

# LLRZ - Large Lot Residential Zone

## Introduction

The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are generally<sup>1</sup> located near but outside the established townships. However, the Large Lot Residential Zones at Oxford are located on the outskirts of the established township.<sup>2</sup> Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.

There are particular landscape characteristics, physical limitations or other constraints to more intensive development. Any opportunity for intensification is reliant on sites being appropriately serviced, natural hazard risk being managed and the density requirements for rural residential development directed by the RPS being achieved.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

<b>Objectives</b>	
<b>LLRZ-O1</b>	<p><b>Purpose, character and amenity values of Large Lot Residential Zone</b> A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:</p> <ol style="list-style-type: none"> <li>1. is of low density detached residential units set on generous sites;</li> <li>2. has a predominance of open space over built form;</li> <li>3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and</li> <li>4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.</li> </ol>
<b>Policies</b>	
<b>LLRZ-P1</b>	<p><b>Maintaining the qualities and character</b> Maintain the qualities and character of the Large Lot Residential Zone by:</p> <ol style="list-style-type: none"> <li>1. achieving a low density residential environment with a built form dominated by detached residential units, which other than minor residential units, are established on their own separate sites;</li> <li>2. managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that</li> </ol>

<sup>1</sup> Ken Fletcher [99.3]. Residential Zones Reply Report.

<sup>2</sup> Ken Fletcher [99.3]. Residential Zones Reply Report.

	<p>open space predominates over built form on each site;</p> <ol style="list-style-type: none"> <li>3. ensuring the built form for all activities is consistent with the low density residential character of the zone; and</li> <li>4. retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability.</li> </ol>
<b>LLRZ-P2</b>	<p><b>Managing activities</b> Manage activities within the zone to maintain the character and amenity values of the zone including by:</p> <ol style="list-style-type: none"> <li>1. enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site;</li> <li>2. providing for agricultural activities, and activities that support agricultural activities where any adverse effects are internalised within the site where the activity occurs;</li> <li>3. providing for a limited range of community activities, and commercial activities which in terms of location, scale and type of activity are compatible with the predominant activities of the zone, which ensuring that adverse effects of any activity are internalised within the site where the activity occurs; and</li> <li>4. other than provided for above, <b>limit</b><sup>3</sup> non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.</li> </ol>
<b>LLRZ-P3</b>	<p><b>Reverse sensitivity</b> Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:</p> <ol style="list-style-type: none"> <li>1. requiring new activities minimise the potential for reverse sensitivity effects to occur on activities anticipated in the zone; and</li> <li>2. requiring separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones.</li> </ol>
<b>LLRZ-P4</b>	<p><b>Amenity values</b> Maintain amenity values within the Large Lot Residential Zone through:</p> <ol style="list-style-type: none"> <li>1. low levels of noise, outdoor lighting, signs, dust, odour and traffic; and</li> <li>2. limiting kerb, channel and street lighting compared to other Residential Zones.</li> </ol>
<b>LLRZ-P5</b>	<p><b>Large Lot Residential Zone Overlay</b> For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>

## Activity Rules

<b>LLRZ-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: as set out in the relevant built</b>

<sup>3</sup> Clause 16(2) RMA. Residential Zones s42A report.

Where: 1. the activity complies with all built form standards (as applicable).	<b>form standards</b>
<b>LLRZ-R2 Residential unit</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R3 Minor residential unit</b>	
<b>Activity status: PER</b> Where: 1. access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site; 2. the maximum GFA of the minor residential unit shall be 80m <sup>2</sup> (excluding any area required for a car vehicle garage or carport up to a maximum of 40m <sup>2</sup> ); 3. there shall be only one minor residential unit per site; and 4. a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m <sup>2</sup> of site area.	<b>Activity status when compliance with LLRZ-R3 (1) not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD1 - Minor residential units <b>Activity status when compliance with LLRZ-R3 (2) to (4) not achieved: NC</b>
<b>LLRZ-R4 Residential activity</b>	
<b>Activity status: PER</b> Where: 1. a maximum of one heavy vehicle shall be parked or stored on the site of the residential activity; and 2. any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by the people who live on the same site.	<b>Activity status when compliance not achieved: DIS</b>
<b>LLRZ-R5 Gardening, cultivation and disturbance of land for fenceposts</b>	
<b>Activity status: PER</b> Where: 1. the activity is associated with an otherwise permitted or consented activity.	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R6 Accessory building or structure</b>	

