







HRZ - High Density Residential Zone

This chapter contains provisions that have immediate legal effect. They are identified with a  to the right hand side of the provision. For HRZ-R1 and the density standards they are identified with a 

and also shown highlighted. Those which are not highlighted do not have immediate legal effect. Except that:

- In accordance with s86BA(1)(c)(ii) of the RMA the provisions identified with a  do not have immediate legal effect in relation to sites to which the following provisions apply (as those sites are subject to a qualifying matter). For these sites the rules and standards of the Operative District Plan will apply until the Proposed District Plan including Variation 1 has legal effect:
 - NATC-R1
 - CE-R8
 - ECO-R5
 - SASM-R4
 - HH-R7
 - HH-R8
 - NFL-R3
 - NFL-R4
 - NFL-R7
 - HRZ-S2-1.b
 - HRZ-S2-1.c
 - HRZ-S2-1.d
 - HRZ-S2-1.e
 - HRZ-S3-1.b.i
 - HRZ-S3-1.c.i
 - HRZ-S3-1.d.i
 - HRZ-S4-2
- HRZ-S2-1.b, HRZ-S2-1.c and HRZ-S3-1.c.i listed above, apply to qualifying matter areas within the High Density Residential Zone. Although all of these provisions provide for the same or a more permissive level of development as the Medium Density Residential Standards, as they apply to qualifying matter areas these provisions will not take immediate legal effect.
- In accordance with s86BA(1)(c)(i) of the RMA the provisions identified with a  do not have immediate legal effect where they relate to a new residential zone proposed as part of Variation 1 (as shown on the planning maps). For these areas the rules and standards of the Operative District Plan will apply until the Proposed District Plan including Variation 1 has legal effect.
- In accordance with s86BA(4) the following provisions identified with a  do not have immediate legal effect because they provide for more lenient density standards than those set out in Part 2 of Schedule 3A. The Medium Density Residential Standards set out in Part 2, of Schedule 3A of the RMA will apply until these provisions have legal effect. They are also shown highlighted for ease of identification:
 - HRZ-S2-1.a
 - HRZ-S3-1.a
 - HRZ-S4-1 (in part)
 - HRZ-S6-3
 - HRZ-S8-2

- In accordance with s86BA(4) the exemptions listed in the provisions identified with a  do not have immediate legal effect, because they provide for more lenient density standards than those set out in Part 2 of Schedule 3A. The Medium Density Residential Standards set out in Part 2, of Schedule 3A of the RMA will apply until these provisions have legal effect. They are also shown highlighted for ease of identification.

The High Density Residential Zone provides for residential activities with a high intensity and bulk of buildings, including apartments and townhouses, and other compatible activities.

The objectives and policies in the RESZ - General Objectives and Policies for all Residential Zones chapter and the provisions in this chapter provide the framework for managing the effects of use and development and ensuring a built environment that provides for the health and well-being of people and communities residing in the Zone, consistent with the planned urban built environment.

The High Density Residential Zone has been identified as being suitable for a high density of residential development. This zone is in areas that are within a walkable catchment of the Metropolitan Centre Zone and/or a train station. This zone will contribute to a well-functioning urban environment, including high levels of accessibility to primary schools, shops and services including supermarkets, and local parks.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.
See How the District Plan works for more information.

Objective

HRZ-O1 Planned urban built environment of the High Density Residential Zone

The planned urban built environment in the High Density Residential Zone is characterised by:

1. A planned built form of terraced housing and apartments buildings, predominantly six storeys in height [and up to ten storeys in identified Height Variation Control areas¹](#);
2. A greater intensity of buildings than anticipated in the Medium Density Residential Zone and the MRZ - Residential Intensification Precinct;
3. A quality-built environment that provides for the health and well-being of people and communities residing in the Zone; and
4. An urban environment that is visually attractive, safe, easy to navigate and convenient to access.

Rules

Note: There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

The Infrastructure chapter contains objectives and policies relevant to activities in proximity of near regionally significant infrastructure.

