

# GRZ – General Residential Zone

The Kaikōura urban area is the District's primary residential, commercial and industrial area, and the focal point of the developing tourism industry.

Most residential expansion in the last 5 years has taken place within the Kaikōura urban area and on the Kaikōura Plains.

The majority of the District's residential, commercial, industrial and other social facilities and activities are located in Kaikōura and its environs.

The General Residential Zone applies to the Kaikōura urban area. This area has a primarily residential character and provides principally for low-medium density and medium height living accommodation. It is anticipated that the zone provisions will maintain residential areas with ample open space for tree and garden plantings and with minimal adverse environmental effects on residential amenities.

The Medium Density Residential Precinct areas are located on flats and lower hills. It exhibits a medium residential density and corresponding amenity values. The Low Density Residential Precinct areas apply to the Peninsula and upper Ludstone Hill and exhibits a lower residential density.

Key defined terms for this chapter	
Term	Definition
Amenity or Amenity Values	<p>has the same meaning as defined in Section 2 of the Resource Management Act 1991, which at the notification date of this Plan, means:</p> <p><i>"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."</i></p>
Building (NPS)	<p>Means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> <li>a. partially or fully roofed; and</li> <li>a. fixed or located on or in land;</li> </ul> <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>

Building Coverage (NPS)	Means the percentage of the net site area covered by the building footprint.
<i>Height (NPS)</i>	Means the vertical distance between a specified reference point and the highest part of any feature, structure, or building above that point.
<i>Height in relation to boundary (NPS)</i>	Means the height of a structure, building or feature, relative to its distance from either the boundary of: <ul style="list-style-type: none"> <li>a. a site; or</li> <li>b. another specified reference point.</li> </ul>
<i>Home business (NPS)</i>	Means a commercial activity that is: <ul style="list-style-type: none"> <li>a. undertaken or operated by at least one resident of the site; and</li> <li>b. incidental to the use of the site for a residential activity.</li> </ul>
<i>Net site area (NPS)</i>	Means the total area of the site, but excludes: <ul style="list-style-type: none"> <li>a. any part of the site that provides legal access to another site;</li> <li>b. any part of a rear site that provides legal access to that site;</li> <li>c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul>
Outdoor Recreational Activity	means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.
Outdoor Living Space (NPS)	Means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
Public Area	means those parts of a building normally available for use by the general public exclusive of any service or access areas of the building.
<i>Recreational activity (ODP)</i>	Means the use of land and/or buildings for the primary purpose of recreation and/or entertainment which is not commercial and

	<p>includes the sale of food and beverage for consumption on the site, provided it is ancillary to the recreational activity.</p> <p>Recreational activities include sport clubs, art, craft and hobby clubs (i.e., painting, pottery, bridge, chess, photography clubs. and outdoor recreation pursuits) but excludes any recreational activity within the meaning of residential activity.</p>
<i>Residential activity (NPS)</i>	Means the use of land and building(s) for people's living accommodation.
<i>Residential unit (NPS)</i>	Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
<i>Site (NPS)</i>	<p>Means:</p> <ul style="list-style-type: none"> <li>a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or</li> <li>b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</li> <li>c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</li> </ul> <p>despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</p>

Zone description
Areas used predominantly for residential activities with a mix of building types, and other compatible activities.

Cross-references
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In addition to the zone chapters, several district-wide and overlay chapters also contain provisions that may be relevant to the General Residential Zone, including:

TRAN - Transport

HH - Historic Heritage

EW - Earthworks

LIGHT - Light

NOISE - Noise

SUB - Subdivision

## Issues

<b>GRZ-I1</b>	<b>Protection of <i>amenity values</i> in the General Residential Zone</b>
The character and scale of <i>buildings</i> and the effects of activities have the potential to adversely affect the <i>amenity values</i> in residential areas.	
<b>GRZ-I2</b>	<b>Housing needs</b>
The Plan needs to recognise and enable a diverse range of living environments to occur within the District, while maintaining the quality of environment.	

