

GRZ

**General
Residential Zone**

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

General Residential Zone

Introduction

The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activities, with a mix of building types, and other compatible activities that maintain or enhance residential amenity values. The General Residential Zone provides for residential areas with ample private open space and with minimal adverse effects on existing and future residents. Permitted activities include home business, small scale educational and health care facilities, visitor accommodation and other activities that are at a scale and generate a range of effects that is consistent with residential character.

The General Residential Zone applies to the suburban areas of Ōamaru and the towns of Weston, Kakanui, Palmerston, Ōmārama, Otematata and Kurow.

GRZ - Objectives

GRZ-O1 Purpose and character of the General Residential Zone

The General Residential Zone consists of a range of residential unit types and sizes as well as some non-residential activities, where these support the local community and are compatible with the character and amenity values of the zone and:

1. provides for suburban character on larger sites, primarily with detached residential units; and
2. provides opportunities for multi-unit residential development on larger sites; and
3. has sites generally dominated by landscaped areas, with open spacious streetscapes; and
4. through careful design provides a range of higher density living choices to be developed within the zone, including minor residential units and retirement villages; and
5. provides for small scale commercial activities that service the local community and home businesses at a scale consistent with surrounding residential character and amenity values.

Policies

GRZ-P1 General Residential Zone character and amenity values

Provide for use and development that support and maintain the character and amenity values of the Zone.

GRZ - Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES

GRZ-R1 Residential activity		
General Residential Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
GRZ-R2 Building activity		
General Residential Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 GRZ-S1 and GRZ-S10 are complied with; and</p> <p>PER-2 GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S9 are complied with.</p> <p><i>Notes:</i></p> <ol style="list-style-type: none"> <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i> <i>NATC-R1 applies to structures within a riparian margin</i> 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Non-complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p> <p>Notification: <i>An application under RDIS-1 for non-compliance with GRZ-S5, GRZ-S6, GRZ-S7, GRZ-S8 and GRZ-S9 is precluded from being publicly notified in accordance with section 95A of the RMA but may be limited notified.</i></p>

GRZ-R3 Residential unit (including conversion of other buildings to residential units)	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 GRZ-S1 is complied with; and</p> <p>PER-2 GRZ-S7 is complied with.</p>
	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Non-complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>

GRZ-R4 Accessory building	
General Residential Zone	<p>Activity status: Permitted</p>
	<p>Activity status when compliance is not achieved: Not Applicable</p>

GRZ-R5 Minor residential unit	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 There is no more than one minor residential unit per site; and</p> <p>PER-2 The minor residential unit does not exceed a gross floor area of 80m²; and</p> <p>PER-3 Parking and access is achieved from the same entrance as the primary residential unit.</p>
	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2 or PER-3</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. whether the minor residential unit fits within its context, taking into account: <ol style="list-style-type: none"> a) location, size and visual appearance of the minor residential unit so that it appears from the street, or any other public place, as an integrated ancillary part of the principal dwelling; and b) the adverse visual effects on the street-scene associated with parking areas and visual and

		<p>pedestrian safety effects arising from the provision of any additional driveway to accommodate the minor residential unit; and</p> <p>c) the convenience of the location of outdoor living space in relation to the respective residential units, or whether other shared outdoor living spaces, or public open space, is immediately or easily accessible; and</p> <p>d) the adequacy of the size and dimension of the outdoor living space to provide for the amenity value needs of future occupants.</p> <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>
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GRZ-R6 Boarding house		
General Residential Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The maximum number of boarders does not exceed six people.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>

GRZ-R7 Supported residential care		
General Residential Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The maximum occupancy does not exceed nine residents.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>

GRZ-R8 Home business		
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 No more than 40m² of the gross floor area of all buildings on the site is used for the home business; and</p> <p>PER-2 No more than one full time employee or equivalent engaged in the home business resides off-site; and</p> <p>PER-3 No more than 20 vehicle movements are generated in a 24 hour period for the combined home business and residential unit; and</p> <p>PER-4 Any storage of materials associated with the home business is undertaken within buildings on the site; and</p> <p>PER-5 The manufacturing, altering, repairing, dismantling, or processing of any goods or articles associated with a home business take place within a building; and</p> <p>PER-6 The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: 7:00am-9:00pm Monday to Friday; and 8:00am-7:00pm Saturday, Sunday and public holidays.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where:</p> <p>DIS-1 Compliance is not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 or PER-6</p>

