

MANAWATŪ DISTRICT PLAN

Proposed Plan Change B: General Residential



June 2025

GRZ – General Residential Zone

This new General Residential Zone Chapter will replace the existing General Residential Zone chapter, with the exception of those provisions for Maewa (unless a specific provision of this plan change states otherwise). Other consequential changes are required throughout the remainder of the District Plan as a result of PCB.

Plan Change B: General Residential

Date: June 2025

Introduction

The General Residential Zone provides for those people who seek to live in an urban area while remaining within close commuting distance for employment, education, shopping, entertainment, and recreation activities.

The provision of housing choice is paramount within this zone also to ensure the needs of current and future generations are met in regard to their chosen living environment. While intensification will help accommodate our growth, one of the attractions to the District is open space and larger section sizes. Therefore, the Residential Zone provides for residential activity both for urban infill, medium density, and greenfield development.

Residential design contributes to quality external design outcomes and creating attractive liveable towns with a positive sense of place. References to character and amenity in this chapter are centred around a residential environment that contains compatible built forms and new development that enhances existing areas. The intention is not for new development to be in keeping with historic character, but rather complimentary to this and an improvement on existing neighbourhoods. The intent of this chapter is to promote a new residential character and amenity that includes change but, recognises that change can be a positive outcome and does not automatically result in adverse effects.

Objectives

Refer also GEN-O1, GEN-O2, and GEN-O5.

Objectives		
GRZ-O1	A diversity of housing choice in the General Residential Zone that meets the needs of those that choose to live in there, while offering protection to the living environments of neighbouring properties and the local environment as whole.	
GRZ-O2	Intensification of existing residential areas enhances the urban character and local identity.	
GRZ-O3	The character of the General Residential Zone, primarily consists of:	
	GRZ-O3.1	A built form comprising a range of residential unit types and sizes, characterised by predominantly 1 to 2-storey buildings and openness around and between buildings.
	GRZ-O3.2	A range of residential unit types and sizes, including semi-detached residential units, townhouses, terraced houses, at varying densities.
	GRZ-O3.3	Landscaping and trees, especially on road frontages.
	GRZ-O3.4	Development that provides quality on-site residential amenity for residents, adjoining sites, and the street.
	GRZ-O3.5	An urban environment that is visually attractive, safe, easy to navigate, and convenient to access.
	GRZ-O3.6	Development that is compatible with existing neighbourhoods and enhances their character and amenity values.
	GRZ-O3.7	A good level of sunlight access and privacy between properties.
GRZ-O4	Residential activities remain the dominant activity within the General Residential Zone and any non-residential activities are compatible with the surrounding environment they locate within.	

Policies

GRZ-P1	To ensure that new and existing development does not adversely affect the character of the General Residential Zone and the living environments of those residing there, while acknowledging that change can generate positive effects.	
aGRZ-P2	Enable a mixture of housing and lifestyle options by avoiding the distinction between, and restrictions on, various residential housing types, where these are compatible with the built form, character, and amenity values anticipated, which provides for:	
	GRZ-P2.1	Higher density living in areas with good accessibility to parks, main centres, or local commercial centres.
	GRZ-P2.2	A variety of detached, semi-detached, and multi-unit living, including multi-unit redevelopment opportunities through flexible development controls for infill development, and encouragement for multi-site redevelopment.
	GRZ-P2.3	Housing diversity by recognising different landscape characters to appropriately manage different types of development.
	GRZ-P2.4	A variety of built form outcomes by: i. Requiring a context analysis as part of new increased density developments. ii. Managing the design and appearance of multi-unit residential development with the local context in mind. iii. Minimising visual dominance effects to the adjoining sites by managing building height, bulk, and location. iv. Promoting variety, innovation, and good design outcomes in residential developments, to meet a range of residential needs for current and future generations.

	GRZ-P2.5	Development that achieves attractive and safe streets and public open spaces by: i. Providing for passive surveillance. ii. Optimising front yard landscaping. iii. Minimising visual dominance of garage doors.
	GRZ-P2.6	Development designed to meet the day to day needs of residents by: i. Ensuring a good standard of internal amenity is provided within sites that includes useable and accessible outdoor living areas for residents. ii. Providing for privacy and positive outlook. iii. Providing access to daylight and sunlight and providing the amenities necessary for those residents. iv. Designing practical, sufficient, and accessible space for residential waste management.
GRZ-P3	Stormwater is appropriately managed to avoid adverse effects on the surrounding environment and occurs in an integrated manner by:	
	GRZ-P3.1	Ensuring adequate permeable areas are required for every residential unit.
	GRZ-P3.2	Requiring an integrated approach to stormwater management that provides for on-site treatment and attenuation of stormwater generated from the development, including prior to discharge into the existing stormwater network, if this is available.
	GRZ-P3.3	Prior to any development occurring, an integrated Stormwater Management Plan is submitted to Council that includes, as a minimum: i. A detailed design of the stormwater treatment. ii. proposed low impact design methods to reduce stormwater runoff volumes and peak flow rates with improvement of the quality of stormwater runoff. iii. How stormwater treatment and attenuation areas are to be maintained and managed.

		iv. Whether specific freeboard and finished floor levels are required to manage flooding.
GRZ-P4	Limit the extent of non-residential activities where these have the potential to detract from the intent of the GRZ but, recognise the benefits of small-scale non-residential activities, such as home business, can have, so long as any adverse effects on the environment are kept to a minimum.	
GRZ-P5	Recognise that residential properties near Town Centre, Mixed Use, Commercial or General Industrial zones may experience permitted adverse effects resulting from activities in those zones.	

Rules

Guidance Notes:

1. Telecommunication and Radiocommunication facilities are in part managed under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF). The NESTF provides a nationally consistent planning framework for a wide range of telecommunication facilities in locations inside and outside the road reserve. Other relevant provisions can be found in the Infrastructure (INF) chapter of the of the District Plan. In the event of a conflict between them the provisions of the National Environmental Standard override the District Plan.
2. Facilities and infrastructure relating to the transmission of electricity are subject to Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009. Other relevant provisions can be found in the Infrastructure (INF) chapter of the of the District Plan.
3. Activities located on a Hazardous Activities and Industries List (HAIL) site, or which involves the replacement or removal of fuel storage tanks are subject to the provisions of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
4. Collection and storage of tyres outdoors is subject to the Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021. Although some storage is permitted, the provisions of Horizons (Manawātū-Whanganui Regional Council) One Plan should still be checked as a resource consent may be required.
5. Activities involving earthworks, damming, diversion, stormwater discharges and indigenous biodiversity are also regulated by the Horizons (Manawātū-Whanganui Regional Council) and a resource consent may be required under the rules of the One Plan.
6. Compliance is also required with the District-Wide Matters provisions contained in Part 2 of the Manawātū District Plan, particularly those provisions relating to:
 - a. Energy, Infrastructure and Transport
 - b. Hazards and Risks
 - c. Historical and Cultural Values.
 - d. Subdivision
 - e. General District-Wide Matters.
7. Rules relating to hazard sensitive activities and less hazard sensitive activities are managed by the Natural Hazards Chapter.