## Objectives

<b>GRZ-O1</b>	<b>Provide for residential <i>amenity</i></b>
To provide an essentially low density, small scale residential environment within the Kaikōura urban area with a dominance of open space and planting <i>over buildings</i> , and where the pleasantness and <i>amenity</i> of the residential area is maintained and enhanced.	
<b>GRZ-O2</b>	<b>Provide a range of living environments</b>
To provide for a diverse range of living environments expressed in built form, density of development and housing types.	

## Policies

<b>GRZ-P1</b>	<b>Provide for compatible non-residential activities</b>
<p>To enable the establishment of non-residential activities in residential areas within Kaikōura urban area, in circumstances where:</p> <ol style="list-style-type: none"> <li>the predominant use of the <i>site</i> remains residential; and</li> <li>the activity is compatible in terms of its potential effects on those of a residential nature.</li> </ol>	
<b>GRZ-P2</b>	<b>Provide for on-site parking and manoeuvring</b>
<p>To maintain the <i>amenity</i> of residential areas by ensuring sufficient on-site parking and manoeuvring areas for vehicles are established.</p>	
<b>GRZ-P3</b>	<b>Preserve residential <i>amenity values</i></b>
<p>To ensure that the design and siting of development (<i>building height, building coverage, recession lines, setbacks</i> and provision of <i>outdoor living areas</i>) is controlled so that:</p> <ol style="list-style-type: none"> <li>development will not unreasonably deny neighbouring properties sunlight, daylight, views or;</li> <li>ample on-site provision of <i>outdoor living space</i> oriented to the sun exists; and</li> <li>an open and attractive scene exists; and</li> <li>a character and scale of <i>buildings</i> and open space is maintained which is compatible with the anticipated residential environment.</li> </ol>	
<b>GRZ-P4</b>	<b>Limit noise and light effects</b>
<p>To ensure noise and lighting spill do not adversely affect the <i>amenity</i> enjoyed on residential <i>sites</i>.</p>	
<b>GRZ-P5</b>	<b>Limit incompatible activities</b>
<p>To avoid activities within the residential areas of the Kaikōura urban area which are incompatible with residential activities and to maintain an appropriate level of residential <i>amenity</i>.</p>	
<b>GRZ-P6</b>	<b>Avoid development that adversely affects residential <i>amenity</i> and character</b>

To avoid or mitigate development which would detract from the predominant character, scale and <i>amenity</i> of the particular residential environment.	
<b>GRZ-P7</b>	<b>Promote Zero Waste policy</b>
To promote Council's "Zero Waste" policy by promoting and encouraging the reduction, reuse and recycling of unwanted materials.	
<b>GRZ-P8</b>	<b>Enable a mix of housing types</b>
To enable a mixture of housing styles in residential areas provided the <i>amenity</i> of these areas is not adversely affected.	
<b>GRZ-P9</b>	<b>Enable higher densities</b>
To enable higher density development to be established in areas where this is appropriate.	
<b>GRZ-P10</b>	<b>Limit bulk and location performance standards</b>
To place no restrictions on <i>building</i> design in residential areas, other than in respect of matters such as <i>height in relation to boundary, height, setbacks, and percentage coverage</i> .	
<b>GRZ-P11</b>	<b>Restrict <i>building height</i> on waterfront sections</b>
To impose <i>height</i> restrictions along waterfront sections to avoid adverse effects on views from houses behind waterfront sections.	
<b>GRZ-P12</b>	<b>Allow additional <i>building height</i> on Torquay Street</b>
To allow higher dwellings along the south side of Torquay Street up to a maximum specified <i>height</i> , where they do not affect views from other dwellings and where they do not break the skyline.	