<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R7 Boarding house</b>	
<b>Activity status: PER</b> Where: 1. a maximum of eight people shall be accommodated per site, including any on site managers.	<b>Activity status when compliance not achieved: DIS</b>
<b>LLRZ-R8 Residential disability care or care facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R9 Visitor accommodation</b>	
<i>This rule does not apply to any camping ground provided for under LLRZ-R25.</i>	
<b>Activity status: PER</b> Where: 1. a maximum of eight visitors shall be accommodated per site.	<b>Activity status when compliance not achieved: DIS</b>
<b>LLRZ-R10 Home business</b>	
<b>Activity status: PER</b> Where: 1. the maximum area occupied by the home business shall be 40m <sup>2</sup> (within or external to buildings on the site); 2. hours of operation that the home business is open to visitors and clients shall be limited to 7:00am to 7:00pm; 3. there is a maximum of 20 vehicle movements generated by the home business activity per day; 4. a maximum of two non-resident staff shall be employed as part of the home business; 5. any storage of materials associated with the home business shall be undertaken within buildings as part of the site identified in (1); 6. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 7. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.	<b>Activity status when compliance not achieved: DIS</b>

LLRZ-R11 Residential unit used as a show home	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>hours of operation, when the site is open to visitors and clients, shall be limited to 9:00am-4:00pm Monday to Sunday including public holidays; and</li> <li>the duration of use as a show home shall not exceed two years after the Code of Compliance Certificate for the subject building has been issued, after which it shall only be used as a residential unit.</li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD3 - Use of a residential unit as a show home</p>
LLRZ-R12 Educational facility	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>the maximum GFA of building occupied by the educational facility shall be 200m<sup>2</sup>;</li> <li><del>the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and</del></li> <li><del>the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</del><sup>4</sup></li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
LLRZ-R13 Childcare facility	
<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li>the maximum GFA of building occupied by the childcare facility shall be 200m<sup>2</sup>;</li> <li>the hours of operation when the site is open to visitors, students, clients, and deliveries shall be limited to between the hours of 7:00am – 9:00pm Monday to Friday; and</li> <li>the facility shall not include the parking or storage of more than one heavy vehicle on the site of the activity.</li> </ol>	<p><b>Activity status when compliance not achieved: DIS</b></p>
LLRZ-R14 Community garden	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>

<sup>4</sup> MoE [277.47]. Residential Zones s42A report.

LLRZ-R15 Domestic animal keeping and breeding	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>Advisory Note</b> 1. Refer to the District Council's bylaws for further rules regarding keeping of domestic animals.	
LLRZ-R16 Agriculture	
<b>Activity status: PER</b> Where: 1. the activity involves the planting of trees, any tree planted shall be located a minimum of 10m from any site internal boundary.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD9 - Impact of trees on neighbouring property  <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R17 Rural produce retail	
<i>This rule does not apply to farmers' markets provided for under LLRZ-R23.</i>	
<b>Activity status: PER</b> Where: 1. rural produce retail activity exceeds 5m <sup>2</sup> any sales area shall be located a minimum of 10m inside any site boundary; 2. there shall be only one rural produce retail activity per site; and 3. the maximum area of any rural produce retail activity shall be 50m <sup>2</sup> .	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD10 - Rural sales  <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LLRZ-R18 Recreation activities	
<b>Activity status: PER</b> Where: 1. the activity is not a motorised recreation activity.	<b>Activity status when compliance not achieved: NC</b>
LLRZ-R19 Emergency service facility	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD4 - Traffic generation RES-MD7 - Outdoor storage	<b>Activity status when compliance not achieved: N/A</b>

<b>LLRZ-R20 Boarding kennels</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD11 - Housing of animals	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R21 Cattery</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD11 - Housing of animals	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R22 Equestrian and ancillary activities and facilities</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD11 - Housing of animals	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R23 Farmers' market</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD10 - Rural sales	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R24 Community facility</b>	
<i>This rule does not apply to any recreation activity provided for under LLRZ-R18; emergency service facility provided for under LLRZ-R19; or motorised sports facility provided for under LLRZ-R39.</i>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R25 Camping ground</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R26 Veterinary facility</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R27 Any other activity not provided for in this zone as a permitted, restricted discretionary, discretionary, non-complying activity, or prohibited, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R28 Commercial activity</b>	
<i>This rule does not apply to home business provided for under LLRZ-R10; rural produce retail provided for under LLRZ R17; or farmers' markets provided for under LLRZ-R23.</i>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>



