GRZ - General Residential Zone

[**Amended** 01 Sep 23 PC2]

Introduction

The *Residential Zones* of the Kāpiti Coast are the urban areas where *residential activities* are the primary activity. The *Residential Zones* provide for a range of densities and built forms, including higher density and non-traditional (i.e. shared housing) residential developments and *papakāinga*.

There is an ongoing need to manage other *land* use activities that produce *effects* which adversely affect the quality of the *Residential Zones*. A high level of residential amenity and a low level of *nuisance effects* are sought within the *Residential Zones*. There are some activities (for example, churches, dairies, and some *community facilities*) that are able to co-exist with *residential activities* and that contribute to a walkable, high-amenity, resilient local community, which need to be enabled in appropriate circumstances.

The following issues are covered in this Chapter:

- housing choice
- residential amenity
- local character
- management of development densities
- *non-residential activities* in the *Residential Zones*.

This Chapter contains policies, rules and standards relating specifically to the General Residential Zone. Policies, rules and standards relating to the other *Residential Zones* (the High Density Residential Zone, Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area) are located within the respective chapters.

District-wide policies that set out *Council*'s approach to managing urban development and *residential activities* in all areas and *zones* across the District are set out in the Strategic Direction chapters. Rules and standards relating to *residential activities* in other *zones* are located in the relevant area-specific chapters (e.g. Commercial Mixed Use Zones, Rural Zones).

Many areas in the *General Residential Zone* are characterised by special features as shown on the District Plan. Chapters relating to special features (e.g. Natural Hazards, Historic Heritage, and Natural Environment Values) also contain relevant provisions applying to the *General Residential Zones*.

General Residential Zone

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The General Residential Zone contributes to the *development* of a well-functioning urban environment by enabling a variety of housing types and sizes that will provide a greater diversity of housing options for the city. The provisions of this *zone* incorporate the *Medium Density Residential Standards* (the *MDRS*) and give effect to Policy 3 of the National Policy Statement on Urban Development 2020 (the NPS-UD).

A mix of housing densities are provided for throughout the *Zone*, with higher densities enabled in areas that are well served by public transport or are close to a range of *commercial activities* and community services. Housing types anticipated in the *Zone* include detached housing, semi-detached housing, terrace housing, low-rise apartments, and in some areas mid-rise apartments. The *development* of *papakāinga* is also provided for within the *Zone*. The *Zone* does not promote one form of housing over another but instead provides flexibility to meet the community's diverse housing needs while recognising that there are parts of the *Zone* where the permitted development height and density may be modified or limited by *qualifying matters*.

It is anticipated that the form, appearance and amenity of neighbourhoods within the *Zone* will change over time. Where appropriate, design guidelines help manage this change by promoting a high standard of urban design and encouraging new *development* to contribute to the changing character of the *Zone*.

The following precincts are used to recognise or provide for a range of specific matters throughout the *Zone*:

Coastal Qualifying Matter Precinct

The Coastal Qualifying Matter Precinct covers parts of the *Zone* near to the coast that have been identified as being potentially susceptible to coastal erosion hazard (as well as land identified as being potentially susceptible to coastal inundation hazard at Peka Peka Beach). The purpose of this precinct is to identify the area within which the level of *subdivision* and *development* otherwise required by the *Medium Density Residential Standards* and policy 3 of the NPS-UD will not be enabled until the management of coastal hazards is addressed through a future coastal environment plan change. The precinct and the provisions associated with it will be removed as part of this future plan change process.

Ōtaki Takiwā Precinct

The purpose of the Ōtaki Takiwā Precinct is to recognise that cultural and traditional practices and values that exist in and around the Ōtaki Main Street Town Centre contribute to a well-functioning *urban environment* that enables tangata whenua to express their cultural traditions and norms. This precinct encompasses several places of significance to *tangata whenua*, which include:

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- *Urupā*;
- Kohanga reo and kura kaupapa Māori;
- A traditional *papakāinga* area located within the blocks bounded by Rangatira Street and Iti Street.

The precinct recognises that these places 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 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 these places, and the use and function of these places.

Beach Residential Precinct

The Beach Residential Precinct provides for policies that recognise that coastal landforms and mature established vegetation are notable characteristics of the Precinct.

Within the Waikanae Beach Residential Precinct, the largely intact historical *subdivision* pattern is recognised as a notable characteristic. This pattern dates back to the *subdivision* of the area as a beach settlement in the period between the 1920s and 1950s.

While it is anticipated that the character of the Beach Residential Precinct will change over time, these policies require that, where *subdivision*, use and *development* is not a *permitted activity*, consideration is given to these characteristics.

With the exception of the part of the precinct that is located in the Coastal Qualifying Matter Precinct, there are no specific rules for building density or *subdivision* associated with the Beach Residential Precinct.

Waikanae Garden Precinct

The Waikanae Garden Precinct provides for a policy that recognises that the presence of existing mature trees and areas of extensive vegetation are a notable characteristic of the Precinct.

While it is anticipated that the character of the Waikanae Garden Precinct will change over time, this policy requires that, where *subdivision*, use and *development* is not a *permitted activity*, consideration is given to these characteristics.

There are no specific rules for building density or *subdivision* associated with the Waikanae Garden Precinct.