## Rules

<b>GRZ-R1</b>	<b><i>Residential activities and keeping of domestic livestock</i></b>
	1. Activity status: Permitted

	<p>Where:</p> <p>a. Compliance is achieved with GRZ-S1 to GRZ-S11.</p>
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-S1 to GRZ-S11.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any standard that is not met.</p>

<b>GRZ-R2</b>	<b><i>Home businesses</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than one person who does not reside on the <i>site</i> is employed by the <i>home business</i></p> <p>b. Compliance is achieved with GRZ-S1 to GRZ-S11.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GRZ-S1 to GRZ-S11.</p> <p>b. Compliance is not achieved with GRZ-R2(1)(a).</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any standard that is not met.</p>

<b>GRZ-R3</b>	<b><i>Recreational activities (limited to outdoor recreational activities on public reserves)</i></b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with GRZ-S1 to GRZ-S11.</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

	<p>a. Compliance is not achieved with GRZ-S1 to GRZ-S11.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not met.</li> </ol>
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<b>GRZ-R4</b>	<b>Take-off or landing of aircraft for emergency landing, rescue, firefighting, civil defence, or activities carried out by the New Zealand Defence Force</b>
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with GRZ-S1 to GRZ-S11.</li> </ol>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GRZ-S1 to GRZ-S11.</li> </ol> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion of any standard that is not met.</li> </ol>

<b>GRZ-R5</b>	<b>Any activity not otherwise listed as a Permitted or Restricted Discretionary activity</b>
	<p>1. Activity status: Discretionary.</p>

## Standards

<b>GRZ-S1</b>	<b>Density</b>	
<p>No <i>Residential Unit</i> shall be located on a <i>site</i> having a <i>net site area</i> less than the following:</p> <ol style="list-style-type: none"> <li>1. Medium Density Residential Precinct - 500m<sup>2</sup> minimum, except that for multi-unit developments of two or more units, the</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>	

