

11 LARGE LOT RESIDENTIAL

11.1

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 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. Identified areas have a residential density of one residence every 4000m² reflecting landscape or topographical constraints such as around Mt Iron in Wanaka.

The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and in respect of the lower density (4,000m²) part of the zone, 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.

11.2

Objectives and Policies

11.2.1 Objective - A high quality of residential amenity values are maintained within the Large Lot Residential Zone.

Policies	11.2.1.1	Maintain low density residential character and amenity through minimum allotment sizes that efficiently utilise the land resource and infrastructure (Area A), and require larger allotment sizes in those parts of the zone that are subject to significant landscape and/or topographical constraints (Area B).
	11.2.1.2	Maintain and enhance residential character and high amenity values by controlling the colour, scale, location and height of buildings and in Area B require landscaping and vegetation controls.
	11.2.1.3	Control lighting to avoid glare to other properties, roads, public places and views of the night sky.
	11.2.1.4	Have regard to hazards and human safety, including fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping in Area B.

11.2.2 Objective - Predominant land uses are residential. Where appropriate, community and recreational activities also occur.

- Policies 11.2.2.1 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 zone’s amenity values.
- 11.2.2.2 Commercial or other non-residential activity 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 Boundaries.
- 11.2.2.3 Ensure that any commercial and non-residential activities, including restaurants, maintain or enhance the amenity, quality and character of the zone.

11.3

Other Provisions and Rules

11.3.1 District Wide Rules

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	Planning Maps	

11.3.2 Interpreting and Applying the Rules

- 11.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.
- 11.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the ‘Non-Compliance Status’ column shall apply.

- 11.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.
- 11.3.2.4 Each residential unit may include a single residential flat and any other accessory buildings.
- 11.3.2.5 The following abbreviations are used within this Chapter.

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

11.4 Rules - Activities

Table 1	Activities located in the Large Lot Residential Zone	Activity Status
11.4.1	Residential Unit	P
11.4.2	Recreational Activity	P
11.4.3	Home occupation	P
11.4.4		
11.4.5		
11.4.6	Community activities	D
11.4.7	Commercial recreational activity	D
11.4.8	Any other activity not listed in Table 1	NC
11.4.9	Licensed Premises	NC
11.4.10		
11.4.11	Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, motor body building.	PR

11.5

Rules - Standards for Activities

Table 2	Standards for Activities	Non- compliance Status
11.5.1	<p>Building Height</p> <p>11.5.1.1 Except where limited by Rules 11.5.1.2 or 11.5.1.3 a maximum height limit of 8 metres.</p> <p>11.5.1.2 A maximum height of 7 metres:</p> <ul style="list-style-type: none"> a. on sites located between Beacon Point Road and the margins of Lake Wanaka; and b. on sites located between Studholme Road and Meadowstone Drive. <p>11.5.1.3 A maximum height of 5.5 metres above a floor level of 283 masl:</p> <ul style="list-style-type: none"> a. on the site(s) located at the northern end of Beacon Point Road (as identified on the District Plan maps). 	<p>NC</p> <p>NC</p> <p>NC</p>
11.5.2	<p>Building Coverage</p> <p>The maximum building coverage shall be 15% of the net site area.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effect on openness and spaciousness; b. effects on views and outlook from neighbouring properties; c. visual dominance of buildings; d. landscaping.
11.5.3	<p>Setback from internal boundaries</p> <p>11.5.3.1 Large Lot Residential Area A: the minimum setback of any building from internal boundaries shall be 4 metres.</p> <p>11.5.3.2 Large Lot Residential Area B: the minimum setback of any building from internal boundaries shall be 6 metres.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the effect on openness and spaciousness; b. effects on privacy, views and outlook from neighbouring properties; c. visual dominance of buildings; d. landscaping.
11.5.4	<p>Setback from roads</p> <p>The minimum setback of any building from a road boundary shall be 10m.</p>	<p>NC</p>

Table 2	Standards for Activities	Non-compliance Status
11.5.5	<p>Setback of buildings from water bodies</p> <p>The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. any indigenous biodiversity values; b. visual amenity values; c. landscape character; d. open space including public access; e. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building.
11.5.6	<p>Building Length</p> <p>The length of any facade above the ground floor level shall not exceed 20m.</p>	<p>RD</p> <p>Discretion shall be restricted to:</p> <ul style="list-style-type: none"> a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.
11.5.7	<p>Home Occupation</p> <p>Home occupation activities shall comply with the following:</p> <p>11.5.7.1 No more than 1 full time equivalent person from outside the household shall be employed in the home occupation activity.</p> <p>11.5.7.2 The maximum number of vehicle trips shall be:</p> <ul style="list-style-type: none"> a. heavy Vehicles: 2 per week; b. other vehicles: 10 per day. <p>11.5.7.3 Maximum net floor area of not more than 60m².</p> <p>11.5.7.4 Activities and the storage of materials shall be indoors.</p>	D
11.5.8	<p>Glare</p> <ul style="list-style-type: none"> a. all exterior lighting shall be directed downward and away from the adjacent sites and roads. 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. 	D
11.5.9	<p>Residential Density</p> <p>11.5.9.1 Large Lot Residential Area A: a maximum of one residential unit per 2000m² net site area.</p> <p>11.5.9.2 Large Lot Residential Area B: a maximum of one residential unit per 4000m² net site area.</p>	D

Table 2	Standards for Activities	Non- compliance Status
11.5.10	<p>Building Materials and Colours</p> <p>For sites within Large Lot Residential Area B:</p> <ul style="list-style-type: none"> a. all exterior surfaces shall be coloured in the range of black, browns, greens or greys; b. pre-painted steel, and all roofs shall have a reflectance value not greater than 20%; c. surface finishes shall have a reflectance value of not greater than 30%. 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. landscape and visual effects, including the extent to which the physical scale of the building(s) make a proposed building's materials and colours more or less visually prominent.
11.5.11	<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"> 11.5.11.1 Northern boundary: 2.5m and 55 degrees. 11.5.11.2 Western and eastern boundaries: 2.5m and 45 degrees. 11.5.11.3 Southern boundary: 2.5m and 35 degrees. <p>Exemptions:</p> <ul style="list-style-type: none"> a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height. b. recession planes do not apply to site boundaries fronting a road or a reserve. 	NC
11.5.12	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan Maps.</p>	NC
11.5.13		
11.5.14		