

# GRZ - General Residential Zone

## Introduction

The *Residential Zones* of the Kāpiti Coast are the urban areas where *residential activities* are the primary activity. The *Residential Zones* generally have a low density and detached built form, however there are areas where other built residential forms including higher density and non-traditional (i.e. shared housing) residential developments are provided for.

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 Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area) are located within the Development Area 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 Director 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

The General Residential Zone comprises the majority of the *Residential Zones*. Apart from areas where higher densities are anticipated (for example, Medium Density Housing and Focused Infill Precinct Areas), the Residential Zone is characterised by low density detached residential development. Within the *General Residential Zone* there are distinctive *subdivision* design and built form elements which are unique to specific neighbourhoods and strongly indicative of the village identities in the District. Within the dominant low density built form there is a capacity for a variety of housing typologies.

Within the Residential Zone there are distinct precincts, which are defined on the District Plan Maps. These precincts have location-specific issues which need to be managed. The precincts are:

## General Precincts

### Waikanae Garden Precinct

This precinct is characterised by low residential density and high amenity values associated with existing established *trees* and remnant *indigenous vegetation*. *Development* should be undertaken in a manner which is sympathetic to preserving the existing high standards of character and *amenity values*.

### Pekawy Precinct

This precinct is located in Peka Peka. A *structure plan* (Appendix 5) has been developed to manage the location, form and scale of *development* within the precinct.

### Ferndale Area Precinct

This precinct is designed to preserve the existing high standard of character and *amenity values* of Waikanae North. The precinct is subject to a *structure plan* and associated notations (Appendix 4).

### Waikanae Golf Precinct

This precinct is a small residential area adjacent to the Waikanae Golf Course. Controls specific to the precinct have been established to ensure *development* is sympathetic to its context.

### The Drive Extension Precinct

This precinct is a small residential area on Otaihanga Road that adjoins both General Residential and Rural Lifestyle Zone areas. Controls specific to the precinct have been established to ensure *development* is sympathetic to its context.

### Te Horo Beach

## Low Density Housing Precincts

### Panorama Drive Precinct

This precinct is a very low density residential area located on the urban edge of Paraparaumu. The density of *development* within this area is limited due to:

- i. the high visibility of the area from beyond the precinct and an associated need to manage potential significant visual *effects* arising from insensitive development; and
- ii. the benefits of providing a low-density transitional area at the urban edge.

### Ōtaki Low Density Housing Precinct

This precinct is a very low density residential area in the vicinity of Lupin Road in northern Ōtaki. The density of *development* is limited because of the location of the area on the urban edge and surface water management constraints.

### Paraparaumu Low Density Precinct

This area around Ventnor Drive, Paraparaumu serves as a transition between the northern edge of the urban area along the *State Highway* at Paraparaumu and the rural area south of the Waikanae River.

### Manu Grove Low Density Housing Precinct

This low density precinct provides a transition to the rural area north of Waikanae township, and includes large existing *allotments* characterised by mature vegetation, *ecological sites* and relatively low built intensity.

### County Road Ōtaki Low Density Precinct

This low density precinct provides a transition between the Ōtaki township and the southwestern edge of the Ōtaki Plateau. The density of development within this area is limited, consistent with the surrounding residential area's character that includes large *allotments* and mature vegetation.

### **Intensification Precincts**

#### **Focused Infill Precinct (Paraparaumu, Raumati Beach, Waikanae and Ōtaki)**

This precinct allows for *subdivision* resulting in higher densities than the *general residential area*, but lower than the Medium Density Precinct. The precinct is applied to areas where focused *infill* does not detract from the character of the area and there is good accessibility to *centres*, public *open space* and public transport facilities.

#### **Medium Density Housing Precinct (Paraparaumu, Paraparaumu Beach and Raumati Beach)**

This precinct identifies locations where the development of *medium density housing* is supported, generally in locations where the character of the area is not so sensitive to more intensive development and where higher density land uses will have positive *effects* in regard to community *infrastructure*.

Medium Density Housing Precincts are located within a five-minute walk (approximately 400 metres) of *shops*, services, public transport nodes, parks or other amenities for residents. The Medium Density Housing Design Guide is included in Appendix 2.

## **Beach Residential Precincts**

The four Beach Residential Precinct areas extend across the four coastal settlements of Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki. These settlements have a linear layout, low key 'beach' character and expressive topography enhanced by prominent mature vegetation. Their memorable natural setting contributes to a strong sense of place. While each of the four settlements has its own ambience and individuality, they share a range of common features derived from similarities in their coastal location, topography and history of land *subdivision*. Common patterns that underpin their 'beach' character include:

- well-defined boundaries and a strong sense of place;
- prominent views to local features, as well as to more distant natural features;
- distinctive landscapes comprised of memorable natural features (beaches and coastlines, dunes, and identifiable clusters of established vegetation);
- landform variation which has influenced the street network and block structure, the *subdivision* and *development* patterns, and a variety of streetscape conditions;
- an intricate relationship between natural and built form with *buildings* that are sympathetic to and fit in well with the landscape setting;
- low density, low scale character, based on one and two storey *buildings* and relatively low *building coverage*;
- diverse *building* character, including a mix of old and new houses with wide variations in *building* age, style, materials and form; and
- relatively large *allotments* with a potential for redevelopment.

Given the distinctive qualities of these areas, it is important to ensure that new *development* is sensitive to its landscape setting and enhances the collective character, *amenity value* and public significance of each area.

The Beach Residential Precincts are subject to specific rules and standards. The Special Character Area Guidelines in Appendix 3 set out the manner in which *development* in the Beach Residential Precincts should be undertaken.

## General Residential Area

The areas of the General Residential Zone which do not have additional place-based provisions which modify the zone's provisions are identified with the *General Residential Area* Precinct.

## Strategic Context

The Primary Objectives that this chapter implements are:

- DO-01 - Tāngata Whenua;
- DO-03 - Development Management;
- DO-04 - Coastal Environment;
- DO-08 - Strong Communities;
- DO-011 - Character and Amenity Values;
- DO-012 - Housing Choice and Affordability;
- DO-013 - Infrastructure;
- DO-014 - Access and Transport;
- DO-015 - Economic Vitality; and
- DO-017 - Open Spaces / Active Communities.

### DO-01 Tāngata Whenua

To work in partnership with the *tāngata 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-03 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which 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. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
4. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
5. management of development in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;
6. 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;
7. 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; and
8. management of the location and effects of potentially incompatible land uses including any interface between such uses.

### DO-04 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

To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:

1. relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;
2. vibrant, lively *town centres* supported by higher density residential and mixed use areas;
3. neighbourhood *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 *effects* 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 *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**

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.