<p>average <i>net site area</i> of all units shall not be less than 500m<sup>2</sup>.</p> <p>2. Low Density Residential Precinct - 1000m<sup>2</sup> minimum, except that for multi-unit developments of two or more units, the average <i>net site area</i> of all units shall not be less than 1000m<sup>2</sup>.</p>	
<b>GRZ-S2</b>	<b>Maximum <i>building height</i></b>
<p>1. 5.5m maximum in <i>height</i> control area A (refer Planning Maps).</p> <p>2. 11m maximum <i>height</i> in height control area B Torquay Street (refer Planning Maps), provided that <i>buildings</i> in height control area B do not break the skyline when viewed from the mean high water tide mark along The Esplanade foreshore, between Memorial Gardens and the New Wharf.</p> <p>3. 8m maximum all other areas.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRZ-S3</b>	<b>Sky-lining - Low Density Residential Precinct</b>
<p><i>Buildings</i> on any <i>site</i> in the Low Density Residential Precinct east of Ward St or North of Cromer St and which adjoin the General Rural Zone, shall be setback from the eastern and northern internal boundary of the <i>site</i> so they are not visible against the sky when viewed from any point on the road between Jimmy Armers Beach and Point Kean seal colony.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRZ-S4</b>	<b><i>Building setbacks</i> from side boundaries</b>
<p>No <i>buildings</i> shall be located closer than 2m to any internal boundary unless the following exceptions apply:</p> <p>1. Accessory <i>buildings</i>, which are not used for human habitation, may be located</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<p>closer to an internal boundary subject to the following conditions:</p> <ul style="list-style-type: none"><li>a. <i>buildings</i> shall not be located closer than 0.5m from an internal boundary and;</li><li>b. all stormwater shall be contained within the <i>site</i> and;</li><li>c. the total length of walls of accessory <i>buildings</i> facing, and located within 2m of, each internal boundary shall:<ul style="list-style-type: none"><li>i. not exceed 6.0m in length, and</li><li>i. not contain any windows.</li></ul></li></ul> <p>2. Where <i>buildings</i> on adjoining <i>sites</i> share a common wall along a <i>site</i> boundary, no boundary setback is required along that part of the boundary covered by such a wall.</p> <p>3. Eaves, porches, chimneys, bay windows, stairways, steps, landings, and balconies may intrude into the internal boundary setback subject to the following limits:</p> <ul style="list-style-type: none"><li>a. eaves may intrude into the setback by no more than 0.6m;</li><li>b. porches and windbreaks opposite a doorway may intrude into the setback by no more than 0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary;</li><li>c. bay windows may intrude into the setback by no more than 0.6m parallel to the boundary;</li><li>d. chimneys may intrude into the setback by no more than 0.6m parallel to the boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m;</li><li>e. external stairways, landings and un-enclosed balconies may intrude into</li></ul>	
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<p>the setback by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length; and</p> <p>4. Where an internal boundary of a <i>site</i> immediately adjoins an access or part of an access, which is owned or partly owned with that <i>site</i>, or has a registered right-of-way over it in favour of that <i>site</i>, the minimum <i>building setback</i> from that internal boundary shall be 1m.</p> <p>5. <i>Buildings</i>, other than principal residential <i>buildings</i>, designed and/or used for the housing of domestic livestock or other animals shall be separated from internal boundaries as follows:</p> <ul style="list-style-type: none"> <li>a. Poultry and other birds: 5.0m</li> <li>b. Dogs: 5.0m</li> <li>c. Pigs: 50m</li> <li>d. Other animals associated with farming: 25m.</li> </ul>	
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<b>GRZ-S5</b>	<b><i>Building setbacks from road boundaries</i></b>
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<p>No <i>building</i> shall be located closer than 4.5m to any road boundary unless the following exceptions apply:</p> <ul style="list-style-type: none"> <li>1. eaves may intrude into the setback by no more than 0.6m;</li> <li>2. porches and windbreaks opposite a doorway may intrude into the setback by no more than 0.9m provided that such porches and windbreaks are no longer than 1.8m parallel to the boundary;</li> <li>3. bay windows may intrude into the setback by no more than 0.6m parallel to the boundary;</li> <li>4. chimneys may intrude into the setback by no more than 0.6m parallel to the</li> </ul>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
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<p>boundary provided that the chimney is of no greater width parallel to the boundary than 1.8m;</p> <p>5. external stairways, landings and un-enclosed balconies may intrude into the setback by no more than 0.9m provided that the landing or balcony does not exceed 1.8m in length.</p>	
<b>GRZ-S6</b>	<b><i>Building setbacks from waterbodies</i></b>
<p>No <i>buildings</i> or <i>utility buildings</i> exceeding 9m<sup>2</sup> <i>Gross Floor Area</i> or 2m in <i>height</i> shall be located closer than 10 metres to the edge of a bed of any river, or the edge of any wetland, whichever is the further.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRZ-S7</b>	<b><i>Maximum height in relation to boundary</i></b>
<p>No part of any <i>building</i> shall intrude into a <i>height in relation to boundary</i> constructed from points measured 2.5m above internal boundaries as shown in Appendix 3, unless exempt under Appendix 3.</p> <p>Where the land immediately adjoining the <i>site</i>, boundary forms part of an access, the <i>height in relation to boundary</i> shall be calculated from the far side of the right-of-way or access strip.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> <li>a. Chimneys, solar panels, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts, provided they do not exceed any relevant <i>height</i> limits specified in the District-Wide or Zone rules, and provided that their maximum dimension measured parallel to the boundary under consideration does not exceed 3m.</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<p>b. A gable or hip end may penetrate the recession lines in Residential, Ocean Ridge Comprehensive Living Zone and Settlement Zones where a single gable or hip end with a base of 7.5m or less (excluding eaves) is parallel to a boundary and a recession line strikes no lower than halfway between the eaves and ridge line.</p>	
<b>GRZ-S8</b>	<b>Maximum <i>building coverage</i></b>
<p>1. Medium Density Residential Precinct - 35% maximum</p> <p>2. Low Density Residential Precinct - 25% maximum</p> <p>except that for <i>recreational activities, building coverage</i> is limited to 1% excluding children's play equipment.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRZ-S9</b>	<b><i>Outdoor living space</i></b>
<p><i>Outdoor living space</i> shall be provided as follows:</p> <p>1. 70m<sup>2</sup> minimum area with minimum dimension of 5m for each <i>residential unit</i></p> <p>2. 10m<sup>2</sup> minimum area and minimum dimension of 2m for each visitor accommodation unit</p> <p>3. 10m<sup>2</sup> minimum area and minimum dimension of 2m for each elderly person's housing unit.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRZ-S10</b>	<b>Landscaping</b>
<p>Except for vehicle crossings, <i>Residential Activities, home businesses</i> and <i>Recreational Activities</i> limited to outdoor <i>recreational activities</i> on public reserves., landscaping shall be provided as follows:</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

