
<p><b>1. Activity status: Restricted Discretionary</b></p> <p><b>2. Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. Visual impacts.</li> <li>b. Transportation effects, including the safety and efficiency on the transportation networks.</li> <li>c. Noise.</li> <li>d. Site coverage.</li> </ul> <p><b>3. Notification:</b> Any application under this rule is precluded from being publicly notified.</p>	<p><b>4. Activity status where compliance is not achieved: N/A</b></p>

<b>GRZ-R176 Relocated buildings</b>	
<p>1. <b>Activity status: Restricted Discretionary</b></p> <p>2. <b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>a. The design and appearance of the exterior of the building having regard to the quality and character of buildings and amenity in the immediate locality.</li> <li>b. The location of the building on land subject to natural hazards which will be assessed with reference to the hazards section of this plan.</li> <li>c. The resultant end use of the relocated building.</li> </ul> <p>3. <b>Notification:</b> Any application under this rule is precluded from being publicly notified.</p>	<p>4. <b>Activity status where compliance is not achieved: N/A</b></p>
<b>GRZ-R187 Any activity that is not a permitted or restricted discretionary activity and any activity that is not specifically provided for in this plan.</b>	
<p>1. <b>Activity status: Discretionary</b></p>	<p>2. <b>Activity status where compliance is not achieved: N/A</b></p>
<b>GRZ-R198 Any retail activity, vehicle panelbeating, automotive wreckers and scrap yards, motor vehicle repairs, vehicle spray painting, sheet metalwork, and any other industrial process or trade which involves the continuous use of power tools or drilling or hammering machinery or activities.</b>	
<p>1. <b>Activity status: Discretionary</b></p>	<p>2. <b>Activity status where compliance is not achieved: N/A</b></p>