County Road Ōtaki Precinct

This precinct provides for specific *subdivision* rules associated with a scheduled *ecological site* and the provision of an integrated traffic management assessment for the *development* of a number of *allotments* located around County Road, Ōtaki. Refer to the Subdivision in Residential Zones chapter for rules associated with this precinct.

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-O21 - Housing in *Relevant Residential Zones*;
- 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	
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	**Amended** 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-O21	Housing in *Relevant Residential Zones*	**Added** 01 Sep 23 PC2

Relevant residential zones provide for a variety of housing types and sizes that respond to:

1. Housing needs and demand; and
2. The neighbourhood’s planned urban built character, including 3-storey *buildings*.

DO-O22	Higher Density Housing in *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

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

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*	**Amended** 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

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

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

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

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 *effect*s 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 effect*s 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

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 *effect*s 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

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).

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See Rule NH-FLOOD-R2 for separation of *buildings* and *structures* from *waterbodies* standards, TR-PARK-R18 to TR-PARK-R21 for Parking, INF-MENU-R27 to INF-MENU-R29, INF-MENU-R35, INF-MENU-R37, SUB-DW-R25, SUB-DW-R4, SUB-DW-R5 and SUB-DW-R23 in relation to *water* and *stormwater* and the Financial Contributions chapter in relation to financial contributions rules and standards for all development.

Provisions in other chapters of the Plan may also be relevant.

Policies

GRZ-P20	*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.

GRZ-P21	*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*).

GRZ-P22	*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.		
GRZ-P23	*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.		
GRZ-P24	*Medium Density Residential Standards* — Policy *5*	**Added** 01 Sep 23 PC2
Provide for *developments* not meeting *permitted activity* status, while encouraging high-quality *developments.*		
GRZ-P25	Higher Density Housing	**Added** 01 Sep 23 PC2
Provide for higher-density housing (including *buildings* up to 4-storeys in height variation control areas adjacent to the *Town Centre Zone* and *Local Centre Zone*) where *development* fulfils the intent of the Residential Design Guide in Appendix 24.		
GRZ-P26	Coastal Qualifying Matter Precinct	**Added** 01 Sep 23 PC2
Within the Coastal Qualifying Matter Precinct, the level of *subdivision* and *development* otherwise required by the *Medium Density Residential Standards* and policy 3 of the NPS-UD will not be enabled until the management of coastal hazards within the precinct is addressed through a future coastal environment plan change.		
Note: The Coastal Qualifying Matter Precinct will be removed when provisions to manage coastal hazards are incorporated into the District Plan as part of a future coastal environment plan change.		
GRZ-P27	Ōtaki Takiwā Precinct	**Added** 01 Sep 23 PC2

Subdivision, use and *development* within the Ōtaki Takiwā Precinct will recognise the significance of the area to *tangata whenua* and avoid, remedy or mitigate adverse *effects* on the cultural values, *tikanga Māori*, use and function of places of significance to tangata whenua located within the area, including:

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- *Urupā* located within the Precinct;
- Kohanga reo and kura kaupapa Māori located within the Precinct;
- A traditional *papakāinga* area located within the blocks bounded by Rangatira Street and Iti Street;

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 these places;
2. Seeking to avoid *buildings* that overlook these places;
3. Seeking to avoid *buildings* and *structures* that further obstruct views from these places to the Tararua Range;
4. Recognising that *activities* adjacent to these places 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.

GRZ-P1	[Deleted]	**Deleted** 01 Sep 23 PC2
GRZ-P2	[Deleted]	**Deleted** 01 Sep 23 PC2
GRZ-P3	[Deleted]	**Deleted** 01 Sep 23 PC2
GRZ-P4	Beach Residential Precincts	**Amended** 01 Sep 23 PC2

Subdivision, use and *development* in the Beach Residential Precincts (excluding the Waikanae Beach Residential Precinct) 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).

GRZ-P5	Waikanae Beach Residential Precinct	**Amended** 01 Sep 23 PC2

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

1. Maintaining, where practicable, the intactness of existing dune landforms;
2. Cohesiveness, where practicable, with the historic *subdivision* pattern of the Precinct; and
3. The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).

GRZ-P6	Waikanae Garden Precinct	**Amended** 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).

GRZ-P7	Development and Landforms

Subdivision, use and *development* (including associated *driveways*) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

1. the visual impact, bulk and scale of *buildings* and *structures* on identified landscape values, *ecological sites, geological features* or *areas of high natural character*;
2. the extent of cut and fill;
3. the need for and the *height* of retaining walls; and
4. the mass of *buildings* on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.

GRZ-P8	Reverse Sensitivity

New residential *subdivision* and *development* will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise *reverse*

sensitivity effects.

Residential activities (excluding *visitor accommodation* other than *temporary residential rental accommodation*) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.

GRZ-P9	*Residential Activities* (excluding *visitor accommodation* other than *temporary residential rental accommodation*)	**Amended** 01 Sep 23 PC2

Residential activities will be recognised and provided for as the principal use in the *Residential Zones,* 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 built character 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 households will be provided for;
5. the functional and operational requirements of different types of housing are recognised; and
6. *accessory buildings* and *buildings* which are *ancillary* to *residential activities* will be provided for.

