Large Lot Residential Zone

Issues

The Large Lot Residential Zone (LLRZ) provides for people who wish to live in close proximity to Whangārei City and associated amenities, but prefer to live in areas that have a rural outlook, ambiance and amenity on a section large enough to achieve a high degree of privacy without being a maintenance burden. The Large Lot Residential Zone is a residential zone with a rural outlook. Infrastructure and *network utility operations* are located within, and in proximity to this zone.

The Large Lot Residential Zone is situated on the fringes between Whangārei City *Urban Zones* and Rural Production Zone, where there has traditionally been a demand for this type of lifestyle. In addition to providing a rural outlook for the residential enclaves, the uninhabited areas are being preserved for their recreational or conservation potential. Some of these areas contain *highly versatile soil*s, so the protection of these areas for their food producing potential by avoiding fragmentation and over capitalisation of the *land* is also expected.

The clustered large lot residential enclave development pattern that is envisaged in the Large Lot Residential Zone constitutes the 'final form' of development for these areas. There is no intention that this will be a transition to a 'Future Urban Zone'. Accordingly, notwithstanding the proximity of any strictly ‘urban’ services (such as *reticulated wastewater* and water supply), Council will resist service expansion on the basis that it would constitute unplanned expansion of services beyond their predetermined limits.

Objectives

LLRZ-O1 Living Opportunities

Provide opportunities for people to live in close proximity to Whangārei City and associated amenities, in a manner that safeguards rural character and ecological and productive values.

LLRZ-O2 Character and Amenity

Preserve rural character and amenity whilst enabling large lot residential development.

LLRZ-O3 Clusters

Maximise the extent of privacy, openness and rural outlook between residential clusters.

LLRZ-O4 Reverse Sensitivity

Manage *reverse sensitivity* where the uninhabited spaces around clusters are, or can be, used for productive agricultural or horticultural activities.

LLRZ-O5 Non-Residential Activities

Small scale non-*residential activities* are provided for where their *effects* are compatible with a Large Lot Residential Zone.

LLRZ-O6 Site Size

Residential *site* sizes are no larger than necessary to provide sufficient area for dwellings, accessory *buildings* and curtilage.

Policies

LLRZ-P1 Rural Character and Amenity

To preserve rural character and amenity whilst enabling large lot residential development in a transitional zone and maintaining factors that contribute to rural character including:

1. Dominance of natural landforms with built features and roading subservient to and cohesive with these.
2. A sense of spaciousness.
3. Low *night* time light levels.
4. Dominance of natural features including landforms, watercourses, and vegetation.

LLRZ-P2 Earthworks

To manage the *effects* of soil disturbance, *dust*, and sediment runoff by limiting the maximum area of exposed *earthworks*.

LLRZ-P3 Reverse Sensitivity

To manage *reverse sensitivity effects* by preventing *sensitive activities* from being located in close proximity to the boundary of a Quarrying Resource Area, the Heavy Industrial Zone or the Rural Production Zone.

LLRZ-P4 Privacy and Sunlight

To maintain amenity, avoid dominance of *buildings* and loss of access to sunlight, and to maintain a high level of privacy by:

1. Managing the height of *buildings* and the height of *buildings* in relation to the distance from *site* boundaries.
2. Locating and orientating *building areas* to ensure each have a rural outlook.

LLRZ-P5 Highly Versatile Soils

To preserve the productive capacity of *highly versatile soils* by:

1. Limiting the extent of *building coverage*.
2. Requiring the indefinite retention of 50% of the *site*.
3. Requiring *subdivision* design and location of proposed *building area*s to be located on the least productive land.

LLRZ-P6 Biodiversity

To preserve rural character and amenity and to enhance biodiversity by protecting areas of *indigenous vegetation* and habitats, and precluding *earthworks* or the construction of *buildings* or structures in identified areas.

LLRZ-P7 Road Setbacks

To avoid ribbon development and maintain the rural outlook from state highways and roads shown on the planning maps, by ensuring *buildings* and *building area*s are *setback* from the road boundary.