GRZ-R1 – Residential Activity, Residential and Minor Residential Units**GRZ-R1.1****Activity Status: Permitted**

Where compliance is achieved with:

GRZ-ST1 – Density

GRZ-ST2 – Building Coverage

GRZ-ST3 – Height and Height in Relation to Boundary

GRZ-ST4 – Setbacks

GRZ-ST5 – Outdoor Living Courts

GRZ-ST6 – Outdoor Service Courts

GRZ-ST7 – Access

GRZ-ST8 – Parking

GRZ-ST10 – Stormwater Management and Impervious Surfaces

GRZ-R1.2**Activity Status: Restricted Discretionary**

Where compliance is not achieved with any of the following standard in GRZ-R1.1

GRZ-ST1

Matters of Discretion

The relevant matters included in GRZ-MD10 to GRZ-MD19

GRZ-MD1

The effects of the non-compliance with the relevant standard and the location, design and appearance of buildings or structures.

GRZ-MD2

The ability to contribute to a well-functioning urban environment and the effects of the intensity and scale of the activity.

GRZ-MD3

Effects on amenity values of adjoining properties.

GRZ-MD4

The ability of the proposal to provide for the amenity values of its occupants.

	GRZ-MD5	Whether the adverse effects of the activity can be avoided, remedied or mitigated.
	GRZ-MD6	Effects on the safe and efficient operation of the transport network.
	GRZ-MD7	The management of stormwater, including the extent & location of impervious surfaces.
	GRZ-MD8	Avoidance or mitigation of flood hazard and stormwater inundation.
GRZ-R1.3	Activity Status: Restricted Discretionary Where compliance is not achieved with GRZ-ST10. Matters of Discretion	
	GRZ-MD9	The disposal of stormwater and the supply, storage, and use of non-potable water to the residential unit.
	GRZ-MD10	The extent of impervious surfaces and landscaping and the suitability of any alternative stormwater management options.
	GRZ-MD11	The relevant standards of Council's Engineering Standards.
	GRZ-MD12	Avoidance or mitigation of flood hazard and stormwater inundation.

GRZ-R2 – Buildings and structures (accessory buildings and non-residential buildings)

GRZ-R2.1	Activity Status: Permitted Where: the building or structure is associated with or ancillary to a permitted activity, and where compliance is achieved with: GRZ-ST2 – Building Coverage GRZ-ST3 – Building Envelope
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	GRZ-ST4 – Setbacks GRZ-ST7 – Access GRZ-ST8 – Parking GRZ-ST10 – Stormwater Management and Impervious Surfaces GRZ-ST15 – Railway Line Noise Insulation																
GRZ-R2.2	Activity Status: Restricted Discretionary Where compliance is not achieved with any of the standards in GRZ-R2.1. Matters of Discretion <table> <tr> <td>GRZ-MD13</td><td>The effect of the non-compliance with the relevant standard that is not met.</td></tr> <tr> <td>GRZ-MD14</td><td>Location, design and appearance of the building or structure.</td></tr> <tr> <td>GRZ-MD15</td><td>Effects on streetscape and the amenity of adjacent properties.</td></tr> <tr> <td>GRZ-MD16</td><td>Whether the adverse effects of the activity can be avoided, remedied or mitigated.</td></tr> <tr> <td>GRZ-MD17</td><td>Effects on the safe and efficient operation of the transport network.</td></tr> <tr> <td>GRZ-MD18</td><td>The management of stormwater, including extent & location of impervious surfaces.</td></tr> <tr> <td>GRZ-MD19</td><td>Avoidance or mitigation of flood hazard and stormwater inundation.</td></tr> <tr> <td>GRZ-MD20</td><td>Building location and adequacy of noise insulation to achieve internal noise levels</td></tr> </table>	GRZ-MD13	The effect of the non-compliance with the relevant standard that is not met.	GRZ-MD14	Location, design and appearance of the building or structure.	GRZ-MD15	Effects on streetscape and the amenity of adjacent properties.	GRZ-MD16	Whether the adverse effects of the activity can be avoided, remedied or mitigated.	GRZ-MD17	Effects on the safe and efficient operation of the transport network.	GRZ-MD18	The management of stormwater, including extent & location of impervious surfaces.	GRZ-MD19	Avoidance or mitigation of flood hazard and stormwater inundation.	GRZ-MD20	Building location and adequacy of noise insulation to achieve internal noise levels
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GRZ-MD20	Building location and adequacy of noise insulation to achieve internal noise levels																

GRZ-R3 – Home Business

GRZ-R3.1	Activity Status: Permitted
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	Where compliance is achieved with: GRZ-ST2 to GRZ-ST4; and GRZ-ST7 to GRZ-ST10; and GRZ-ST12 Hours of operation GRZ-ST13 – Noise And i. No more than 100m² of the residential unit or accessory building (including gross floor area and external storage areas) may be used for the activity. ii. No equipment, raw materials, finished or partly processed products, or solid waste associated with a home business shall be stored or displayed outdoors. iii. Home business may operate only between the hours of 7 am and 10 pm. iv. Not more than the equivalent of 3 full time persons shall be engaged on the site, one of whom must reside permanently on the site.								
GRZ-R3.2	Activity Status: Restricted Discretionary Where compliance is not achieved with any of the standards in GRZ-R3.1 Matters of Discretion: <table border="1" data-bbox="402 1266 1334 1696"> <tr> <td data-bbox="402 1266 581 1388">GRZ-MD21</td><td data-bbox="581 1266 1334 1388">The effect of the non-compliance with the relevant standard that is not met.</td></tr> <tr> <td data-bbox="402 1388 581 1472">GRZ-MD22</td><td data-bbox="581 1388 1334 1472">Effects on streetscape and amenity of adjacent properties.</td></tr> <tr> <td data-bbox="402 1472 581 1583">GRZ-MD23</td><td data-bbox="581 1472 1334 1583">Effects on the safe and efficient operation of the transport network.</td></tr> <tr> <td data-bbox="402 1583 581 1696">GRZ-MD24</td><td data-bbox="581 1583 1334 1696">The management of stormwater, including extent & location of impervious surfaces.</td></tr> </table>	GRZ-MD21	The effect of the non-compliance with the relevant standard that is not met.	GRZ-MD22	Effects on streetscape and amenity of adjacent properties.	GRZ-MD23	Effects on the safe and efficient operation of the transport network.	GRZ-MD24	The management of stormwater, including extent & location of impervious surfaces.
GRZ-MD21	The effect of the non-compliance with the relevant standard that is not met.								
GRZ-MD22	Effects on streetscape and amenity of adjacent properties.								
GRZ-MD23	Effects on the safe and efficient operation of the transport network.								
GRZ-MD24	The management of stormwater, including extent & location of impervious surfaces.								

GRZ-R4 – Education and Community Facilities

GRZ-R4.1	Activity Status: Permitted		
	Where the gross floor area is less than 150m ² and where compliance is achieved with:		
	GRZ-ST2 to GRZ-ST4; and		
	GRZ-ST7 to GRZ-ST10; and		
	GRZ-ST12 – Hours of operation		
		GRZ-ST13 – Noise	
GRZ-R4.2	Activity Status: Restricted Discretionary		
	Where compliance is not achieved with any of the standards in GRZ-R4.1		
	Matters of Discretion		
	GRZ-MD25	The effect of the non-compliance with the relevant standard that is not met.	
	GRZ-MD26	Effects on streetscape and amenity of adjacent properties.	
	GRZ-MD27	Effects on the safe and efficient operation of the transport network.	
	GRZ-MD28	The management of stormwater, including extent & location of impervious surfaces.	

