

# GRZ - General Residential Zone

## Introduction

The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential character.

The General Residential Zone [only applies to Oxford](#) ~~makes up the majority of the residential areas in the District, with development at a general suburban density, including the Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas. In an ODP where the General Residential Zone is shown (outside of Oxford), the MDRS takes precedence and these areas are therefore to be considered as Medium Density Residential Zone.~~<sup>1</sup>

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

<b>Objectives</b>	
<b>GRZ-O1</b>	<p><b>General Residential Zone</b> A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.</p>
<b>Policies</b>	
<b>GRZ-P1</b>	<p><b>Residential character and amenity values</b> Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <ol style="list-style-type: none"> <li>1. provides for suburban character on larger sites primarily with detached residential units;</li> <li>2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs;</li> <li>3. provides opportunities for multi-unit residential development on larger sites;</li> <li>4. has sites generally dominated by landscaped areas, with open spacious streetscapes;</li> <li>5. through careful design provides a range of higher density living choices to be developed within the zone; and</li> <li>6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values.</li> </ol>
<b>GRZ-P2</b>	<p><b>General Residential Zone Overlay</b> For any General Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>

<sup>1</sup> V1

## Activity Rules

<b>GRZ-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b> Where: 1. the activity complies with all built form standards (as applicable).	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>GRZ-R2 Residential unit</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>GRZ-R3 Minor residential unit</b>	
<b>Activity status: PER</b> Where: 1. the maximum GFA of the minor residential unit shall be 80m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport); 2. there shall be only one minor residential unit per site; and 3. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD1 - Minor residential units
<b>GRZ-R4 Residential activity</b>	
<b>Activity status: PER</b> Where: 1. no more than one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	<b>Activity status when compliance not achieved: DIS</b>
<b>GRZ-R5 Gardening, cultivation and disturbance of land for fence posts</b>	
<b>Activity status: PER</b> Where: 1. the activity is associated with an otherwise permitted or consented activity.	<b>Activity status when compliance not achieved: N/A</b>
<b>GRZ-R6 Accessory building or structure</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>GRZ-R7 Boarding house</b>	
<b>Activity status: PER</b> Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	<b>Activity status when compliance not achieved: DIS</b>

<b>GRZ-R8 Residential disability care or care facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>GRZ-R9 Visitor accommodation</b>	
<i>This rule does not apply to any camping ground provided for under GRZ-R23.</i>	
<b>Activity status: PER</b> Where: 1. a maximum of eight visitors shall be accommodated per site.	<b>Activity status when compliance not achieved: DIS</b>
<b>GRZ-R10 Home business</b>	
<b>Activity status: PER</b> Where: 1. the operator permanently resides on the site; 2. the maximum area occupied by the home business shall be 40m <sup>2</sup> (within or external to buildings on the site); 3. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 4. there is a maximum of 20 vehicle movements generated by the home business activity per day; 5. a maximum of two non-resident staff shall be employed as part of the home business; 6. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (2); 7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 8. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	<b>Activity status when compliance not achieved: DIS</b>
<b>GRZ-R11 Residential unit used as a show home</b>	
<b>Activity status: PER</b> Where: 1. hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; 2. the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued; and 3. the residential unit used as a show home shall not be located on local roads.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD3 - Use of a residential unit as a show home
<b>GRZ-R12 Educational facility</b>	

<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>2. the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li>3. the hours of operation when the site is open to visitors, students, clients, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday;</li> <li>4. the facility shall not result in more than two non-residential activities within a residential block frontage; and</li> <li>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>GRZ-R13 Childcare facility</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>2. the maximum GFA of building occupied by the childcare facility shall be 200m<sup>2</sup>;</li> <li>3. the hours of operation when the site is open to visitors, children, clients, and deliveries shall be between the hours of 7:00am — 9:00pm Monday to Friday;</li> <li>4. the facility shall not result in more than two non-residential activities within a residential block frontage; and</li> <li>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>GRZ-R14 Community garden</b></p>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>GRZ-R15 Health care facility</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity shall only be located on sites with frontage and the primary entrance to a strategic road, arterial road or collector road;</li> <li>2. the maximum GFA of building occupied by the health care facility shall be 200m<sup>2</sup>;</li> <li>3. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am — 6:00pm Monday to Saturday;</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>