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

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-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.

## Policies

<b>GRZ-P1</b>	Medium Density Housing
<p><i>Medium density housing</i> will be provided for in precinct areas identified on the District Plan Maps, which are in close proximity (i.e. approximately five minutes walk or 400m) to <i>centres</i>, <i>open spaces</i>, public <i>transport networks</i> and where existing <i>infrastructure</i> has sufficient capacity.</p> <p><i>Medium density housing</i> developments will be designed and developed in a manner which:</p> <ol style="list-style-type: none"> <li>1. is of a suitable and compatible location, <i>height</i>, density, scale, and bulk relative to the context, adjacent <i>land</i> uses, streets and reserves;</li> <li>2. ensures high quality, high-amenity living conditions in comprehensive and coordinated <i>medium density housing</i> developments, including appropriate private <i>outdoor living areas</i> and <i>landscaping</i> which meet the on-site outdoor amenity needs of residents;</li> <li>3. is consistent with the principles in the Medium Density Housing Design Guide in Appendix 2. The Design Guide will be used as an assessment tool for applications to establish new <i>medium density housing</i> or to modify lawfully established <i>medium density housing</i>; and</li> <li>4. maintains <i>amenity values</i> of, and is sympathetic to, adjacent <i>residential buildings</i> and areas, and avoids excessive <i>building</i> dominance, including through <i>building height</i> and mass, materials and finishing.</li> </ol>	
<b>GRZ-P2</b>	Focused Infill Precincts
<p>Focused <i>infill</i> development will be provided for in identified precincts which are close to <i>centres</i>, other local services, and public <i>open spaces</i> and which have sufficient <i>infrastructure</i> capacity. The resulting density will be higher than <i>general residential</i> areas but lower than <i>medium density housing</i> precinct areas.</p>	
<b>GRZ-P3</b>	Special Character Areas
<p><i>Development</i>, use and <i>subdivision</i> in special character areas, identified in the District Plan Maps, will recognise the distinct identity and valued character of the area and will be compatible with the valued character of the area.</p> <p>The District's special character areas are the:</p> <ol style="list-style-type: none"> <li>1. Beach Residential Precinct at: <ol style="list-style-type: none"> <li>a. Paekākāriki;</li> <li>b. Raumati;</li> <li>c. Waikanae Beach;</li> <li>d. Ōtaki Beach; and</li> </ol> </li> <li>2. Waikanae Garden Precinct.</li> </ol> <p><b>Note:</b> Special Character Area Guidelines are included in Appendix 3 but only apply to the Beach Residential Precincts.</p>	
<b>GRZ-P4</b>	Beach Residential Precincts
<p><i>Subdivision</i>, use and <i>development</i> in the Beach Residential Precincts will be undertaken in a manner that protects the valued character and qualities of these areas in accordance with Appendix 3 Special Character Areas Design Guidelines.</p> <p>Where new <i>subdivision</i> or <i>development</i> is proposed in the Beach Residential Precincts, specific consideration will be given to the extent to which the proposal:</p> <ol style="list-style-type: none"> <li>1. contributes to the collective identity of the local <i>environment</i>;</li> </ol>	

	<ol style="list-style-type: none"> <li>2. reinforces an attractive, defined and coherent streetscape character and is responsive to specific local conditions;</li> <li>3. is sympathetic to and maintains the integrity of the existing landscape, landform and vegetation;</li> <li>4. is compatible in scale with its built context;</li> <li>5. is coherently designed and of good design quality; and</li> <li>6. retains mature vegetation, reinforces existing planting patterns and integrates <i>buildings</i> into the existing landscape setting.</li> </ol>
<b>GRZ-P5</b>	Waikanae Beach
	<p><i>Subdivision</i>, use and development in the Waikanae Beach Residential Precinct will be undertaken in a manner that respects and recognises the cultural context and history of the area, including through:</p> <ol style="list-style-type: none"> <li>1. limiting <i>subdivision</i>, use and development that affects the dune system in the area;</li> <li>2. limiting the density of <i>subdivision</i> in the area; and</li> <li>3. maintaining the natural character of vegetation in the area.</li> </ol>
<b>GRZ-P6</b>	Waikanae Garden Precinct
	<p><i>Subdivision</i> in the Waikanae Garden Precinct will be managed to retain the valued low density 'garden' character of the area. Use and <i>development</i> will ensure that mature <i>trees</i> and extensive areas of vegetation are retained and where possible enhanced.</p>
<b>GRZ-P7</b>	Development and Landforms
	<p><i>Subdivision</i>, use and <i>development</i> (including associated <i>driveways</i>) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:</p> <ol style="list-style-type: none"> <li>1. the visual impact, bulk and scale of <i>buildings</i> and <i>structures</i> on identified landscape values, <i>ecological sites</i>, <i>geological features</i> or <i>areas of high natural character</i>;</li> <li>2. the extent of cut and fill;</li> <li>3. the need for and the <i>height</i> of retaining walls; and</li> <li>4. the mass of <i>buildings</i> on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.</li> </ol>
<b>GRZ-P8</b>	Reverse Sensitivity
	<p>New residential <i>subdivision</i> and <i>development</i> will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise <i>reverse sensitivity effects</i>.</p> <p><i>Residential activities</i> (excluding <i>visitor accommodation</i> other than <i>temporary residential rental accommodation</i>) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.</p>
<b>GRZ-P9</b>	<i>Residential Activities</i> (excluding <i>visitor accommodation</i> other than <i>temporary residential rental accommodation</i> )
	<p><i>Residential activities</i> will be recognised and provided for as the principal use in the <i>Residential Zones</i>, while ensuring that the <i>effects</i> of <i>subdivision</i>, use and <i>development</i> is in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. adverse <i>effects</i> on natural systems will be avoided, remedied or mitigated;</li> <li>2. new built <i>development</i> will relate to local built identity, character values and the density of the surrounding residential <i>environment</i>;</li> <li>3. transport choice and efficiency will be maximised;</li> <li>4. housing types which meet the need of households will be provided for;</li> <li>5. the number of <i>residential units</i> per <i>allotment</i> will be limited; and</li> <li>6. a limited number of <i>accessory buildings</i> and <i>buildings</i> which are <i>ancillary</i> to <i>residential</i></li> </ol>

*activities* will be provided for.

**GRZ-P10**

## Residential Amenity

*Subdivision*, use and *development* in the *Residential Zones* will be required to achieve a high level of 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 minimise visual impact and to ensure they are of a scale which is consistent with the area's urban form;
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

*Landscaping* will be required for *non-residential activities* and intensive 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.

<b>GRZ-P14</b>	<i>Minor Residential Units</i>
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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.