GRZ-R5 – Reserves, and ancillary buildings with less than 150m² gross floor area

GRZ-R6.1	Activity Status: Permitted Where compliance is achieved with: GRZ-ST2 to GRZ-ST4; and GRZ-ST7 to GRZ-ST10; and GRZ-ST12 – Hours of operation
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	GRZ-ST13 – Noise
GRZ-R5.2	Activity Status: Restricted Discretionary Where compliance is not achieved with any of the standards in GRZ-R5.1
	Matters of Discretion:
	GRZ-MD29 The effect of the non-compliance with the relevant standard that is not met.
	GRZ-MD30 Effects on streetscape and the amenity of adjacent properties.
	GRZ-MD31 Effects on the safe and efficient operation of the transport network.
	GRZ-MD32 The management of stormwater, including extent & location of impervious surfaces.

GRZ-R6 – Buildings on land identified as subject to inundation in GRZ-APP1

GRZ-R6.1	Activity Status: Restricted Discretionary	
	Where compliance is achieved with:	
	GRZ-ST1 to GRZ-ST10	
	Matters of Discretion	
	GRZ-MD33	The design, construction, and location of <i>buildings</i> having regard to their potential effect on flood water flows.
	GRZ-MD34	The minimum floor level of <i>buildings</i> . <i>Hazardous sensitive buildings</i> should be designed so as not to be entered by a 100-year flood (i.e. a flood event with a 1% annual probability of occurring).
	GRZ-MD35	The location and design of vehicular access to the <i>building</i> .
	GRZ-MD36	The management of stormwater, including extent & location of impervious surfaces.

GRZ-R7 – Medium density development and Retirement Villages

GRZ-R7.1	Activity Status: Restricted Discretionary	
	Where compliance is achieved with:	
	GRZ-ST11 – Integrated Stormwater Management Plan	
	GRZ-ST14 – Context Analysis	
	Matters of Discretion	
	The relevant matters included in GRZ-MD1 to GRZ-MD8.	
	And	
	GRZ-MD37	Ability to contribute to a well-functioning urban environment and the effects of the intensity and scale of the activity.

	GRZ-MD38	Visual effects including bulk, scale, and location of the buildings.	
	GRZ-MD39	The degree to which the proposed buildings may:	
	GRZ-MD39.1	be compatible with the character and amenity of the zone, including the nature and scale of other buildings in the surrounding area and the surrounding streetscape;	
	GRZ-MD39.2	overshadow adjoining sites and result in reduced sunlight and daylight;	
	GRZ-MD39.3	cause a loss of privacy through being overlooked from neighbouring buildings;	
	GRZ-MD39.4	block views from properties in the vicinity, or from roads or public open space in the surrounding area; and	
	GRZ-MD39.5	diminish or contribute to the openness and attractiveness of the streetscape.	
	GRZ-MD40	The ability of the proposal to:	
	GRZ-MD40.1	provide adequate opportunity for garden and tree planting around buildings;	
	GRZ-MD40.2	provide adequate vehicle parking and manoeuvring space on the site;	
	GRZ-MD40.3	provide access to daylight and sunlight to indoor and outdoor living areas;	
	GRZ-MD40.4	provide adequate internal amenity, connectivity, wayfinding, and outdoor space on the site for all occupants; and	

		GRZ-MD40.5	mitigate any adverse effects on the surrounding environment as a result of increased scale and intensity.
		GRZ-MD41	Effects on the safe and efficient operation of the transport network.
		GRZ-MD42	The management of stormwater, including extent & location of impervious surfaces.
		GRZ-MD43	Building location and adequacy of noise insulation to achieve indoor noise levels.
		GRZ-MD44	The provision of areas for the storage and collection of solid waste and recycling produced by the occupants of the residential units, which are practical, screened, can provide separation of waste streams, and accessible for collection.

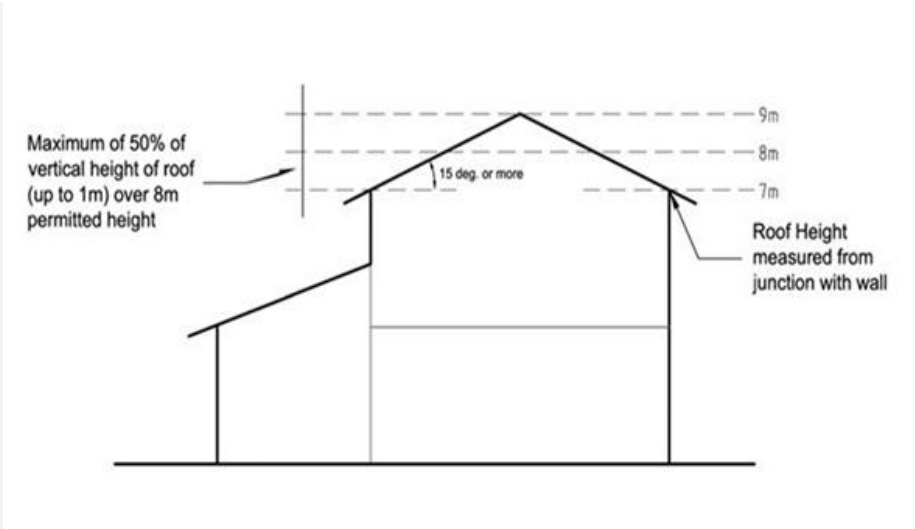
GRZ-R8 – Any activity not otherwise provided for as a permitted, controlled, or restricted discretionary activity

GRZ-R8.1	Activity Status: Discretionary
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Standards

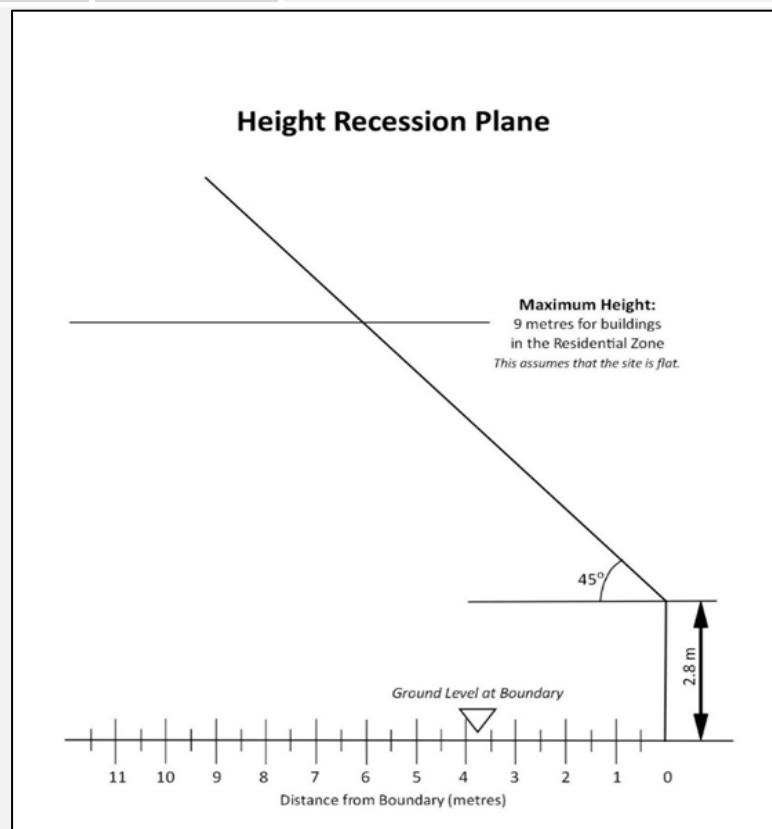
For the General Residential Zone, the following standards apply where referred to above in this chapter:

GRZ-ST1	Density	
	GRZ-ST1.1	The maximum number of buildings per site is:
	GRZ-ST1.1a	One residential unit per 350 m ² of net site area, except sites less than 350 m ² existing on Operative date [XXXX] may erect one residential unit on the site; and

	GRZ-ST1.1b	One minor residential unit with a maximum gross floor area of 70m ² excluding garaging.
	GRZ-ST1.2	One set of duplex residential units per 700 m ² of net site area.
GRZ-ST2	Building Coverage – Except in relation to medium density housing developments provided for under GRZ-R2 and GRZ-R7, maximum building coverage shall be as follows:	
	GRZ-ST2.1	The maximum total building coverage on a site over 500m ² in net site area, must not exceed 35% of the net site area.
	GRZ-ST2.2	The maximum total building coverage on a site under 500m ² in net site area, must not exceed 40% of the net site area.
	GRZ-ST2.3	Education facilities - maximum building coverage 35%.
GRZ-ST3	Height and Height in Relation to Boundary –	
	GRZ-ST3.1	The maximum permitted height for any building is 9m above ground level except that 50 percent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as follows:
		
	GRZ-ST3.2	No building or structure shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an

angle of 45° from 2.8 m above the ground level of the road or internal boundaries of a site, provided that:

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|-------------------|--|
| GRZ-ST3.2a | Where an internal boundary of a site abuts a driveway or right of way the recession plane may be measured from points 3 m above the furthest boundary of the driveway or right of way. |
| GRZ-ST3.2b | This requirement does not apply to common walls, road boundaries, or accessways. |
| GRZ-ST3.2c | This requirement does not apply to the common shared boundary of a duplex or attached residential unit. |
| GRZ-ST3.2c | This requirement does not apply to eaves, lightning rods, flagpoles, solar panels and water heaters, antennas, aerials, and chimneys. |



GRZ-ST4

Setbacks - All buildings must comply with the following setback requirements.

Front setbacks:

	GRZ-ST4.1	GRZ-ST4.1a	Any garages or accessory buildings not facing the road, shall be set back a minimum of 1.5m from the road boundary and not occupy more than 30% of the road frontage.
		GRZ-ST4.1b	4.0m for other buildings.
		GRZ-ST4.1c	Front opening garage: 6m.
	GRZ-ST4.2	Side and rear setbacks:	
		GRZ-ST4.2a	For residential units, side, and rear boundaries, a 1.5m setback.
		GRZ-ST4.2b	No setback for internal common wall boundaries or duplex residential units.
		GRZ-ST4.2c	Side setbacks for accessory buildings shall be 1m.
		Note: For the purpose of the above rule, a front site is a site with a legal road frontage of not less than 10m. A rear site is a site with a legal road frontage of less than 10m. A corner site means a site with two or more legal road frontages of not less than 10m each.	
		GRZ-ST4.2d	Exceptions to side and rear boundary setbacks: i. Eaves up to 600mm, porches, balconies, and decks or other minor building features up to 1.5m in height may occupy any part of a required setback, other than the front setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length. ii. Unroofed swimming pools no higher than 1m above ground level. iii. Rainwater tanks not exceeding a height above ground level of 1.8m.
	GRZ-ST4.3	Setbacks from Roads and Rail Crossings:	
		At all road/rail level crossings the areas shown in TR-APP5 shall be kept clear of buildings and of other obstructions which might block sight lines.	
		Setbacks from rivers:	

	GRZ-ST4.4	GRZ-ST4.4a	No building shall be erected within 10m of the top of the bank of the Makino Stream.
		GRZ-ST4.4b	No excavation, alteration or construction that alters the level of the land or may impede the flow of water shall be undertaken within 10m of the banks of the Makino Stream.
		Note 1: This rule applies not only to excavations and filling but also to walls, retaining walls and semi-watertight fences. Note 2: The precise location of the top of any bank will be determined by Council in consultation with the Regional Council.	
	GRZ-ST4.5	Non-residential setbacks:	
		GRZ-ST4.5a	Primary and Secondary Schools: Front setbacks 4.5m, other setbacks 6m.
		GRZ-ST4.5b	Education Facilities: Front setbacks 4.5m, other setbacks 3m.
		GRZ-ST4.5c	Community Facilities: All setbacks 6m.
		GRZ-ST4.5d	Buildings on Reserves: All setbacks 4.5m.
		GRZ-ST4.5e	Any accessory building used for a home business shall comply with the setback requirements in GRZ-ST4.1 and GRZ-ST4.2 provided that on front sites or corner sites buildings for home business shall be located behind the front line of the residential unit
GRZ-ST5	Outdoor Living Courts -		
	GRZ-ST5.1	Every ground floor residential unit shall have an outdoor living court. This court shall be:	
		GRZ-ST5.1a	At Least 20m ² in area.
		GRZ-ST5.1b	Capable of containing a 2m x 4m rectangle.
		GRZ-ST5.1c	Located adjacent to a habitable room.
		GRZ-ST5.1d	Orientated to the north, east or west of the residential unit.

		GRZ-ST5.1e	For the exclusive use of the residential unit and free of access to other units, driveways, manoeuvring areas, parking spaces and accessory buildings.
		GRZ-ST5.2	In the case of <i>residential</i> units exclusively above ground floor level at least 10m ² of net area shall be set aside for outdoor living associated with each unit.
GRZ-ST6	Outdoor Service Courts -		
		GRZ-ST6.1	Each residential unit shall have an outdoor service court adjoining the residential unit. Such a court shall be not less than 5m ² in area, at containing an area of least 1.5m x 1.5m, and free of driveways and manoeuvring areas.
		GRZ-ST6.2	Part of the service court may be combined with the service court of other residential units on the site, if a more useful service area will result.
GRZ-ST7	Access - Compliance with TR-R2 and Council's Engineering Standards.		
GRZ-ST8	Parking - compliance with TR-ST3.		
GRZ-ST9	Glare - compliance with TR-ST2.		
GRZ-ST10	Stormwater Management and Impervious Surfaces –		
		GRZ-ST10.1	Where a connection to the Council's reticulated stormwater system is not available, all developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP).
		GRZ-ST10.2	Stormwater from buildings and hard surfaces shall be managed and attenuated on-site using water sensitive urban design measures such that pre-development peak flow and total discharge from the site is not exceeded post-development, and all stormwater shall be disposed in accordance with the standards set out in SUB – Subdivision.
		GRZ-ST10.3	All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils, and sealed surfaces,

