

General Residential Zone (GRZ)

Issues

The General Residential Zone (GRZ) provides predominantly for residential development within the Urban Area of Whangārei. The General Residential Zone provides for traditional suburban densities and housing forms, and is characterised by one to two storey stand-alone (detached) [residential units](#) on larger properties set back from boundaries with landscaped gardens. However, the zone also contemplates incremental intensification to provide for a range of housing needs while retaining a suburban built character.

[Commercial activities](#) are discouraged in the General Residential Zone. However, some opportunities are provided for non-residential activities such as [retail activities](#), [commercial services](#), [community activities](#) and [visitor accommodation](#), while ensuring that residential amenity and character are not compromised and that activities are sympathetic to the surrounding residential context.

Objectives

GRZ-O1 – Density	Subdivision and development are consistent with the planned suburban built environment and are compatible with the amenity levels of existing residential development.
GRZ-O2 – Housing Variety	Provide for a range of allotment sizes and densities and low impact, minor residential units to provide for affordable, diverse and multi-generational living.
GRZ-O3 – Amenity	Subdivision and development provide quality residential amenity for residents, adjoining sites and the street.
GRZ-O4 – Non-Residential Activities	Residential activities remain the dominant activity in the General Residential Zone and any non-residential activities are compatible with residential amenity.

Policies

GRZ-P1 – Density and Character	To achieve the planned suburban built character by: <ol style="list-style-type: none"> 1. Managing the number of residential units that can be accommodated on each site. 2. Managing the height, bulk and form of development. 3. Requiring sufficient outdoor living space and landscaping within each site. 4. Enabling residential development on sites of an appropriate size and shape.
GRZ-P2 – On-Site Amenity	To require residential activities to achieve appropriate levels of on-site amenity by providing: <ol style="list-style-type: none"> 1. Useable outdoor living courts. 2. Sufficient access to sunlight throughout the year.

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	<p>3. Adequate space to accommodate typical residential living requirements.</p>
GRZ-P3 – Adjacent Properties	<p>To mitigate adverse amenity effects on adjacent properties by sensitively designing development to:</p> <ol style="list-style-type: none"> 1. Manage the intrusion on privacy and the extent of building dominance on adjacent residential units and outdoor living spaces. 2. Minimise the degree of overshadowing to any adjoining site or residential unit.
GRZ-P4 – Residential Amenity and Character	<p>To manage adverse effects on residential amenity and character by requiring developments to have regard to the way the development:</p> <ol style="list-style-type: none"> 1. Provides street activation through connection between front doors and the street. 2. Provides landscaping that enhances on-site and local residential amenity, with particular regard to site frontage. 3. Minimises large monotonous building façades and walls that do not include design variation or are not broken down into smaller elements. 4. Relates to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts. 5. Provides an active interface to Open Space and Recreation Zones onto which it fronts. 6. Is sympathetic to the amenity and character of the locality and other buildings in the vicinity, having regard to: <ol style="list-style-type: none"> a. Building bulk, scale and symmetry. b. Site sizes and providing for a more spacious form of development.
GRZ-P5 – Impervious Areas	<p>To restrict impervious areas within sites in order to:</p> <ol style="list-style-type: none"> 1. Manage stormwater runoff. 2. Maintain and enhance amenity values. 3. Safeguard esplanade areas and waterfront walkways.
GRZ-P6 – Supported Residential Care and Retirement Villages	<p>To enable a range of appropriate residential activities by providing for supported residential care and retirement villages where they are designed, located and managed to:</p> <ol style="list-style-type: none"> 1. Provide a high level of amenity for residents. 2. Ensure any adverse effects on surrounding Residential and Open Space and Recreation Zones are minimised. 3. Maintain the residential character of the surrounding environment. 4. Avoid, remedy or mitigate any adverse effects on infrastructure, including the transport network.
GRZ-P7 – Non-Residential Activities	<p>To only enable non-residential activities where they:</p> <ol style="list-style-type: none"> 1. Will not detract from the vitality and viability of Business Zones. 2. Are complementary in design, scale, nature and intensity to the residential context. 3. Avoid, remedy or mitigate adverse effects on residential amenity values such as noise, traffic, parking, lighting, glare and visual impact.