<ol style="list-style-type: none"> <li>1. 2m minimum width along road boundaries and;</li> <li>2. minimum of 1 tree / 10m road frontage min <i>height</i> 1.5m or min age 3 years. and;</li> <li>3. 1m minimum width along the boundary of an adjoining <i>site</i> which contains a reserve or a <i>residential activity</i>, such that <i>building</i> is screened from the adjoining <i>site</i> at landscaping maturity.</li> </ol>	
<b>GRZ-S11</b>	<b>Heavy vehicle storage</b>
<p>No more than one heavy vehicle may be parked overnight on any one <i>site</i>.</p>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>
<b>GRZ-S12</b>	<b>Sewage disposal systems separation</b>
<ol style="list-style-type: none"> <li>a. Sewage disposal systems shall comply with the following minimum setbacks: <ol style="list-style-type: none"> <li>i. 50m separation upgradient, or 30m separation in any other direction, between any sewerage disposal system with treatment to a standard of 1000 or less faecal coliforms per 100ml and any domestic water supply intake;</li> <li>ii. where the treatment standard specified in a. above is not met 500m separation upgradient, or 300m separation in any other direction, between any sewerage disposal system not specified in 13a. and any domestic water supply intake;</li> <li>iii. 20m between any sewage disposal system and any stream, river, lake, wetland or coastal water.</li> </ol> </li> <li>b. Sewage disposal systems shall be separated from any dwelling or habitable</li> </ol>	<p>Matters of discretion:</p> <p>The effects of not meeting the standard.</p> <p>Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.</p>

	<i>building</i> not on the same <i>site</i> as the disposal system, by a minimum of 100m upgradient of the dwelling or habitable <i>building</i> or 50m on any other direction	
<b>GRZ-S13</b>	<b>Setback, high voltage electricity transmission line</b>	
	No <i>building</i> shall be located within 20m of the centre line of any electricity transmission line with a voltage of 66kV or higher.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.
<b>GRZ-S14</b>	<b>Waste management</b>	
	All activities, other than residential activities, shall comply with the Waste Management Protocol in Appendix 2.	Matters of discretion: The effects of not meeting the standard. Refer to Appendix 6: Assessment Matters for guidance on what matters may be relevant to consider for the proposed activity.

## Methods Other Than Rules

<b>GRZ-M1</b>	<b>Provision of residential zones</b>	
	Provision of Residential Zones and rules to control the use, development and subdivision of land in those zones. These rules will include rules relating to the following: <ul style="list-style-type: none"> <li>a. The size and siting of development - e.g., <i>building height</i>, <i>building coverage</i> and recession lines and <i>setbacks</i>.</li> <li>b. Noise and lighting spill.</li> <li>c. The establishment of non-residential activities in residential areas.</li> <li>d. Subdivision e.g., rules regarding natural hazards, servicing, provision of land for open space and recreation.</li> </ul>	
<b>GRZ-M2</b>	<b>Promote waste management guidelines</b>	

Guidelines to promote and encourage the reduction, reuse and recycling of unwanted materials – refer to the Waste Management Guidelines - All Zones in Appendix 2.	
<b>GRZ-M3</b>	<b>Use of residential precincts</b>
The creation of two residential precinct areas which provide for different levels of residential density.	
<b>GRZ-M4</b>	<b>Limit controls on <i>building</i> design</b>
No controls on <i>building</i> design within the Residential Zone, other than in respect of matters such as recession planes, <i>height</i> and <i>setback</i> .	