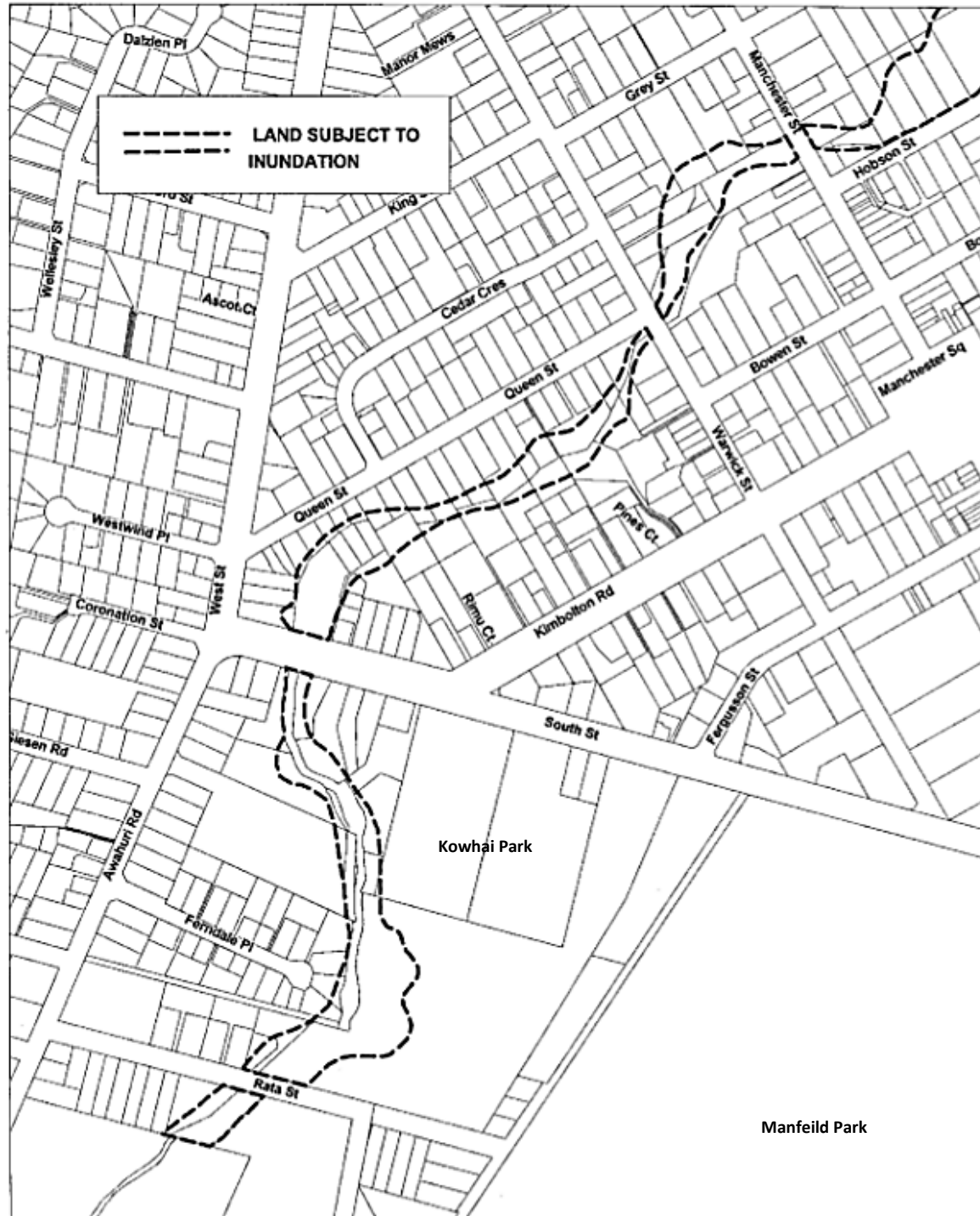
		which shall be in accordance with Council Engineering Standards.
	GRZ-ST10.4	Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.
	GRZ-ST10.5	Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with Council Engineering Standards.
	GRZ-ST10.6	Where a reticulated stormwater connection is not available, any application must include a stormwater management plan detailing how GRZ-ST10.1 to GRZ-ST10.4 are met.
	GRZ-ST10.7	The impervious area within the site does not exceed 65% of the net site area.
	GRZ-ST10.8	The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).
	GRZ-ST10.9	At least 30% of the net site area of any site or unit site area must be grassed or otherwise landscaped in a manner that retains the permeable nature of the surface.
GRZ-ST11	Integrated Stormwater Management Plan – for any resource consent application, the application must include an integrated stormwater management plan completed by a suitably qualified person.	
GRZ-ST12	Hours of Operation – 7am to 7pm.	
GRZ-ST13	Noise - compliance with NOISE-ST1 to NOISE-ST4	
GRZ-ST14	Context Analysis - All applications for resource consent shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:	
	GRZ-ST14.1	An analysis of the site in relation to its context, including:

		GRZ-ST14.1a	The key characteristics of the local area including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area.
		GRZ-ST14.1b	The landform and topography of the site and surrounding environment.
		GRZ-ST14.1c	The ecology and habitat of the site and surrounding environment.
		GRZ-ST14.1d	Access to public and active transport infrastructure.
	GRZ-ST14.2	An assessment of how the proposal contributes to the planned medium density environment of the area, complements the established neighbourhood and is consistent with best practice urban design, including:	
		GRZ-ST14.2a	Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
		GRZ-ST14.2b	The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.
		GRZ-ST14.2c	Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
		GRZ-ST14.2d	Any proposed measures to incorporate Māori design elements.
		GRZ-ST14.2e	Any proposed measures to facilitate active and public transport.