GRZ-P10	Residential Amenity	**Amended** 01 Sep 23 PC2

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

1. *building* size and *footprint* will be proportional to the size of the *allotment*;
2. usable and easily accessible private *outdoor living spaces* will be provided;
3. *buildings* and *structures* will be designed and located to maximise sunlight access, privacy and amenity for the *site* and adjoining *allotments*;
4. *buildings* and *structures* will be designed and located to respond to the planned built character of the *Zone*;
5. appropriate separation distances will be maintained between *buildings*;
6. *yards* will be provided to achieve appropriate *building* setbacks from neighbouring areas, the street and the coast;
7. hard and impermeable surfaces will be offset by permeable areas on individual *allotments*;
8. unreasonable and excessive *noise*, odour, smoke, *dust*, light, glare and vibration will be avoided;
9. *non-residential buildings* will be of a form and scale which is compatible with the surrounding residential *environment*; and
10. service areas for *non-residential activities* will be screened, and planting and *landscaping* will be provided.

GRZ-P11	Residential Streetscape

Development, use and *subdivision* will enhance the amenity, functionality and safety of the streetscape in the *Residential Zones*. To achieve a positive relationship between *development* and the street, *development* will be undertaken in accordance with the *Council's* Streetscape Strategy and Guideline:

1. direct pedestrian access will be provided from the street to the front entrance of the *primary residential building*, where practicable;
2. where practicable, at least one *habitable room* will be orientated towards the street;
3. the safety of *road* users, including pedestrians and cyclists, will not be adversely affected; and
4. on-site vehicle manoeuvring will be provided for rear *allotments*, *allotments* with significant sloping driveways and on *strategic arterial routes*.

GRZ-P12	Landscaping	**Amended** 01 Sep 23 PC2

Landscaping will be required for *non-residential activities* and residential development in the *Residential Zones* to enhance residential amenity, while promoting *water* conservation and biodiversity and allowing for the natural infiltration of surface *waters* through permeable treatments. Landscaping will be located and designed in accordance with the following principles:

1. the visual impact of large *buildings* will be reduced by appropriate screening and planting;
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. public *infrastructure* and services will not be damaged or blocked;
6. planting of locally *indigenous vegetation* will be encouraged; and
7. permeable surfaces will be provided for the natural infiltration of surface *waters*.

GRZ-P13	Energy Efficiency

Where practicable, *development* and *subdivision* in the *Residential Zones* 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.

GRZ-P14	*Minor Residential Units* in the Coastal Qualifying Matter Precinct	**Amended** 01 Sep 23 PC2

A *minor residential unit* will be provided for where it is *ancillary* to a *residential unit* and is undertaken in the following manner:

1. it will be of a scale suitable to accommodate 1 or 2 persons;
2. it will not compromise the provision of sufficient *outdoor living space* areas; and
3. it will not unreasonably affect the privacy, outlook or *sunlight* access of the *primary residential building* or adjoining properties and public spaces.

Note: this policy only applies to in the Coastal Qualifying Matter Precinct

GRZ-P15	*Accessory Buildings*

Accessory buildings will be provided for where they are *ancillary* to *residential activities* on-site (excluding *visitor accommodation* which is not a *temporary residential rental accommodation*) and are undertaken in accordance with the following principles:

1. they will not unreasonably affect the privacy, amenity, outlook or *sunlight* access of other *residential buildings* or adjacent properties and public spaces;
2. their size, cumulative area, location and visual appearance will not dominate other *residential buildings* or streetscape; and
3. they will not compromise the provision of sufficient *outdoor living spaces*.

GRZ-P16	Supported Living and Older Persons Accommodation	**Amended** 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 and 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.

GRZ-P28	*Retirement Villages*	**Added** 01 Sep 23 PC2

Retirement villages will be enabled in the General 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*.

GRZ-P17	Shared and Group Accommodation

Shared and group accommodation may be provided for where facilities are shared by residents on-site at an intensity and scale compatible with other residential development within the locality.

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 residential nature and character 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.

GRZ-P18	*Home Businesses*

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 *Residential Zones* and the primacy and vitality of *centres*.

GRZ-P19	Non-Residential Activities

1. *Non-residential activities* other than activities managed under the Community Facilities Chapter will be allowed in the *Residential Zones* only if the activities are compatible with *residential activities* and the *amenity values* of residential areas, and if they provide a function which:

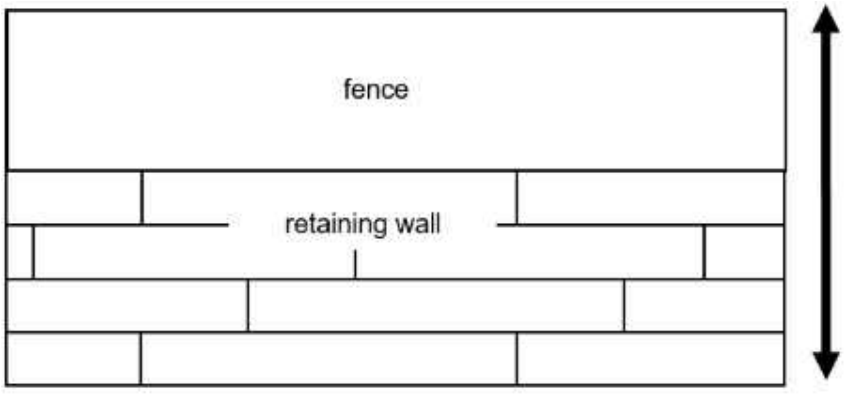
    a. minimises the need to travel for daily goods and services;
    b. supports the resilience of the local neighbourhood;
    c. provides a service or function to the local neighbourhood; and
    d. does not detract from the vitality of *centres* and other *Working Zones*.

