

7 LARGE LOT RESIDENTIAL

7.1 Zone Purpose

The Large Lot Residential Zone provides low density living opportunities within defined Urban Growth Boundaries. The zone also serves as a buffer between higher density residential areas and rural areas that are located outside of Urban Growth Boundaries.

The zone generally provides for a density of one residence every 4000m². Identified areas have a residential density of one residence every 2000m² to provide for a more efficient development pattern to utilise the Council's water and wastewater services while maintaining opportunities for a variety of housing options landscaping and open space.

Being located within the Urban Growth Boundaries, a higher density of allotments could be appropriate in some areas where it would not degrade the established pattern of development or amenity values within established streets, or exceed infrastructure capacity.

The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision.

Community activities and low intensity forms of visitor accommodation may be appropriate provided the low density development character and amenity for residents is maintained and there is a demonstrated need to locate in the zone.

While development is anticipated in the zone, some areas are subject to natural hazards and, where applicable, it is anticipated that development will recognise and manage the risks of natural hazards at the time of subdivision.

7.2 Other Relevant Provisions

7.2.1 District Wide Rules

Attention is drawn to the following District Wide Rules that may apply in addition to the Large Lot Residential Zone section. If District Wide Rules are not met then resource consent will be required in respect of that matter.

7.2.1.1	Heritage Protection	Refer Section XX
7.2.1.2	Transport	Refer Section XX
7.2.1.3	Subdivision	Refer Section XX
7.2.1.4	Hazardous substances	Refer Section XX
7.2.1.5	Utilities	Refer Section XX
7.2.1.6	Signs	Refer Section XX
7.2.1.7	Relocated Buildings and Temporary Activities	Refer Section XX
7.2.1.8	Earthworks	Refer Section XX

7.3 Objectives and Policies

7.3.1 Objective 1 – High levels of residential amenity within the Large Lot Residential Zone.

Policies

- 7.3.1.1 Maintain character and amenity through minimum allotment sizes, having particular emphasis on maintaining the character and amenity of established areas.
- 7.3.1.2 Recognise opportunities for infill and subdivision to higher densities providing the amenity, open character and privacy of established neighbourhoods are not degraded and opportunities for garden and landscape plantings are retained.
- 7.3.1.3 Maintain and enhance residential character and high amenity values by controlling the colour, scale, location and height of buildings, and in certain locations or circumstances require landscaping and vegetation controls.
- 7.3.1.4 Control lighting to avoid glare to other properties, roads, public places and the night sky.
- 7.3.1.5 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.

7.3.2 Objective 2 – Ensure the predominant land uses are residential and where appropriate, community and recreational activities.

Policies

- 7.3.2.1 Provide for residential and home occupation as permitted activities, and recognise that depending on the location, scale and type, community activities may be compatible with and enhance the environment.
- 7.3.2.2 Commercial development located on the periphery of residential and township areas shall avoid undermining the integrity of the town centres, urban rural edge and where applicable, the Urban Growth Boundary.
- 7.3.2.3 The bulk, scale and intensity of buildings used for visitor accommodation activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.
- 7.3.2.4 Ensure that any commercial and non-residential activities, including restaurants or visitor accommodation maintain or enhance the amenity, quality and character of the Large Lot Residential Zone and surrounding areas.

7.3.2.5 Avoid non-residential activity that would undermine the viability of the District's commercial zones.

7.4 Non-Notification of Applications

7.4.1 Except as provided for by the Act, all applications for **Controlled** activities will be considered without public notification or the need to obtain the written approval of or serve notice on any persons.

7.5 Activities – Large Lot Residential Zone

(a) These abbreviations are used in the following tables. Any activity that is not permitted (P) or prohibited (PR) requires resource consent.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

Table 1 – Activities

	Activities located in the Large Lot Residential Zone	Activity status
7.5.1	Any other activity not listed in Tables 1-2.	NC
7.5.2	Dwelling, Residential Unit, Residential Flat	P
7.5.3	Recreational Activity	P
7.5.4	Home occupation	P
7.5.5	Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, up to a maximum of 28 nights per calendar year Note – Registration as a Holiday Home or Homestay is required.	P
7.5.6	Visitor Accommodation involving the commercial letting of one (1) residential unit, flat or dwelling per site, for more than 28 days but less than 180 nights per calendar year. Matters over which control is reserved are: (a) The location, nature and scale of activities on site (b) Parking and access: safety, efficiency and impacts to on-street parking and neighbours (c) Noise and methods of mitigation (through design and management controls) (d) Hours of operation (e) Accommodation format and numbers of guests Note – Registration as a Holiday Home or Homestay is required.	C
7.5.7	Licensed Premises integrated with Visitor Accommodation	D

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	Activities located in the Large Lot Residential Zone	Activity status
7.5.8	Licensed Premises	NC
7.5.9	Community activities	D
7.5.10	Commercial recreation	D
7.5.11	Locating any building within a Building Restriction Area that is identified on the planning maps	NC
7.5.12	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building	PR

