

OIR: 2526/57

18 August 2025

[REDACTED]

[REDACTED]

CC [REDACTED]

Tēnā koe [REDACTED]

Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of **10 August 2025** requesting the following information:

Can Councillors or staff, confirm the limit to building height in areas beyond transport hubs etc, as has been raised in the community discussions online.

In accordance with the Operative District Plan, the maximum building heights which can be built as a permitted activity (without resource consent) within the General Residential Zone at Waikanae Beach are as follows:

- In areas identified within Precinct 62 (PREC62) – Coastal Qualifying Precinct, the maximum height of any building must not exceed **8 metres**. See Rule GRZ-R6, permitted standard (6).
- In areas identified within the Height Variation Control Area, the maximum height of any building must not exceed **14 metres**. See Rule GRZ-R33, permitted standard (2)(b).
- In all other areas of Waikanae Beach in the General Residential Zone, including those identified within Precinct 3 (PREC3) – Beach Residential Precinct, the maximum height of any building must not exceed **11 metres**. There is an exception to this rule which allows an additional 1 metre in roof height under certain circumstances. See Rule GRZ-R33, permitted standard (2)(a).

Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.

Please refer to the district plan map attached to this letter which shows the zones, precincts and controls which apply in Waikanae Beach, as referred to above.

For clarity, there are no areas in Waikanae Beach that are within the High Density Residential Zone which allows for substantially higher building heights of up to **21 metres** as a permitted activity.

Ngā mihi,



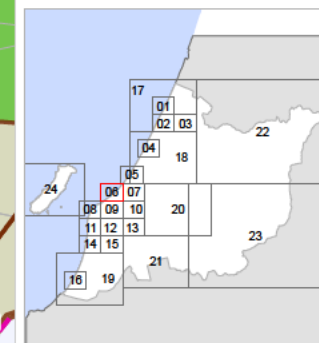
Kris Pervan

Group Manager Strategy and Growth
Te Kaihautū Rautaki me te Tupu

Attachments:

- [Map 6 DP Zones & Precincts - Waikanae Beach](#)

DISTRICT PLAN
Map 06 Zones & Precincts



Zones

- Zone
- General Residential Zone
 - General Rural Zone
 - Local Centre Zone
 - Natural Open Space Zone
 - Open Space Zone
 - Future Urban Zone
 - Ngārara Development Area

Precincts

- PREC3 - Beach Residential Precinct
- PREC23 - Ngārara Precinct
- PREC33 - Open Space Recreation Precinct
- PREC34 - Open Space Local Parks Precinct
- PREC35 - Open Space Private Recreation and Leisure Precinct
- PREC48 - Rural Dunes Precinct
- PREC61 - Waikanae North Eco Hamlet Precinct
- PREC62 - Coastal Qualifying Matter Precinct (GRZ)

Specific Controls

- Height Variation Control Area

Miscellaneous

- Waikanae North Urban Edge

Context

- Roads
- Land Parcel
- Sea / River Corridors

Operative Date: Sept 2023
Amended Date: April 2025
Scale: 1:11,000 / A3