2. In determining whether or not the scale of *effects* of *non-residential activities* is appropriate, particular regard shall be given to:

    a. the appropriateness of the scale, size and intensity of the proposed *buildings* and activities and visual or landscape mitigation proposed;
    b. 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;
    c. the appropriateness — in the design and amount — of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;
    d. the hours of operation, including the timing and frequency of delivery/service vehicles;
    e. the *effects* on residential character and *amenity values* of the surrounding *environment* generated by the proposed *building* or activity;
    f. *nuisance effects* (including *noise*, odour, light, glare, smoke and *dust*) produced on-site;
    g. 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 amenity of the surrounding *environment*;
    h. whether the activities adversely affect the vitality of *centres*;
    i. whether the activity provides goods and services to meet the daily needs of the local neighbourhood; and
    j. any cumulative *effects*.

Rules

GRZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.
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.	
GRZ-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.	
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter.	
GRZ-R3	Fences and Walls	
Permitted Activity	**Standards** *Height* (measured above *original ground level*) 1. The maximum *height* of any fence or wall on a *boundary* shall be 2 metres, except: a. in the front *yard*, where the maximum *height* shall be 1.8 metres; b. in the front *yard* in the Waikanae Beach Precinct where the maximum *height* shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum *height* shall be 1.2 metres; c. along any *boundary* which adjoins any Natural Open Space or *Open Space Zone* (excluding the Private Recreation and Leisure Precinct), *esplanade* or any *access strip*, where the maximum *height* shall be 1.8 metres. 2. For the purposes of calculating maximum *height* under standard (1) above 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.	
GRZ-R4	*Shared and group accommodation* and *supported living accommodation*. The following are excluded from this rule: • *Retirement villages*.	**Amended** 01 Sep 23 PC2

Permitted Activity	**Standards** Number of residents and residential units 1. No more than 6 residents shall be accommodated at any time. 2. No more than one *residential unit* shall be provided. Buildings 3. Any *building* (excluding *minor buildings*) used for the purposes of *shared and group accommodation* or *supported living accommodation* must comply with the standards in GRZ-R6 excluding standard 1 a) i., GRZ-R33 or GRZ-R34.	
GRZ-R5	*Outdoor storage* associated with *non-residential activities*.	
Permitted Activity	**Standards** Location 1. *Outdoor storage* must not be located in any front *yard* or any coastal *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.	
GRZ-R6	New *buildings*, and any minor works, *additions* or *alterations* to any *building* within the Coastal Qualifying Matter Precinct. The following are excluded from this rule: • Any listed *historic heritage building* (see the Historic Heritage chapter). • *Papakāinga* (refer rules GRZ-R35 or GRZ-R39) • *Minor Buildings* *Residential unit measurement criteria, qualifying criteria,* and *measurement criteria* apply to some activities under this rule.	**Amended** 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** Maximum number of *residential units* (as measured by the *Residential Unit Measurement Criteria*) or *retirement units* 1. For any *allotment* in the Coastal Qualifying Matter Precinct, no more than one *residential unit* may be erected, except that:	

a. up to four *residential units* or *retirement units* may be erected on-site provided it can be shown that:
    i. each *residential unit* or *retirement unit* is capable of being contained within its own *allotment w*hich complies with the *subdivision* standards under Rules SUB-RES-R26 and SUB-RES-R27;
    ii. each *residential unit* or *retirement unit* must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached *residential units*;
    iii. each *residential unit* or *retirement unit* must comply with the *permitted activity* standards under GRZ-R6; and
    iv. each *residential unit* or *retirement unit* must comply with the payment of financial contributions under the Financial Contributions chapter.

Note: *Residential Units* associated with *visitor accommodation* other than *temporary residential rental accommodation* are not managed by this rule. Refer to Rule GRZ-R11 for visitor accommodation requirements.

Minor residential units

2. A maximum of one *minor residential unit* may be erected as *ancillary* to a *residential unit* on any *allotment* that meets the applicable minimum *allotment* size requirements in Rules SUB-RES-R26 and SUB-RES-R27.
3. A *minor residential unit* must not be sold or otherwise separately disposed of except in conjunction with the *residential unit*.

Note: Notwithstanding this standard a *minor residential unit* may be removed from the *allotment*.

Qualifying Criteria:

In order to be self-contained a *minor residential unit* must contain a *kitchen* and *bathroom*. A *minor residential unit* has a gross floor area which is no greater than 54m^2.

Measurement Criteria:

When measuring gross floor area for the purposes of a *minor residential unit*, include:

a. covered yards and areas covered by a roof but not enclosed by walls

Exclude:

a. decks and covered *outdoor living spaces*
b. uncovered stairways;
c. floor space in terraces (open or roofed), external balconies, breezeways or porches;
d. *car parking* areas; and
e. floor space of interior balconies and mezzanines not used by the public.

