

## LLRZ – Large lot residential zone

*The relevant district-wide chapter provisions apply in addition to this chapter.*

### **Purpose**

The LLRZ – Large lot residential zone covers areas on the outskirts of Tuakau, Pokeno, and Te Kowhai that have a history of large lot residential development and that are used predominantly for residential activities and buildings, such as detached houses on lots larger than those of the GRZ – General residential zone. These areas have an existing spacious character and are generally subject to other constraints (primarily infrastructure provision) to more intensive development.

### **Objectives**

- LLRZ-O1 Large lot residential zone character.  
Within the zone in Tuakau, Pokeno, and Te Kowhai, maintain a low density character with minimum lot sizes of at least 2,500m<sup>2</sup>.
- LLRZ-O2 Large lot residential zone built form and amenity.  
Neighbourhood residential amenity values in the zone are maintained.
- LLRZ-O3 Adverse effects of land use and development.  
The health, safety and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

### **Policies**

- LLRZ-P1 Character.  
Within the zone in Tuakau, Pokeno, and Te Kowhai, maintain a low density character.
- LLRZ-P2 Future development – Tuakau, Pokeno, and Te Kowhai.  
In Tuakau, Pokeno, and Te Kowhai, buildings, access, and lot boundaries are located to enable future subdivision and development in the event that reticulated water, stormwater, and wastewater infrastructure become available and a plan change to rezone to a higher density is in place.
- LLRZ-P3 Building setbacks.  
Maintain views between buildings in the zone when viewed from a road.
- LLRZ-P4 Front setback character.  
Maintain the open character of streets through the use of setbacks.

- LLRZ-P5 Excessive building scale.
- LLRZ-P6 Development shall only exceed height, bulk and form standards where it is in keeping with, and does not detract from, the amenity values of the street.
- LLRZ-P7 Residential amenity and function.
- (I) Limit the establishment of non-residential activities in the zone except where they:
- (a) Have a functional need to locate within the zone; or
  - (b) Provide for the health and well-being of the community, including emergency services.
- LLRZ-P8 Height of buildings.
- Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from the amenity of the area.
- LLRZ-P9 Daylight and outlook.
- Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- LLRZ-P10 Maintain residential function.
- Restrict the establishment of non-residential, commercial or industrial activities, unless the activity has a strategic or operational need to locate within the zone, and does not compromise the character and amenity of the neighbourhood.
- LLRZ-P11 Non-residential activities.
- (I) Ensure that the design and scale of non-residential activities and associated buildings:
- (a) Maintain residential character including by considering the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas;
  - (b) Minimise adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill; and
  - (c) Encourage designs that conform to the principles of Crime Prevention Through Environmental Design (CPTED) where appropriate.
- LLRZ-P12 Existing non-residential activities.
- (I) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have significant adverse effects on the character and amenity of zone.
- LLRZ-P13 Outdoor storage.
- The adverse visual effects of outdoor storage are mitigated through screening or landscaping.
- LLRZ-P14 Objectionable odour.
- (I) Ensure that the effects of objectionable odour do not detract from the amenity of other sites; and

- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

## Rules

### Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

<b>LLRZ-R1</b>	Residential activity, unless specified below  This includes occupation of a single residential unit for short term rental.	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LLRZ-R2</b>	Home business	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) It is wholly contained within a building; (b) The storage of materials or machinery associated with the home occupation are wholly contained within a building; (c) No more than 2 people who are not permanent residents of the site are employed at any one time; (d) Unloading and loading of vehicles or the receiving of customers or deliveries only occur after 7:30am and before 7:00pm on any day; and (e) Machinery can only be operated after 7:00am and up to 7:00pm on any day.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LLRZ-R3</b>	Community facility	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LLRZ-R4</b>	Neighbourhood park	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> Nil.		<b>(2) Activity status where compliance not achieved: n/a</b>
<b>LLRZ-R5</b>	Home stay	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b> (a) No more than 4 temporary home stay residents.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LLRZ-R6</b>	Farming	
<b>(1) Activity status: PER</b> <b>Activity-specific standards:</b>		<b>(2) Activity status where compliance not achieved: n/a</b>