LLRZ-P8 Residential Intensity and Yield of Subdivision

To avoid the loss of a sense of open space and rural outlook by:

1. Limiting the density of *residential units*.
2. Limiting the yield of *subdivision* to reflect a large lot residential intensity of development.
3. Requiring uninhabited spaces between residential clusters to be contiguous and protected in perpetuity.

LLRZ-P9 Non-Residential Activities

To protect character and amenity by restricting the establishment of non-*residential activities* and ensuring that any non-residential *ancillary activities* are of a design, scale and appearance that is compatible with a large lot residential context.

LLRZ-P10 Esplanade Areas

To protect esplanade areas and to reserve waterfront walkways by avoiding *impervious areas* adjacent to Mean High Water Springs and river banks.

LLRZ-P11 Site Size

To minimise the amount of unproductive land use and unnecessary curtilage by requiring additional residential *site*s to be as small as practicable.

LLRZ-P12 Clustering

To consolidate *built form* and locate new *building area*s near any existing or proposed *building areas* so as to maximise the extent of uninhabited space between residential clusters.

LLRZ-P13 Subdivision Design

To design *subdivision* and development to preserve rural character and amenity by:

1. Recognising and taking into account all *site* specific elements and features.
2. Requiring the maintenance and enhancement of any existing *indigenous vegetation* and habitats and natural waterbodies.
3. Recognising and maintaining any Sites of Significance to Māori.

LLRZ-P14 Environmental Enhancement

To consider multi-unit or infill development on those *site*s smaller than 2,500m^2 where higher densities of development are off-set by significant enhancement of natural and environmental features.

LLRZ-P15 Indigenous Vegetation

To preserve rural character and amenity and to enhance biodiversity by limiting clearance of *indigenous vegetation* or the disturbance of land in identified significant habitats.

Rules

LLRZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

LLRZ-R2 Minor Buildings

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules LLRZ-R3 – R6.*

LLRZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above *ground level*.

Activity Status when compliance not achieved: Discretionary

LLRZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* are set back at least:
    a. 20m from road boundaries shown on the planning maps.
    b. 27m from Mean High Water Springs or the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).
2. All *buildings* and *major structures* are located within 50m of:
    a. An existing *building* or *major structure*; or
    b. An approved *building area* within the Large Lot Residential Zone; or
    c. A *site* within a Residential Zone.

Activity Status when compliance not achieved: Discretionary

LLRZ-R5 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and any *site boundary*.

Activity Status when compliance not achieved: Discretionary

LLRZ-R6 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The maximum cumulative *building* and *major structure* coverage is 500m^2 on any *site*.

Activity Status when compliance not achieved: Discretionary

LLRZ-R7 Impervious Areas

Activity Status: Permitted

Where:

1. All cumulative *impervious areas* (including *buildings*) within the *site* are less than 1,000m^2.
2. The *impervious area* is set back at least 5m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Discretionary

LLRZ-R8 Indigenous Vegetation Clearance

Activity Status: Permitted

Where:

1. The clearance of *indigenous vegetation* either:
    a. Does not exceed 500m^2 per *site* within each 10-year period from 15 September 2022; and
    b. Is not within 20m of a *water body*; OR
2. Is within a single *urban environment allotment*; OR
3. Is associated with:
    a. Routine maintenance within 7.5m of the *eaves* of existing *buildings*:
        i. Including the removal of any tree where any part of the trunk is within the 7.5m distance.
        ii. Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance.

b. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities.

c. Pest plant removal and biosecurity works.

d. Vegetation removal for customary rights.

e. Conservation planting, including planting for ecological restoration purposes.