## Principal Reasons

<b>GRZ-PR1</b>	<b>Residential <i>amenity</i> and character</b>
<p>The quality, harmony and coherence of residential areas make them pleasant places in which to live, work, play or visit. These attributes are broadly referred to as "<i>amenity values</i>" - the natural or physical qualities and characteristics of an area that contribute to people's appreciation of it and the community's perception of well-being.</p> <p>Residential <i>amenity</i> can be attributed to a number of factors such as visual appearance, clean air, noise levels, amount of sunlight received, privacy and views, security and open space. These attributes can be controlled by rules relating to minimum lot sizes, <i>building height</i>, <i>building</i> design and the percentage of space occupied by <i>buildings</i>.</p> <p>Two separate residential areas have been identified in the Kaikōura urban area, primarily based on <i>amenity values</i>. These have been respectively named Medium Density Residential and Low Density Residential Precincts. The Medium Density Residential Precinct essentially includes all the non-hill areas such as South Bay, Avoca St, The Esplanade to Torquay St and Beach Road, as well as the hill areas east of Churchill Street and below Hastings St. These areas exhibit <i>amenity values</i> which represent a moderate density residential environment.</p> <p>The second residential area is the Low Density Residential Precinct. This is limited to Austin Heights, part of Scarborough Street and Ludstone Hill above Hastings St and West of Churchill St. The Low Density Residential Precinct generally exhibits <i>amenity values</i> which represent a low density residential environment. In order to avoid adverse effects on these <i>amenity values</i>, the Low Density Residential Precinct contains larger minimum lot sizes and a lower <i>site</i> coverage.</p>	

Residential areas have always contained a range of complementary non-residential community activities. To satisfy community needs it is appropriate that non-residential community activities such as doctors' surgeries, marae, schools, hospitals, nurseries and playing fields are located within residential areas. In addition, it is generally considered acceptable for "home business" involving small scale businesses, crafts or trades, to be located in residential areas where they make use of part of a residential dwelling, or an *accessory building*. However, it is necessary to take into account the effects of non-residential activities within residential areas.

**GRZ-PR2**

**Residential needs**

The housing needs and lifestyle preferences of the District's population differs according to influences such as an individual's stage in life and socio-economic factors. Available services, lot size and property value are major factors which attract certain people to a particular area. The separation of a Medium Density Residential and Low Density Residential Precincts provides greater choice for residents on the basis of residential density. Providing for lower *height* limits along the waterfront of the Medium Density Residential Precinct will avoid waterfront *buildings* adversely affecting views. The extended *height* limit along the south side of Torquay Street recognises that three storey *buildings* can be built in that area without affecting views, shading or privacy. However, such *buildings* should not be visible against the sky when viewed from the waterfront, to avoid adverse visual effects.

In respect of *building* design, freedom of expression is generally allowed in residential areas. *Building* size and siting is controlled through *setbacks*, *height* and *height in relation to boundary*.

## Anticipated Environmental Results

**GRZ-A1**

**Anticipated environmental results in the General Residential Zone**

1. Retention of the character of the residential environment within urban areas of the District, including:
  - a. dominance of open space and plantings over *buildings*;
  - b. a safe and efficient residential transport network;
  - c. compatibility between activities, with the dominant activity being residential use.
2. Diversity in housing and lifestyle types, and greater choice of living environments to meet a range of community needs.
3. Protection of dramatic views to coastal areas and the mountains when viewed from the Kaikōura urban area.