GRZ-R9 Residential visitor accommodation		
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where:</p> <p>DIS-1</p>

	<p>The maximum occupancy is five guests per night; and</p> <p>PER-2 No more than 20 vehicle movements are generated in a 24 hour period for the combined visitor accommodation and residential unit.</p>	<p>Compliance is not achieved with PER-1 or PER-2</p>
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GRZ-R10 Educational facility		
<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 The activity occurs within a building with a maximum gross floor area of 200m² per site; and</p> <p>PER-2 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.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

GRZ-R11 Medical and health facility		
<p>General Residential Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 The activity occurs within a building with a maximum gross floor area of 200m² per site; and</p> <p>PER-2 The hours of operation when the site is open to patients, clients, and deliveries shall be between the hours of: 7:00am – 6:00pm Monday to Friday.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

GRZ-R12 Papakāika in the General Residential Zone <u>within</u> land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve		
General Residential Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The gross floor area of all commercial activities does not exceed 100m² per site; and</p> <p>PER-2 The gross floor area of all community facilities does not exceed 200m² per site.</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1 or PER-2</p>

RESTRICTED DISCRETIONARY ACTIVITIES

GRZ-R13 Multi-unit developments		
General Residential Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the effect that the increased density has on the visual amenity values and established streetscape character of the area, including the retention of mature trees and landscaping; and 3. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and 4. the effect on amenity values of nearby residential properties, including outlook, privacy, shading and sense of enclosure; and 5. on-site amenity values, including the ability to provide adequate outdoor living space for all residential units on site; and 	<p>Activity status when compliance is not achieved: Not Applicable</p>

<p>6. parking and access; safety, efficiency and impacts to on-street parking and neighbours; and</p> <p>7. the extent of impervious surfaces and landscaping; and</p> <p>8. the extent to which the activity will intensify the use of the area and/or the number of people that are likely to occupy the site, thereby potentially increasing the level of exposure to life-safety risk from the effects of natural hazards and climate change.</p> <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</i></p>	
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GRZ-R14 Retirement village		
General Residential Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and 3. the effect on amenity values of nearby residential properties, including outlook, privacy, shading and sense of enclosure; and 4. parking and access; safety, efficiency and impacts to on-street parking and neighbours; and 5. the extent of impervious surfaces and landscaping. 	<p>Activity status when compliance is not achieved: Not Applicable</p>

<p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p> <p><i>Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</i></p>	
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GRZ-R15 Community facilities		
<p>General Residential Zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and 3. the effect on amenity values of nearby residential properties and public places, including outlook, privacy, shading and sense of enclosure; and 4. on-site amenity values; and 5. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking and neighbours; and 6. the extent of impervious surfaces and landscaping; and 7. whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre; and 8. the extent of infrastructure requirements. <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

<p><i>Pursuant to s88 of the RMA, any application for multi-unit development, must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</i></p>	
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GRZ-R16 Papakāika in the Residential Zones <u>outside</u> of land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve		
<p>General Residential Zone</p>	<p>Activity status: Restricted Discretionary</p> <p>Where: PER-1 There is a letter of support from all the relevant Kāi Tahu rūnanga that represent mana whenua for the takiwā within which the papakāika is located.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse amenity effects on adjacent properties; and 2. any reverse sensitivity effects on adjoining land uses; and 3. public health and safety; and 4. servicing of the site with water and wastewater, including any cumulative adverse effects; and 5. ongoing retention of the land as ancestral land. 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>

DISCRETIONARY ACTIVITIES

GRZ-R17 Any activity not otherwise listed as permitted, restricted discretionary or non-complying		
<p>General Residential Zone</p>	<p>Activity status: Discretionary</p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

NON-COMPLYING ACTIVITIES

GRZ-R18 Industrial activity		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
GRZ-R19 Commercial activity over 75m²		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
GRZ-R20 Vehicle or boat repair services		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
GRZ-R21 Hospital		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
GRZ-R22 Rural Industry		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
GRZ-R23 Primary production		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
GRZ-R24 Intensive indoor primary production		
General Residential Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

GRZ-R25 Large format retail activity	
General Residential Zone	Activity status: Non-Complying Activity status when compliance is not achieved: Not Applicable