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GRZ-P8 – Comprehensive Design	To encourage subdivision and land use proposals to be undertaken concurrently as part of a comprehensive design process.
GRZ-P9 – Subdivision	<p>To promote good design and layout of subdivision which achieves the following:</p> <ol style="list-style-type: none"> 1. Lots are shaped and sized to allow adequate sunlight to outdoor living spaces, and to provide adequate on-site amenity and privacy. 2. Where possible, lots are located so that they overlook and front roads and Open Space and Recreation Zones. 3. The creation of multiple rear sites is limited, and where practicable avoided. 4. A permeable street network where the use of cul-de-sacs is limited. 5. Connections within a development, and between developments and the public realm, are maximised. 6. Opportunities for connections to public open space, services and facilities in the neighbourhood are identified and created.
GRZ-P10 – Density	<p>To provide for a range of site sizes and densities by considering increased residential density where:</p> <ol style="list-style-type: none"> 1. A mixture of allotment sizes and housing typologies, including low-cost options, are provided. 2. The location is supportive of pedestrians, cyclists and public transport. 3. The area is in proximity to Open Space and Recreation Zones and the City Centre, Mixed Use, Local Centre or Neighbourhood Centre Zones. 4. There is sufficient infrastructure to accommodate the development. 5. The development is sympathetic to the surrounding environment and adverse effects on adjoining sites are minimised. 6. The parent allotment size and site frontage are sufficient to enable comprehensive development and provide quality on-site amenity.

Rules

GRZ-R1	Any Activity Not Otherwise Listed in This Chapter
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 	

GRZ-R2	Minor Buildings
<p>Activity Status: Permitted</p> <p><i>Note:</i></p>	

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1. Minor buildings are exempt from rules GRZ-R3 – R5 and R8.

GRZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building <u>height</u> and <u>major structure height</u> is 8m above <u>ground level</u>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <u>Effects</u> on the amenity of adjoining <u>sites</u>. The extent to which visual dominance <u>effects</u> are minimised.
GRZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <u>Habitable rooms</u> of a building are set back at least: <ol style="list-style-type: none"> 4.5m from <u>road</u> boundaries. 3m from side and rear boundaries, allowing for one 1.5m <u>setback</u>. All non-habitable <u>major structures</u> and buildings, and non-habitable rooms of buildings, are set back at least: <ol style="list-style-type: none"> 4.5m from <u>road</u> boundaries. 1.5m from any other <u>boundary</u>, allowing for a 0m <u>setback</u> for a maximum length of 7.5m on any single <u>boundary</u> and a maximum total length of 10.5m on all boundaries. 2.5m from a <u>habitable room</u> on any other <u>site</u>. All buildings and <u>major structures</u> are set back at least 20m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved with GRZ-R4.1 – 2: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. <u>Effects</u> of shading and visual dominance on adjoining properties. <u>Effects</u> on the streetscape character of the area. <u>Effects</u> on the safety and efficiency of the transport network. The potential to establish an esplanade reserve. Impacts on the amenity of any adjacent public walkway. <p>Activity Status when compliance not achieved with GRZ-R4.3: Restricted Discretionary</p> <ol style="list-style-type: none"> The effectiveness of the proposed method for controlling <u>stormwater</u> runoff. That the proposal will maintain and enhance the <u>amenity values</u> of the area. That esplanade areas and waterfront walkways are appropriately safeguarded.
GRZ-R5	Building and Major Structure Height in Relation to Boundary	

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Activity Status: Permitted

Where:

1. All buildings and **major structures** do not exceed a **height** equal to 3m above **ground level** plus the shortest horizontal distance between that part of the building or **major structure** and any **boundary** that is not adjoining a **road** or business zone.

Compliance Standards:

1. *Measurements for this rule can be taken from the furthest **boundary** when adjoining an **access lot/access leg**.*
2. *A gable end, dormer or roof may exceed the **height in relation to boundary** where that portion exceeding the **height in relation to boundary** is:

 - a. *No greater than 1.5m² in area and no greater than 1m in **height**; and*
 - b. *No greater than 2.5m cumulatively in length measured along the edge of the roof.**
3. *No more than two gable ends, dormers or portions of roof may exceed the **height in relation to boundary** on any single **site boundary**.*

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. **Effects** of shading and visual dominance on adjoining and adjacent properties.