<b>GRZ-P15</b>	<i>Accessory Buildings</i>
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*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*.

<b>GRZ-P16</b>	Supported Living and Older Persons Accommodation
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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* and integrated with the surrounding *environment*. *Supported living accommodation* includes accommodation specifically designed for 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 reflect the 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.

<b>GRZ-P17</b>	Shared and Group Accommodation
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*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.

<b>GRZ-P18</b>	<i>Home Businesses</i>
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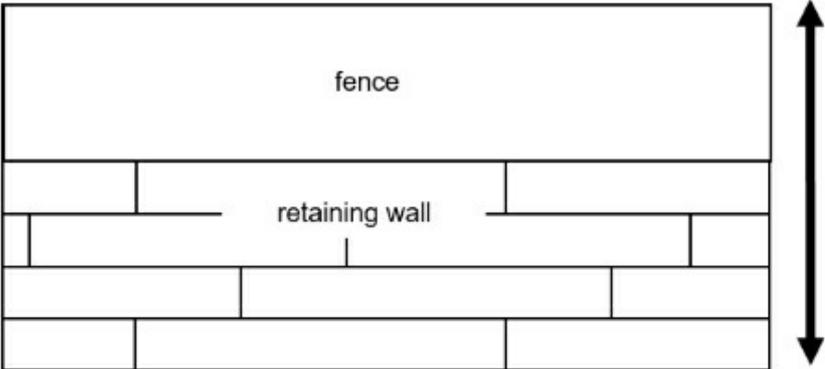
The opportunity to undertake home-based employment will be provided for in a manner which avoids, remedies or mitigates adverse *effects* on the *amenity values* of the *Residential Zones* and the primacy and vitality of *centres*.

<b>GRZ-P19</b>	Non-Residential Activities
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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

<b>GRZ-R1</b>	Any activity that is a <i>permitted activity</i> under the rules in this chapter.
Permitted Activity	<p><b>Standards:</b></p> <ol style="list-style-type: none"> <li>1. The activity must not cause offensive or objectionable odour, <i>dust</i> or smoke at or beyond the <i>boundary</i> of the <i>site</i> on which it is occurring.</li> <li>2. Each <i>allotment</i> must have a permeable surface area that is not covered by <i>buildings</i>, paving or other impermeable objects of not less than 30% of the total</li> </ol>

	<p><i>allotment</i> area.</p> <p>3. Any lighting must be directed so that the spill of light is contained within the <i>boundaries</i> of the <i>site</i> on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the <i>boundary</i> of any other <i>site</i> located in the <i>Residential Zones</i> or <i>Rural Zones</i>. This standard does not apply to street lighting on legal roads.</p>
<b>GRZ-R2</b>	Any <i>residential activity</i> which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, non-complying</i> or <i>prohibited activity</i> in the rules in this chapter.
Permitted Activity	<p><b>Standards</b></p> <p>1. The activity complies with all <i>permitted activity</i> standards in this chapter.</p>
<b>GRZ-R3</b>	Fences and Walls
Permitted Activity	<p><b>Standards</b></p> <p><i>Height (measured above original ground level)</i></p> <p>1. The maximum <i>height</i> of any fence or wall on a <i>boundary</i> shall be 2 metres, except:</p> <ul style="list-style-type: none"> <li>a. in the front <i>yard</i>, where the maximum <i>height</i> shall be 1.8 metres;</li> <li>b. in the front <i>yard</i> in the Waikanae Beach Precinct where the maximum <i>height</i> shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum <i>height</i> shall be 1.2 metres;</li> <li>c. along any <i>boundary</i> which adjoins any Natural Open Space or <i>Open Space Zone</i> (excluding the Private Recreation and Leisure Precinct), <i>esplanade</i> or any <i>access strip</i>, where the maximum <i>height</i> shall be 1.8 metres.</li> </ul> <p>2. For the purposes of calculating maximum <i>height</i> under standard (1) above where a fence is erected atop a retaining wall, the <i>height</i> shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</p> <div style="text-align: center;">  <p>The diagram illustrates a cross-section of a fence and retaining wall. The retaining wall is shown as a series of horizontal blocks with vertical joints. On top of the retaining wall, a fence is constructed. A vertical double-headed arrow on the right side of the diagram indicates the measurement of the total height from the base of the retaining wall to the top of the fence.</p> </div> <p><b>Note:</b> For the avoidance of doubt, the standards for fences and walls do not apply to seawalls that are constructed for <i>natural hazard</i> mitigation purposes. In addition, any wall used as an internal partition or external surface of any <i>building</i> shall be excluded from this rule.</p>
<b>GRZ-R4</b>	<i>Shared and group accommodation and supported living accommodation.</i>
Permitted	<b>Standards</b>

Activity	<p>Number of residents and residential units</p> <ol style="list-style-type: none"> <li>1. No more than 6 residents shall be accommodated at any time.</li> <li>2. No more than one <i>residential unit</i> shall be provided.</li> </ol> <p>Buildings</p> <ol style="list-style-type: none"> <li>3. Any <i>building</i> (excluding <i>minor buildings</i>) used for the purposes of <i>shared and group accommodation</i> or <i>supported living accommodation</i> must comply with the standards in GRZ-R6 excluding standard 2 a) i.</li> </ol>
GRZ-R5	<p><i>Outdoor storage</i> associated with <i>non-residential activities</i>.</p>
Permitted Activity	<p><b>Standards</b></p> <p>Location</p> <ol style="list-style-type: none"> <li>1. <i>Outdoor storage</i> must not be located in any front yard or any coastal yard.</li> </ol> <p>Screening</p> <ol style="list-style-type: none"> <li>2. <i>Outdoor storage</i> must be screened from neighbours and any <i>legal road</i> by <i>landscaping</i> or a fence or wall to a maximum <i>height</i> of 2 metres (measured above <i>original ground level</i>). <i>Outdoor storage</i> must not exceed the <i>height</i> of the screening.</li> </ol> <p>Maximum area</p> <ol style="list-style-type: none"> <li>3. <i>Outdoor storage</i> (including screening or <i>landscaping</i>) must not exceed a total area of 25m<sup>2</sup>.</li> </ol>
GRZ-R6	<p>New <i>buildings</i>, and any minor works, <i>additions</i> or <i>alterations</i> to any <i>building</i>.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• Any listed <i>historic heritage building</i> (see the Historic Heritage chapter).</li> <li>• <i>Minor Buildings</i></li> </ul> <p><i>Residential unit measurement criteria, qualifying criteria, and measurement criteria</i> apply to some activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <p>Maximum number of <i>residential units</i> (as measured by the <i>Residential Unit Measurement Criteria</i>)</p> <ol style="list-style-type: none"> <li>1. For any <i>allotment</i> in a focused infill precinct, no more than one <i>residential unit</i> may be erected.</li> <li>2. For any <i>allotment</i> in the General Residential Zone which is not in a focused infill precinct, no more than one <i>residential unit</i> may be erected, except that: <ol style="list-style-type: none"> <li>a. up to four <i>residential units</i> may be erected on-site provided it can be shown that: <ol style="list-style-type: none"> <li>i. each <i>residential unit</i> is capable of being contained within its own <i>allotment</i> which complies with the <i>subdivision</i> standards under Rules SUB-RES-R26 and SUB-RES-R27;</li> <li>ii. each <i>residential unit</i> must be separated by a distance not less than 4.5</li> </ol> </li> </ol> </li> </ol>