¹ OS76.124

HRZ-R1 Buildings and structures, including additions and alterations, but excluding fences and stand-alone walls

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with:
 - i. HRZ-S1;
 - ii. HRZ-S2;
 - iii. HRZ-S3;
 - iv. HRZ-S4;
 - v. HRZ-S5;
 - vi. HRZ-S6;
 - vii. HRZ-S7; and
 - viii. HRZ-S8.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with HRZ-S1, HRZ-S2, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, or HRZ-S8.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

- An application under this rule where compliance is not achieved with HRZ-S1, ~~HRZ-S5,~~²HRZ-S6, ~~or~~ HRZ-S7, ~~or~~ HRZ-S8³ is precluded from being publicly or limited notified in accordance with sections 95A and 95B of the RMA.
- An application under this rule where compliance is not achieved with HRZ-S3, ~~or~~ HRZ-S4, ~~HRZ-S5, or HRZ-S8~~⁴ is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ-R2 Construction activity

1. Activity status: **Permitted**

HRZ-R3 Rainwater tank

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with HRZ-S9.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with HRZ-S9.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ-R4 Fences and stand-alone walls

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with HRZ-S10.

² Kāinga Ora [OS76.125]

³ Ibid

⁴ Ibid

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with HRZ-S10.

Matters of discretion are restricted to:

- 1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ-R5 Residential activity, excluding papakāinga

- 1. Activity status: **Permitted**

HRZ-R6 Conservation activity

- 1. Activity status: **Permitted**

HRZ-R7 Customary harvesting

- 1. Activity status: **Permitted**

HRZ-R8 Sport and recreation facility

- 1. Activity status: **Permitted**

Where:

- a. The sport and recreation facility is or will be vested in Porirua City Council as a reserve under the Reserves Act 1977.

2. Activity status: Discretionary

Where:

- a. Compliance is not achieved with HRZ-R8-1.a.

HRZ-R9 Supported residential care activity

- 1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ten residents.

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with HRZ-R9-1.a.

Matters of discretion are restricted to:

- 1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**HRZ- Home business
R10**

- 1. Activity status: **Permitted**

Where:

- a. No more than 40m² of total gross floor area of all buildings on site is used for the home business;
- b. All materials and goods sold, stored, repaired or manufactured in association with the home business must be within buildings on the site or screened from view at ground level;
- c. The home business does not involve the repair, alteration, restoration or maintenance of motor vehicles; and
- d. No more than one full-time employee or equivalent engaged in the home business resides off-site.

2. Activity status: **Discretionary**

Where:

- a. Compliance is not achieved with HRZ-R10-1.a, HRZ-R10-1.b, HRZ-R10-1.c, or HRZ-R10-1.d.

HRZ-R11 Educational facility, including home-based childcare services1. Activity status: **Permitted**

Where:

- a. The maximum number of children on-site does not exceed four; and
- b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.

Except that HRZ-R11-1.a and HRZ-R11-1.b do not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with HRZ-R11-1.a or HRZ-R11-1.b.

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ-R12 Visitor accommodation1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed five guests per night.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with HRZ-R12-1.a.

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ-R13 Papakāinga1. Activity status: **Permitted**

Where:

- a. The site is held under Te Ture Whenua Māori Act 1993;
- b. The gross floor area of all commercial activities does not exceed 100m² per site; and
- c. The gross floor area of all community facilities does not exceed 200m² per site.

2. Activity status: **Restricted discretionary**

Where:

Compliance is not achieved with HRZ-R13-1.a.

Matters of discretion are restricted to:

1. The matters in PK-P2.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

3. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with HRZ-R13-1.c.

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

4. Activity status: Discretionary

Where:

- a. Compliance is not achieved with HRZ-R13-1.b.

**HRZ- Show home
R14****1. Activity status: Permitted**

Where:

- a. The use of the residential building and land as a show home ceases within 24 months from the time of first use as a show home;
- b. The hours of operation are between:
 - i. 7.00am and 9.00pm Monday to Friday; and
 - ii. 8.00am and 7.00pm Saturday, Sunday and public holidays.

2. Activity status: Discretionary

Where:

- a. Compliance is not achieved with HRZ-R14-1.a, or HRZ-R14-1.b.

**HRZ- Community garden
R15****1. Activity status: Permitted****HRZ- Emergency service facility
R16****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**HRZ- Community facility, excluding healthcare activities and hospitals
R17****1. Activity status: Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ- R18 Healthcare activity

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P11.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ- R19 Retirement village

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in RESZ-P13.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

HRZ- R20 Commercial activity

1. Activity status: **Discretionary**

HRZ- R21 Any activity not listed as a permitted, controlled, restricted discretionary, discretionary or non-complying activity

1. Activity status: **Discretionary**

HRZ- R22 Industrial activity

1. Activity status: **Non-complying**

HRZ- R23 Rural industry

1. Activity status: **Non-complying**

HRZ- R24 Hospital

1. Activity status: **Non-complying**

HRZ- R25 Primary production

1. Activity status: **Non-complying**

Standards

HRZ-S1 Number of residential units per site



1. There must be no more than 3 residential units per site.

Matters of discretion are restricted to:
1. The matters in RESZ-P10.