GRZ-R6

Outdoor Living Court

Activity Status: Permitted

Where:

1. Every **principal residential unit**:
 - a. With one or more **habitable rooms** at ground floor level provides an **outdoor living court** of at least 20m² and at least 4m depth.
 - b. With all **habitable rooms** above ground floor provides an **outdoor living court** of at least 8m² and at least 2m depth.
2. Every **minor residential unit**:
 - a. With one or more **habitable rooms** at ground floor level provides an **outdoor living court** of at least 10m² and at least 2.4m depth.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Appropriate privacy and amenity of the occupants on-site.
2. Sufficient sunlight **access to outdoor living spaces** within the **site**.
3. The proximity of the **site** to communal or public open space that has the potential to mitigate any lack of private **outdoor living space**.

Notification:

Any restricted discretionary activity under GRZ-R6 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist

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<p>b. With all <u>habitable rooms</u> above ground floor provides an <u>outdoor living court</u> of at least 6m² and at least 1.8m depth.</p> <p>3. The <u>outdoor living court</u> is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under GRZ-R6.1 – 2.</p>	<p>under section 95A(4) of the Resource Management <u>Act</u> 1991.</p>
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GRZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>impervious area</u> within the <u>site</u> does not exceed 60% of the <u>net site area</u>. The <u>impervious area</u> is set back at least 5m from Mean High Water Springs and the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> The effectiveness of the proposed method for controlling <u>stormwater</u> runoff. That the proposal will maintain and enhance the <u>amenity values</u> of the area. That esplanade areas and waterfront walkways are appropriately safeguarded.

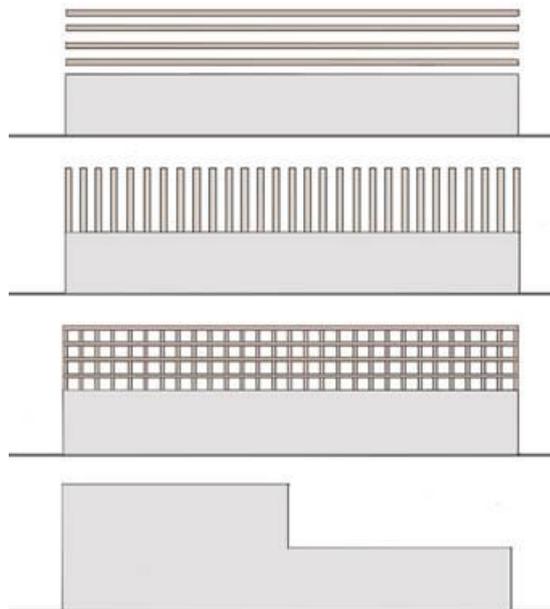
GRZ-R8	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum cumulative building and <u>major structure</u> coverage is 40% of the <u>net site area</u>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The scale and bulk of buildings and <u>major structures</u> in relation to the <u>site</u> and the existing built density of the locality. The outlook and privacy of adjoining and adjacent properties. Visual dominance of buildings and <u>c</u>.

GRZ-R9	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p>

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| <ol style="list-style-type: none"> 1. The fence has a maximum <u>height</u> of 2m above <u>ground level</u>. 2. Fencing within 3m of a <u>road boundary</u>, except any state highway, is at least 50% visually permeable for any portion above 1m high. 3. Fencing along a <u>boundary</u> shared with an <u>Open Space and Recreation Zone</u> is at least 50% visually permeable for any portion above 1.5m high. 4. The fence is not fortified with broken glass. 5. The fence is not fortified with or any form of electrification or barbed wire except for stock exclusion purposes. | <ol style="list-style-type: none"> 1. <u>Effects</u> of shading and visual dominance on adjoining properties. 2. Urban design and passive surveillance. 3. <u>Effects</u> on streetscape character and amenity. 4. Health and safety <u>effects</u>. |
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Figure 1: Examples of fences solid up to 1m and 50% visually permeable between 1m and 2m high