Nil.	
<b>LLRZ-R7</b>	Buildings, structures and sensitive land uses within the National Grid Yard in sites existing as of 18 July 2018
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) Within the National Grid Yard:</p> <ul style="list-style-type: none"> <li>(i) Building alterations and additions to an existing building or structure for a sensitive land use that does not involve an increase in the building height or footprint;</li> <li>(ii) New, or additions to existing buildings or structures that are not for a sensitive land use;</li> <li>(iii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991</li> <li>(iv) Fences less than 2.5m in height, measured from the natural ground level immediately below.</li> </ul> <p>(b) All buildings or structures permitted by Rule LLRZ-R7(1)(a) must:</p> <ul style="list-style-type: none"> <li>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</li> <li>(ii) Locate a minimum of 12m from the outer visible foundation of any National Grid support structure and associated stay wire, unless it is one of the following: <ul style="list-style-type: none"> <li>(1) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP34:2001 ISSN 0114-0663;</li> <li>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below, and located a minimum of 5m from the nearest National Grid support structure foundation;</li> <li>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined</li> </ul> </li> </ul>	<p><b>(2) Activity status where compliance not achieved: NC</b></p>

<p>in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(c) Not permanently physically impede existing vehicular access to a National Grid support structure.</p>	
<p><b>LLRZ-R8</b></p>	<p>Construction or alteration of a building for a sensitive land use</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<p><b>LLRZ-R9</b></p>	<p>Construction or demolition of, or alteration or addition to, a building or structure</p>
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>
<p><b>LLRZ-R10</b></p>	<p>Educational facilities</p>
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific standards:</b></p> <p>Nil.</p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) The extent to which it is necessary to locate the activity in the zone;</p> <p>(b) Reverse sensitivity effects of adjacent activities;</p> <p>(c) The extent to which the activity may adversely impact on the transport network;</p> <p>(d) The extent to which the activity may adversely impact on the streetscape and the amenity of the neighbourhood, with particular regard to the bulk of the buildings; and</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

	(e) The extent to which the activity may adversely impact on the noise environment.	
<b>LLRZ-R11</b>	Community corrections facilities	
<b>Activity status: DIS</b>		
<b>LLRZ-R12</b>	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity	
<b>Activity status: DIS</b>		
<b>LLRZ-R13</b>	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard	
<b>Activity status: NC</b>		

*Land use – building*

<b>LLRZ-S1</b>	Residential unit	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One residential unit within a Record of Title.		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LLRZ-S2</b>	Minor residential unit	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One minor residential unit contained within a Record of Title must comply with all of the following standards; (i) The net site area is 1000m <sup>2</sup> or more; and (ii) The gross floor area shall not exceed 70m <sup>2</sup> .		<b>(2) Activity status where compliance not achieved: DIS</b>
<b>LLRZ-S3</b>	Building height – general	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A building or structure measured from the natural ground level immediately below that part of the structure that does not exceed a height of 7.5m; (b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure.		<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council’s discretion is restricted to the following matters:</b> (a) Height of the building; (b) Design and location of the building; (c) Extent of shading on any other sites; (d) Privacy on other sites; and (e) Amenity values of the locality.
<b>LLRZ-S4</b>	Building height – general	
<b>(1) Activity status: PER</b> <b>Where:</b> (a) A hose drying tower in association with an emergency services training and management facility measured from the natural ground level immediately below		<b>(2) Activity status where compliance not achieved: DIS</b>

