

## LLRZ – Large lot residential zone

### Objectives

LLRZ-O1 **LLRZ – Large lot residential zone** character

- (1) The character of the **LLRZ – Large lot residential zone** is maintained.

LLRZ-O2 Village built form and amenity

- (1) Neighbourhood residential amenity values in the **LLRZ – Large lot residential zone** are maintained.

LLRZ-O3 Adverse effects of land use and development

- (1) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

### Policies

LLRZ-P1 Character

- (1) Buildings and activities within the **LLRZ – Large lot residential zone** are designed, located, scaled and serviced in a manner that:
  - (a) Is low density;
  - (b) Maintains the semi-rural character;
  - (c) Recognises lower levels of infrastructure and the absence of Council wastewater services.
- (2) Require activities within the **LLRZ – Large lot residential zone** to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available.

LLRZ-P2 Future development – Tuakau and Te Kowhai

- (1) Buildings and access are located in a position to enable future subdivision and development in Tuakau and Te Kowhai when infrastructure and services become available.
- (2) Ensure buildings are positioned in a manner that provides for transition from large lots to smaller lots in Tuakau and Te Kowhai.

LLRZ-P3 Building setbacks

- (1) Maintain existing and promote new vistas and views between buildings in the **LLRZ – Large lot residential zone** when viewed from a road.

LLRZ-P4 Front setback character

- (1) Maintain the existing character of streets.

LLRZ-P5 Excessive building scale

- (1) Enable development to exceed height, bulk and form only where it is in keeping with the amenity values of the street.

LLRZ-P6 Residential amenity and function

- (1) Limit the establishment of non-residential activities in the LLRZ – Large lot residential zone except where:
  - (a) They have a functional need to locate within the LLRZ – Large lot residential zone; or
  - (b) Provide for the health and well-being of the community.

LLRZ-P7 Height of buildings

- (1) Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from amenity of the area.

LLRZ-P8 Daylight and outlook

- (1) Maintain adequate daylight and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings the closer they are located to a boundary, except a road boundary.
- (2) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

LLRZ-P9 Maintain residential function

- (1) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within the LLRZ – Large lot residential zone, and the effects of such activities on the character and amenity are insignificant.

LLRZ-P10 Non-residential activities

- (1) Ensure that the design and scope of non-residential activities and associated buildings:
  - (a) Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
  - (b) Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on LLRZ – Large lot residential zone character and amenity, and the surrounding transport network.

LLRZ-P11 Existing non-residential activities

- (1) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on the character and amenity of LLRZ – Large lot residential zone.

LLRZ-P12 Outdoor storage

- (1) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.

LLRZ-P13 Objectionable odour

- (1) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (2) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

Rules

**Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works.**

Land use – activities

<b>LLRZ-R1</b>	Residential activity, unless specified below.
<b>(1) Activity status: PER</b> <b>Activity-specific conditions:</b> Nil	<b>(2) Activity status where compliance not achieved: n/a</b>

<b>LLRZ-R2</b>	A Marae Complex or Papakainga Housing Development on Maori Freehold Land or on Maori Customary Land.
<b>(1) Activity status: PER</b> <b>Activity-specific conditions:</b> <ul style="list-style-type: none"> <li>(a) The total building coverage does not exceed 50%;</li> <li>(b) Where the land is vested in trustees whose authority is defined in a Trust Order and/or a Maaori Incorporation, the following is provided to Council with the associated building consent application: <ul style="list-style-type: none"> <li>(c) A Concept Management Plan approved by the Māori Land Court; and</li> <li>(d) A Licence to Occupy.</li> </ul> </li> <li>(e) Where a Trust Order or Maaori Incorporation does not exist, one of the following instruments is provided to Council at the time of lodgement of the building consent application: <ul style="list-style-type: none"> <li>(f) A Concept Management Plan approved by the Māori Land Court; and</li> <li>(g) A lease, or an Occupation Order of the Māori Land Court.</li> </ul> </li> <li>(h) The following Land use – effects rules <b>in Rule 24.3</b> do not apply: <ul style="list-style-type: none"> <li>(i) Rule <b>LLRZ-S1</b> (Dwelling);</li> <li>(ii) Rule <b>LLRZ-S2</b> (Minor dwellings);</li> <li>(iii) Rule <b>LLRZ-S6</b> (Building Coverage).</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>

<b>LLRZ-R3</b>	Home occupation
<b>(1) Activity status: PER</b> <b>Activity-specific conditions:</b> <ul style="list-style-type: none"> <li>(a) It is wholly contained within a building;</li> <li>(b) The storage of materials or machinery associated with the home occupation are wholly contained within a building;</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>

Part 3: Area-specific matters / Zones / Residential zones / LLRZ – Large lot residential zone