<p>4. the facility shall not result in more than two non-residential activities within a residential block frontage; and</p> <p>5. the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</p>	
<p><b>GRZ-R16 Domestic animal keeping and breeding</b></p>	
<p><b>Activity status PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.</li> </ul>	
<p><b>GRZ-R17 Recreation activities</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>the activity is not a motorised recreation activity.</li> </ol>	<p><b>Activity status when compliance not achieved: NC</b></p>
<p><b>GRZ-R18 Oxford A&amp;P Showground activities</b></p>	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>the activities on the site are:                     <ol style="list-style-type: none"> <li>an annual A&amp;P Show event;</li> <li>recreation activities;</li> <li>equestrian and ancillary activities and facilities;</li> <li>community facility;</li> <li>community market;</li> <li>motor vehicle display events; and</li> <li>dog agility and training.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>Rules for temporary activities are contained in the Temporary Activities Chapter.</li> </ul>	
<p><b>GRZ-R19 Multi-unit residential development</b></p>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>any residential unit fronting a road or public open space shall have a habitable room located at the ground level;</li> <li>at least 50% of all residential units within a development shall have a habitable space located at ground level; and</li> <li>a design statement shall be provided with the application.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>RES-MD2 - Residential design principles</li> <li>RES-MD7 - Outdoor storage</li> </ul> <p><b>Notification</b></p>	<p><b>Activity status when compliance not achieved: DIS</b></p>

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	
<b>GRZ-R20 Retirement village</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>a design statement is provided with the application.</li> </ol> <p><b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p><b>Activity status when compliance not achieved: DIS</b></p>
<b>GRZ-R21 Community facility</b>	
<i>This rule does not apply to any health care facility provided for under GRZ-R15; or recreation facility provided for under GRZ-R26.</i>	
<p><b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>GRZ-R22 Cattery</b>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>GRZ-R23 Camping grounds</b>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>GRZ-R24 Veterinary facility</b>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>GRZ-R25 Convenience activity</b>	
<p><b>Activity status: DIS</b> Where:</p> <ol style="list-style-type: none"> <li>the retail activity shall be a maximum of 75m<sup>2</sup> GFA.</li> </ol>	<p><b>Activity status when compliance not achieved: NC</b></p>
<b>GRZ-R26 Recreation facilities</b>	
<i>This rule does not apply to any motorised vehicle events provided for under GRZ-R37; or motorised recreation activity provided for under GRZ-R38.</i>	

Activity status: DIS	Activity status when compliance not achieved: N/A
<b>GRZ-R27 Food and beverage outlet</b>	
Activity status: DIS	Activity status when compliance not achieved: N/A
<b>GRZ-R28 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
Activity status: DIS	Activity status when compliance not achieved: N/A
<b>GRZ-R29 Service station</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R30 Vehicle or boat repair or storage services</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R31 Industrial activity</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R32 Primary production</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R33 Funeral related services and facility</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R34 Supermarket</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R35 Large format retail</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R36 Boarding kennels</b>	
Activity status: NC	Activity status when compliance not achieved: N/A
<b>GRZ-R37 Motorised vehicle events</b>	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A



<b>GRZ-R38 Motorised recreation activity</b>	
<i>This rule does not apply to motorised vehicle display events provided for in GRZ-R18.</i>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>GRZ-R39 Yard-based activity</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>GRZ-R40 Trade supplier</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

