HRZ - High Density Residential Zone

[**Added** 01 Sep 23 PC2]

The High Density Residential *Zone* provides opportunities for the *development* of high density, multi-storey housing within a walkable catchment of identified train stations and commercial centres. *Building* heights in the High Density Residential *Zone* are generally enabled to 6-storeys, except near the *Metropolitan Centre Zone*, where greater *building heights* are enabled in response to the scale and primacy of this *zone*.

Development at higher densities will provide an efficient use of *land* and *infrastructure*, increase the capacity of housing and ensure that residents have convenient access to amenities, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walking and cycling neighbourhoods that are connected to and contribute to the vitality of centres.

The development of *papakāinga* is also provided for within the Zone.

It is anticipated that the form, appearance and amenity of neighbourhoods within the *Zone* will change over time as existing housing stock is redeveloped with more intensive typologies and densities. *Development* within the *zone* is expected to achieve quality urban design outcomes and manage transitions in building bulk and scale.

The following precinct is located within the High Density Residential *Zone*:

Whakarongotai Takiwā Precinct

The purpose of the Whakarongotai Takiwā Precinct is to recognise that the cultural and traditional practices that occur at Whakarongotai marae and Ruakōhatu urupā are likely to be sensitive to the *effects* of surrounding *development*. The precinct seeks to manage these *effects* by providing for a lower level of *development* to occur adjacent to the marae and urupā as a *permitted activity*. Where development breaches *permitted activity* standards, it must avoid, remedy or mitigate adverse *effects* on the cultural values and *tikanga Māori* associated with the marae and urupā, and the use and function of these places.

Strategic Context

The Primary Objectives that this chapter implements are:

- DO-O1 — *Tangata Whenua*;
- DO-O3 — *Development* Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O22 - Higher Density Housing in *Residential Zones*;
- DO-O23 - Provision of housing for an ageing population;
- DO-O4 — *Coastal Environment*;
- DO-O8 — Strong Communities;
- DO-O11 — Character and *Amenity Values*;
- DO-O12 — Housing Choice and Affordability;
- DO-O13 — *Infrastructure*;
- DO-O14 — Access and Transport;
- DO-O15 — Economic Vitality;
- DO-O17 — Open Spaces / Active Communities; and

- DO-O19 — Housing Bottom Lines

DO-O1	*Tangata Whenua*	**Added** 01 Sep 23 PC2

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3	*Development* Management	**Added** 01 Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:

    a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
    b. that are well serviced by existing or planned public or active transport; or
    c. where there is high demand for housing or for business land relative to other areas within the urban environment;

    while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O20	Well-functioning Urban Environments	**Added** 01 Sep 23 PC2

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O22	Higher Density Housing in *Relevant Residential Zones*	**Added** 01 Sep 23 PC2

Relevant residential zones provide for higher density housing types and sizes that respond to:

1. Housing needs and demand;
2. The proximity of the area to the *Metropolitan Centre Zone*, *Town Centre Zone* or *Local Centre Zone*;
3. Accessibility to and from the area by active or public transport; and
4. The neighbourhood's planned urban built character, including:

a. *buildings* up to 6-storeys within the High Density Residential Zone (with *buildings* up to 10-storeys being enabled in areas adjacent to the *Metropolitan Centre Zone*); and
b. *buildings* up to 4-storeys in parts of the General Residential Zone adjacent to the *Town Centre Zone* and *Local Centre Zone*.

DO-O23	Provision of housing for an aging population	**Added** 01 Sep 23 PC2

Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the General Residential Zone and High Density Residential Zone, such as *retirement villages*.

DO-O4	*Coastal Environment*	**Added** 01 Sep 23 PC2

To have a *coastal environment* where:

1. areas of outstanding *natural character* and high *natural character*, *outstanding natural features and landscapes*, areas of *significant indigenous vegetation, and significant habitats of indigenous fauna* are identified and protected;
2. areas of outstanding *natural character* and high *natural character* are restored where degraded;
3. the *effects* of inappropriate *subdivision*, use and *development* are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate *vehicle access*; and
5. Inappropriate *development* does not result in further loss of coastal dunes in the area mapped as the *coastal environment*.

DO-O8	Strong Communities	**Added** 01 Sep 23 PC2

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11	Character and *Amenity Values*	**Added** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O12	Housing Choice and Affordability	**Added** 01 Sep 23 PC2

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of *households* in suitable urban and rural locations;
2. is affordable and adequate for lower income *households*; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of *environmental* sustainability, in particular resource, *water* and energy efficiency.

DO-O13	*Infrastructure*	**Added** 01 Sep 23 PC2

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

1. meets the needs of the community and the region; and
2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O14	Access and Transport	**Added** 01 Sep 23 PC2

To ensure that the transport system in the District:

1. integrates with *land* use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on *land* uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15	Economic Vitality	**Added** 01 Sep 23 PC2

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

1.
    a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effects* of their operation;
    b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
    c. enabling opportunities to make the economy more resilient and diverse;
    d. providing opportunities for the growth of a low carbon economy, including clean technology;
    e. minimising *reverse sensitivity effects* on *business activities*, including *primary production activities*; and
    f. enhancing the amenity of *Working Zones*;

while:

2.
    a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
    b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
    c. managing contamination, pollution, odour, *noise* and glare, associated with *business*

	activities, including *primary production activities*.	
DO-O17	Open Spaces / Active Communities	**Added** 01 Sep 23 PC2
To have a rich and diverse network of *open space* areas that: 1. is developed, used and maintained in a manner that does not give rise to significant adverse *effects* on the natural and physical *environment*; 2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas; 3. supports the identity, health, cohesion and resilience of the District's communities; and 4. ensures that the present and future recreational and *open space* needs of the District are met.		
DO-O19	Housing Bottom Lines	**Added** 01 Sep 23 PC2
To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of: 1. 5,477 additional *residential units* over the short-medium term (2021—2031); and 2. 8,411 additional *residential units* over the long term (2031—2051).		