- metres, except that this shall not apply to any attached *residential units*;
- iii. each *residential unit* must comply with the *permitted activity* standards under GRZ-R6; and
  - iv. each *residential 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*

3. 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.
4. 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<sup>2</sup>.

#### *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

5. 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*

6. The combined maximum area of all *accessory buildings* on any *allotment* shall be 60m<sup>2</sup>.

*Measurement Criteria:*

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

*Height*

7. 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 Waikanae Golf Precinct shall have a maximum *height* of 4.5 metres above the *1% Annual Exceedance Probability flood event*;
  - c. 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; and
  - d. any *building* in The Drive Extension Precinct, as shown on the District Plan Maps, except for any *accessory building* or a *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:*

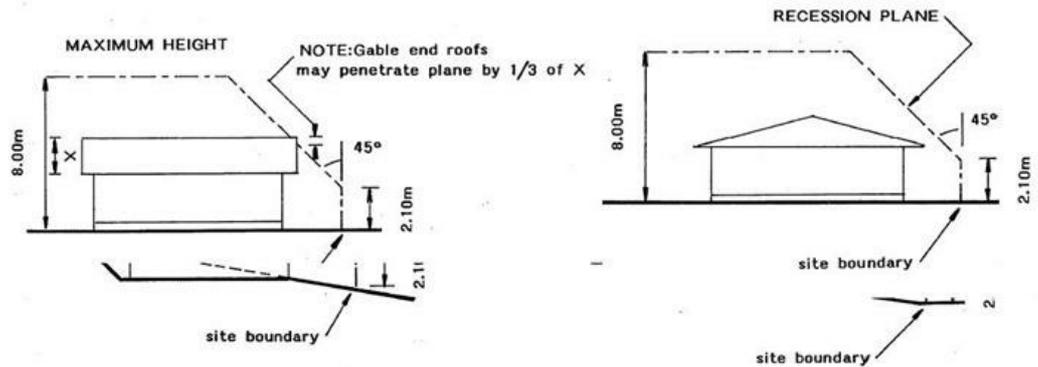
*Height* must be measured using the *height measurement criteria*.

**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).

8. 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

9. 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

10. The *primary residential building* must have an *outdoor living space*. *Outdoor living space* must:
- a. have a minimum area of 40m<sup>2</sup> except in any focused infill precinct where the minimum area shall be 30m<sup>2</sup>;
  - b. contain no dimension less than 4 metres, except in any focused infill precinct where:
    - i. the minimum dimension shall be 2.5 metres; and
    - ii. the court shall be capable of accommodating a circle of not less than 4 metres in diameter;
  - 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

11. Any *allotment* must meet the following minimum *yard* requirements:
- a. for any front *yard* in the General Residential Zone, (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 General Residential Zone at Te Horo Beach - 7.5 metres from the seaward title *boundary* for *allotments* west of Rodney Avenue;
    - b. in the General Residential Zone at Peka Peka Beach - 70 metres from the seaward edge of the *esplanade reserve*; and
    - c. in the General Residential Zone 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.
- f. In the Waikanae Golf Precinct, the following additional *yard* standards shall be met. Where standards i. – iii. below differ from standards a) – d) above,

	<p>the standards below shall take precedence:</p> <ul style="list-style-type: none"> <li>i. any <i>yard</i> adjoining <i>site</i> in the General Residential Zone must have a minimum width of 4 metres;</li> <li>ii. all <i>buildings</i> and <i>structures</i> must be separated by a distance not less than 6 metres; and</li> <li>iii. the maximum dimension of any <i>building</i> or <i>structure</i> shall be 15 metres.</li> </ul> <p>Buildings in the Pekawy Precinct</p> <p>12. Any <i>building</i> in Pekawy Precinct (Lot 8 DP 25867) must comply with the <i>permitted activity</i> standards specified on the <i>structure plan</i> for the Pekawy Precinct (see Appendix 5) in addition to any other standards for <i>buildings</i> in the General Residential Zone under GRZ-R6.</p> <p>Buildings in the Ferndale Area Precinct</p> <p>13. Any <i>building</i> in the Ferndale Area Precinct must:</p> <ul style="list-style-type: none"> <li>a. comply with the relevant <i>permitted activity</i> standards above and the additional <i>permitted activity</i> standards attached to the Ferndale Area Structure Plan (Appendix 4). For the avoidance of doubt, where the standards in Appendix 4 differ from standards 1-12 above, the standards in Appendix 4 shall apply; and</li> <li>b. be in general accordance with the Ferndale Area Structure Plan (Appendix 4).</li> </ul> <p>The Drive Extension Precinct - Finishes</p> <p>14. Any <i>building</i> (excluding glazing) in The Drive Extension Precinct, as shown on the District Plan Maps, must be finished in <i>recessive</i> colours and materials.</p>
<p><b>Notes</b></p> <ul style="list-style-type: none"> <li>1. For the avoidance of doubt, where two or more contiguous <i>allotments</i> are owned by the same person and there is only one <i>residential unit</i>, the relevant <i>building coverage</i>, <i>height in relation to boundary</i> envelope and <i>yard</i> standards in this Rule shall apply to the outside perimeter of the combined area of the commonly owned <i>allotments</i>.</li> <li>2. Please refer to the Natural Hazards and Infrastructure Chapters for standards relating to setbacks from <i>waterbodies</i> and <i>water</i> demand management.</li> </ul>	
<b>GRZ-R7</b>	Relocation of any <i>building</i> excluding <i>minor buildings</i> .
Permitted Activity	<p><b>Standards</b></p> <ul style="list-style-type: none"> <li>1. Any relocated <i>building</i> must be able to comply with the <i>permitted activity</i> standards for <i>buildings</i> set out under Rule GRZ-R6.</li> </ul>
<p><b>Notes</b></p> <ul style="list-style-type: none"> <li>1. Attention is drawn to Historic Heritage chapter, in which additional controls apply to the <i>relocation</i> of listed <i>historic heritage buildings</i>.</li> <li>2. Attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all <i>building</i> works, including the removal and <i>relocation</i> of <i>buildings</i>. These requirements relate to a range of matters including for example: stability (which includes <i>building</i> and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface <i>water</i> 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 <i>building</i> work must comply with the Building Code to the extent required by the Building Act, whether or not a <i>building</i> consent is required in respect of that <i>building</i> work.</li> </ul>	
<b>GRZ-R8</b>	Arable <i>farming</i> (including horticulture and market gardening), and the keeping of animals.

Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. No roosters and no more than 12 <i>poultry</i> (excluding roosters) shall be permitted on any <i>site</i>.</li> <li>2. No <i>intensive farming</i> activity shall be permitted.</li> <li>3. Any bird <i>aviary</i> must: <ol style="list-style-type: none"> <li>a. have a maximum floor area of 15m<sup>2</sup>;</li> <li>b. be sited at least 5 metres from any neighbouring <i>primary residential building</i>; and</li> <li>c. include containers for the storage of seed where an excess of 10kg of seed is stored on-site.</li> </ol> </li> <li>4. Except as provided for in Standard (3) above, the activity must meet the relevant <i>permitted activity</i> standards for <i>buildings</i> and small-scale detached <i>structures</i> in Rule GRZ-R6.</li> </ol>
<p><b>Note</b> For all activities involving the keeping of animals or bees in the General Residential Zone, attention is drawn to the requirements of the <i>Council's</i> Keeping of Animals, Bees and Poultry Bylaw (2010).</p>	
<b>GRZ-R9</b>	Development of Lot 2 DP 441854 (Milne Drive, Paraparaumu).
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. All proposed <i>buildings</i> and activities, and all changes to <i>buildings</i> and activities must demonstrate that <i>hydraulic neutrality</i> in any equivalent ARI 24-hour storm event up to a 1% Annual Exceedance Probability flood event will be achieved on-site.</li> <li>2. No sealed <i>carpark</i> shall be formed and no <i>building</i> or <i>structure</i> shall be erected within the parts of the <i>site</i> identified on the Structure Plan in Appendix 18 as 'No Build Areas' other than fences, and <i>structures</i> required in association with on-site stormwater management and disposal.</li> <li>3. Prior to the occupation of any <i>residential building</i>, the 'No-Build Area B' shall be developed to include: <ol style="list-style-type: none"> <li>a. an earth bund of not less than 1.5 metres in <i>height</i>;</li> <li>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 <i>height</i> of not less than 3.5 metres above <i>original ground level</i>) except as necessary to provide for pedestrian access if required;</li> <li>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</li> <li>d. establishment of vegetation to visually screen the fence, including tree species capable of growing to at least 4.0 metres in <i>height</i>.</li> </ol> </li> <li>4. The entire width of 'No-Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond.</li> <li>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'.</li> <li>6. All <i>buildings</i> (excluding <i>minor buildings</i>) must comply with the permitted activity standards for <i>buildings</i> (excluding <i>minor buildings</i>) set out under Rule GRZ-R6.</li> </ol>
<b>GRZ-R10</b>	<p><i>Home businesses</i> and <i>home craft occupations</i></p> <p><i>Qualifying criteria</i> apply to activities under this rule.</p>
Permitted	<b>Standards</b>

Activity	<p>1. <i>Home businesses and home craft occupations</i> must:</p> <ul style="list-style-type: none"> <li>a. be carried out within a lawfully established <i>residential building</i> (excluding <i>minor buildings</i>) or an associated accessory building that meets the <i>permitted activity</i> standards in Rule GRZ-R6;</li> <li>b. not involve the use of any source of motive power other than electric motors of not more than 0.56kw;</li> <li>c. be limited to one <i>home business</i> or <i>home craft occupation</i> per <i>site</i>, excluding <i>home offices</i>;</li> <li>d. not have more than one non-resident person working on the <i>site</i> at any one time; and</li> <li>e. not have any deliveries related to the activity made to or from the <i>site</i> between the hours of 7pm and 7am.</li> </ul> <p>2. The total floor area used for <i>home businesses</i> or <i>home craft occupations</i> must not exceed 40m<sup>2</sup>.</p> <p>3. In addition to Standards (1) and (2) above, for any <i>home businesses</i>:</p> <ul style="list-style-type: none"> <li>a. any <i>retailing</i> must be an <i>ancillary activity</i> to the <i>home business</i>;</li> <li>b. no goods on display shall be visible from outside the <i>building</i> in which the <i>home business</i> is undertaken; and</li> <li>c. the maximum <i>retail floor space</i> or sales area must not exceed 10m<sup>2</sup>.</li> </ul> <p><i>Qualifying Criteria:</i></p> <p><i>Home businesses and home craft occupations</i> are performed entirely within a <i>residential building</i> or <i>accessory building</i>. <i>Home businesses and home craft occupations</i> shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, <i>heavy trade vehicles</i>, 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, <i>visitor accommodation</i> or any process which involves repetitive use of power tools, drills or hammering or any <i>business activity</i>, trade, craft or profession which creates a <i>nuisance effect</i> at or beyond the <i>boundary</i> of the <i>property</i> on which the activity is occurring, and does not include <i>temporary residential rental accommodation</i>.</p>	
<p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>1. For on-site vehicle parking, requirements for non-resident employees, deliveries and customers refer to the rules and standards in the Transport Chapter.</li> <li>2. For requirements in respect of <i>signs</i> and <i>noise</i>, refer to the rules and standards in the Noise and Signs Chapters</li> </ul>		
<b>GRZ-R11</b>	<p><i>Visitor accommodation</i>, excluding <i>temporary residential rental accommodation</i> and excluding the use of land for accommodating five or less visitors, subject to a tariff being paid.</p>	
Controlled Activity	<p><b>Standards</b></p> <ul style="list-style-type: none"> <li>1. Any <i>building</i> (excluding <i>minor buildings</i>) associated with the activity must comply with the permitted activity standards under GRZ-R6.</li> <li>2. The activity must not receive any delivery between the hours of 7pm</li> </ul>	<p><b>Matters of Control</b></p> <ul style="list-style-type: none"> <li>1. Transport <i>effects</i>.</li> <li>2. <i>Landscaping</i>.</li> <li>3. Noise <i>effects</i>.</li> <li>4. Layout, size, design and location of any proposed <i>buildings</i> (excluding <i>minor buildings</i>) associated with the activity.</li> </ul>

	and 7am.	<ol style="list-style-type: none"> <li>5. The imposition of conditions to manage visual, character and amenity <i>effects</i>.</li> <li>6. Any positive <i>effects</i> to be derived from the activity.</li> <li>7. Cumulative <i>effects</i>.</li> <li>8. The imposition of <i>conditions</i> in accordance with section 108 of the Resource Management Act 1991.</li> <li>9. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter of this Plan.</li> </ol> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p>
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**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		<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Consideration of the <i>effects</i> of the standard not met.</li> <li>2. Measures to avoid, remedy or mitigate adverse <i>effects</i>.</li> <li>3. Cumulative <i>effects</i>.</li> </ol>
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**GRZ-R13** *Medium density housing.*

*Measurement criteria, and residential unit measurement criteria* apply to activities under this rule.

