



## 4 Residential Zones

### 4.3 Rules – General Residential, Residential Intensification and Large Lot Residential Zones

#### 4.3.1 Activity Status Table – General Residential Zone, Residential Intensification Zone and Large Lot Residential Zone

Proposed Plan Change  
6- Notified provisions  
withdrawn

Activity	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone
<b>Residential Activities and Structures</b>			
a) Number of residential units per site in the General Residential Zone (excluding apartments and integrated residential developments)			
i. Up to 3 residential units on front, corner, through and rear sites (excluding duplex dwellings)	P	-	-
ii. Up to 3 residential units on rear sites (including duplex dwellings)	P	-	-
iii. One duplex dwelling on a front site	RD*	-	-
4 or more residential units on front, corner, through and rear sites (including duplex dwellings)	RD*	-	-
ab) Accessory building	P	P	P
be) Apartment building	D	RD	D
i. On Lot 2 DP492571 (see Figure 4.3.1)	RD	-	-
ii. Percival and Ryburn Road enclave	-	-	NC
cd) Ancillary residential unit	P	NC	P
de) Ancillary residential structures	P	P	P
ef) Single dwelling: first residential unit per site	P	D	P
fg) Single dwelling: second and subsequent residential unit per site	RD* (see rule 4.3.1a)	D	RD*
gh) Duplex dwellings	RD* (see rule 4.3.1a)	RD*	RD*
i. Percival and Ryburn Road enclave	-	-	NC
hi) Integrated Residential Development	RD	NC	NC

Activity	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone
<b>ij)</b> Managed care facilities			
i. up to 9 residents	P	P	P
ii. up to 10 residents (excluding emergency housing)	D	P	D
iii. 11 or more residents (excluding emergency housing)	D	D	D
<b>jk)</b> Emergency housing for up to 10 residents	P	P	P
<b>kl)</b> Papakainga	RD*	RD*	RD*
<b>lm)</b> Residential activities	P	P	P
<b>mn)</b> Residential centre	D	D	D
<b>ne)</b> Rest home	RD*	RD*	RD*
<b>op)</b> Farming activities	NC	NC	P
<b>pq)</b> Rural industry	NC	NC	D
<b>qr)</b> Produce stalls	NC	NC	P
<b>rs)</b> New building for the purpose of Health Care Services identified in 4.3.1 <del>xaa</del> )	RD	-	-
<b>rat)</b> The use of buildings for any residential activity in the Percival/Ryburn Roads Ruakura Structure Plan Area where the site <b>is</b> subject to a restrictive no-complaint covenant in favour of adjoining Industrial Park and Logistics Zoned land (see Note 3 below).	-	-	P
<b>rbu)</b> The use of buildings for any residential activity in the Percival/Ryburn Roads Ruakura Structure Plan Area where the site <b>is not</b> subject to a restrictive no-complaint covenant in favour of adjoining Industrial Park and Logistics Zoned land (see Note 3 below).	-	-	D
<b>Commercial Activities and Structures</b>			
<b>sv)</b> Childcare facility			
i. up to 5 children	P	RD	P
ii. six or more children	RD	RD	RD
<b>tw)</b> Conference facility	NC	D	NC
<b>ux)</b> Conference facility in Visitor Facilities Area	-	P	-
<b>vy)</b> Dairy	RD	NC	D
<b>wz)</b> Health care service	D	D	NC
<b>xaa)</b> Health care services on Lot1 DP S2537, Flat B DP S43060, Flat 1 DP S43568, Flat 2 S67794 (being at 452, 448B, 444A and 444B Ulster Street), Lot 28 DP S4185 and Lot 27 DP S4185 (being at 3 and 5 Urlich Avenue)	P	-	-

Proposed Plan Change  
6- Notified provisions  
withdrawn

Activity	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone
<del>ybb</del> ) Home-based business	P	P	P
<del>zee</del> ) Homestay accommodation	P	P	P
<del>aadd</del> ) Office, other than as a home-based business	NC	NC	NC
<del>bbee</del> ) Places of assembly	D	D	NC
<del>ccff</del> ) Restaurant	NC	D	NC
<del>ddgg</del> ) Restaurant ancillary to visitor accommodation in Visitor Facilities Area	-	P	-
<del>eehh</del> ) Show homes	P	D*	P
<del>ffii</del> ) Tertiary education and specialised training facility	RD	D	NC
<del>ggjj</del> ) Visitor accommodation	RD	D	D
<del>hhkk</del> ) Visitor accommodation in Visitor Facilities Area	-	P	-
Community Activities and Structures			
<del>iiil</del> ) Community centre	RD	D	D
<del>jjmm</del> ) Informal recreation	P	P	P
<del>kknn</del> ) Marae	D	D	D
<del>lloo</del> ) Organised recreation	P	P	P
<del>mmpp</del> ) Places of worship	RD	D	D
<del>nnqq</del> ) School	D	D	NC
All Activities and Structures			
<del>oorf</del> ) Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P
<del>ppss</del> ) Maintenance, repair and alterations and additions to existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P
<del>qqtt</del> ) Relocated buildings	P	P	P
<del>rruu</del> ) Emergency service facilities	RD	D	D
<del>ssvv</del> ) Any activity not listed above	NC	NC	NC

Proposed Plan Change  
6- Notified provisions  
withdrawn

#### 4.4.12 Residential Unit Size – Residential Intensification Zones

Proposed Plan  
Change 6-  
Notified Version

- a) The minimum floor area ~~or indoor living area~~ required in respect of each residential unit (excluding ancillary residential units) in the Residential Intensification Zone and the General Residential Zone shall be:

Form of residential unit	Floor area <del>Living area</del>
i. Studio unit	Minimum 35m <sup>2</sup> <del>Floor Area</del>
ii. 1 bedroom unit	Minimum 45m <sup>2</sup> <del>Floor Area</del>
iii. 2 bedroom unit	Minimum 70m <sup>2</sup> <del>55m<sup>2</sup> Floor Area</del>
iv. 3 or more bedroom unit	Minimum 90m <sup>2</sup> <del>30m<sup>2</sup> Indoor Living Area</del>

Proposed Plan Change  
6- Notified provisions  
withdrawn

- b) In any one residential apartment building, containing in excess of 20 residential units, the combined number of one-bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

#### 4.7.11 Integrated Residential Development

- a) Minimum site area of 2000m<sup>2</sup>.
- b) No more than ~~20~~30% of residential units shall be in the form of apartments.
- c) Required to undertake a Water Impact Assessment, as described in Volume 2, Appendix 1.2.2.5.