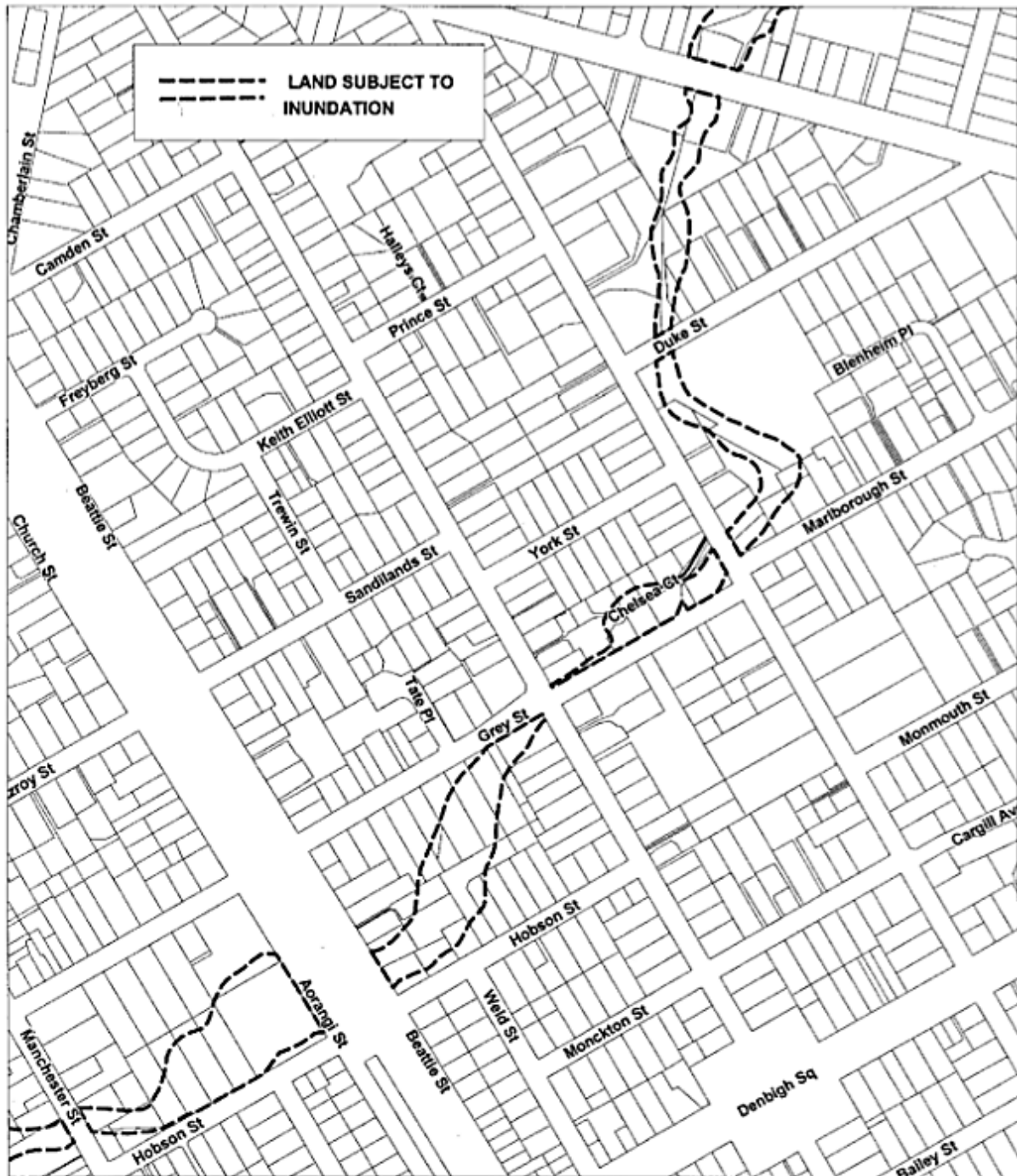
GRZ-ST15	GRZ-ST14.3	Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
	GRZ-ST14.4	Any consultation undertaken with mana whenua and a summary of the results of that consultation.
	Railway Line Noise Insulation	
	GRZ-ST15.1	No new noise sensitive activity can locate within 30 metres of the nearest edge of the railway track.
	GRZ-ST15.2	Between 30 metres and 100 metres of the nearest edge of the railway track of the North Island Main Trunk Line any new building that contains a noise sensitive activity must be designed and constructed to achieve the following indoor design noise levels:
	GRZ-ST15.2.a	Bedrooms: 35dB (LA _{eq} (1h))
	GRUZ-ST15.2.b	Habitable Rooms: 40dB (LA _{eq} (1h))
	GRUZ-ST15.2.c	Hospitals: 40dB (LA _{eq} (1h))
	GRUZ-ST15.2.d	Community facilities (excluding recreational and sports facilities): 35dB (LA _{eq} (1h))
	GRUZ-ST15.2.e	Education Facilities: 35dB (LA _{eq} (1h))
GRZ-ST15	GRZ-ST15.3	Any new building containing a noise sensitive activity must be constructed and maintained in accordance with a design report prepared and signed by a suitably qualified and experienced acoustic expert confirming that the design will achieve compliance with GRZ-ST15.2.
	GRZ-ST15.4	Where the ventilating windows of bedrooms and habitable rooms must be closed in order to meet the internal noise levels specified in GRZ-ST15.2, a mechanical ventilation system must be installed. The system must provide mechanical ventilation to satisfy Clause G4 of the New Zealand Building Code and shall not exceed more than 35 dB LA _{eq} (30s) when measured at 1 metre from any grille or diffuser.

GRZ-APP1: Land Subject To Inundation

Southern Feilding



Central Feilding



Northern Feilding



Oroua River



Kiwitea Stream



SUB – Subdivision

Insert the following new section after the subdivision standards applying to Maewa, but before SUB-MAE-APP1.

Subdivision – General Residential Zone

Introduction

Subdivision is the process of dividing a site or changing an existing boundary location. The way a site is subdivided, including its size and shape, is important as it can be a factor on the future use and development of the land, its character and quality and any impacts on adjacent sites. Subdivision can also affect the natural and physical environment and introduce long-term development patterns that cannot be easily changed.

This section contains subdivision requirements which apply in the General Residential Zone.

Objectives

Objectives – General Residential Zone

SUB-GRZ-O1	Subdivision results in development which delivers good quality, affordable community environments that enables all people and communities to provide for their social, economic, and cultural wellbeing and that positively contributes to the local sense of place and is compatible with the role, function, amenity and predominant character of each zone.	
SUB- GRZ-O2	Subdivision results in a well-functioning urban environment with a consolidated urban form, and provides for redevelopment opportunities where these can be efficiently serviced and integrated, delivering:	
	SUB-GRZ-O2.1	A range of lot sizes and housing types.
	SUB-GRZ-O2.2	Areas which maximise the efficient end use of energy and integration with infrastructure.
	SUB- GRZ-O2.2	A variety of living environments.

	SUB- GRZ-O2.3	Urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.
	SUB-GRZ-O2.4	Lots that are physically suitable for the types of development, including medium density development, intended and anticipated by the relevant zone provisions.
	SUB-GRZ-O2.5	Maximum accessibility using vehicular and non-vehicular (pedestrian and cycling) transport networks to neighbourhood centres and reserves which provide for their needs.
	SUB-GRZ-O2.6	Efficient utility services including roading, reticulated wastewater, water supply, stormwater networks and power and telecommunication networks.
	SUB-GRZ-O2.7	Public health and safety promoted through good design of local streets, neighbourhood centres and reserves to ensure easy access and connectivity.
SUB- GRZ-O3	Subdivision in the General Residential Zone creates resilient communities and manages the risks from natural hazards.	

Policies

Policies – General Residential Zone

SUB- GRZ-P1	Allow residential infill and residential subdivision that:	
	SUB- GRZ-P1.1	Complements planned residential density, patterns of development or housing types that are suitable or anticipated for the zone.
	SUB- GRZ-P1.2	Provides allotment sizes and shapes that support a range of housing types and sizes, which offers different housing choices, allows sufficient sunlight to living and outdoor spaces, enables on-site amenity and privacy, and maximises opportunities for buildings to face the road or overlook public spaces.
SUB- GRZ-P2	Require subdivision design and layout to respond positively to, and be integrated with, the surrounding context, including by:	

	SUB- GRZ-P2.1	Maximising accessibility and connectivity with surrounding neighbourhoods through walkways, cycleways and an interconnected transport network.
	SUB- GRZ-P2.2	Incorporating physical site characteristics, constraints and opportunities into subdivision design.
	SUB- GRZ-P2.3	Ensuring subdivision provides for development that is complementary to the surrounding context and avoids adverse effects on neighbouring properties.
SUB- GRZ-P3	Encourage residential subdivision for medium density development in the residential zone that:	
	SUB- GRZ-P3.1	Provides design outcomes that result in an increased residential density, that are well-designed and considers the surrounding context.
	SUB- GRZ-P3.2	Provides allotment sizes and shapes that support intensified development and the anticipated range of housing types and sizes.
	SUB-GRZ-P3.3	Allows on-site residential amenity and privacy including internal connectivity, provision of open space, and sufficient sunlight to living and outdoor spaces.
SUB- GRZ-P4	To ensure upon subdivision or development, that all new lots or buildings are provided with a connection to a reticulated water supply, reticulated public sewerage system, and a reticulated stormwater system, where such adequate reticulated systems are available.	
SUB-GRZ-P5	To ensure that a suitable alternative method of stormwater disposal is provided for each new lot, where they are unable to connect to reticulated supplies or disposal systems.	
SUB- GRZ-P6	Subdivision avoids, or is designed to mitigate, risks from natural hazards by:	
	SUB-GRZ-P6.1	Ensuring land being subdivided, including any potential structure on that land, is not subject to significant risk of material damage by the effects of natural hazards, including flooding, inundation, erosion, subsidence or slippage, liquefaction risk and earthquake faults.
	SUB-GRZ-P6.2	Demonstrating appropriate mitigation measures proportionate to the risks associated with the hazards.