Restricted Discretionary Activity	<p><b>Standards</b></p> <p>General requirements</p> <ol style="list-style-type: none"> <li>1. <i>Medium density housing</i> must:             <ol style="list-style-type: none"> <li>a. be located in areas identified on the District Plan Maps as a Medium Density Housing Precinct;</li> <li>b. have a minimum proposed development <i>subject site</i> area of 1,500m<sup>2</sup>;</li> <li>c. comprise at least four <i>residential units</i>, as measured by the <i>Residential Unit Measurement Criteria</i>.</li> <li>d. have a minimum development area of 200m<sup>2</sup> per <i>residential unit</i> and a minimum average area of 250m<sup>2</sup> per <i>residential unit</i> across the development;</li> </ol> </li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The imposition of <i>conditions</i> in accordance with <i>Council’s Best Practice Medium Density Housing Design Guide, Crime Prevention through Environmental Design Guidelines and Subdivision and Development Principles and Requirements 2012</i>.</li> <li>2. Design and layout.</li> <li>3. The design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>4. Compatibility with adjacent <i>development</i>.</li> <li>5. <i>Landscaping</i>.</li> <li>6. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>.</li> <li>7. Materials and finishing of any <i>buildings</i> (excluding <i>minor buildings</i>).</li> </ol>
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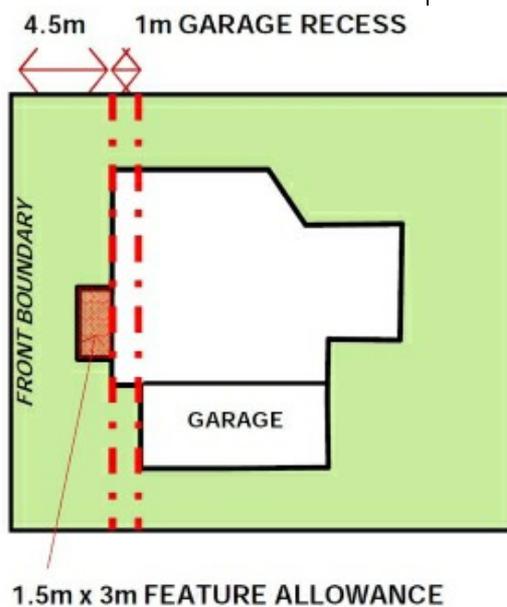
	<p>and</p> <p>e. include an assessment of the <i>development</i> against the Crime Prevention Through Environmental Design Guidelines (Appendix 6) and the Medium Density Housing Design Guide (Appendix 2).</p> <p><i>Site development</i></p> <p>2. A detailed <i>subject site</i> analysis plan must be provided with any application. The <i>subject site</i> analysis plan must:</p> <p>a. include consideration of the local environment within a 200 metre radius of the proposed development <i>subject site</i>; and</p> <p>b. include details of all amenities, public transport stops with details of services (existing and proposed if possible) for the purposes of understanding the connections and networks around a proposed development <i>subject site</i> for <i>medium density housing</i>.</p> <p>3. A <i>subject site</i> development plan must be provided with any application including details of proposed:</p> <p>a. access;</p> <p>b. detailed <i>landscaping</i> (including a maintenance schedule); and</p> <p>c. <i>waste</i> collection and service points as well as details of screening of <i>waste</i> collection areas.</p> <p>4. Each <i>residential unit's</i> development area must be capable of containing an 8 metre diameter circle.</p> <p>5. Where existing <i>allotments</i> are to be amalgamated to achieve the requisite 1,500m<sup>2</sup> minimum proposed development <i>subject site</i> area, amalgamation of full existing <i>allotments</i> only shall be permitted. No <i>land</i> use consent shall be issued for a <i>medium density housing</i> development until any 'base' <i>allotments</i> required to form the 1,500m<sup>2</sup> minimum 'parent' <i>allotments</i> have been formally</p>	<p>8. Adequacy of proposed <i>subject site</i> analysis plan and <i>subject site</i> development plan.</p> <p>9. Energy efficiency and <i>water</i> conservation.</p> <p>10. Screening of rubbish storage areas.</p> <p>11. Solid <i>waste</i> management and collection.</p> <p>12. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter. <b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>13. Transport <i>effects</i>.</p> <p>14. Any positive <i>effects</i> to be derived from the activity.</p> <p>15. Cumulative <i>effects</i>.</p> <p><b>Note.</b> Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.</p>
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- amalgamated.
- Each residential unit must have a building area above the estimated 1% Annual Exceedence Probability flood event.

**Note:** Refer to Natural Hazard rules and standards regarding earthworks within flood hazards. Consent applicants are also advised to discuss access plans with the Council's building consents department if there is a flood hazard in order to ensure there are no issues for building consents under the Building Act.

**Buildings**

- The maximum height as determined by the height measurement criteria) of any building or structure shall be 10 metres except for residential land fronting Marine Parade, Paraparaumu as shown on the District Plan-Maps where the height shall be 8 metres.
- A minimum front yard of 4.5 metres shall apply allowing an intrusion no greater than 1.5 metres into the yard for the purposes of a feature entry or bay window provided a total (combined) width of such is no greater than 3 metres. A ground floor habitable room must face the street in any residential building that fronts a street.