[This standard does not apply to retirement villages⁵](#)

HRZ-S2 Height



1. Buildings and structures must not exceed a height of:

Matters of discretion are restricted to:

a. 22m;	1. The matters in RESZ-P7 and RESZ-P8.
b. 16m on sites subject to Height Control – Shading A, as identified on the planning maps;	1. The matters in RESZ-P7 and RESZ-P9.
c. 11m on sites subject to Height Control – Heritage A, as identified on the planning maps; or	1. The matters in HH-P17.
d. 8m on sites subject to Height Control – Heritage C, as identified on the planning maps.	1. The matters in HH-P17.
e. 8m on sites subject to Height Control – SASM, as identified on the planning maps.	1. The matters in SASM-P10.
f. <u>36m on sites subject to Height Increase – 36m, as identified on the planning maps.⁶</u>	1. <u>The matters in RESZ-P7 and RESZ-P8.</u>

This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m;
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m; or
- Lift overruns provided these do not exceed the height by more than 1m.

HRZ-S3 Height in relation to boundary

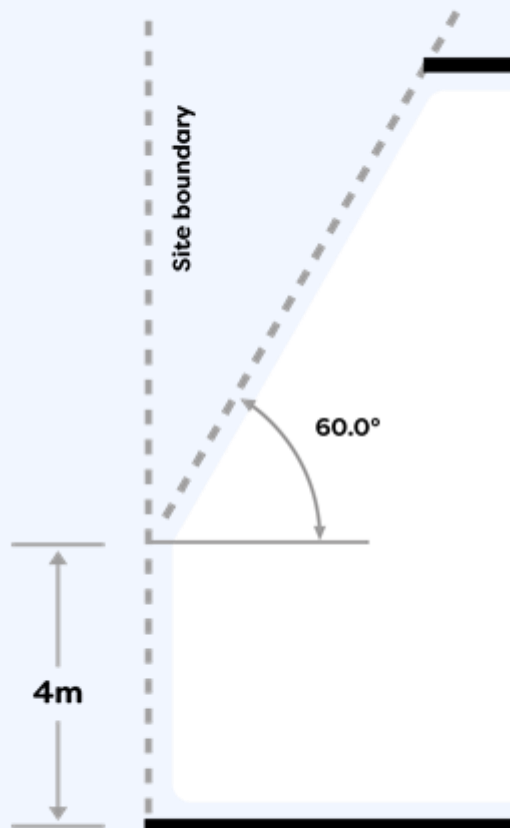


⁵ RVA [OS118.50]

⁶ Kāinga Ora [OS76.151, OS76.118]

1. All buildings and structures must not project beyond a:	Matters of discretion are restricted to:
<p>a. 60° recession plane measured from a point 8m vertically above ground level along all boundaries;</p> <p>i. <u>Except no part of any building or structure may project beyond a:</u></p> <p>a. <u>60° recession plane measured from a point 4m vertically above ground level along any boundary that adjoins a site in the Medium Density Residential Zone;</u>⁷</p>	1. The matters in RESZ-P7.
<p>b. For sites subject to HIRB Control Heritage A identified on the planning maps:</p> <p>i. A 45° recession plane measured from a point 3m vertically above the ground level on any boundary with a site containing a heritage item or heritage setting; or</p>	1. The matters in HH-P17.
<p>c. For sites subject to HIRB Control Heritage B identified on the planning maps:</p> <p>i. A 60° recession plane measured from a point 4m vertically above ground level on any boundary with a site containing a heritage item or heritage setting.</p>	1. The matters in HH-P17.
<p>d. For sites subject to HIRB Control - SASM identified on the planning maps</p> <p>i. A 45° recession plane measured from a point 3m vertically above the ground level on any boundary with a site containing a site or area of significance to Māori.</p>	1. The matters in SASM-P10.