	SUB-GRZ-P6.3	Providing for subdivision on land where liquefaction risk has been identified and can be appropriately managed.
	SUB-GRZ-P6.4	Maintaining the function of overland flow paths to safely convey flood waters while taking into account the likely long-term effects of climate change.
	SUB-GRZ-P6.5	Ensuring that any measures used to manage the risks of natural hazards avoid any further adverse environmental effects.
SUB-GRZ-P7	To ensure all road design is consistent with form, function and amenity of roads, including provision for vehicles, walking and cycling, consistent with requirements in the Transport (TR) chapter.	

Rules

Rules in this chapter need to be read in conjunction with chapters EI, TR, NOISE, EW, SIGN, TEMP, REL, KEN, and the relevant *zone* provisions.

SUB-GRZ-R1 – Any General Residential Zone Subdivision

SUB-GRZ-R1.1 Activity Status: Restricted Discretionary

Where compliance is achieved with:
SUB-GRZ-ST1 to SUB-GRZ-ST9.

Matters of Discretion

SUB-GRZ-MD1	Size, design, shape, location, and layout of lots and whether the area and dimensions of the lot(s) are sufficient to effectively fulfil the intended purpose or land use, having regard to the rules for the GRZ.
SUB-GRZ-MD2	Efficient use of land and compatibility with the role, function and planned character of the zone.
SUB-GRZ-MD3	The subdivision layout and accessibility from, and connections to, surrounding neighbourhoods.

	SUB-GRZ-MD4	Whether a smaller building platform is practicably feasible. This should be shown via detailed design of the proposed residential unit.	
	SUB-GRZ-MD5	Provision of appropriate infrastructure and service connections in accordance with applicable Council’s engineering standards, including their design and location, for:	
		SUB-GRZ-MD5.1	water supply (including firefighting water supply)
		SUB-GRZ-MD5.2	wastewater disposal
		SUB-GRZ-MD5.3	stormwater control and disposal
		SUB-GRZ-MD5.4	telecommunications and electricity
	SUB-GRZ-MD6	Where a connection to a Council stormwater network is not available, provision for sustainable stormwater management and water sensitive (low impact) design principles.	
	SUB-GRZ-MD7	Provision of legal and physical access that does not compromise the safe and efficient operation of the roading network.	
	SUB-GRZ-MD8	The relevant matters of discretion in the GRZ.	
SUB-GRZ-MD9	Effects on natural hazard risk and the matters set out in SUB-GRZ-P6.		
SUB-GRZ-R1.2	Activity Status: Discretionary Where: Compliance is not achieved with SUB-GRZ-R1.1		

SUB-GRZ-R2 – Subdivision for the purpose of medium density development

SUB-GRZ-R2.1 **Activity Status: Restricted Discretionary**

Where compliance is achieved with:

SUB-GRZ-ST6 – Stormwater

SUB-GRZ-ST7 – Integrated Stormwater Management Plan

SUB-GRZ-ST8 – Context Analysis

Matters of Discretion

SUB-GRZ-MD10	Whether the area and dimensions of the lot(s) are sufficient to effectively fulfil the intended purpose or land use, having regard to the medium density rules for the GRZ.
SUB-GRZ-MD11	Any relevant matters of discretion included in GRZ-R8 as they relate to subdivision.
SUB-GRZ-MD12	Any relevant matters included in SUB-GRZ-MD1 to SUB-GRZ-MD11.

Standards – General Residential Zone

Subdivisions

SUB-GRZ-ST1

Any subdivision shall comply with the relevant minimum lot size and frontage widths as set out in Table 3 below for the existing General Residential Zone and areas shown within the *Growth Precincts*:

Area	Minimum Lot Size (<i>Net Site Area</i>)	Minimum Footage Width for each lot
Existing Residential	350m ²	-
<i>Growth Precinct</i> – Density 1	2000m ²	40.0m
<i>Growth Precinct</i> – Density 2	800m ²	25.0m

Note: An application for land use consent will be needed for development of sites under 350m² (Refer GRZ-R1 and GRZ-R2).

SUB-GRZ-ST2	Access and roading design and construction must comply with Council Engineering Standards. Common access to eight or more lots must be provided by road formed to Council standards. NB: Access must also comply with the relevant provisions in the TR-Transport Chapter.	
SUB-GRZ-ST3	Shape factor Each allotment shall be capable of containing a 13m diameter circle.	
SUB-GRZ-ST4	Water Supply All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary, which must be in accordance with Council's engineering standards.	
SUB-GRZ-ST5	Wastewater Disposal All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary, which shall be in accordance with Council's engineering standards.	
SUB-GRZ-ST6	Stormwater	
	SUB-GRZ-ST6.1	All allotments must connect to Council's reticulated stormwater network where this is available.
	SUB-GRZ-ST6.2	Where a connection to Council's reticulated stormwater network is not possible, all allotments must provide for the treatment, catchment, and disposal of stormwater on-site through green infrastructure measures; and
	SUB-GRZ-ST6.3	Where a connection is not available, provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, within the net site area of the allotment; and
	SUB-GRZ-ST6.4	Where the means of stormwater disposal is to ground, the area used for stormwater disposal must not be subject to instability or inundation or used for the disposal of wastewater

SUB-GRZ-ST7	Integrated Stormwater Management Plan For any resource consent application, the application must include an integrated stormwater management plan completed by a suitably qualified person.		
SUB-GRZ-ST8	Context Analysis All applications for resource consent shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:		
	SUB-GRZ-ST8.1	An analysis of the <i>site</i> in relation to its context, including:	
		SUB-GRZ-ST8.1a	The key characteristics of the local area including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area.
		SUB-GRZ-ST8.1b	The landform and topography of the site and surrounding environment.
		SUB-GRZ-ST8.1c	The ecology and habitat of the site and surrounding environment.
	SUB-GRZ-ST8.1d	Access to public and active transport infrastructure.	
	SUB-GRZ-ST8.2	An assessment of how the proposal contributes to the planned medium density environment of the area, complements the established neighbourhood and is consistent with best practice urban design, including:	
		SUB-GRZ-ST8.2a	Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
	SUB-GRZ-ST8.2b	The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.	

		SUB-GRZ-ST8.2c	Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
		SUB-GRZ-ST8.2d	Any proposed measures to incorporate Māori design elements.
		SUB-GRZ-ST8.2e	Any proposed measures to facilitate active and public transport.
	SUB-GRZ-ST8.3	Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.	
	SUB-GRZ-ST8.4	Any consultation undertaken with mana whenua and a summary of the results of that consultation.	
SUB-GRZ-ST9	Building Platforms		
	SUB-GRZ-ST9.1	Each allotment must provide a stable, flood-free building platform suitable for building foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1/AS4 Approved Document B1/4: Structure Foundations; and	
	SUB-GRZ-ST9.2	The area available for use as a building platform and the associated access alignment on each allotment must be identified in the subdivision application and it:	
		SUB-GRZ-ST9.2a	Must allow the buildings to comply with the performance standards for a permitted activity in the underlying zone; and
		SUB-GRZ-ST9.2b	Must not include any area of land to be used for access or for the disposal of wastewater or stormwater.
	SUB-GRZ-ST9.3	In the Inundation Area as identified on the planning maps, each allotment must have a building platform(s) in a complying location that can achieve a minimum free-board level 500 mm above the 1% AEP (100-year flood level).	

Consequential Changes

Definitions proposed to added

Note that those definitions marked by an asterisk (*) are those required by the Definitions Standard of the National Planning Standards (2019).