GRZ-R10

Car Parking

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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Formed car parking spaces are located at least 2m from any road boundary, excluding any on-street parking. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects on the safety and efficiency of the transport network. Effects on pedestrian and cyclist safety and navigability. Effects on streetscape character and amenity.
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GRZ-R11	Outdoor Areas of Storage or Stockpiles	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The outdoor area of storage or stockpile: <ol style="list-style-type: none"> Complies with rule GRZ-R3. Complies with rules GRZ-R4 – R5 and R8. Is screened from view from adjacent public places and surrounding sites, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from operative date. 	<p>Activity Status when compliance with GRZ-R11.1(b) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Effects in relation to dust and odour. Visual amenity effects. The matters of discretion in GRZ-R4 – R5 and R8. <p>Activity Status when compliance with GRZ-R11.1(a) not achieved: Discretionary</p>	

GRZ-R12	Farming	
	<p>Activity Status: Permitted</p>	

GRZ-R13	Supported Residential Care	
GRZ-R14	Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity generates less than 25 traffic movements per site, per day. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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GRZ-R15	Principal Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 <u>principal residential unit</u> per 400m² <u>net site area</u> provided that one <u>principal residential unit</u> is permitted on a <u>site</u> of any size. 2. The <u>principal residential unit</u> is separated by at least 3m from any other detached <u>residential unit</u> (excluding any ancillary <u>minor residential unit</u>). 3. The <u>principal residential unit</u> is separated by at least 6m from any other detached <u>residential unit</u> where there is an <u>outdoor living court</u> between the <u>residential units</u> (excluding any ancillary <u>minor residential unit</u>). 	<p>Activity Status when compliance not achieved: Discretionary</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. <i>Any application shall comply with information requirement GRZ-REQ1.</i>
GRZ-R16	Minor Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density is 1 <u>minor residential unit</u> per <u>principal residential unit</u> on the <u>site</u>. 2. The nearest distance between the <u>minor residential unit</u> and the <u>principal residential unit</u> does not exceed 15m. 3. The maximum GFA of the <u>minor residential unit</u> (including decking and <u>garage</u> areas) is 90m². 	<p>Activity Status when compliance not achieved: Discretionary</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. <i>Any application shall comply with information requirement GRZ-REQ1.</i>
GRZ-R17	Retail Activity	
GRZ-R18	Commercial Services	
GRZ-R19	Food and Beverage Activity	
GRZ-R20	Care Centre	
GRZ-R21	Visitor Accommodation	

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Activity Status: Permitted

Where:

1. The activity is an [ancillary activity](#) to a [residential unit](#) on the [site](#).
2. The principal operator of the activity is a permanent resident on the [site](#).
3. The activity does not include, before 08:00 or after 18:00 on any [day](#), the operation of machinery, receiving customers or the loading or unloading of vehicles.
4. The activity generates less than 20 [traffic movements](#) per [site](#), per [day](#).
5. There is no car parking between the [residential unit](#) and the [road](#).
6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.
7. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the [site](#).
8. The total area of signage is less than 0.25m², per [site](#).
9. There is no [illuminated](#) or moving signage.
10. Each [visitor accommodation](#) unit provides an [outdoor living court](#) of at least 6m² and at least 1.8m depth.

Activity Status when compliance with up to two of the rules GRZ-R17 – R21.4 – 10 is not achieved: Discretionary

Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules GRZ-R17 – R21.1 – 3 is not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement GRZ-REQ1.*

GRZ-R22	Place of Assembly
GRZ-R23	Emergency Services
GRZ-R24	Educational Facilities
Activity Status: Discretionary	
Where:	
1. The activity is a primary activity or ancillary activity .	

GRZ-R25	Entertainment Facilities
GRZ-R26	Service Stations
GRZ-R27	Funeral Home

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GRZ-R28	Recreational Facilities
GRZ-R29	Hospital
GRZ-R30	General Commercial
GRZ-R31	General Community

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or [ancillary activity](#).