Policies

HRZ-P1	*Medium Density Residential Standards* - Policy 1	**Added** 01 Sep 23 PC2
Enable a variety of housing typologies with a mix of densities within the *Zone*, including 3-storey attached and detached dwellings, and low-rise apartments.		
HRZ-P2	*Medium Density Residential Standards* - Policy 2	**Added** 01 Sep 23 PC2
Apply the MDRS across all *relevant residential zones* in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as *historic heritage* and the relationship of Māori and their culture and traditions with their *ancestral lands*, *water*, *sites*, *waahi tapu*, and other taonga).		
HRZ-P3	*Medium Density Residential Standards* - Policy 3	**Added** 01 Sep 23 PC2
Encourage *development* to achieve attractive and safe streets and public *open spaces*, including by providing for passive surveillance.		
HRZ-P4	*Medium Density Residential Standards* - Policy 4	**Added** 01 Sep 23 PC2
Enable housing to be designed to meet the day-to-day needs of residents.		
HRZ-P5	*Medium Density Residential Standards* - Policy 5	**Added** 01 Sep 23 PC2
Provide for *developments* not meeting *permitted activity* status, while encouraging high-quality *developments*.		
HRZ-P6	Higher Density Housing and Urban Form	**Added** 01 Sep 23 PC2
Enable the *development* of high density residential *environments* with a built form outcome that: 1. Is responsive to the degree of accessibility to *commercial activities*, community services, public *open space*, and public or active modes of transport; 2. Is responsive to housing demand;		

3. Provides for a scale, form and type of housing that is of a greater intensity than provided for in the General Residential *Zone*, including:

    a. Buildings up to 6-storeys; and
    b. Buildings up to 10-storeys within height variation control areas adjacent to the *Metropolitan Centre Zone*;

where *development* fulfils the intent of the Residential Design Guide in Appendix 24.

HRZ-P7	Whakarongotai Takiwā Precinct	**Added** 01 Sep 23 PC2

Subdivision, use and *development* within the Whakarongotai Takiwā Precinct will recognise the significance of the area to *tangata whenua* and avoid, remedy or mitigate adverse *effects* on the cultural values and *tikanga Māori* associated with Whakarongotai marae and Ruahōhatu *urupā*, and their use and function, including by:

1. Having regard to whether the *subdivision*, use or *development* is likely to have adverse effects on the cultural values, *tikanga Māori*, use or function of the marae and urupā;
2. Seeking to avoid *buildings* that overlook the marae and *urupā*;
3. Seeking to avoid *buildings* and *structures* that further obstruct views from the marae and urupā to the Tararua Range;
4. Recognising that *activities* adjacent to the marae and *urupā* may be sensitive to the *effects* of activities that occur in these places, by mitigating these effects through the design of the *development*;
5. Having regard to the outcome of any consultation undertaken with *tangata whenua*;

while providing for residential *buildings* up to 2-storeys.

HRZ-P8	*Residential Activities* (excluding *visitor accommodation* other than *temporary residential rental accommodation*)	**Added** 01 Sep 23 PC2

Residential activities will be recognised and provided for as the principal use in the High Density Residential *Zone*, while ensuring that the *effects* of *subdivision*, use and *development* is in accordance with the following principles:

1. adverse *effects* on natural systems will be avoided, remedied or mitigated;
2. new built development will respond to the planned urban form of the *Zone*;
3. transport choice, efficiency and accessibility to active or public transport will be maximised;
4. housing types which meet the need of multiple households on a *site* will be provided for;
5. the functional and operational requirements of different types of housing are recognised.

HRZ-P9	Residential Amenity	**Added** 01 Sep 23 PC2

Subdivision, use and *development* will be required to achieve on-site *amenity* for residents in accordance with the following principles:

1. the bulk, scale and *site* layout of *buildings* will:

    a. provide for adequate daylight access;
    b. provide outlook with privacy separation;

2. usable and easily accessible private outdoor living spaces will be provided;
3. *buildings* and *structures* will be designed and located to respond to the planned urban form of the *Zone*;
4. *yards* will be provided to achieve appropriate *building* setbacks from neighbouring areas and the street;
5. hard and impermeable surfaces will be offset by permeable areas on individual allotments;
6. unreasonable and excessive *noise*, odour, smoke, *dust*, light, glare and vibration will be avoided;
7. *non-residential buildings* will be of a form and scale which is compatible with the surrounding residential *environment*; and

8. service areas for *non-residential activities* will be screened, and planting and *landscaping* will be provided.

HRZ-P10	Residential Streetscape	**Added** 01 Sep 23 PC2

Development, use and *subdivision* will enhance the amenity, functionality and safety of the streetscape. To achieve a positive relationship between *development* and the street, *development* will be undertaken in accordance with the following principles:

1. direct pedestrian access will be provided from the street to the front entrance of the primary residential *building*, where practicable;
2. the safety of *road* users, including pedestrians and cyclists, will not be adversely affected;
3. where *vehicle access* is provided for rear allotments, allotments with significantly sloping driveways and on strategic arterial routes, on-site vehicle manoeuvring will be also be provided;
4. adverse *effects* on the amenity and safety of people using public spaces will be minimized.