⁷ Kāinga Ora [OS76.152]



Except that:

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

This standard does not apply to:

- A boundary with a road;
- Existing or proposed internal boundaries within a site;
- Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;
- Boundaries adjoining the Metropolitan Centre Zone, Local Centre Zone, Hospital Zone, Neighbourhood Centre Zone, Mixed Use Zone, Large Format Retail Zone, General Industrial Zone and General Rural Zone:

- Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m;
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; and
- A gable end, dormer or roof where that portion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

HRZ-S4 Setbacks



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

Yard	Minimum depth
Front	1.5m, where that boundary is to a road, otherwise it must be 1m
Side	1m
Rear	1m (excluded on corner sites)

2. Buildings and structures must not be located within a 1.5m setback from a boundary with a rail corridor.

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;
- Fences and standalone walls — see HRZ-R4;
- Buildings that are no more than 2m² in floor area and 2m in height above ground level;
- Any part of a building that is 7m or less in length, where this exemption only occurs once per site; or
- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.

Matters of discretion are restricted to:

1. The matters in RESZ-P7 and RESZ-P8.

On sites where HRZ-S4-2 applies, and the building or structure setback otherwise complies with HRZ-S4-1:

Matters of discretion are restricted to:

1. The safe and efficient operation of the rail network.

HRZ-S5 Landscaped area

1. A residential 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.
2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

This standard does not apply to papakāinga [and retirement villages](#)⁸.

HRZ-S6 Outdoor living space – Per unit

1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
 - a. Where located at ground level, has no dimension less than 3m;
 - b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m;
 - c. Is accessible from the residential 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.
2. A residential 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 8m² and has a minimum dimension of 1.8m; and
 - b. Is accessible from the residential unit; and
 - c. May be—
 - i. Grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. Located directly adjacent to the unit.
3. Except that the following alternative outdoor living space standards can be applied:
 - a. Ground floor residential units can be provided with a balcony of at least 8m² and a minimum dimension 1.8m at an

Matters of discretion are restricted to:

1. The matters in RESZ-P8; and
2. Any additional accessibility and safety benefits of providing less landscaped area.

Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. Whether the size and quality of, and sunlight access to, on-site communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space;
3. The extent to which a reduction in outdoor living space is to retain mature on-site vegetation; and
4. The provision of space for bicycle storage, servicing, washing lines and heat-pump units elsewhere on the site.

⁸ RVA [OS118.50]

upper level instead of a ground floor balcony, patio, or roof terrace under HRZ-S6-1 above, subject to being:

- i. Directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served;
- b. One-bedroom residential units above ground can be provided with a balcony of at least 5m² instead an outdoor living space in the form of a balcony, patio, or roof terrace of 8m² under HRZ-S6-2 above. The balcony must:
- i. Be directly connected to and accessible from the living or dining room of the unit served; and
 - ii. Located to the west, north, or east of the unit served;
- c. Ground floor apartments can be provided with a ground floor, balcony, patio, or roof terrace space that is at least 8m² and has a minimum dimension of 1.8m, where the balance of the required outdoor living space under HRZ-S6-1 above:
- i. Is provided as a shared outdoor living space with other apartments on the site; and
 - ii. The shared outdoor living space is open to the north.
- d. Up to 40% of above ground units on a site can be provided with a Juliet balcony instead of a balcony, patio or roof terrace under HRZ-S6-2 above.

Note: When calculating the number of above ground residential units that can be provided with a Juliet balcony, where there is a fractional number, that number shall be rounded down. For example, 4.9 will be 4 residential units.

This standard does not apply to papakāinga [and retirement villages](#)⁹.