Coverage

4. The maximum *building coverage* of any *allotment* shall be 40%, except in the

Beach Residential Precinct where it shall be 35%.

Measurement Criteria:

When measuring *building coverage,* include:

a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.

Exclude:

a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
b. the footprint of any *minor building*

5. The combined maximum area of all *accessory buildings* on any *allotment* shall be 60m^2.

Measurement Criteria:
The footprint of any *minor building* are excluded from the limits in this standard.

Height

6. The maximum *height* of any *building* shall be 8 metres except:

a. any *accessory building, structure* and any *minor residential unit* (excluding a *minor residential unit* contained within the *primary residential building*) shall have a maximum *height* of 4.5 metres;
b. any *building* in the *Beach Residential Precinct*, except for any *accessory building* or *minor residential unit* (excluding a *minor residential unit* contained within the *primary residential building*), shall have a maximum *height* of 8 metres and no more than two storeys.

Measurement Criteria:

Height must be measured using the *height measurement criteria*.

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* by more than 1 metre (measured vertically) (see ENGY-R2).

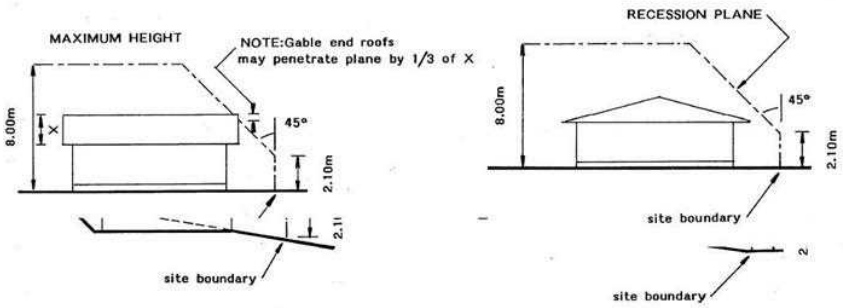
7. Any *building* or *structure* must fit within a *height in relation to boundary* envelope which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* and inclines inwards at an angle of 45 degrees.

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.

d.



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).

Floor area ratio – Beach Residential Precinct

8. Any *allotment* in the Beach Residential Precinct shall have a maximum *floor area ratio* of 0.6:1.0, excluding the Beach Residential Precinct at Waikanae Beach where it shall be 0.5:1.0.

Outdoor living areas

9. The *primary residential building* must have an *outdoor living space*. *Outdoor living space* must:

    a. have a minimum area of 40m^2;
    b. contain no dimension less than 4 metres;
    c. be located to the north, west or east of any *primary residential building*;
    d. be screened by a fence or vegetation to provide privacy from the ground floor windows and the *outdoor living space* of other *primary residential buildings*; and
    e. have direct access to an internal *habitable room* in the *primary residential building*.

    Qualifying Criteria
    Outdoor Living Spaces may be covered but may not be enclosed. An *Outdoor Living Space* does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.

Yards and building location

10. Any *allotment* must meet the following minimum *yard* requirements:

    a. for any front *yard* (excluding the Beach Residential Precinct):

        i. any *building, structure,* or above ground *water* tank must be set back at least 4.5 metres from any *legal road boundary*, except that any *primary residential building* may be located within a distance no closer than 3 metres from any *road boundary*

provided that any part of the *primary residential building* located within 4.5 metres of the *road boundary* is not used as a garage, carport or other covered vehicle storage area; and

ii. any eave which intrudes into the front *yard* by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;

b. for any front *yard* in the Beach Residential Precincts:

i. any *building, structure,* or above ground *water* tank must be set back at least 4.5 metres from any *road boundary*; and

ii. any eave which intrudes into the front *yard* by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;

c. Side and rear *yards*:

i. any *residential building* and any *habitable room* within any *accessory building*, must be setback from side or rear *boundaries* such that the following minimum dimensions are achieved:

a. if located on front *allotment* - 3 metres rear *yard*, 3 metres one side *yard*, and 1.5 metres all other side *yards*; and

b. if located on rear *allotment* - 3 metres all *yards*;

ii. any *accessory building* (excluding *habitable rooms* within the *accessory building*) or *structure* must be setback from side or rear *boundaries* such that rear and side *yards* have a minimum width of 1 metre;

iii. any *building* used for *non-residential activities* (excluding *home businesses* and *home craft occupations*) must be set back from side or rear *boundaries* by a minimum of 4 metres; and

iv. any eave which intrudes into the side or rear *yard* by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;

d. Coastal yards:

i. *Buildings* and *structures*, must not be located within the following coastal *yards*:

a. in the Coastal Qualifying Matter Precinct at Te Horo Beach - 7.5 metres from the seaward title *boundary* for *allotments* west of Rodney Avenue;

b. in the Coastal Qualifying Matter Precinct at Peka Peka Beach - 70 metres from the seaward edge of the *esplanade reserve*; and

c. in the Coastal Qualifying Matter Precinct at Waikanae Beach - 7.5 metres of the seaward title *boundary* for *allotments* west of Olliver Grove, Field Way and Tutere Street.