HRZ-P11	*Landscaping*	**Added** 01 Sep 23 PC2

Landscaping will be located and designed in accordance with the following principles:

1. landscaping will enhance residential amenity;
2. service areas, loading areas and outdoor storage areas will be screened;
3. on-site outdoor living spaces will be defined and enhanced by landscaping;
4. *sunlight* access and passive surveillance to adjoining areas will not be unreasonably restricted;
5. planting of locally *indigenous vegetation* will be encouraged; and
6. permeable surfaces will be provided for the natural infiltration of surface *waters.*

HRZ-P12	Energy Efficiency	**Added** 01 Sep 23 PC2

Where practicable, *development* and *subdivision* will be designed to minimise energy consumption by maximising *sunlight* access, and incorporating passive ventilation. Specifically, development will be undertaken in accordance with the following principles:

1. good *sunlight* access should be prioritised to main living areas, *habitable rooms* (including rooms used for hospital recovery) and the private *open space* associated with living areas; and
2. the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months.

HRZ-P13	Supported Living and Older Persons Accommodation	**Added** 01 Sep 23 PC2

The *development* of *supported living accommodation* will be provided for in a range of forms, including units, *minor residential units*, complexes, shared accommodation, rest homes, retirement accommodation, where it is located within the *Residential Zones* to meet the particular needs and characteristics of older persons. *Supported living accommodation* includes accommodation that is suitable for the particular needs and characteristics of older persons.

Supported living accommodation will be undertaken in accordance with the following principles:

1. on-site pedestrian movement and use of *open space* by residents will not be unduly restricted by the slope of the *land*;
2. design and development to promote interaction with surrounding communities, without compromising privacy and safety;
3. the scale and design of *development* will be consistent with the planned residential nature and character of the location, and ensure access through the *subject site* by the public and residents, including the provision of public *legal roads* and pedestrian accessways consistent with residential scale blocks; and
4. where practicable, the *development* will be located within walking distance of essential

facilities such as local *shops*, health and community services and public transport networks.

HRZ-P14	*Retirement villages*	**Added** 01 Sep 23 PC2

Retirement villages will be enabled in the High Density Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

1. Providing for greater density than other forms of residential *development* to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;
2. Providing for good quality on *site* amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
3. Encouraging the scale and design of the *retirement village* to:

    a. be of a high-quality and aligned with the planned urban character;
    b. achieve attractive and safe streets and public *open spaces*, including by providing for passive surveillance;

4. Provide an adequate and appropriately located area on *site* for the management, storage and collection of all waste, recycling and organic waste potentially generated by the *development*.

HRZ-P15	*Shared and Group Accommodation*	**Added** 01 Sep 23 PC2

Shared and group accommodation will be undertaken in accordance with the following principles. The *development* should be:

1. located within walking distance of essential facilities such as local shops, health and community services and public transport networks;
2. located where on-site pedestrian movement of residents is not unduly restricted by the slope of the land;
3. located and designed to promote interaction with other sections of the community, without compromising privacy and safety;
4. of a scale and appearance that reflects the planned urban built form of the surrounding neighbourhood; and
5. of a scale and design which ensures access through the subject *site* by the public and residents, including the provision of public legal *road* and pedestrian accessways consistent with residential-scale blocks.

HRZ-P16	Home Business	**Added** 01 Sep 23 PC2

The opportunity to undertake home-based employment will be provided for in a manner which avoids, remedies or mitigates adverse *effects* on the *amenity values* of the High Density Residential *Zone* and the primacy and vitality of *centres*.

HRZ-P17	*Non-residential Activities*	**Added** 01 Sep 23 PC2

Non-residential activities will only be allowed where activities are compatible with residential activities. In determining whether or not the scale of *effects* of *non-residential activities* is appropriate, particular regard shall be given to:

1. the appropriateness of the scale, size and intensity of the proposed *buildings* and activities and visual or landscape mitigation proposed;
2. the effects generated by the *buildings* and activities on the safety and efficiency of the local transport network, including the extent to which the activities make efficient use of the transport network by minimising the need to travel;
3. the appropriateness — in the design and amount — of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;

4. the hours of operation, including the timing and frequency of delivery/service vehicles;
5. the *effects* on residential character and the planned urban form of the surrounding environment;
6. nuisance *effects* (including *noise*, odour, light, glare, smoke and *dust*) produced on-site;
7. whether or not any proposed signage on the *subject site* is associated with the activity, visually distracting to motorists or dominating or detracting from the planned character of the surrounding *environment*;
8. whether the activities adversely affect the vitality of *centres*;
9. whether the activity provides goods and services to meet the daily needs of the local neighbourhood; and
10. any cumulative *effects.*

HRZ-P18	Beach Residential Precincts	**Added** 01 Sep 23 PC2

Subdivision, use and *development* in the Beach Residential Precincts will give consideration to:

1. Maintaining, where practicable, the intactness of existing dune landforms;
2. Retaining, where practicable, existing mature *trees* and areas of extensive vegetation; and
3. The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).