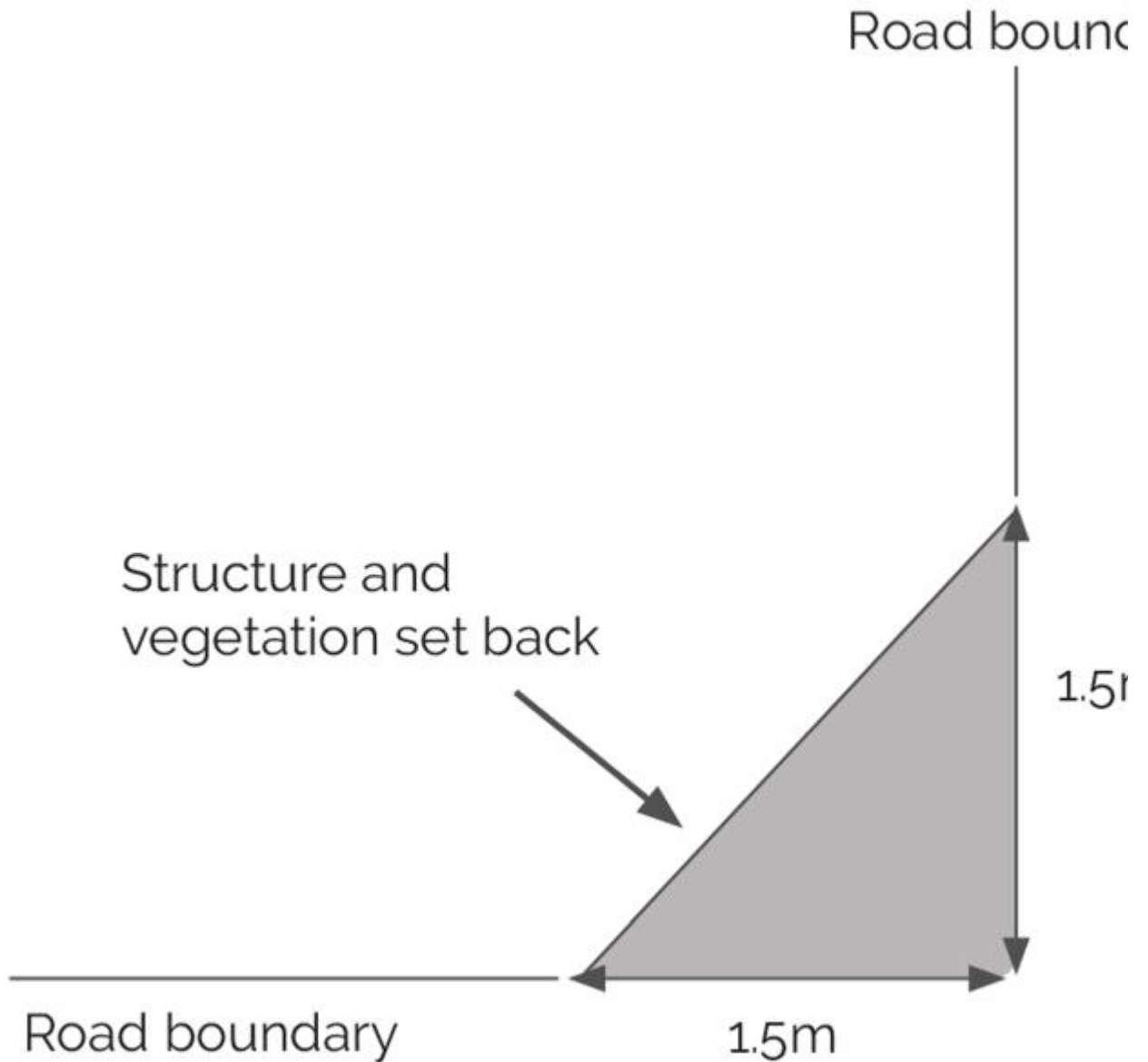
**Built Form Standards**

<b>GRZ-BFS1 Site density</b>	
<ol style="list-style-type: none"> <li>1. Site density shall be a maximum of one residential unit per 500m<sup>2</sup> of net site area, which can be calculated over multiple adjacent sites.</li> <li>2. Where a site is less than 500m<sup>2</sup>, one residential unit is allowed.</li> <li>3. This rule does not apply to any minor residential unit, or residential unit in a retirement village.</li> </ol>	<b>Activity status when compliance not achieved: NC</b>
<b>GRZ-BFS2 Building coverage</b>	
<ol style="list-style-type: none"> <li>1. Building coverage shall be a maximum of 45% of the net site area, except that this rule shall not apply to:                         <ol style="list-style-type: none"> <li>a. any infrastructure building;</li> <li>b. any caravan; or</li> <li>c. deck under 1m in height above ground level.</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: DIS</b>
<b>GRZ-BFS3 Landscaped permeable surface</b>	
<ol style="list-style-type: none"> <li>1. The minimum landscaped permeable surface of any site shall be 30% of the net site area.</li> <li>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:                         <ol style="list-style-type: none"> <li>a. any paths 1.1m wide or less; or</li> <li>b. open slat decks under 1m in height above ground level with a permeable surface underneath.</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: DIS</b>
<b>GRZ-BFS4 Height</b>	
<ol style="list-style-type: none"> <li>1. The maximum height of any building shall be:</li> </ol>	<b>Activity status when compliance not achieved: DIS</b>