HRZ-S7 Outlook space – Per unit

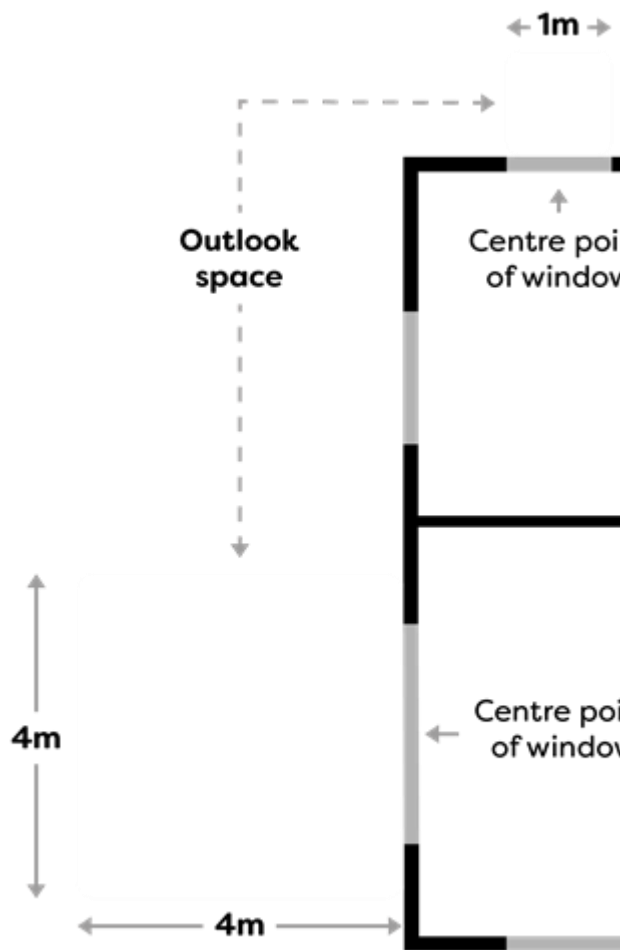


1. An outlook space must be provided for each residential unit as specified in this clause.
2. An outlook space must be provided from habitable room windows as shown in the diagram below:

Matters of discretion are restricted to:

1. The matters in RESZ-P7;
2. Measures to ensure that outlook spaces shall remain unobstructed, while providing an open outlook with access to daylight from the windows of habitable rooms;

⁹ RVA [OS118.50]



3. The effects on amenity of future occupants from a reduced outlook; and
4. Measures to achieve appropriate inter-unit privacy.

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

- a. A principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
- b. All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

7. Outlook spaces may be under or over a balcony.

8. Outlook spaces required from different rooms within the same building may overlap.

9. Outlook spaces must:

- a. Be clear and unobstructed by buildings; and
- b. Not extend over an outlook space or outdoor living space required by another dwelling.

This standard does not apply to papakāinga [and retirement villages](#)¹⁰.

HRZ-S8 Windows to street



1. Any residential 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.
2. This standard only applies to sites with a direct frontage to a road and the residential unit is within 15m of that frontage.

This standard does not apply to papakāinga [and retirement villages](#)¹¹.

Matters of discretion are restricted to:

1. Whether the reduction in the ability to view the adjacent road reduces a sense of safety for pedestrian users of the road;
2. Whether the majority of the glazing provided on the street facing façade of the unit is clear glazing to habitable spaces within the unit;
3. Any other building features that will add visual interest; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

HRZ-S9 Rainwater tanks

1. The volume of any individual rainwater tank must not exceed 5000 litres per site.

Matters of discretion are restricted to:

1. Visual dominance and the extent to which the tank can be screened from view outside of the site.

HRZ-S10 Fences and standalone walls along boundaries

1. All fences and standalone walls must not exceed a maximum height above ground level of:
 - a. 1.2m for the length of the site boundary where that boundary is located between the front of a principal building and a road, except that the height above ground level can be up to 2m for up to 30% of the length of the boundary with a road;
 - b. 1.2m where a site boundary adjoins a public reserve, vested to Porirua City Council under the Reserves Management Act; [and should the fence be close boarded/solid except that the height above ground level for such a fence can be up to 2m for up to 30% of the length of the boundary with the public reserve; and](#)¹²
 - c. 2m for all other site boundaries.

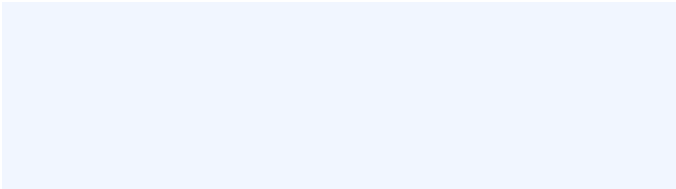
Matters of discretion are restricted to:

1. The extent to which the proposed fence will detract from the openness and coherence of the site and street scene;
2. Whether the reduction in the ability to view the adjacent road or public reserve reduces a sense of safety for pedestrian users of the road and for users of the public reserve;
3. The use of materials or visual permeability to reduce visual monotony or dominance effects;
4. The amenity of adjacent residential properties, where the over height fence/wall is located on their boundary;
5. Whether taller fencing is appropriate to provide acoustic insulation of habitable spaces or screening for outdoor living

¹⁰ RVA [OS118.50]

¹¹ RVA [OS118.50]

¹² RVA [OS118.89], Kāinga Ora [OS76.159]

- 
- areas from surrounding noise generating activities; and
6. Whether topographical or other site constraints make compliance with the standard impractical.