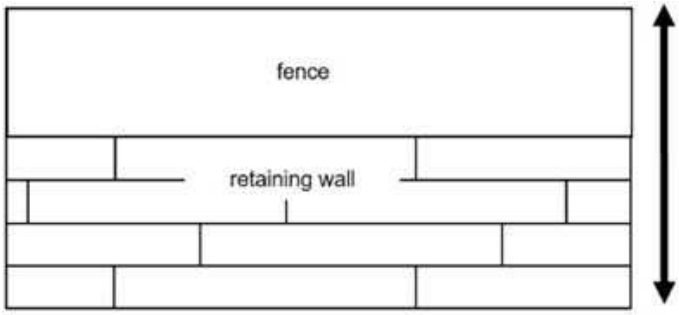
HRZ-P19	Waikanae Garden Precinct	**Added** 01 Sep 23 PC2

Subdivision, use and *development* in the Waikanae Garden Precinct will give consideration to:

1. Retaining, where practicable, existing mature *trees* and areas of extensive vegetation; and
2. The relationship between built form and the landscape and streetscape setting, having regard to (1).

Rules

HRZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. The activity must not cause offensive or objectionable odour, *dust* or smoke at or beyond the *boundary* of the *site* on which it is occurring. 2. Each *allotment* must have a permeable surface area that is not covered by *buildings*, paving or other impermeable objects of not less than 30% of the total *allotment* area. 3. Any lighting must be directed so that the spill of light is contained within the *boundaries* of the *site* on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the *boundary* of any other *site* located in the *Residential Zones* or Rural *Zones*. This standard does not apply to street lighting on legal roads.	
HRZ-R2	Any *residential activity* which is not specified as a *permitted, controlled, restricted discretionary, discretionary, non-complying* or *prohibited activity* in the rules in this chapter.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.	
HRZ-R3	Fences and Walls	**Added** 01 Sep 23 PC2

Permitted Activity	**Standards** *Height* (measured above *original ground level*) 1. Fences, walls and retaining structures adjoining any Natural Open Space or *Open Space Zone*, *esplanade*, *access strip* or public walkway, or within 1.5 metres of the *road boundary* shall have a combined *height* of: a. 1.2 metres; or b. 1.8 metres for no more than 50 percent of the *site* frontage and 1.2 metres for the remainder; or c. 1.8 metres if the fence is at least 50 percent visually permeable as viewed perpendicular to the *boundary*. 2. Any fence or standalone wall, retaining wall or combination of these structures, must not exceed a maximum *height* of 2 metres above ground level where within 1 metre of any side or rear boundary. 3. For the purposes of calculating maximum *height* where a fence is erected atop a retaining wall, the *height* shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.  **Note** : For the avoidance of doubt, the standards for fences and walls do not apply to seawalls that are constructed for *natural hazard* mitigation purposes. In addition, any wall used as an internal partition or external surface of any *building* shall be excluded from this rule.	
HRZ-R4	*Shared and group accommodation and supported living accommodation.* The following are excluded from this rule: • *Retirement villages*.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** Number of residents 1. No more than 10 residents shall be accommodated at any time. *Buildings* 2. Any *building* (excluding *minor buildings*) used for the purposes of *shared and group accommodation* or *supported living accommodation* must comply with the standards in HRZ-R6 or HRZ-R7.	
HRZ-R5	*Outdoor storage* associated with *non-residential activities.*	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** Location	

	1. *Outdoor storage* must not be located in any front *yard*. Screening 2. *Outdoor storage* must be screened from neighbours and any *legal road* by *landscaping* or a fence or wall to a maximum *height* of 2 metres (measured above *original ground level*). *Outdoor storage* must not exceed the *height* of the screening. Maximum area 3. *Outdoor storage* (including screening or *landscaping*) must not exceed a total area of 25m^2.	
HRZ-R6	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure*. The following are excluded from this rule: • *Buildings* and *structures* within the Whakarongotai Takiwā Precinct (refer to rule HRZ-R7) • *Papakāinga* (refer to rules HRZ-R11 or HRZ-R17) • *Minor Buildings*	**Added** 01 Sep 23 PC2
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		
Permitted Activity	**Standards** Number of *residential units* per *site* 1. There must be no more than 3 *residential units* or *retirement units* per site. This standard does not apply to minor works, *additions*, or *alterations* to *buildings* and *structures* that do not increase the number of *residential units* or *retirement units*. *Height* 2. *Buildings* and *structures* must not exceed a *height* of: a. 21 metres; or b. 36 metres within the height variation control area identified in the District Plan maps. *Measurement criteria*: *Height* must be measured using the *height measurement criteria*. *Height in relation to boundary* 3. a. Where no more than 3 *residential units* or *retirement units* occupy the site: i. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 4 metres vertically above *ground level* along all *boundaries*; b. Where 4 or more *residential units* or *retirement units* occupy the site: i. *Buildings* and *structures* must not project beyond a 60°	

recession plane measured from a point 8 metres vertically above *ground level* along all *boundaries*;

ii. Except that no part of any *building* or *structure* may project beyond a 60° recession plane measured from a point 4 metres vertically above *ground level* along any boundary that adjoins:

1. A *site* in the General Residential Zone;
2. A *site* in the Whakarongotai Takiwā Precinct;
3. A *site* containing a *historic heritage* feature;
4. A *boundary* of a *designation* for rail corridor purposes.

Where the *boundary* forms part of a legal right of way, *entrance strip*, *access site*, or pedestrian *access* way, the *height in relation to boundary* applies from the farthest *boundary* of that legal right of way, *entrance strip*, *access site*, or pedestrian access way.