BUILDING COVERAGE*	means the percentage of the net site area covered by the building footprint.
COMMERCIAL ACTIVITY*	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
GREEN INFRASTRUCTURE*	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: (a) provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and (b) provide services to people and communities, such as stormwater or flood management or climate change adaptation.
GROUND LEVEL*	means: (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
MEDIUM DENSITY DEVELOPMENT	means three or more self-contained residential units located on one site or holding where the design of buildings, their layout, access and relationship to one

	another has been planned in a comprehensive manner to achieve compatibility. The household units may be duplex or terraced residential units, apartments, town houses or detached private homes, but excludes retirement villages.
MINOR RESIDENTIAL UNIT*	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.
OUTDOOR LIVING SPACE*	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.

Definitions proposed to amended or deleted:

Note that those definitions changes marked by an asterisk (*) are those required by the Definitions Standard of the National Planning Standards (2019).

ACCESSORY BUILDING*	<u>means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.</u> ~~means a building, that is secondary and incidental to any dwelling on the site and includes, without limitation:~~ ~~a. Aviaries~~ ~~b. Garages and carports~~ ~~c. Glasshouses~~ ~~d. Pump sheds~~ ~~e. Tool and garden sheds~~ f. ~~Water tanks~~ For the purposes of the Manfeild Park and Special Development Zones, accessory building means a building or structure which is detached from, and the use/operation of which is incidental to that of, any other principal building(s) on the same site. In relation to a site on which no principal building has been
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	erected, is incidental to the use which may be permitted on the site.
ASSISTED LIVING ACCOMMODATION	~~means land and buildings used or designed to be used for supervised residential care and accommodation by 5 or more people (exclusive of the manager and the managers family) and includes, without limitation:~~ ~~a. Boarding Houses~~ ~~b. Nursing homes~~ ~~c. [DELETED PC55]]~~
BUILDING FOOTPRINT*	<u>means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. the area of ground covered by a single building.</u>
COMMERCIAL ACTIVITY*	<u>Means any activity trading in goods, equipment or services. It excludes any ancillary activity to the commercial activity (for example administrative or head offices.</u> means, for the purposes of <i>Maewa (Growth Precinct 4)</i>, the use of land and buildings for the display, offering, provision, sale or hireage of goods, equipment or service including restaurants and retail shops and outlets, but excludes service stations and supermarkets. [PC51]
EDUCATION FACILITY* FACILITIES	<u>means land or buildings used for teaching or training by child care services, schools or tertiary education services, including any ancillary activities.</u> ~~means land or buildings used as a kindergarten, primary, intermediate or secondary school or tertiary institution and includes, without limitation:~~ ~~a. Day care centres/Kohanga Reo~~ ~~b. Home schooling of more than two children not resident on the site~~ ~~c. Outdoor education centres~~ ~~d. Sports training establishments~~

	e. ~~Work skills training centres~~
HEIGHT*	<u>means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.</u> ~~in relation to any building, means the vertical distance between the ground level at any point and the highest part of the building immediately above that point.~~ ~~Height measurements specifically exclude:~~ ~~a. Antennas~~ ~~b. Chimneys~~ ~~c. Flagpoles~~ ~~d. Lightning rods~~
<u>HEIGHT IN RELATION TO BOUNDARY*</u>	<u>means the height of a structure, building or feature, relative to its distance from either the boundary of:</u> a. <u>a site; or</u> b. <u>another specified reference point.</u>
HOME BUSINESS*~~OCCUPATION~~	<u>means a commercial activity that is:</u> a. <u>undertaken or operated by at least one resident of the site; and</u> b. <u>incidental to the use of the site for a residential activity.</u> ~~means an occupation, craft, profession or service carried out in a dwelling unit or an associated accessory building, by an occupant of that dwelling that meets all of the following:~~ ~~a. Is incidental and secondary to the residential use of the property~~ ~~b. Is undertaken or operated by a member(s) of the household residing on the property where the home occupation occurs and can include up to a maximum of two (2) other persons who do not reside on the property~~ ~~c. Involves no exterior storage, display or other indication of the home occupation (other than advertising sign permitted by this Plan)~~

	~~d. Involves no visits, delivery or collection of goods, materials or wastes outside the hours of 7am to 8pm~~ ~~e. Does not result in significant adverse effects including noise, odour, traffic movements~~ ~~The following activities are specifically excluded from home occupation:~~ ~~f. any industry~~ ~~g. any light industry~~ ~~h. catteries and boarding, breeding and training kennels [PC64]~~ ~~i. motor vehicle sales and servicing~~ ~~j. waste/recycling collection and storage.~~
HOMES FOR THE AGED	~~[DELETED PC46, now defined as Assisted Living Accommodation]~~
HOUSING FOR THE ELDERLY	~~[DELETED PC46, now defined as Assisted Living Accommodation]~~
NOISE SENSITIVE ACTIVITY	means any of the following: a. Assisted living accommodation b. Community facilities c. Residential Unit [PCI], <u>Minor Residential Unit</u> and other residential activities d. Education facilities e. Visitor Accommodation f. Hospitals. [PC55]
RETIREMENT VILLAGE*	<u>means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u> ~~means a comprehensive development which may include housing, recreational, welfare, and medical facilities which is~~

	~~intended principally or solely for retired persons or people with disabilities. [PC51]~~
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Consequential changes to update cross-references

Plan change cross reference	Provision to be updated	Change Text (tracked changes)
XR-1	SUB-R3	Any ~~General Residential zone~~ , Settlement zone, Town Centre zone, Mixed Use Zone, Commercial Zone, General Industrial zone or Open Space zone subdivision which meets the relevant standards ~~SUB-ST1~~ <u>SUB-ST11</u> to SUB-GRZ-ST16, and SUB-ST28 to SUB-ST35.
XR-2	NH-O2	Refer also: SUB-O6, SUB-O8 and <u>SUB-O13</u>).
XR-3	NH-RC2	Buildings on Land Subject to Inundation and Buildings in the Flood Channel Zones. (~~GRZ-R14 to GRZ-R19~~ <u>GRZ-R1 to GRZ-8</u> and NH-R12 to NH-R16)
XR-4	FIN (after 'Objectives')	Refer to SUB-O4, SUB-O8, <u>SUB-GRZ-O2</u> , INF-O1 and INF-O2.
XR-5	STADZ-RC2	Buildings on Land Subject to Inundation and Buildings in the Flood Channel Zones. (~~GRZ-R14 to GRZ-R19~~ <u>GRZ-R1 to GRZ-8</u> and NH-R12 to NH-R16).
XR-6	COMZ-RC2	<i>Residential units on sites under 350m², and More than Two Units on a Site</i> (~~GRZ-R14 to GRZ-R19~~ <u>GRZ-R1 to GRZ-3 and GRZ-R6 to GRZ- R8</u> and SETZ-R30 to SETZ-R32)
XR-7	COMZ-ST4	Residential accommodation - shall comply with the requirements of ~~GRZ-ST1 to GRZ-ST35~~ <u>GRZ-R1 to GRZ-3 and GRZ-R6 to GRZ- R8</u> , relating to the type of accommodation proposed.
XR-8	SETZ-RC3	<i>Residential units on sites under 350m², and More than Two Units on a Site</i> (~~GRZ-ST1 to GRZ-ST35~~ <u>GRZ-R1 to GRZ-3 and GRZ-R6 to GRZ- R8</u> , and SETZ-R30 to SETZ-R32)