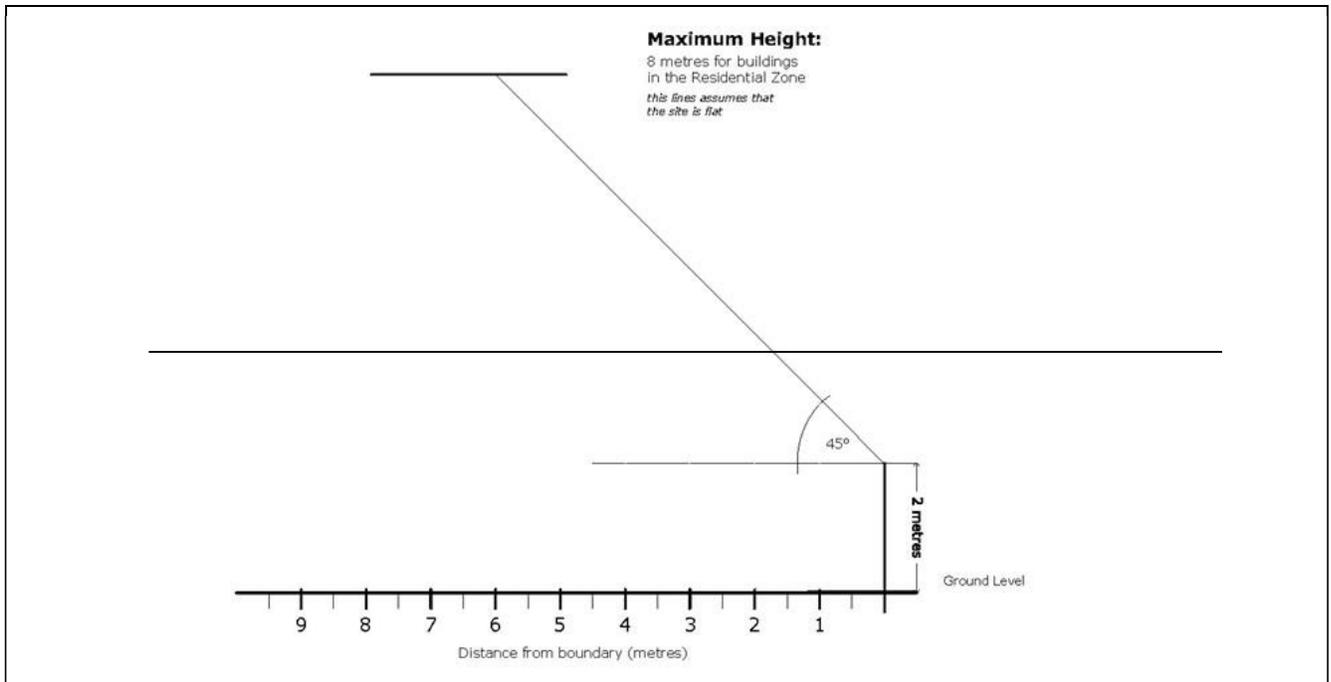
## Standards

### GRZ-S1 Building height in relation to boundary

1. Building, parts of buildings, and structures (~~excluding chimney's, antennae and support structures of less than 8 metres height above ground level~~) must be contained within a recession plane starting 2.4 metres above the existing ground level at each side and rear site boundary of a site and then projecting inwards at a 45 degree angle.
2. **GRZ-S1.1** does not apply to network utilities having a maximum wall height of 2.4 metres and/or a maximum overall height of 3.5 metres and a maximum building length of 9 metres.
3. For boundaries abutting an access lot or right of way, the furthest boundary of the access lot or right of way shall be used to measure compliance with **GRZ-S1.1**.
4. **GRZ-S1.1** does not apply to:
  - i. eaves and spouting which project from the building at a horizontal distance of no greater than 700 millimetres;
  - ii. ~~gable ends having dimensions no greater than 7.5 metres horizontally and 1 metre vertically;~~
  - ii. A common wall boundary (i.e. adjoining sites that share a common wall of a building).
  - iii. chimneys, ventilation shafts, satellite dishes (less than 1 metre in diameter), and television aerials; and, water storage tanks, lift towers, machinery rooms;
  - iv. ornamental turrets, steeples, finials and other decorative features (up to 1.5 metres when measured vertically).; and
  - v. ~~radio and television aerials and masts.~~



4. **5. Matters of discretion if compliance not achieved:**
  - a. ~~The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.~~
  - a. Effects on the streetscape and local character.
  - b. Effects on amenity values of surrounding residential properties, including privacy, shading, and sense of enclosure.



## GRZ-S2 Setbacks

1. Any building (excluding masts and poles of less than 8 metres height) or structure (excluding specified structures) must not be located closer than:
  - a. 5.3 metres from any road boundary, except for garages (whether attached or detached from a dwelling) and carports which are required to be 5 metres setback from any road boundary only when they provide direct access to/from a road (i.e. where the access to the garage/carport directly faces the road).
  - b. 1.5 metres from any other site boundary, except for accessory buildings which can be setback by 1 metre. ~~or~~
  - c. 3 metres where the site adjoins any Commercial Zone or General Industrial Zone boundary. ~~Note: accessory buildings are excluded from compliance with GRZ-S2.1.b.~~
  - d. 3 metres from any boundary for that part of the façade of a residential unit containing a window to a habitable room.
  - d. 10 metres from any state highway boundary, where the posted speed is 100km/h.
  - e. 30 metres of any existing plantation forestry.

## 2. Matters of discretion if compliance not achieved:

- a. ~~The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.~~
  - a. Effects on the streetscape and local character.
  - b. Effects on amenity values of surrounding residential properties, including outlook, privacy, shading, and sense of enclosure.
  - c. Effects associated with reverse sensitivity for existing commercial and industrial activities.
  - d. Impact on the safety and efficiency of the transport network, including pedestrian safety.
  - e. Impact on the function of, and ability to maintain, water bodies and open drains.
  - f. Avoidance or mitigation of natural hazards.

*Note: For buildings and structures that do not comply with GRZ-S2.1.a, see Rule GRZ-R14.*

<p>f. <u>5 metres from the nearest edge of any water body or open drain.</u></p> <p>g. <u>No buildings are located within the fixed elements shown in any structure plan (as identified on the planning maps).</u></p>	
<b>GRZ-S3 Maximum height</b>	
<p>1. A building (excluding network utilities) or structure (excluding specified structures), must not exceed a height of 8 metres.</p> <p>2. <u>GRZ-S3.1 does not apply to the following:</u></p> <ul style="list-style-type: none"> <li>a. Chimneys, ventilation shafts, water storage tanks, lift towers, machinery rooms; <del>must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building.</del></li> <li>b. Ornamental turrets, steeples, finials and other decorative features; <del>and must not measure more than 2 metres in a horizontal plane or project more than 1.5 metres above the maximum permitted height of the building.</del></li> <li>c. Television aerials and associated receiving equipment. <del>must not measure more than 2 metres in a horizontal plane or project more than 3 metres above the maximum permitted height of the buildings.</del></li> </ul> <p><u>Where the device, unit, or feature does not exceed the maximum height stipulated in GRZ-S3.1 by more than 1.5 metres vertically and 2 metres in a horizontal plane.</u></p>	<p>4. <b>Matters of discretion if compliance not achieved:</b></p> <ul style="list-style-type: none"> <li><del>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</del></li> <li>a. <u>Effects on the streetscape and local character.</u></li> <li>b. <u>Effects on amenity values of surrounding residential properties, including outlook, privacy, shading, and sense of enclosure.</u></li> </ul>
<b>GRZ-S4 Maximum site coverage</b>	
<p>1. The building coverage and area of the site covered by structures (excluding specified structures) must not exceed:</p> <ul style="list-style-type: none"> <li>a. <u>40% for sites greater than 400 square metres; and</u></li> <li>b. <u>45% for sites 400 square metres or less.</u></li> </ul> <p>2. For the purpose of calculating coverage in <u>GRZ-S4.1:</u></p> <ul style="list-style-type: none"> <li>a. the gross site area shall be used; and</li> <li>b. roof overhangs or eaves having a width of <u>1 metre</u> or less shall not be considered as part of the building footprint.</li> </ul>	<p>3. <b>Matters of discretion if compliance not achieved:</b></p> <ul style="list-style-type: none"> <li><del>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</del></li> <li>a. <u>Effects on the streetscape and local character.</u></li> <li>b. <u>Effects on amenity values of surrounding residential properties, including outlook, privacy, shading, and sense of enclosure.</u></li> <li>c. <u>The ability to provide adequate outdoor living space on site.</u></li> <li>d. <u>Effective management of stormwater.</u></li> </ul>