that part of the structure that does not exceed a height of 15m.	
<b>LLRZ-S5</b>	Height in relation to boundary
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 2.5m above natural ground level along the boundary of a site.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Height of the building;                  (b) Design and location of the building;                  (c) Extent of shading on any other sites;                  (d) Privacy on other sites; and                  (e) Amenity values of the locality</p>
<b>LLRZ-S6</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) On a lot connected to public wastewater and a water supply, the building coverage must not exceed 40%; and</p> <p>(b) LLRZ-S6(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matter:</b></p> <p>(a) Design, scale and location of the building.</p>
<b>LLRZ-S7</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) On a lot not connected to public wastewater and a water supply, the building coverage must not exceed 20%;</p> <p>(b) LLRZ-S7(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Whether the balance of open space and buildings will maintain the character and amenity values anticipated for the zone;                  (b) Visual dominance of the street resulting from building scale; and                  (c) Management of stormwater flooding, nuisance or damage to within the site.</p>
<b>LLRZ-S8</b>	Building setbacks – all boundaries
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any building must be setback a minimum of:</p> <p>(i) 3m from a road boundary;                  (ii) 13m from the centreline of an indicative road;                  (iii) 1.5m from every boundary other than a road boundary; and                  (iv) 1.5m from every vehicle access to another site; and                  (v) Any new buildings or alterations to an existing building must be setback 5m</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;                  (b) Reverse sensitivity effects;                  (c) Adverse effects on amenity;                  (d) Streetscape;                  (e) Potential to mitigate adverse effects;                  (f) Daylight admission to any adjoining site;                  (g) Effects on privacy at any adjoining site;                  (h) The size, nature and location of the buildings on the site;</p>

<p>from any designated railway corridor boundary.</p> <p>(b) Despite Rule LLRZ-S8(1)(a)(ii), this rule shall not apply where the indicative road has been formed, is open to the public and has been vested to Council</p> <p>(c) A non-habitable building may be set back less than 1.5m from a boundary, where:</p> <p>(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and</p> <p>(ii) The non-habitable building does not have any windows or doors on the side of the building facing the boundary.</p> <p>(d) A garage must be set back further from the road than the façade of the front of the dwelling.</p> <p>(e) LLRZ-S8(1)(a), (c) and (d) do not apply to a structure which is not a building.</p>	<p>(i) The extent to which the safety and efficiency of rail and road operations will be adversely affected; and</p> <p>(j) Any characteristics of the proposed use that will make compliance unnecessary.</p>
<p><b>LLRZ-S9</b> Building setbacks – sensitive land use</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:</p> <p>(i) 5m from the designated boundary of the railway corridor;</p> <p>(ii) 15m from the boundary of a national route or regional arterial;</p> <p>(iii) 25m from the designated boundary of the Waikato Expressway;</p> <p>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site;</p> <p>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed; and</p> <p>(vi) 300m from the boundary of another site containing an intensive farming activity.</p> <p>(b) LLRZ-S9(1)(a) does not apply to a structure which is not a building.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p> <p>(a) Road network safety and efficiency;</p> <p>(b) On-site amenity values;</p> <p>(c) Odour, dust and noise levels received at the notional boundary of the building;</p> <p>(d) Mitigation measures; and</p> <p>(e) Potential for reverse sensitivity effects.</p>
<p><b>LLRZ-S10</b> Building setback – waterbodies</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p>(i) 23m from a lake margin;</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council's discretion is restricted to the following matters:</b></p>

<ul style="list-style-type: none"><li>(ii) 23m from a wetland margin;</li><li>(iii) 23m from the bank of a river, other than the Waikato River and Waipa River;</li><li>(iv) 28m from a bank of the Waikato River and Waipa River</li><li>(b) A public amenity of up to 25m<sup>2</sup>, or a pump shed (public or private) or maimai of up to 10m<sup>2</sup> within any building setback identified Standard LLRZ-S10(1)(a).</li></ul>	<ul style="list-style-type: none"><li>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</li><li>(b) Adequacy of erosion and sediment control measures;</li><li>(c) The functional or operational need for the building to be located close to the waterbody;</li><li>(d) Effects on public access to the waterbody;</li><li>(e) Effects on the amenity of the locality; and</li><li>(f) Effects on natural character values.</li></ul>
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