e. Separation of *buildings* and *structures* from *access legs/rights* of way:

i. any *building* must be set back a minimum of 1 metre from any

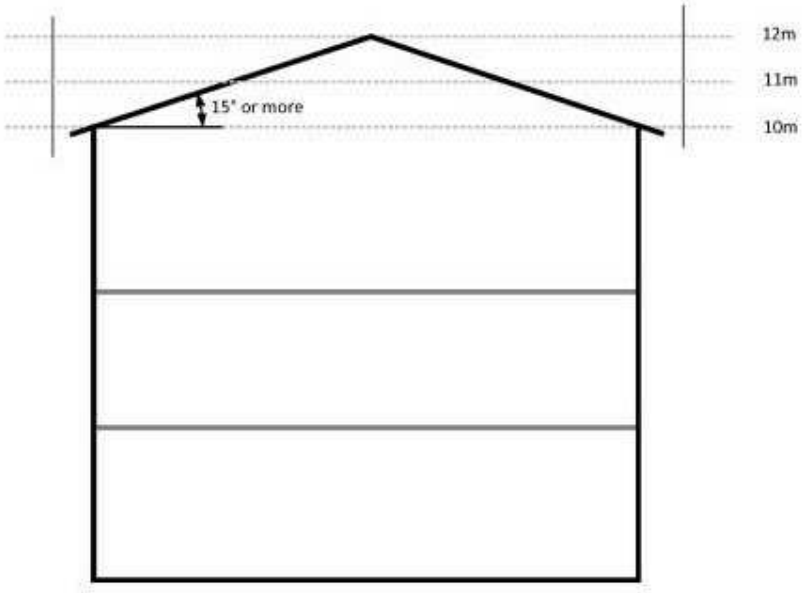
	boundary adjoining an *access leg* or right of way.	

Notes

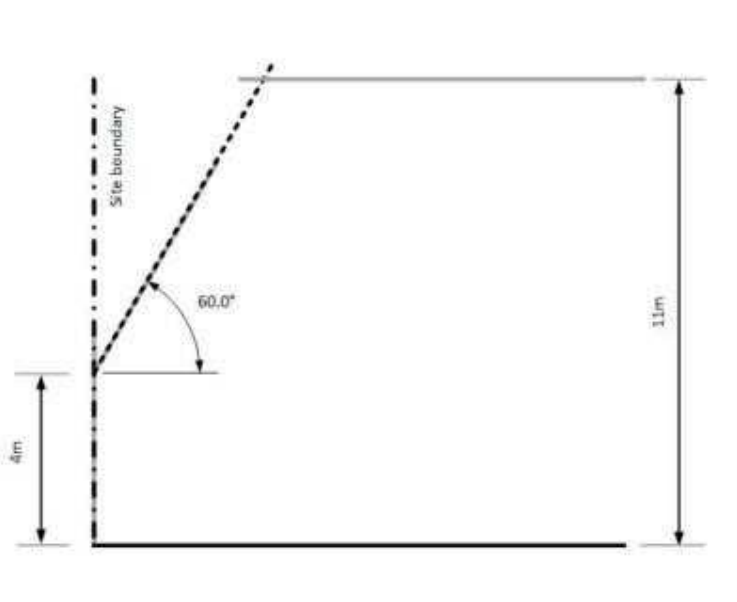
1. For the avoidance of doubt, where two or more contiguous *allotments* are owned by the same person and there is only one *residential unit* or *retirement unit*, the relevant *building coverage*, *height in relation to boundary* envelope and *yard* standards in this Rule shall apply to the outside perimeter of the combined area of the commonly owned *allotments*.
2. Please refer to the Natural Hazards and Infrastructure Chapters for standards relating to setbacks from *waterbodies* and *water* demand management.

GRZ-R33	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 Coastal Qualifying Matter Precinct (refer rule GRZ-R6) • *Buildings* and *structures* within the Ōtaki Takiwā Precinct (refer rule GRZ-R34) • *Papakāinga* (refer rules GRZ-R35 or GRZ-R39) • *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* or *retirement 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. 11 metres in *height*, except that 50% of a *building*'s roof in elevation, measured vertically from the junction between wall and roof, may exceed this *height* by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:  **GRZ-Diagram 1** - Building Height or: b. 14 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. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 4 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram. 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.



GRZ-Diagram 2 - *Height in relation to boundary*

This standard does not apply to:

a. a *boundary* with a *road*;
b. existing or proposed internal *boundaries* within a *site*;
c. *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:

GRZ-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.

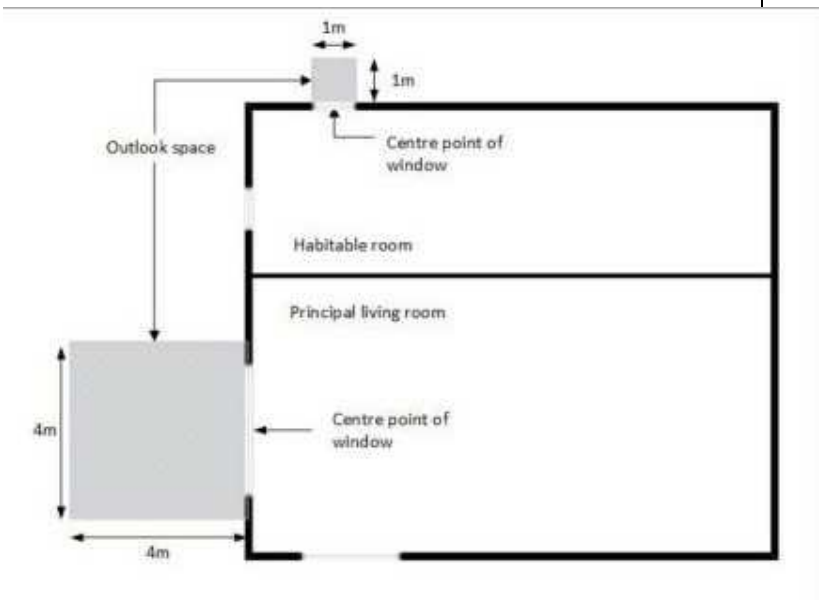
7. A *residential unit* or *retirement unit* located above ground floor level must have an *outdoor living space* in the form of a balcony, patio, or roof terrace that:

    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 units*; 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:

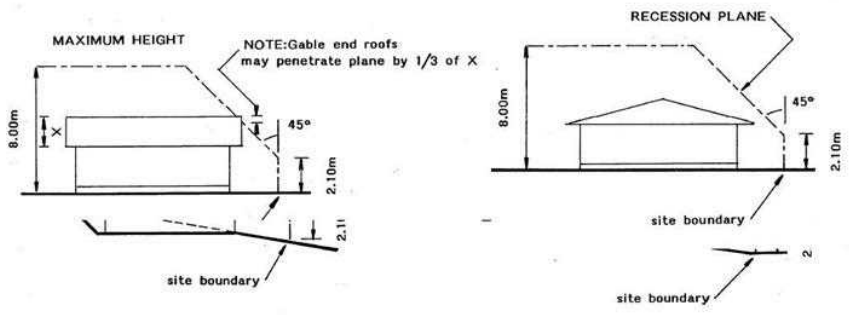
    a. An outlook space must be provided from *habitable room* windows as shown in the diagram below:



GRZ-Diagram 3 - Outlook space

    b. The minimum dimensions for a required outlook space are as follows:

	i. 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*.	
GRZ-R34	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure* within the Ōtaki Takiwā Precinct. The following are excluded from this rule: • *Papakāinga* (*papakāinga* are provided for within the Ōtaki Takiwā Precinct under rules GRZ-R35 or GRZ-R39) • *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 GRZ-R33 except for: a. Standard 1; b. Standard 2; and c. For boundaries with Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, 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 Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, 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. d.  **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).	
GRZ-R7	Relocation of any *building* excluding *minor buildings*.	**Amended** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. Any relocated *building* must be able to comply with the *permitted activity* standards for *buildings* set out under Rule GRZ-R6, GRZ-R33 or GRZ-R34.	

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.

GRZ-R8	Arable *farming* (including horticulture and market gardening), and the keeping of animals.	**Amended** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. No roosters and no more than 12 *poultry* (excluding roosters) shall be permitted on any *site*. 2. No *intensive farming* activity shall be permitted. 3. Any bird *aviary* must: a. have a maximum floor area of 15m^2; b. be sited at least 5 metres from any neighbouring *primary residential building*; and c. include containers for the storage of seed where an excess of 10kg of seed is stored on-site. 4. Except as provided for in Standard (3) above, the activity must meet the relevant *permitted activity* standards for *buildings* and small-scale detached *structures* in Rule GRZ-R6, GRZ-R33 or GRZ-R34.	
Note For all activities involving the keeping of animals or bees in the General Residential Zone, attention is drawn to the requirements of the *Council's* Keeping of Animals, Bees and Poultry Bylaw (2010).		
GRZ-R9	[Deleted]	**Deleted** 01 Sep 23 PC2
GRZ-R10	*Home businesses* and *home craft occupations* *Qualifying criteria* apply to activities under this rule.	**Amended** 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 Rule GRZ-R6, GRZ-R33 or GRZ-R34. 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 *site* 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		
GRZ-R35	*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 GRZ-R33; or b. where the *papakāinga* is in the Coastal Qualifying Matter Precinct, Standards 4, 6, 7 and 10 set out under rule GRZ-R6; c. where the *papakāinga* is in the Ōtaki Takiwā Precinct, Standards 3, 4 and 5 set out under rule GRZ-R33 and Standards 3 and 4 set out under rule GRZ-R34. 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.*		
GRZ-R11	*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.	**Amended** 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 GRZ-R6, GRZ-R33 or GRZ-R34. 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.		
GRZ-R12	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.	
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*.

GRZ-R36	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 rule GRZ-R33, except for standard 1 under rule GRZ-R33. The following are excluded from this rule: • *Papakāinga* • *Retirement villages* **Notification** Public notification of an application for *resource consent* under this 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 GRZ-R33.	**Added** 01 Sep 23 PC2

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. The imposition of *financial contributions* in accordance with the Financial Contributions Chapter.
GRZ-R37	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 GRZ-R33. 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.
GRZ-R38	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure*, within the Ōtaki Takiwā Precinct that do not comply with one or more of the standards under rule GRZ-R34.	**Added** 01 Sep 23 PC2

	The following are excluded from this rule: • *Papakāinga* (*papakāinga* are provided for within the Ōtaki Takiwā Precinct under rules GRZ-R39 or GRZ-R40) **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	

Restricted Discretionary Activity		**Matters of Discretion** 1. The matters of discretion listed under rule GRZ-R37. 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.