<b>LLRZ-R29 Service station</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R30 Vehicle or boat repair or storage <u>services</u><sup>5</sup></b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R31 Industrial activity</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R32 Rural Industry</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R33 Quarrying activities</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R34 Mining</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R35 Farm quarry</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R36 Primary production</b>	
<i>This rule does not apply to agriculture provided for under LLRZ-R16; or farm quarry provided for under LLRZ-R35.</i>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R37 Waste management facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R38 Composting facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R39 Motorised sports facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

<sup>5</sup> Clause 16(2) RMA. Residential Zones s42A report.



<b>LLRZ-R40 Funeral related services and facility</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R41 Retirement village</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R42 Multi-unit residential development</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R43 Yard-based activity</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>LLRZ-R44 Trade supplier</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

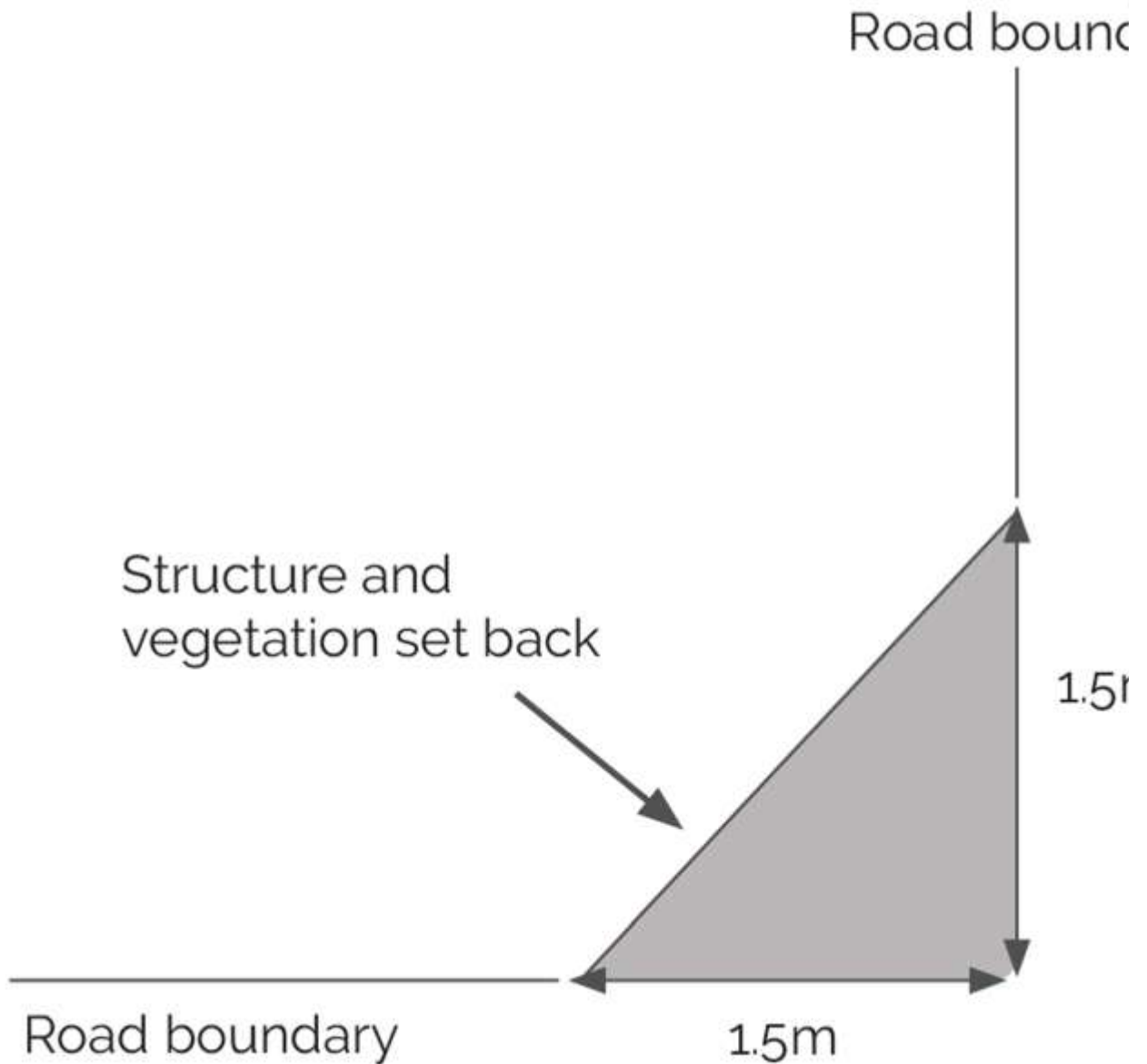
## Built Form Standards

<b>LLRZ-BFS1 Site density</b>	
<ol style="list-style-type: none"> <li>1. Site density shall be a maximum of:             <ol style="list-style-type: none"> <li>a. one residential unit per 5,000m<sup>2</sup> of net site area or</li> <li>b. one residential unit on any site less than 5,000m<sup>2</sup>.</li> </ol> </li> <li>2. This rule does not apply to a minor residential unit or residential unit in a retirement village.</li> </ol>	<b>Activity status when compliance not achieved: NC</b>
<b>LLRZ-BFS2 Building coverage</b>	
<ol style="list-style-type: none"> <li>1. The maximum building coverage shall be 20% of the net site area of any site.</li> </ol>	<b>Activity status when compliance not achieved: DIS</b>
<b>LLRZ-BFS3 Landscaped permeable surface</b>	
<ol style="list-style-type: none"> <li>1. The minimum landscaped permeable surface of any site shall be 30% of the net site area.</li> <li>2. For the purpose of calculating the area of landscaped permeable surface the following areas can be included:             <ol style="list-style-type: none"> <li>a. any paths 1.1m wide or less; or</li> <li>b. open slat decks under 1m in height</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: DIS</b>

above ground level with a permeable surface underneath.	
<b>LLRZ-BFS4 Impermeable surface</b>	