7.6 Rules

Table 2 – Standards for Activities: Large Lot Residential Zone

	Rules	Non-compliance status
7.6.1	<p>Building Height</p> <p>A maximum height limit of 8 metres, except:</p> <p>A maximum height of 7 metres:</p> <ul style="list-style-type: none"> - on sites located between Beacon Point Road and the margins of Lake Wanaka; - on sites located between Studholme Road and Meadowstone Drive. 	NC
7.6.2	<p>Building Coverage</p> <p>The Maximum ground floor area of any building shall be 15% of the net site area.</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) The effect on open space, character and amenity; (b) Effects on views and outlook from neighbouring properties; (c) Visual dominance of buildings; (d) The ability to provide opportunities for garden plantings and landscaping. 	RD
7.6.3	<p>Setback from internal boundaries</p> <p>The minimum setback of any building from internal boundaries shall be 6 metres, except:</p> <ul style="list-style-type: none"> - 4 metres on sites located between Studholme Road and Meadowstone Drive <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> (a) Visual dominance; 	RD

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	Rules	Non-compliance status
	(b) Effects on open space, character and amenity; (c) Effects on privacy, views and outlook from neighbouring properties; (d) Reverse sensitivity effects on adjacent properties; (e) Landscaping.	
7.6.4	Setback from roads The minimum setback of any building from a road boundary shall be 10m.	NC
7.6.5	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 20m. Discretion is restricted to: <ul style="list-style-type: none"> (a) Any indigenous biodiversity values; (b) Visual amenity values; (c) Landscape character; (d) Open space; (e) Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. 	RD
7.6.6	Continuous Building Length The continuous length of any building facade above one storey shall not exceed 20m: Discretion shall be restricted to the following: <ul style="list-style-type: none"> (a) The extent to which variation in the form of the building including the use of projections and recessed building elements, varied roof form, and varied materials and textures, reduces the potential dominance of the building. (b) The extent to which topography or landscaping mitigates any dominance impacts. (c) The extent to which the height of the building influences the dominance of the building in association with the continuous building length 	RD
7.6.7	Home Occupation Home occupation activities shall comply with the following: <ul style="list-style-type: none"> (a) No more than one full time equivalent person from outside the household shall be employed in the home occupation activity. (b) The maximum number of vehicle trips* shall be: <ul style="list-style-type: none"> (i) Heavy Vehicles: 2 per week (ii) other vehicles: 10 per day (c) Maximum net floor area of not more than 60m² (d) Activities and the storage of materials shall be indoors <p>*A vehicle trip is two movements, generally to and from a site.</p>	D
7.6.8	Glare	D

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	Rules	Non-compliance status
	<p>(a) All exterior lighting shall be directed away from the adjacent sites and roads and downward to limit effects on the night sky;</p> <p>(b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	
7.6.9	<p>Residential Density</p> <p>A maximum of one residential unit per 4000m² net site area, except:</p> <ul style="list-style-type: none"> – 2000m² net site area on sites located between Studholme Road and Meadowstone Drive. 	D
7.6.10	<p>Residential Density</p> <p>A maximum of one residential unit per 2000m² net site area.</p>	NC
7.6.11	<p>Building Materials and Colours</p> <p>The surface finish of roofs and walls of buildings, including any structure larger than 5m², new, relocated, altered, re-clad or repainted, shall have a surface finish with a reflectance value not greater than 36%.</p> <p>Note: where any conditions of a relevant subdivision or land use consent require lower reflectance values, those conditions shall prevail.</p> <p>Discretion is reserved to:</p> <ul style="list-style-type: none"> (a) Whether the building would be visually prominent, especially in the context of the wider neighbourhood, or whether the building is located on a prominent or elevated position. (b) Whether the proposed colour is appropriate given the existence of established screening or in the case of alterations, if the proposed colour is already present on a long established building. (c) The size and height of the building where the subject colours would be applied. 	RD
7.6.12	<p>Recession plane</p> <p>The following applies to all sites with a net site area less than 4000m².</p> <ul style="list-style-type: none"> (a) Northern Boundary: 2.5m and 55 degrees (b) Western, and Eastern Boundaries: 2.5m and 45 degrees (c) Southern Boundary: 2.5m and 35 degrees (d) Gable end roofs may penetrate the building recession plane by no more than one third of the gable height (e) Recession planes do not apply to site boundaries fronting the street or a reserve. <p>Note: Refer to interpretive diagram within Appendix A4 for detail of the interpretation of recession planes</p>	NC

[SUBDIVISION CHAPTER - LOCATION SPECIFIC PROVISIONS]

Objective x – Large Lot Residential Zone between Studholme Road and Meadowstone Drive - Ensure protection of landscape and amenity values in recognition of the zone’s low density character and transition with rural areas

Policies

Policy 1: Have regard to the impact of development on landscape values of the neighbouring rural areas and features of these areas, with regard to maintaining rural character and minimising the prominence of housing on ridgelines overlooking the Wanaka township.

Policy 2: Subdivision and development of land identified as ‘Urban Landscape Protection’ by the ‘Wanaka Structure Plan 2007’ shall have regard to the adverse effects of development and associated earthworks on slopes, ridges and skylines.