GRZ-R13	[Deleted]	**Deleted** 01 Sep 23 PC2

GRZ-R14	Any *local convenience retail outlet.*	**Amended** 01 Sep 23 PC2

Restricted Discretionary Activity	**Standards** 1. The maximum *retail floor space* (whether temporary or permanent) shall be 40m^2. 2. Hours of operation shall not exceed the period from 7:00am to 11:00pm for any given day. 3. Any *building* in which the activity is undertaken must comply with the following rules: a. GRZ-R5; and b. GRZ-R6 (except that standards GRZ-R6.11(a) and (b) shall not apply; or c. GRZ-R33 (except that the	**Matters of Discretion** 1. Layout, size design and location of any *building* associated with the activity. 2. Suitability of the *subject site* for the proposed activity. 3. Proximity to and potential adverse *effects* on the vibrancy and vitality of any *Centre* or lawfully established *local convenience retail outlet*. 4. The imposition of *conditions* to manage character and amenity *effects*. 5. Context and surroundings. 6. Transport *effects*.

	front *yard* requirement of standard GRZ-R33.4 shall not apply); or d. GRZ-R34 (except that the front *yard* requirement of standard GRZ-R33.4 shall not apply). 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). 6. The activity must not be located within 500 metres of (or within): a. any Metropolitan Centre, Local Centre, Mixed Use Centre or Town Centre *Zone*; or b. any lawfully established *local convenience retail outlet* in any *residential zone*.	7. Any positive *effects* to be derived from the activity. 8. Cumulative *effects*. 9. 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.
GRZ-R15	*Development*, which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	
Restricted Discretionary Activity	**Standards** 1. The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline. **Note:** For subdivision which is undertaken in accordance with the Development Incentives Guidelines, see SUB-RES-R29.	**Matters of Discretion** 1. The scale of biodiversity, energy or *water* quality benefits created by the proposal. 2. Layout, size, design and location of proposed *buildings* (excluding *minor buildings*). 3. Covenants, easements and other legal mechanisms required. 4. The imposition of *conditions* to manage visual, character and amenity *effects*. 5. Ecological or biodiversity *effects*,

		and *effects* on natural character values. 6. Transport *effects*. 7. Proposed mitigation, remediation or ongoing management measures. 8. Cumulative *effects*.	
GRZ-R39	*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 GRZ-R35.	**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*.			
GRZ-R40	*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 GRZ-R35 or RZ-R39. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.		**Added** 01 Sep 23 PC2
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.*

GRZ-R41	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 GRZ-R33 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 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 GRZ-P28.
GRZ-R16	[Deleted]	**Deleted** 01 Sep 23 PC2

GRZ-R17	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.	
Discretionary Activity		
GRZ-R18	Any *building*, minor works, and any *additions* or *alterations* to any *building*, which does not comply with one or more of the *permitted activity* standards under GRZ-R6	
Discretionary Activity		

GRZ-R19	*Shared or group accommodation* or *supported living accommodation* which does not comply with one or more permitted activity standards under GRZ-R4. The following are excluded from this rule: • *Retirement villages*	**Amended** 01 Sep 23 PC2
Discretionary Activity		
GRZ-R20	*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 GRZ-R11.	
Discretionary Activity		
GRZ-R21	Any *home business* or *home craft occupation* that complies with Standard 3 of GRZ-R10 but does not comply with one or more of the other *permitted activity* standards under GRZ-R10.	
Discretionary Activity		
GRZ-R22	[Deleted]	**Deleted** 01 Sep 23 PC2
GRZ-R23	Any *local retail convenience outlet* that does not comply with one or more of the *restricted discretionary standards* under GRZ-R14.	
Non-complying Activity		
GRZ-R24	Any *home business* or *home craft occupation* which is not a *permitted activity* under GRZ-R10 or a discretionary activity under GRZ-R21	
Non-complying Activity		
GRZ-R25	Any *commercial*, *industrial* or *retail activity* that is not listed as a *permitted, controlled, restricted discretionary* or *discretionary activity*.	
Non-complying		

Activity	
GRZ-R26	The sale or otherwise disposal of a *minor residential unit* which is not in conjunction with its associated *residential unit*. *Qualifying Criteria*: • In order to be self-contained a *minor residential unit* must contain a *kitchen* and *bathroom*. A *minor residential unit* has a gross floor area which is no greater than 54m^2. *Measurement Criteria*: When measuring gross floor area for the purposes of a *minor residential unit*, include: • covered yards and areas covered by a roof but not enclosed by walls Exclude: • decks and covered *outdoor living spaces* • uncovered stairways; • floor space in terraces (open or roofed), external balconies, breezeways or porches; • *car parking* areas; and • floor space of interior balconies and mezzanines not used by the public.
Non-complying Activity	
GRZ-R27	*Offensive trades.*
Non-complying Activity	
GRZ-R28	Boarding or housing of animals for commercial gain.
Non-complying Activity	
GRZ-R29	The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.
Non-complying Activity	
GRZ-R30	Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed *building* (excluding *minor buildings*).
Non-complying Activity	
GRZ-R31	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*.
Non-complying Activity	

GRZ-R32	Commercial panelbeating and spraypainting.
Prohibited Activity	