1. The maximum impermeable surface of any site shall be 20% of the net site area.	<b>Activity status when compliance not achieved: DIS</b>
<b>LLRZ-BFS5 Height</b>	
1. The maximum height of any building or structure shall be 8m above ground level.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property
<b>LLRZ-BFS6 Building and structure setbacks</b>	
<p>1. Any building or structure, other than a fence, shall be set back a minimum of:</p> <ul style="list-style-type: none"> <li>a. 10m from any road boundary;</li> <li>b. 10m from any boundary with a General Rural Zone or Rural Lifestyle Zone; and</li> <li>c. 5m from any site boundary.</li> </ul> <p>2. On corner sites any structure or vegetation exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure LLRZ-1.</p> <p>3. Any habitable building or building housing a sensitive activity shall have a setback a minimum distance of:</p> <ul style="list-style-type: none"> <li>a. 20m from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on the same site.</li> <li>b. 3500m<sup>6</sup> from any existing intensive indoor primary production, or intensive outdoor primary production where it is located on a site in different ownership; and</li> <li>c. 300m from any existing quarry where it is located on a site in different ownership.</li> </ul> <p>4. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 - Residential design principles RES-MD5 - Impact on neighbouring property RES-MD6 - Road boundary setback RURZ-MD2 - Housing of animals

<sup>6</sup> ECan [316.166]

Figure LLRZ-1: Structure and Vegetation Setback



LLRZ-BFS7 Fencing	
<ol style="list-style-type: none"> <li>1. Any fencing located on or within 15m from any road boundary shall:                             <ol style="list-style-type: none"> <li>a. be no higher than 1.2m above ground level; and</li> <li>b. be a farm-style post and wire or post and rail fence; and</li> <li>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>RES-MD2 - Residential design principles</li> <li>RES-MD6 - Road boundary setback</li> </ul> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>

<p>2. Any fencing located on or within 10m of an internal boundary shall:</p> <ul style="list-style-type: none"> <li>a. be no higher than 1.8m above ground level; and</li> <li>b. be a farm-style post and wire or post and rail fence; and</li> <li>c. achieve a minimum of 40% visual permeability as depicted in Figure LLRZ-2.</li> </ul> <p>3. Any fencing located outside the areas specified in (1) and (2) above shall:</p> <ul style="list-style-type: none"> <li>a. be a farm-style post and wire or post and rail fence; or</li> <li>b. have a maximum height above ground level of 1.8m and</li> <li>c. be not more than 30m along any length of the fence.</li> </ul>	
---	--

**Figure LLRZ-2: Examples of Visually Permeable Fencing**