GRZ - STANDARDS

GRZ-S1 Residential site density	
<ol style="list-style-type: none"> 1. Site density shall not exceed one residential unit per 300m² of net site area, which can be calculated over multiple sites; and 2. where a site is less than 300m², one residential unit is allowed. 3. Neither Clause 1 or 2 above, apply to a minor residential unit or residential unit in a retirement village. 	<p>Not Applicable</p>
GRZ-S2 Building coverage	
<ol style="list-style-type: none"> 1. The maximum building coverage for any site shall be 40%, except that for papakāika on land held under Te Ture Whenua Māori Act 1993 or within a Native Reserve, the maximum building coverage for any site shall be 45%. 2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation in Clause 1 above. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Building design, siting and external appearance; and 2. the effect on the established streetscape character and visual amenity of the area; and 3. the effect on amenity values of nearby residential properties, including privacy, outlook, shading and sense of enclosure; and 4. the ability to provide adequate outdoor living space on the site in terms of dimension, access and orientation.
GRZ-S3 Minimum landscaped permeable surfaces	
<ol style="list-style-type: none"> 1. At least 25% of the total site area shall be planted in grass, vegetation or landscaped with permeable materials. 2. Vehicle access and manoeuvring areas shall be assessed as impervious surface areas regardless of their surface covering. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the ability of the development to manage stormwater runoff through site-specific stormwater design; and 2. the ability to provide adequate on-site amenity and access to green space; and 3. the effect on the established streetscape character and amenity of the area, including the ability to reduce the amount of impermeable surface used and retain green space.

GRZ-S4 Building and structures height	
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed a maximum height of 8m measured from ground level, except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off/Approach Surface gradient for aircraft using the Ōmārama Airfield, as shown on Maps 7 and 40. 2. Clause 1 does not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Building design, siting and external appearance; and 2. the effect on established streetscape character and visual amenity of the area; and 3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and 4. the effect of increased height in terms of the outlook from surrounding sites, roads and public open space in the surrounding area; and 5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure.
GRZ-S5 Height in relation to boundary	
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries. 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or e) flagpoles or antennas, other than dish antennas over 1.0m in diameter; or f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the effect on established streetscape character and visual amenity of the area; and 3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and 4. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the height of the building or structure.

- relation to boundary by more than 3.0m as measured vertically; or
- g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3.0m as measured vertically; or
 - h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1.0m in height.

Note: See Diagram 6 below which demonstrates how the height in relation to boundary recession lines are to be measured.

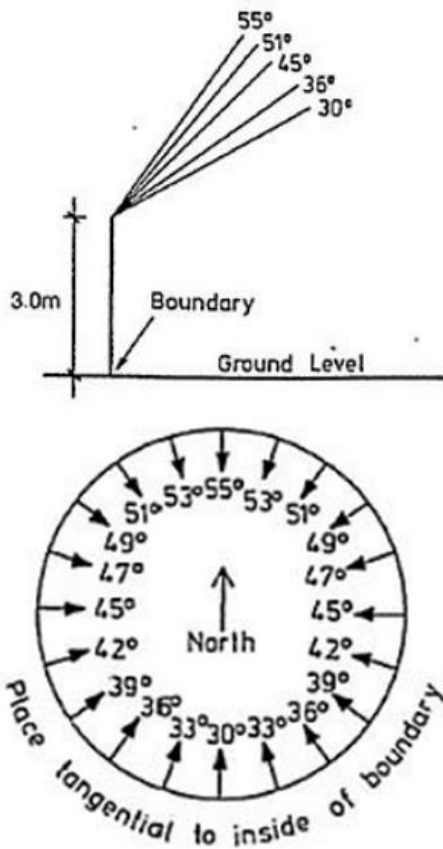


Diagram 6 - Height in Relation to Boundary Recession Lines

GRZ-S6 Minimum building and structure setbacks

The minimum setback of any part of a building or structure for an activity shall be:

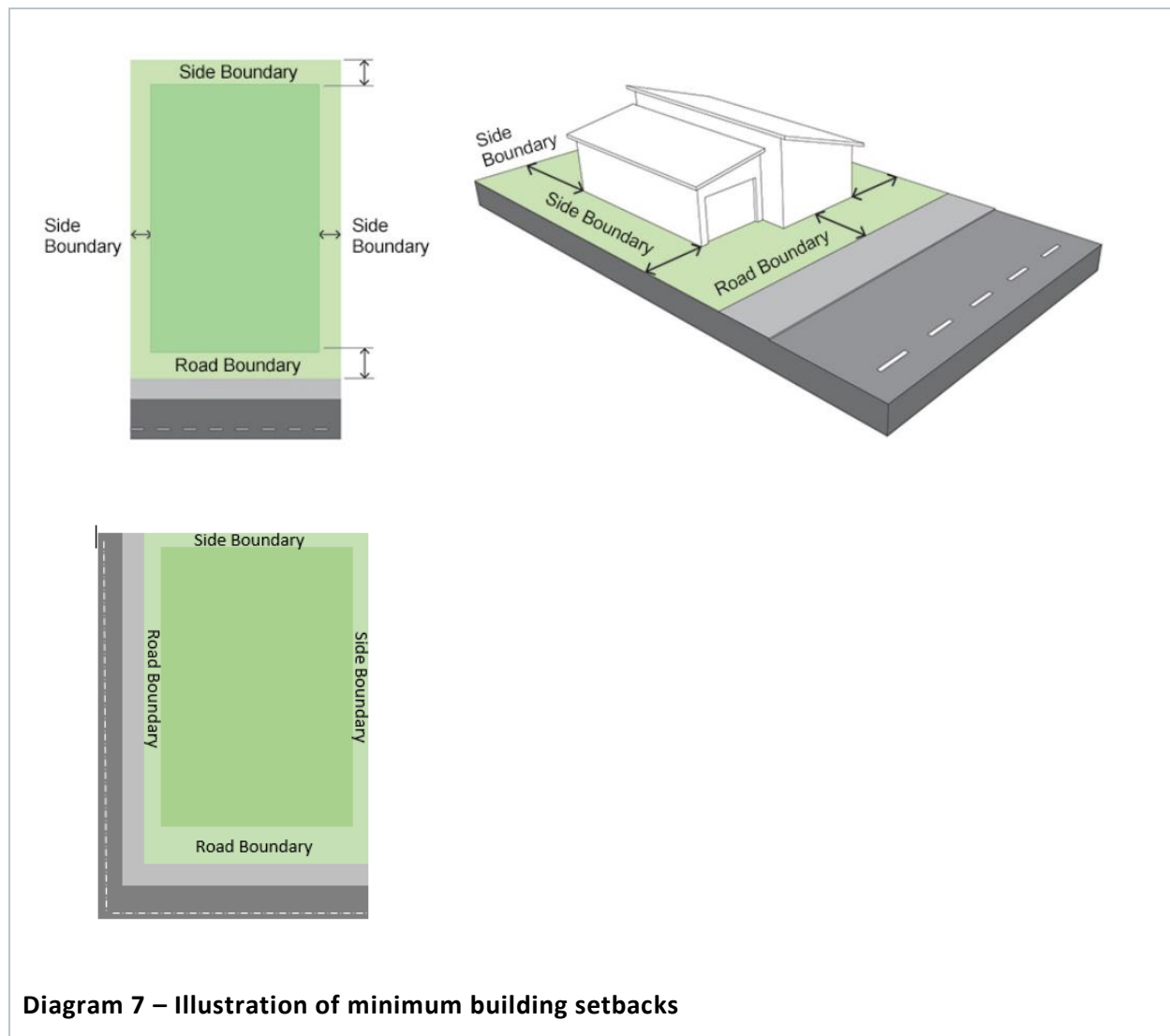
1. from a road boundary: 4.5m; and
2. from internal boundaries: 1.6m; and
3. corner sites (with two or more road boundaries): one setback of 4.5m along a road boundary and setbacks of 1.6m on all other boundaries;

Except that:

4. buildings or structures used to house domestic livestock shall be setback a minimum of 4.5m from all boundaries; or
5. where a boundary immediately adjoins an access or part of an access which is owned or partly owned with that site, or has a registered right-of-way over it in favour of that site, the minimum setback shall be 1.0m; or
6. where an internal boundary adjoins a Commercial, Industrial, Sport and Active Recreation, Rural or Special Purpose Zone boundary, all habitable buildings shall be setback from that boundary by a minimum of 4.0m.
7. Internal boundary requirements in Clause 2 above do not apply to:
 - a) accessory buildings where these are not used for human habitation or the housing of domestic livestock, and the building does not exceed 10.0m in length and does not contain any windows or doors along the boundary elevation;
 - b) buildings that share a common wall along the boundary for the length of that common wall;
 - c) rainwater tanks less than 5,000 litres in capacity.