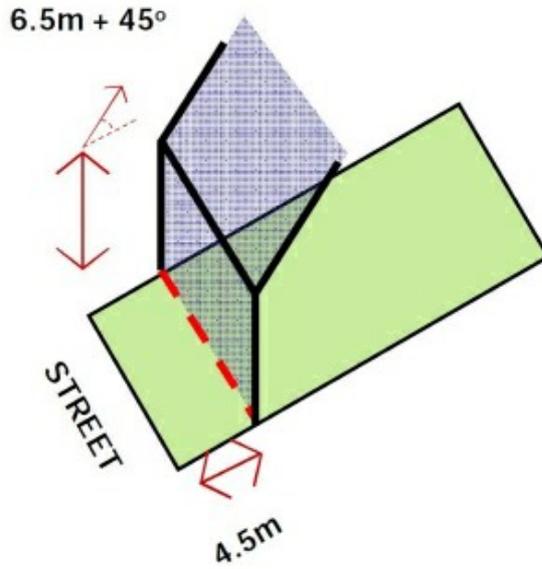
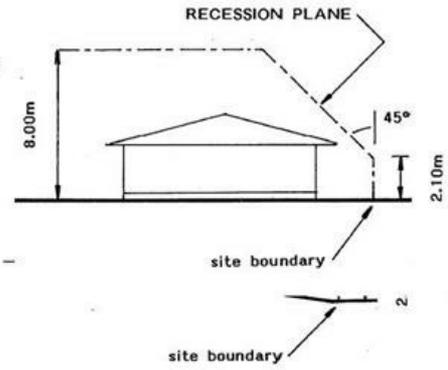
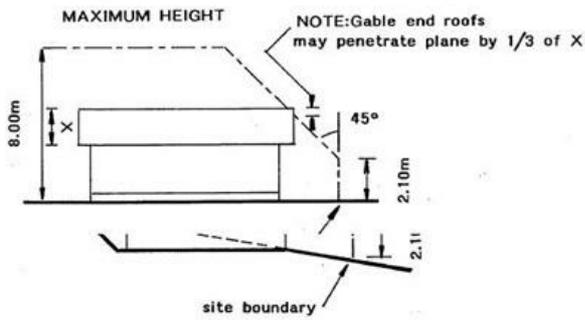
9. *Primary residential buildings* that front a street must have a main pedestrian 'front door' accessed from the street.
10. Garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a *primary residential building* (irrespective of whether the front façade fronts a street, a common lane, a rear *boundary*, etc.), and otherwise must be set back a minimum 5.5 metres from any front *boundary*.
11. A *height in relation to boundary* control of 2.1 metres + 45° shall apply from all *boundaries* facing the southern half of a compass including north-south faces, and one of 3 metres + 45° shall apply to all *boundaries* facing the northern half. This standard shall not apply from the *road frontage boundary*.

*Measurement Criteria:*

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).

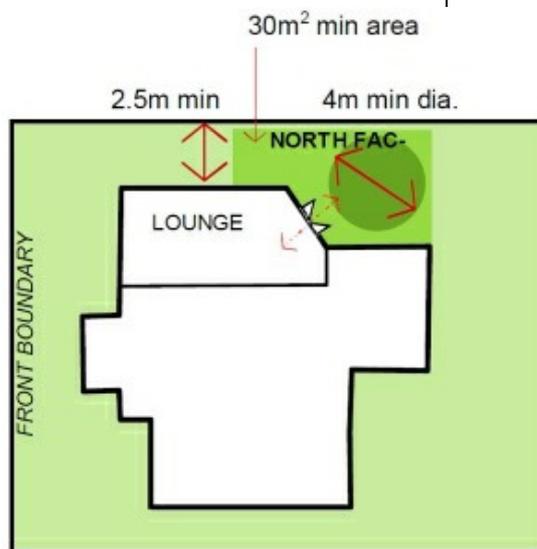
Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary* envelope.

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*.



12. A height in relation to boundary control of 6.5 metres + 45° shall apply inwards from the 4.5 metre front yard line.
13. Maximum building length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required. This recess shall also have a maximum height of no less than 1 metre lower than the adjoining building mass. In addition, no more than 2 units may be terraced unless the connection is via a single storey garage, in which case an unlimited number may terrace to avoid long repetitive rows of units.
14. The maximum height of a front boundary fence, or any fence within the front yard, shall be 800 millimetres above original ground level. For any other fence, the maximum height shall be in

- accordance with Rule GRZ-R3.
- Each unit must provide a private *outdoor living space* of at least 30m<sup>2</sup>, with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre diameter. This space must be directly accessible from a *habitable room*; however it must not be located between a *primary residential building's* front and a street. The space must also allow *sunlight* access to an area of the space with a minimum radius of 2 metres that is capable of receiving no less than 1 hour of continuous *sunlight* between the hours of 11:00am and 2:00pm on June 21 (mid-winter solstice).



**Note:** depending on orientation and topography, an additional balcony may be required to provide minimum *sunlight* access to residents.

- Where *sunlight* access cannot be achieved at ground level in accordance with standard 15 above, a balcony with a minimum area of 6m<sup>2</sup> and a minimum dimension of 1.5 metres shall be provided elsewhere around the unit directly accessible from a *habitable room*. The area of the balcony may be subtracted from the total area of *outdoor living space*, the balance of

	<p>which must comprise at least a complying 4.0 metre diameter circle accessible from a living area.</p> <p>17. <i>Building coverage</i> shall not exceed 50%.</p> <p><i>Measurement Criteria:</i> When measuring <i>building coverage</i>, include:</p> <ul style="list-style-type: none"> <li>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>b. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground</li> <li>c. The footprint of any <i>minor building</i></li> </ul> <p>18. An average of 1.5 parking spaces per unit must be provided: A minimum of 1 space per unit is required and in calculating the average no more than 2 spaces per unit may be counted.</p> <p>19. <i>Habitable rooms</i> within <i>residential buildings</i> on <i>allotments</i> adjacent to any <i>Strategic Arterial Route</i> (including any <i>State Highway</i>) must be acoustically designed to achieve an internal L<sub>10 (18 hr)</sub> level of 45dBA with all opening windows closed and provide an acoustic design certificate from a suitably qualified person confirming this has been achieved.</p> <p><i>Esplanades</i></p> <p>20. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p><i>Financial Contributions</i></p> <p>1. 12. Compliance with FC-Table 1.</p>	
<b>GRZ-R14</b>	<i>Any local convenience retail outlet.</i>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ul style="list-style-type: none"> <li>1. The maximum <i>retail floor space</i> (whether temporary or permanent) shall be 40m<sup>2</sup>.</li> <li>2. Hours of operation shall not exceed</li> </ul>	<p><b>Matters of Discretion</b></p> <ul style="list-style-type: none"> <li>1. Layout, size design and location of any <i>building</i> associated with the activity.</li> <li>2. Suitability of the <i>subject site</i> for the</li> </ul>