<p>a. 8m above ground level; except that where a site is larger than 6,000m<sup>2</sup>, the maximum height of any building shall be 12m above ground level where the setback of buildings from the internal boundary is more than 10m.</p>	
<p><b>GRZ-BFS5 Building and structure setbacks</b></p>	
<ol style="list-style-type: none"> <li>1. Any building or structure other than a garage shall be set back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for:             <ol style="list-style-type: none"> <li>a. any fence permitted by GRZ-BFS8;</li> <li>b. poles and masts up to 6.5m in height above ground level;</li> <li>c. structures other than a fence, less than 10m<sup>2</sup> and less than 3m in height above ground level;</li> <li>d. any caravan;</li> <li>e. the replacement, maintenance and minor upgrading of any infrastructure; and</li> <li>f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway.</li> </ol> </li> <li>2. Any garage shall be set back a minimum of 6m from the road boundary.</li> <li>3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</li> <li>4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1.</li> <li>5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</li> </ol>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>                  RES-MD2 - Residential design principles                  RES-MD5 - Impact on neighbouring property  <b>Notification</b>                  An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

**Figure GRZ-1: Structure and Vegetation Setback**

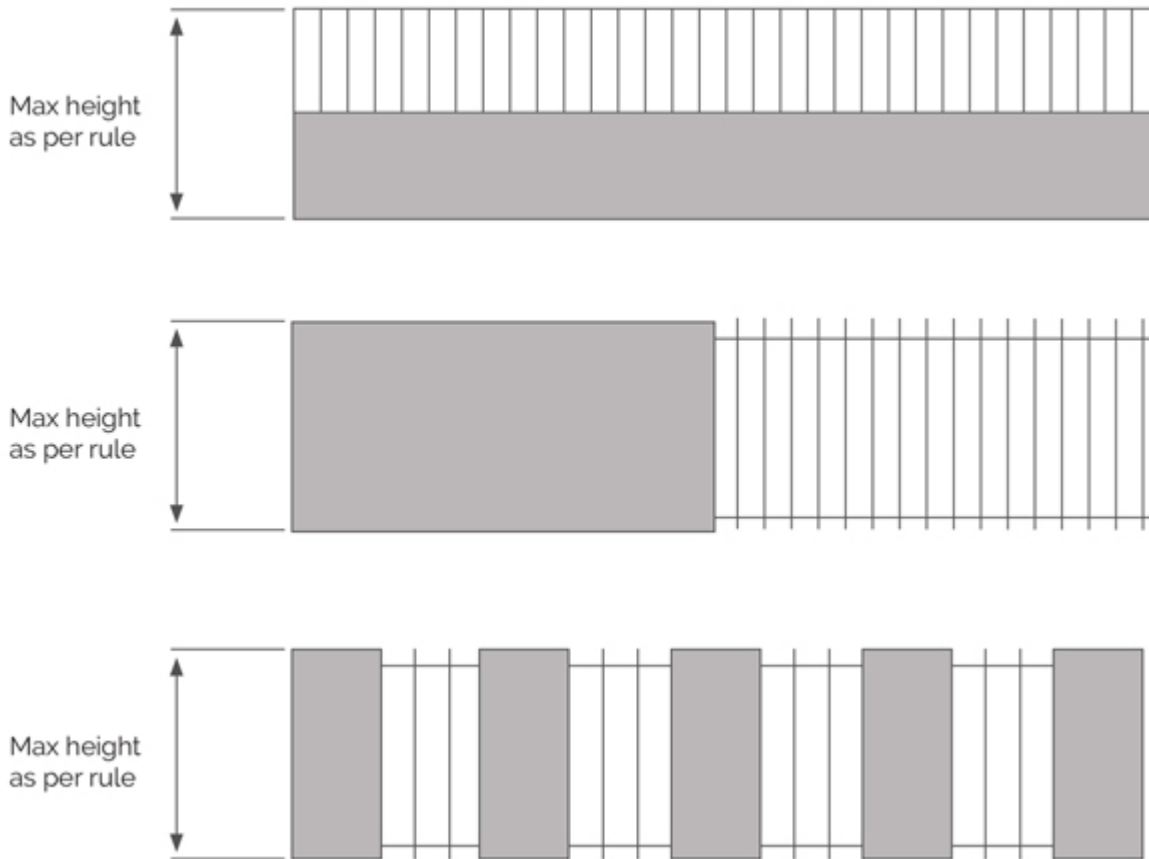


GRZ-BFS6 Street interface	
<ol style="list-style-type: none"> <li>1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:                             <ol style="list-style-type: none"> <li>a. have at least one habitable room or kitchen located facing the street at ground level; and</li> <li>b. include at least 20% of the front façade in glazing (within window or door panels) of which at least half is clear; and</li> <li>c. shall have a door that is directly visible and accessible from the street.</li> </ol> </li> <li>2. Garage doors that face the street shall have a combined maximum width of 6.5m.</li> </ol>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>                      RES-MD2 - Residential design principles</p> <p><b>Notification</b>                      An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

GRZ-BFS7 Height in relation to boundary	
<ol style="list-style-type: none"> <li>1. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3 except for the following:                             <ol style="list-style-type: none"> <li>a. flagpoles;</li> <li>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</li> <li>c. decorative features such as steeples, towers and finials;</li> <li>d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</li> <li>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</li> </ol> </li> <li>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</li> <li>3. Where the site is within the Urban Flood Assessment Overlay or Kaiapoi Fixed Minimum Finished Floor Level Overlay, the height of the Finished Floor Level specified in a Flood Assessment Certificate can be used as the origin of the recession plane instead of ground level, but only up to an additional 1m above original ground level.