This standard does not apply to:

c. a *boundary* with a *road*;
d. existing or proposed internal *boundaries* within a *site*;
e. *site boundaries* where there is an existing common wall between 2 *buildings* on adjacent *sites* or where a common wall is proposed.

Setbacks

4. *Buildings* and *structures* must be set back from the relevant *boundary* by the minimum depth listed in the *yards* table below:

HRZ-Table 1 – *Yard* setbacks

Yard	**Minimum depth**
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

This standard does not apply to *site boundaries* where there is an existing common wall between 2 *buildings* on adjacent *sites* or where a common wall is proposed.

Building coverage

5. The maximum *building coverage* must not exceed 50% of the *net site area*.

Outdoor living space (per unit)

6. A *residential unit* or *retirement unit* at ground floor level must have an *outdoor living space* that is at least 20m^2 and that comprises ground floor, balcony, patio, or roof terrace space that:

a. where located at *ground level*, has no dimension less than 3 metres; and
b. where provided in the form of a balcony, patio, or roof terrace, is at least 8m^2 and has a minimum dimension of 1.8 metres; and
c. is accessible from the *residential unit* or *retirement unit*; and
d. may be:
   i. grouped cumulatively by area in 1 communally accessible location; or
   ii. located directly adjacent to the unit; and
e. is free of *buildings*, parking spaces, and servicing and manoeuvring areas.

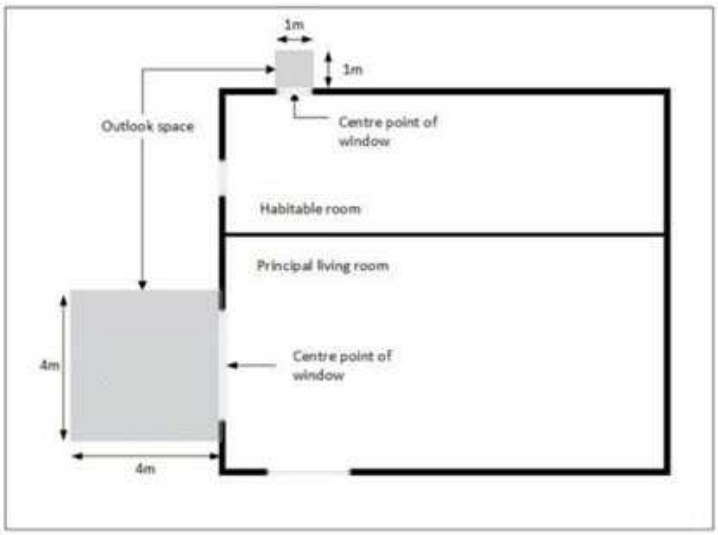
7. A *residential unit* or *retirement unit* located above ground floor level must have an *outdoor living space* in the form of a balcony, patio, or roof terrace that:

    a. is at least 8m^2 and has a minimum dimension of 1.8 metres; and
    b. is accessible from the *residential unit* or *retirement unit*; and
    c. may be:
        i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at *ground level*; or
        ii. located directly adjacent to the unit.

Outlook space (per unit)

8. An outlook space must be provided for each *residential unit* or *retirement unit* as specified in this standard:

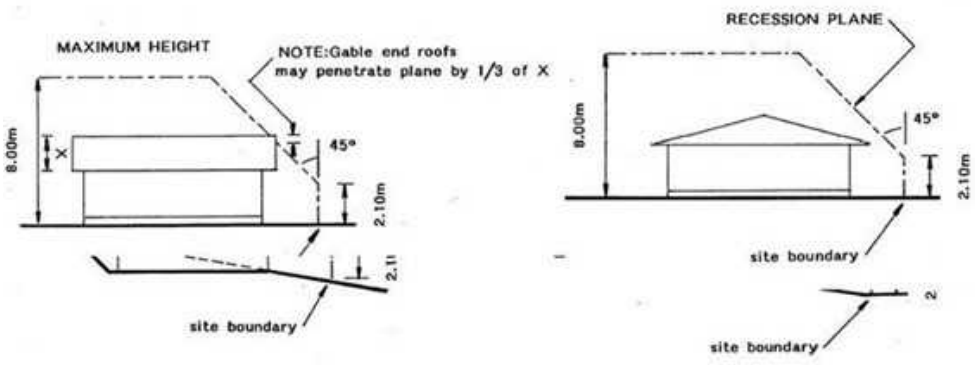
    a. An outlook space must be provided from *habitable room* windows as shown in the diagram below:



HRZ-Diagram 1 - Outlook space

    b. The minimum dimensions for a required outlook space are as follows:
        i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
        ii. all other *habitable rooms* must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
    c. The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies.
    d. Outlook spaces may be over *driveways* and footpaths within the *site* or over a public street or other public *open space*.
    e. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey *building*.
    f. Outlook spaces may be under or over a balcony.
    g. Outlook spaces required from different rooms within the same *building* may overlap.
    h. Outlook spaces must:
        i. be clear and unobstructed by *buildings*; and
        ii. not extend over an outlook space or *outdoor living space* required by another dwelling.