Activity Status when compliance not achieved: Discretionary

LLRZ-R9 Earthworks

Activity Status: Permitted

Where:

1. Within a 12 month period less than 2,000m^2 of soil is exposed at any one time.

2. Any cut or fill height is less than 2m.

Activity Status when compliance not achieved: Discretionary

LLRZ-R10 Outdoor Areas of Storage or Stockpiles

Activity Status: Permitted

Where:

1. The outdoor area of *storage* or stockpile:

   a. Complies with rules LLRZ-R3 – R6.

   b. Is screened from view from adjacent *public place*s and surrounding *site*s, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 15 September 2022.

Activity Status when compliance not achieved: Discretionary

LLRZ-R11 Residential Unit

Activity Status: Permitted

Where:

1. The maximum density will not exceed one *residential unit* per 5,000m^2, provided that one *residential unit* is permitted on a *site* of any size with the exception being any *site* in areas protected under LLRZ-R11.2 and SUB-R3.1.

2. The *residential unit* is not constructed or located within an area previously identified as an area for indefinite retention, such as a no build, no residential or conservation covenant, consent notice or similar.

Activity Status when compliance not achieved with LLRZ-R11.1: Discretionary

Activity Status when compliance not achieved with LLRZ-R11.2: Prohibited

LLRZ-R12 Sensitive Activity

Activity Status: Permitted

Where:

1. The *sensitive activity* is set back further than:
    a. 500m from the Mining Area of a Quarrying Resource Area.
    b. 500m from a Heavy Industrial Zone
    c. 30m from the Rural Production Zone.

Activity Status when compliance not achieved: Discretionary

LLRZ-R13 Commercial Service

Activity Status: Permitted

Where:

1. The activity:
    a. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
    b. Does not exceed the use of 45m^2 *gross floor area* or 15% of the total *gross floor area* of all *buildings* on the *site*, whichever is the lesser; and
    c. Generates less than 20 *traffic movements* per *site*, per *day*; and
    d. Does not operate or open for visitors, clients, deliveries or servicing outside of the hours of 06:00 – 22:00; and
    e. Does not involve, in addition to the principal operator, more than two other persons engaged in providing the activity.

Activity Status when compliance not achieved: Discretionary

LLRZ-R14 Artisan Industrial Activities

Activity Status: Permitted

Where:

1. The activity:

    a. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and

    b. Does not exceed the use of 45m^2 *gross floor area* or 15% of the total *gross floor area* of all *buildings* on the *site*, whichever is the lesser; and

    c. Generates less than 20 *traffic movements* per *site*, per *day*; and

    d. Does not operate or open for visitors, clients, deliveries or servicing outside of the hours of 06:00 – 22:00; and

    e. Does not involve, in addition to the principal operator, more than two other persons engaged in providing the activity.

Activity Status when compliance not achieved: Discretionary

LLRZ-R15 Show Homes

Activity Status: Permitted

Where:

1. The activity generates less than 25 *traffic movements* per *site*, per *day*.
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles.
3. The use of the residential *building* and *land* as a *show home* ceases within 36 months from the time of first use as a *show home*.

Activity Status where compliance not achieved: Discretionary

LLRZ-R16 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R17 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R18 Recreational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R19 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R20 Supported Residential Care

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R21 Retirement Village

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R22 Visitor Accommodation

1. Activity Status: Permitted

   Where:

   a. The activity is undertaken in an existing lawfully established *residential unit*, provided that the maximum visitor occupancy, in addition to any permanent residents on the *site*, is no more than six tariff-paid visitors at any one time.

2. Activity status where compliance not achieved: Discretionary

   Where:

   The activity is a primary activity or *ancillary activity*.

LLRZ-R23 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R24 Plantation Forestry

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R25 Intensive Livestock Farming

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R26 Farm Quarrying

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R27 General Industry

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R28 Manufacturing

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R29 Storage

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R30 Repair and Maintenance Services

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R31 Marine Industry

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R32 Retail Activity

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R33 Service Stations

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R34 Funeral Home

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R35 Food and Beverage Activity

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R36 Entertainment Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R37 Emergency Services

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R38 Hospital

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R39 General Commercial

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R40 General Community

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R41 Waste Management Facility

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

LLRZ-R42 Landfill

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.