<b>GRZ-S5 Site area</b>	
<p>1. The minimum exclusive site area is 400 square metres per residential unit <u>except for sites within the Residential Intensification Area (as identified on the planning maps) where the minimum exclusive site area is 250 square metres per residential unit.</u></p>	<p>2. <b>Matters of discretion if compliance not achieved:</b></p> <ul style="list-style-type: none"> <li><del>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</del></li> <li>a. <u>Effects on the streetscape and local character.</u></li> <li>b. <u>Effects on amenity values of surrounding residential properties, including outlook, privacy, shading, and sense of enclosure.</u></li> <li>c. <u>The ability to provide adequate outdoor living space on site.</u></li> <li>d. <u>Adequate provision for, and management of, stormwater, wastewater, water supply and other servicing.</u></li> <li>e. <u>Impact on the safety and efficiency of the transport network including access and the provision of on-site parking.</u></li> </ul>
<b>GRZ-S6 Outdoor living space</b>	
<p>1. Each residential unit must be provided with a private and exclusive outdoor <u>space. The outdoor living space shall be free of buildings, parking spaces, and servicing or maneuvering areas.</u></p> <p>2. <u>The minimum area for each outdoor living space shall be:</u></p> <ul style="list-style-type: none"> <li>a. <u>40 square metres and capable of containing a circle 4 metres in diameter for sites over 400 square metres.</u></li> <li>b. <u>30 square metres and capable of containing a circle 3 metres in diameter for sites of 400 square metres or less.</u></li> </ul> <p><del>area formed in the shape of a rectangle, with a minimum area of 55 square metres and a minimum width of 4.5 metres.</del></p>	<p>2. <b>Matters of discretion if compliance not achieved:</b></p> <ul style="list-style-type: none"> <li><del>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</del></li> <li>a. <u>Effects on amenity values of surrounding residential properties, including outlook, privacy, shading, and sense of enclosure.</u></li> </ul>
<b>GRZ-S7 Glasshouses, polytunnels, or shadehouses</b>	
<p>1. Glasshouses, polytunnels or shadehouses must not exceed:</p> <ul style="list-style-type: none"> <li>a. 10 percent of the total area of the site for a site under 1,000 square metres.</li> <li>b. 100 square metres in total area per site, where the total area of the site is over 1,000 square metres.</li> <li>c. 3 metres in height.</li> </ul>	<p>2. <b>Matters of discretion if compliance not achieved:</b></p> <ul style="list-style-type: none"> <li>a. The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.</li> </ul>

<b>GRZ-S8 Maximum height of fences</b>	
<p>1. <u>Front/road yard boundaries:</u></p> <ul style="list-style-type: none"> <li>a. <u>1.2 metres</u></li> <li>b. <u>1.8 metres if visually permeable (≥ 50% open).</u></li> </ul> <p>2. <u>Side/rear boundaries:</u></p> <ul style="list-style-type: none"> <li>a. <u>2 metres</u></li> </ul> <p><i><u>Note: Visual permeability means at least 50% of the fence surface allows light through, achieved via slats or mesh with gaps ≥ 50 mm.</u></i></p>	<p>3. <b><u>Matters of discretion if compliance not achieved:</u></b></p> <ul style="list-style-type: none"> <li>a. <u>Effects on the streetscape and local character.</u></li> <li>b. <u>Effects on amenity values of surrounding residential properties, including privacy, shading, and sense of enclosure.</u></li> </ul>
<b>GRZ-S9 Structure Plan</b>	
<p>1. <u>Where any land is within a Structure Plan area (as identified on the planning maps) all development shall be undertaken in accordance with the Structure Plan.</u></p>	<p>2. <u>Activity status where compliance is not achieved: Discretionary</u></p>