	Windows to street 9. Any *residential unit* or *retirement unit* facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. Landscaped area 10. A *residential unit* or *retirement unit* at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of *trees* regardless of the ground treatment below them. 11. The landscaped area may be located on any part of the *development site*, and does not need to be associated with each *residential unit* or *retirement unit.*	
HRZ-R7	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure* within the Whakarongotai Takiwā Precinct. The following are excluded from this rule: • *Papakāinga* (*papakāinga* are provided for within the Whakarongotai Takiwā Precinct under rules HRZ-R11 or HRZ-R17) • *Minor Buildings* *Measurement criteria* apply to some activities under this rule.	**Added** 01 Sep 23 PC2

Permitted Activity	**Standards** 1. Compliance with the standards set out under rule HRZ-R6 except for: a. HRZ-R6 Standard 1; b. HRZ-R6 Standard 2; and c. For boundaries with Whakarongotai Marae, HRZ-R6 Standard 3. Number of *residential units* or *retirement units* per *site* 2. There must be no more than 1 *residential unit* or *retirement unit* per *site*. *Height* 3. *Buildings* and *structures* must not exceed 8 metres in *height*. *Measurement criteria:* *Height* must be measured using the *height measurement criteria*. *Height in relation to boundary* 4. For boundaries with Whakarongotai Marae, any *building* or *structure* must fit within a *height in relation to boundary* envelope which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* and inclines inwards at an angle of 45 degrees. *Measurement Criteria*: a. The *height in relation to boundary* envelope must be measured from a point above the *original ground level* at the *boundary* (including restrictive covenant areas of *cross lease* properties). b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials* are excluded from the *height in relation to boundary* c. Where there is a right-of-way or an *access strip*/leg adjoining the *allotment boundary*, the *height in relation to boundary* envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or *access strip*/leg.  **Note**: Any solar panel erected on, or anchored to, a *building* is exempt from the standard above where it does not breach the maximum permitted *height in relation to boundary* envelope by more than 1 metre (measured vertically) (see ENGY-R2).	
HRZ-R8	Relocation of any *building* excluding *minor buildings*.	**Added** 01

		Sep 23 PC2
Permitted Activity	**Standards** Any relocated *building* must be able to comply with the *permitted activity* standards for *buildings* set out under HRZ-R6 or HRZ-R7.	

Notes

1. Attention is drawn to Historic Heritage chapter, in which additional controls apply to the *relocation* of listed *historic heritage buildings*.
2. Attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all *building* works, including the removal and *relocation* of *buildings*. These requirements relate to a range of matters including for example: stability (which includes *building* and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface *water* and drainage systems); safety of users; services and facilities (which includes airborne and sound impact, ventilation, piped services and plumbing/drainage systems); and energy efficiency. Under Section 17 of the Building Act (2004), all *building* work must comply with the Building Code to the extent required by the Building Act, whether or not a *building* consent is required in respect of that *building* work.

HRZ-R9	*Development* of Lot 2 DP 441854 (Milne Drive, Paraparaumu).	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. All proposed *buildings* and activities, and all changes to *buildings* and activities must demonstrate that *hydraulic neutrality* in any equivalent ARI 24-hour storm event up to a 1% Annual Exceedance Probability flood event will be achieved on-site. 2. No sealed *carpark* shall be formed and no *building* or *structure* shall be erected within the parts of the *site* identified on the Structure Plan in Appendix 18 as 'No Build Areas' other than fences, and *structures* required in association with on-site stormwater management and disposal. 3. Prior to the occupation of any *residential building*, the 'No-Build Area B' shall be developed to include: a. an earth bund of not less than 1.5 metres in *height*; b. a 2 metre-high close-boarded timber or other acoustic fence on top of the earth bund (i.e. in combination having a total *height* of not less than 3.5 metres above *original ground level*) except as necessary to provide for pedestrian access if required; c. the bund and fence shall be continuous through 'No-Build Area B' except where an opening is necessary to provide a single pedestrian access through it; and d. establishment of vegetation to visually screen the fence, including tree species capable of growing to at least 4.0 metres in *height*. 4. The entire width of 'No-Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond. 5. Only eco-sourced indigenous plant species from the Foxton Ecological District must be used for planting to create the vegetated buffer in 'No-Build Area C'. 6. All *buildings* (excluding *minor buildings*) must comply with the permitted activity standards for *buildings* (excluding *minor buildings*) set out under Rule HRZ-R6.	
HRZ-R10	*Home businesses* and *home craft occupations* *Qualifying criteria* apply to activities under this rule.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards**	

	1. *Home businesses* and *home craft occupations* must: a. be carried out within a lawfully established *residential building* (excluding *minor buildings*) or an associated accessory building that meets the *permitted activity* standards in Rules HRZ-R6 or HRZ-R7; b. not involve the use of any source of motive power other than electric motors of not more than 0.56kw; c. be limited to one *home business* or *home craft occupation* per *residential unit*, excluding home *offices*; d. not have more than one non-resident person working in the *home business* or *home craft occupation* at any one time; and e. not have any deliveries related to the activity made to or from the *home business* or *home craft occupation* between the hours of 7pm and 7am. 2. The total floor area used for *home businesses* or *home craft occupations* must not exceed 40m^2 per *residential unit*. 3. In addition to Standards (1) and (2) above, for any *home businesses*: a. any *retailing* must be an *ancillary activity* to the *home business*; b. no goods on display shall be visible from outside the *building* in which the *home business* is undertaken; and c. the maximum *retail floor space* or sales area must not exceed 10m^2 per *residential unit*. *Qualifying Criteria*: *Home businesses* and *home craft occupations* are performed entirely within a *residential building* or *accessory building*. *Home businesses* and *home craft occupations* shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, *heavy trade vehicles*, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service (except that empty, clean drums may be stored in a suitably screened area), wrought iron work or manufacture, motor body building, fish processing, breeding or boarding of dogs or cats, *visitor accommodation* or any process which involves repetitive use of power tools, drills or hammering or any *business activity*, trade, craft or profession which creates a *nuisance effect* at or beyond the *boundary* of the *property* on which the activity is occurring, and does not include *temporary residential rental accommodation*.	
Notes: 1. For on-site vehicle parking, requirements for non-resident employees, deliveries and customers refer to the rules and standards in the Transport Chapter. 2. For requirements in respect of *signs* and *noise*, refer to the rules and standards in the Noise and Signs Chapters		
HRZ-R11	*Papakāinga* on *land* held under Te Ture Whenua Māori Act 1993.	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. *Buildings* and *structures* (excluding *minor buildings*) must comply with the following Standards: a. Standards 2, 3, 4 and 5 set out under rule HRZ-R6; or b. where the *papakāinga* is in the Ōtaki Takiwā Precinct, Standards 3, 4 and 5 set out under rule HRZ-R6 and Standards 3 and 4 set out under rule HRZ-R7. 2. The *gross floor area* of all *commercial activities* must not exceed the lesser of 20% of the area of the *subject site*, or 500m^2.	