</li> </ol>	<p><b>Activity status when compliance not achieved:</b>  <b>REDIS</b></p> <p><b>Matters of discretion are restricted to:</b>                      RES-MD2 - Residential design principles                      RES-MD5 - Impact on neighbouring property</p> <p><b>Notification</b>                      An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
GRZ-BFS8 Fencing	
<ol style="list-style-type: none"> <li>1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway, shall be:                             <ol style="list-style-type: none"> <li>a. no higher than 1.2m above ground level; or</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved:</b>  <b>REDIS</b></p> <p><b>Matters of discretion are restricted to:</b>                      RES-MD2 - Residential design principles                      RES-MD6 - Road boundary setback</p> <p><b>Notification</b></p>

<p>b. no higher than 1.8m above ground level where at least 45% of the fence is visually permeable.</p> <p>2. Any fence or wall greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation set back area shown in Figure GRZ-1.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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**Figure GRZ-2: Examples of Visually Permeable Fencing**



<p><b>GRZ-BFS9 Outdoor living space</b></p>	
<p>1. For any residential unit:</p> <p>a. a minimum of 100m<sup>2</sup> of continuous outdoor living space able to contain a circle with a diameter of 8m shall be provided within the site of a residential unit (except a residential unit in a retirement village); and</p> <p>b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.</p>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>                  RES-MD8 - Outdoor living space  <b>Notification</b>                  An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>2. For any minor residential unit:</p> <ul style="list-style-type: none"> <li>a. an outdoor living space able to contain a circle with a diameter of 6m shall be provided; and</li> <li>b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and</li> <li>c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.</li> </ul>	
<p><b>GRZ-BFS10 Scale</b></p>	
<p>1. The maximum GFA of any single non-residential structure shall be 550m<sup>2</sup>.</p>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>                  RES-MD2 - Residential design principles  <b>Notification</b>                  An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>