	<p>the period from 7:00am to 11:00pm for any given day.</p> <ol style="list-style-type: none"> <li>3. Any <i>building</i> in which the activity is undertaken must comply with Rules GRZ-R5 and GRZ-R6, except that <i>permitted activity</i> standards 12(a) and 12(b) of GRZ-R6 shall not apply.</li> <li>4. Where any <i>building</i> in which the activity is undertaken adjoins or is within 2 metres of any <i>road boundary</i>, at least 75% of the ground floor elevation(s) of the <i>building</i> that front onto the <i>road boundary</i> must be <i>active retail frontage</i> including pedestrian entrances and clear glass for the display of goods.</li> <li>5. The activity must have <i>road</i> frontage to a <i>Strategic Arterial Route</i> (excluding any <i>State Highway</i>), a <i>Major Community Connector Route</i>, or Local Community Connector Route (as identified in District Plan Maps and TR-Table 7 - Transport Network Hierarchy).</li> <li>6. The activity must not be located within 500 metres of (or within):             <ol style="list-style-type: none"> <li>a. any Metropolitan Centre, Local Centre, Mixed Use Centre or Town Centre <i>Zone</i>; or</li> <li>b. any lawfully established <i>local convenience retail outlet</i> in the General Residential Zone.</li> </ol> </li> </ol>	<p>proposed activity.</p> <ol style="list-style-type: none"> <li>3. Proximity to and potential adverse <i>effects</i> on the vibrancy and vitality of any <i>Centre</i> or lawfully established <i>local convenience retail outlet</i>.</li> <li>4. The imposition of <i>conditions</i> to manage character and amenity <i>effects</i>.</li> <li>5. Context and surroundings.</li> <li>6. Transport <i>effects</i>.</li> <li>7. Any positive <i>effects</i> to be derived from the activity.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter of this Plan.</li> </ol> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <ol style="list-style-type: none"> <li>10. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</li> </ol>
<p><b>GRZ-R15</b></p>	<p><i>Development</i>, which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.</p>	
<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline.</li> </ol> <p><b>Note:</b> For subdivision which is undertaken in accordance with the Development Incentives Guidelines, see SUB-RES-R29.</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</li> <li>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>).</li> <li>3. Covenants, easements and other legal mechanisms required.</li> <li>4. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>.</li> <li>5. Ecological or biodiversity <i>effects</i>, and <i>effects</i> on natural character values.</li> <li>6. Transport <i>effects</i>.</li> <li>7. Proposed mitigation, remediation or ongoing management measures.</li> <li>8. Cumulative <i>effects</i>.</li> </ol>

<b>GRZ-R16</b>	Any <i>building</i> (excluding <i>minor buildings</i> ), and any <i>additions</i> or <i>alterations</i> to any <i>building</i> (excluding <i>minor buildings</i> and any listed <i>historic heritage building</i> ) in the Beach Residential Precincts that does not comply with the <i>permitted activity</i> standards for <i>yard setbacks</i> .	
Restricted Discretionary Activity		<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The consideration of effects with regard to <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and Streetscape Strategy and Guideline.</li> <li>2. Compatibility with adjacent <i>development</i>.</li> <li>3. The imposition of conditions to manage visual, character, amenity and cumulative <i>effects</i>.</li> <li>4. <i>Landscaping</i>.</li> <li>5. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter.</li> </ol> <p><b>Note:</b> other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <ol style="list-style-type: none"> <li>6. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</li> </ol>
<b>GRZ-R17</b>	Any activity which is listed as a <i>restricted discretionary activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.	
Discretionary Activity		
<b>GRZ-R18</b>	Any <i>building</i> , minor works, and any <i>additions</i> or <i>alterations</i> to any <i>building</i> , which does not comply with one or more of the <i>permitted activity</i> standards under GRZ-R6	
Discretionary Activity		
<b>GRZ-R19</b>	<i>Shared or group accommodation</i> or <i>supported living accommodation</i> which does not comply with one or more permitted activity standards under GRZ-R4.	
Discretionary Activity		
<b>GRZ-R20</b>	<i>Visitor accommodation</i> , excluding <i>Temporary Residential Rental Accommodation</i> 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 <i>controlled activity</i> standards under GRZ-R11.	
Discretionary Activity		

<b>GRZ-R21</b>	Any <i>home business</i> or <i>home craft occupation</i> that complies with Standard 3 of GRZ-R10 but does not comply with one or more of the other <i>permitted activity</i> standards under GRZ-R10.
Discretionary Activity	
<b>GRZ-R22</b>	<i>Medium Density Housing</i> that is located outside of the Medium Density Housing Precinct identified in the District Plan Maps or which does not comply with one or more of the <i>restricted discretionary activity</i> standards under GRZ-R13.
Non-complying Activity	
<b>GRZ-R23</b>	Any <i>local retail convenience outlet</i> that does not comply with one or more of the <i>restricted discretionary standards</i> under GRZ-R14.
Non-complying Activity	
<b>GRZ-R24</b>	Any <i>home business</i> or <i>home craft occupation</i> which is not a <i>permitted activity</i> under GRZ-R10 or a discretionary activity under GRZ-R21
Non-complying Activity	
<b>GRZ-R25</b>	Any <i>commercial, industrial</i> or <i>retail activity</i> that is not listed as a <i>permitted, controlled, restricted discretionary</i> or <i>discretionary activity</i> .
Non-complying Activity	
<b>GRZ-R26</b>	<p>The sale or otherwise disposal of a <i>minor residential unit</i> which is not in conjunction with its associated <i>residential unit</i>.</p> <p><i>Qualifying Criteria:</i></p> <ul style="list-style-type: none"> <li>In order to be self-contained a <i>minor residential unit</i> must contain a <i>kitchen and bathroom</i>. A <i>minor residential unit</i> has a gross floor area which is no greater than 54m<sup>2</sup>.</li> </ul> <p><i>Measurement Criteria:</i></p> <p>When measuring gross floor area for the purposes of a <i>minor residential unit</i>, include:</p> <ul style="list-style-type: none"> <li>covered yards and areas covered by a roof but not enclosed by walls</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>decks and covered <i>outdoor living spaces</i></li> <li>uncovered stairways;</li> <li>floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li><i>car parking</i> areas; and</li> <li>floor space of interior balconies and mezzanines not used by the public.</li> </ul>
Non-complying Activity	

<b>GRZ-R27</b>	<i>Offensive trades.</i>
Non-complying Activity	
<b>GRZ-R28</b>	Boarding or housing of animals for commercial gain.
Non-complying Activity	
<b>GRZ-R29</b>	The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.
Non-complying Activity	
<b>GRZ-R30</b>	Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed <i>building</i> (excluding <i>minor buildings</i> ).
Non-complying Activity	
<b>GRZ-R31</b>	The parking or placing of any motor vehicle, boat, caravan or material for the purposes of sale or lease within <i>road</i> or <i>Council</i> reserve other than specified areas by resolution of <i>Council</i> .
Non-complying Activity	
<b>GRZ-R32</b>	Commercial panelbeating and spraypainting.
Prohibited Activity	