Note: refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.		
HRZ-R12	*Visitor accommodation*, excluding *temporary residential rental accommodation* and excluding the use of land for accommodating five or less visitors, subject to a tariff being paid.	**Added** 01 Sep 23 PC2
Controlled Activity	**Standards** 1. Any *building* (excluding *minor buildings*) associated with the activity must comply with the permitted activity standards under HRZ-R6 or HRZ-R7. 2. The activity must not receive any delivery between the hours of 7pm and 7am.	**Matters of Control** 1. Transport *effects*. 2. *Landscaping*. 3. Noise *effects*. 4. Layout, size, design and location of any proposed *buildings* (excluding *minor buildings*) associated with the activity. 5. The imposition of conditions to manage visual, character and amenity *effects*. 6. Any positive *effects* to be derived from the activity. 7. Cumulative *effects*. 8. The imposition of *financial contributions* in accordance with the Financial Contributions Chapter

		of this Plan. **Note**: Other contributions may be applicable under the provisions of the Local Government Act 2002.
Note Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of control may also apply.		
HRZ-R13	Any activity which is listed as a *permitted activity* or a *controlled activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.	**Added** 01 Sep 23 PC2
Restricted Discretionary Activity		**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.
HRZ-R14	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure*, that do not comply with one or more of the standards under rules HRZ-R6 except for standard 1 under rule HRZ-R6. The following are excluded from this rule: • *Papakāinga* • *Retirement villages* **Notification** Public notification of an application for *resource consent* under this	**Added** 01 Sep 23 PC2

	Rule is precluded. Limited notification of an application for *resource consent* under this rule is precluded for non-compliance with the following standards: • Standards 6 to 11 under rule HRZ-R6.	
Restricted Discretionary Activity		**Matters of Discretion** 1. The matters contained in the *Land Development Minimum Requirements*. 2. Consideration of the *effects* of the standard not met. 3. Where the *site* is located adjacent to a *Place and Area of Significance to Māori* identified in Schedule 9, *effects* on cultural values. 4. Where the *site* is located adjacent to a *site* containing a *historic*

			heritage feature, *effects* on historic heritage values. 5. The imposition of *financial contributions* in accordance with the Financial Contributions Chapter.
HRZ-R15	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure*, that do not comply with standard 1 under rule HRZ-R6. The following are excluded from this rule: • Papakāinga • Retirement villages **Notification** Public and limited notification of an application for *resource consent* under this Rule is precluded.	**Added** 01 Sep 23 PC2	
Restricted Discretionary Activity			**Matters of Discretion** 1. The relevant matters contained in the Residential Design Guide in Appendix 24. 2. The matters contained in the *Land Development Minimum Requirements*. 3. *Site* layout. 4. *Building* density, form

			and appearance. 5. Streetscape. 6. *Landscaping*. 7. *Reverse sensitivity*. 8. Transport *effects*. 9. Where the *site* is located adjacent to a *Place and Area of Significance to Māori* identified in Schedule 9, effects on cultural values. 10. Where the *site* is located adjacent to a *site* containing a *historic heritage feature*, *effects* on *historic heritage* values. 11. The imposition of *financial contributions* in accordance with the Financial Contributions Chapter.
HRZ-R16	New *buildings* and *structures*, and any minor works, *additions* or	**Added** 01	

	alterations to any *building* or *structure*, within the Whakarongotai Takiwā Precinct that do not comply with one or more of the standards under rule HRZ-R7. The following are excluded from this rule: • *Papakāinga* (*papakāinga* are provided for within the Whakarongotai Takiwā Precinct under rules HRZ-R17 or HRZ-R18) **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	Sep 23 PC2
Restricted Discretionary Activity		**Matters of Discretion** 1. The matters of discretion listed under rule HRZ-R15. 2. *Effects* on cultural values and *tikanga Māori*. 3. *Effects* on the use and function of marae and other places of significance to *tangata whenua* located within the Precinct.
Notes: 1. For resource consent applications under this rule, the owners and occupiers of the relevant places of significance to *tangata whenua* will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided. 2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include the cultural values and *tikanga Māori* associated with the		

marae.

HRZ-R17	*Papakāinga* on *general title land*. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	**Added** 01 Sep 23 PC2

Restricted Discretionary Activity	**Standards** 1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai. 2. Compliance with the Standards set out under rule HRZ-R11.	**Matters of Discretion** 1. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; 2. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership. 3. The matters contained in the *Land Development Minimum Requirements*.