GRZ-R32	Plantation Forestry
GRZ-R33	Intensive Livestock Farming
GRZ-R34	Farm Quarrying
GRZ-R35	Industrial Activities

Activity Status: Prohibited

Where:

1. The activity is a primary activity or [ancillary activity](#).

GRZ-REQ1	Information Requirement – Urban Design and Density
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1. All applications for resource consent pursuant to GRZ-R15 – 21 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
 - a. An analysis of the [site](#) in relation to its context, including:
 - i. 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, that detract from the area.
 - ii. The landform and topography of the [site](#) and surrounding environment.
 - iii. The ecology and habitat of the [site](#) and surrounding environment.
 - iv. [Access](#) to public and active [transport infrastructure](#).
 - b. An assessment of how the proposal contributes to the planned suburban environment of the area and is consistent with best practice urban design, including:

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- i. **Effects** on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
 - ii. The relationship of the proposed development to **public places** and how the proposal responds to any issues or characteristics identified in the **site** analysis.
 - iii. Any proposed measures to avoid or mitigate adverse **effects** on adjacent **public places** and residential **sites**.
 - iv. Any proposed measures to incorporate Māori design elements.
 - v. Any proposed measures to facilitate active and public transport.
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- c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
 - d. Any consultation undertaken with **mana whenua** and a summary of the results of that consultation.

Note:

1. *Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.*

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PREC1 – Northland Christian Camp Precinct (NCCP)

Issues

The Northland Christian Camp Precinct enables the operation of the youth camp located at One Tree Point. The precinct recognises and provides for various activities including residential activities, [visitor accommodation](#), community groups and clubs and camp activities.

Objectives

PREC1-O1 – Recognised Activities	Recognise and provide for a range of activities within the Northland Christian Camp Precinct.
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Policies

PREC1-P1 – Enabled Activities	To enable camp facilities and residential visitor accommodation and community activities within the Northland Christian Camp Precinct.
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Rules

PREC1-R1	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	1. The maximum building height and major structure height is 10m above ground level , except as provided for under PREC1-R10.	
PREC1-R2	Building and Major Structure Coverage	
	Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary
	Where:	Matters of discretion:
	1. The maximum cumulative building and major structure coverage is 35% of the total net site area .	1. The scale and bulk of buildings and major structures in relation to the site and the existing built density of the locality. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of buildings and major structures .

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PREC1-R3	Car Parking Required Spaces, Dimensions, Location and Identification	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The number, design and layout of car parking spaces complies with TRA-R2 – R3 except that: <ol style="list-style-type: none"> a. The number of car parking spaces shall be provided for according to the standards set for places of assembly in TRA-Appendix 1A. b. Car parking spaces may be located on grass surfaces without being marked. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Location, size and design of parking and loading areas. 2. The number of parking and loading spaces. 3. Scale, management and operation of the activity as it relates to its demand for parking. 4. The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.
PREC1-R4	Noise Arising from Activities within the Northland Christian Camp Precinct	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Noise limits comply with NAV.6.1 except that: <ol style="list-style-type: none"> a. The maximum noise limit between the hours of 07:00 and 22:00 is 55dBA <u>L_{Aeq}</u>. b. Noise measurements are to be taken from ground floor levels of residential buildings only. 	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC1-R5	Residential Unit	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>Residential units</u> comply with GRZ-R15 and R16 except up to a maximum of 10 <u>residential units</u> is permitted. 	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC1-R6	Place of Assembly		
PREC1-R7	Educational Facilities		
PREC1-R8	General Community		
		Activity Status: Permitted	

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1. The activity is a primary activity or ancillary activity.

PREC1-R9	Visitor Accommodation	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. There is a maximum of 200 <u>beds</u> in permanent <u>structures</u> at any time for accommodation of camp attendees, provided that none will be occupied for a period of longer than 10 <u>days</u>. 2. There is a maximum of 200 <u>beds</u> in tents, caravans and motor homes, provided that none will be occupied for a period longer than 10 <u>days</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>

PREC1-R10	Recreational Facilities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>. 2. One building may be used as a gymnasium where: <ol style="list-style-type: none"> a. The maximum building <u>height</u> is 15m. b. The building is <u>setback</u> 20m from any Northland Christian Camp Precinct <u>boundary</u>. c. The maximum gross floor area (including <u>verandahs</u> and mezzanine floors) is 2,150m². 	<p>Activity Status when compliance not achieved: Discretionary</p>