Matters of discretion are restricted to:

1. building design, siting and external appearance; and
2. the effect on established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and
5. the effect on pedestrian, cyclist and vehicle safety; and
6. the effects of buildings used for the housing of domestic livestock in terms of noise, odour, flies, or vermin on adjoining sites; and
7. the effects of non-residential buildings in terms of noise, odour, dust, glare or vibration on adjoining sites; and
8. the extent to which the effects of permitted non-residential activities within an adjoining zone boundary will have on the amenity of the building or structure; and
9. the extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site; and
10. whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design.



GRZ-S7 Outdoor living space	
<ol style="list-style-type: none"> 1. A minimum of 50m² of continuous outdoor living space able to contain a circle with a diameter of 6m shall be provided within the site of a residential unit (except a residential unit in a retirement village); and 2. 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; and 3. for any minor residential unit: <ol style="list-style-type: none"> a) an outdoor living space able to contain a circle with a diameter of 4m shall be provided; and 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effect on the established streetscape character and visual amenity of the area; and 2. the effect on the amenity values of nearby residential properties, especially privacy and outlook of adjoining sites; and 3. the ability to provide adequate privacy and outdoor living space for all residential units on site; and 4. the extent to which a reduced area of outdoor living space will adequately provide for the outdoor living needs of the likely residents of the site; and

<ul style="list-style-type: none"> b) the outdoor living space shall be accessible from the living area; and c) 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 d) the required outdoor living space is not part of any required outdoor living space for the principal residential unit. 	<ul style="list-style-type: none"> 5. the proximity of the residential unit to accessible public open space; and 6. any topographical or other site constraints that make compliance with the standard impractical.
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GRZ-S8 Designing for safe streets

Where a site has direct road frontage, any residential unit or minor residential unit facing the road shall:

1. have at least one habitable room or kitchen located facing the street at ground level; and
2. include at least 20% of the front façade in glazing (window or door panels); and
3. have a door that is directly visible and accessible from the street.

Matters of discretion are restricted to:

1. building design, siting and external appearance; and
2. the effect on established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and
5. the effect on pedestrian, cyclist and vehicle safety.

GRZ-S9 Frontage fencing

All fencing structures located between a road and the front façade of a building, or within 2.0m of a boundary with a public reserve, walkway or cycleway shall:

1. be no higher than 1.2m; and
2. fencing over 0.9m in height shall be at least 45% visually permeable; except:
3. on any arterial road, a solid fence can be constructed to a maximum height of 2m.

Matters of discretion are restricted to:

1. building design, siting and external appearance; and
2. the effect on established streetscape character and visual amenity of the area; and
3. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the building or structure; and
4. the effect on amenity values of nearby residential properties, including outlook,

	<p>privacy, dominance, shading, sense of enclosure, noise, odour, dust, glare or vibration; and</p> <p>5. the effect on pedestrian, cyclist and vehicle safety.</p>
<p>The diagram illustrates three types of visually permeable fencing. Each diagram shows a fence section with a vertical double-headed arrow on the left labeled 'Max height as per rule'. - The first diagram shows a fence with a solid grey base and a wire mesh top. The mesh extends to the maximum height. - The second diagram shows a fence with a solid grey base and a wire mesh top. The mesh extends higher than the solid base. - The third diagram shows a fence with alternating solid grey panels and wire mesh sections. The mesh sections extend to the maximum height.</p>	
<p>Diagram 8 – Examples of Visually Permeable Fencing</p>	

<p>GRZ-S10 Outdoor storage</p>	
<p>1. No outdoor storage shall:</p> <ul style="list-style-type: none"> a) exceed 14m² in area on any one site; and b) be stored for eight, or more, consecutive weeks in any 12 month period; or c) be visible from an adjoining property or a road. <p>2. Except where all of the outdoor storage:</p> <ul style="list-style-type: none"> a) cannot be seen from a public place and surrounding properties; and/or b) is screened by a continuous wall, fence or landscaping or a combination of all three, so that the outdoor storage is not visible from a public place and surrounding properties. 	<p>Not Applicable</p>