Notes:

1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.
2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include:

    a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
    b. any other matter related to *tikanga Māori*.

HRZ-R18	*Papakāinga* on land held under Te Ture Whenua Māori Act 1993 or on *general title land* that do not comply with one or more of the Standards set out under Rules HRZ-R11 or HRZ-R17.	**Added** 01 Sep 23 PC2

	Notification Public notification of an application for *resource consent* under this Rule is precluded.	
Restricted Discretionary Activity	**Standards** 1. For *papakāinga* on *general title land*, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai.	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. The matters contained in the *Land Development Minimum Requirements*. 4. For *papakāinga* on *general title land*: a. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; b. Evidence of appropriate legal mechanism(s) to

			ensure that *land* is maintained in Māori ownership.

Notes:
1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.
2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi* authority (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include:

    a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
    b. any other matter related to *tikanga Māori*.

HRZ-R19	*Commercial activities.*	**Added** 01 Sep 23 PC2

Restricted Discretionary Activity	**Standards** 1. The *commercial activity* is limited to the ground floor of an apartment *building* that contains 4 or more *residential units*. 2. The gross floor area of *commercial activities* on the *subject site* shall not exceed 200m^2. 3. Hours of operation shall be limited to: a. 7:00am to 9:00pm on Monday to Friday; b. 8:00am to 7:00pm on Saturday, Sunday and public holidays. 4. Where any *building* in which the activity is undertaken adjoins or is within 2 metres of any *road boundary*, at least 75% of the ground floor elevation(s) of the *building* that front onto the *road boundary* must be *active retail frontage* including pedestrian entrances and clear glass for the display of goods. 5. The activity must have *road* frontage to a *Strategic Arterial Route* (excluding any *State Highway*), a *Major Community Connector Route*, or Local Community Connector Route (as identified in District Plan Maps and TR-Table 7 - Transport Network Hierarchy).	**Matters of Discretion** 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding neighbourhood. 2. Whether the business is compatible with the character of the surrounding neighbourhood, or whether

		it would be better located in a Centre. 3. Effect on amenity values of nearby residential properties, especially hours and days of operation, noise, and privacy impacts. 4. The extent to which the activity may adversely impact on traffic generation, road safety, onsite and street parking, and access. 5. Any positive *effects* to be derived from the activity. 6. Cumulative *effects*. 7. The imposition of *financial contributions*

		in accordance with the Financial Contributions chapter of this Plan. **Note:** Other contributions may be applicable under the provisions of the Local Government Act 2002.
HRZ-R20	Construction or alteration of or addition to any *building* or *structure* for a *retirement village* involving 4 or more *retirement units* per site.	**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Where any of the standards under rule HRZ-R6 are breached, consideration of the *effects* of the standard not met. 2. The effects of the *retirement village* on the

safety of adjacent streets or public *open spaces*.

3. The effects arising from the quality of the interface between the *retirement village* and adjacent streets or public *open spaces*.
4. The extent to which articulation, modulation and materiality addresses adverse visual dominance *effects* associated with *building* length.
5. When assessing the matters in 1 — 4, consider:

    a. The need to provide for efficient use of

		b. larger sites; and b. The functional and operational needs of the *retirement village*. 6. The positive *effects* of the construction, *development* and use of the *retirement village*. 7. The matters in policy HRZ-P14.
HRZ-R21	Any activity which is listed as a *restricted discretionary activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.	**Added** 01 Sep 23 PC2
Discretionary Activity		
HRZ-R22	*Shared or group accommodation* or *supported living accommodation* which does not comply with one or more permitted activity standards under HRZ-R4. The following are excluded from this rule: • *Retirement villages*.	**Added** 01 Sep 23 PC2
Discretionary Activity		
HRZ-R23	*Visitor accommodation*, excluding *Temporary Residential Rental Accommodation* and excluding the use of land for accommodating five or less visitors subject to a tariff being paid, which does not comply with one or more of the *controlled activity* standards under HRZ-R12.	**Added** 01 Sep 23 PC2
Discretionary Activity		
HRZ-R24	Any *home business* or *home craft occupation* that complies with Standard 3 of HRZ-R10 but does not comply with one or more of the other *permitted activity* standards under HRZ-R10.	**Added** 01 Sep 23 PC2
Discretionary		

Activity		
HRZ-R25	Any *commercial activity* that does not comply with one or more of the restricted discretionary activity standards under HRZ-R19.	**Added** 01 Sep 23 PC2
Discretionary Activity		
HRZ-R26	Any *home business* or *home craft occupation* which is not a *permitted activity* under HRZ-R10 or a discretionary activity under HRZ-R24.	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R27	Any *commercial*, *industrial* or *retail activity* that is not listed as a *permitted*, *controlled*, *restricted discretionary* or *discretionary activity*.	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R28	*Offensive trades.*	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R29	Boarding or housing of animals for commercial gain.	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R30	The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R31	Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed *building* (excluding *minor buildings*).	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R32	The parking or placing of any motor vehicle, boat, caravan or material for the purposes of sale or lease within *road* or *Council* reserve other than specified areas by resolution of *Council*.	**Added** 01 Sep 23 PC2
Non-complying Activity		
HRZ-R33	Commercial panelbeating and spraypainting	**Added** 01 Sep 23 PC2
Prohibited Activity		