<p>(c) No more than 2 people who are not permanent residents of the site are employed at any one time;</p> <p>(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;</p> <p>(e) Machinery may be operated after 7:30am and up to 9pm on any day.</p>	
---	--

<b>LLRZ-R4</b>	Community activity
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b> Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>LLRZ-R5</b>	Neighbourhood park
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b> Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>LLRZ-R6</b>	Home stay
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) No more than 4 temporary residents;</p> <p>(b) No more than 2 people who are not permanent residents of the site are employed at any one time.</p>	<p><b>Activity status where compliance not achieved: DIS</b></p>

<b>LLRZ-R7</b>	Farming
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b> Nil</p>	<p><b>(2) Activity status where compliance not achieved: n/a</b></p>

<b>LLRZ-R8</b>	Any activity that does not comply with the <b>Land use – effects standards, Land use – building standards in the LLRZ – Large lot residential zone</b> unless the activity is specified as a controlled, restricted discretionary or non-complying activity.
<b>(1) Activity status: DIS</b>	

<b>LLRZ-R9</b>	Any activity that is not listed as Permitted, Restricted Discretionary or Discretionary.
<b>(1) Activity status: NC</b>	

*Land use – building*

<b>LLRZ-SI</b>	Dwelling
----------------	----------

<p><b>(1) Activity status: PER</b>  <b>Where:</b>                  (a) One dwelling within a site.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
--	--

<b>LLRZ-S2</b>	Minor dwelling	
<p><b>(1) Activity status: PER</b>  <b>Where:</b>                  (a) One minor dwelling up to 70m<sup>2</sup> gross floor area within the site;                  (b) The net site area is 1000m<sup>2</sup> or more.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>LLRZ-S3</b>	Height - building general	
<p><b>(1) Activity status: PER</b>  <b>Where:</b>                  (a) The maximum height of a building must not exceed 7.5m.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>LLRZ-S4</b>	Height - Buildings, structures or vegetation within an airport obstacle limitation surface	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) A building, structure or vegetation must not protrude through the airport obstacle limitation surface as identified in <b>APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1</b> and as shown on the planning maps.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<b>LLRZ-S5</b>	Daylight admission	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) A building must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p>	<p><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 adjacent sites;                  (d) Privacy on other sites; and                  (e) Effects on amenity values and residential character.</p>	

<b>LLRZ-S6</b>	Building coverage	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>	

<p>(a) On a lot connected to public wastewater and a water supply, the total building coverage must not exceed 40%.</p>	
---	--

<b>LLRZ-S7</b>   Building coverage	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) On a lot not connected to public wastewater and a water supply, the total building coverage must not exceed 20%.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>LLRZ-S8</b>   Building setbacks – all boundaries	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) Any building must be setback a minimum of:                  (i) 3m from a road boundary;                  (ii) 13m from 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.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b>                  (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; and                  (g) Effects on privacy at any adjoining site.</p>

<b>LLRZ-S9</b>   Building setbacks – all boundaries	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) A non-habitable building may be set back less than 1.5m from a boundary, where:                  (b) The total length of all buildings within 1.5m of the boundary does not exceed 6m; and                  (c) The non-habitable building does not have any windows or doors on the side of the building facing the boundary.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b>                  (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; and                  (g) Effects on privacy at any adjoining site.</p>

<b>LLRZ-S10</b>   Building setbacks – all boundaries	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) A garage must be set back further from the road than the façade of the front of the dwelling.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Council’s discretion is restricted to the following matters:</b>                  (a) Road network safety and efficiency;                  (b) Reverse sensitivity effects;</p>

	<ul style="list-style-type: none"> <li>(c) Adverse effects on amenity;</li> <li>(d) Streetscape;</li> <li>(e) Potential to mitigate adverse effects;</li> <li>(f) Daylight admission to any adjoining site; and</li> <li>(g) Effects on privacy at any adjoining site.</li> </ul>
--	---

<b>LLRZ-S11</b>	Building setback – sensitive land use	
<b>(1) Activity status: PER</b> <b>Activity-specific conditions:</b>	<ul style="list-style-type: none"> <li>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:                             <ul style="list-style-type: none"> <li>(i) 5m from the designated boundary of the railway corridor;</li> <li>(ii) 15m from the boundary of a national route or regional arterial;</li> <li>(iii) 25m from the designated boundary of the Waikato Expressway;</li> <li>(iv) 300m from the edge of oxidation ponds that are part of a municipal wastewater treatment facility on another site; and</li> <li>(v) 30m from a municipal wastewater treatment facility where the treatment process is fully enclosed.</li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>

<b>LLRZ-S12</b>	Building setback – water bodies	
<b>(1) Activity status: PER</b> <b>Activity-specific conditions:</b>	<ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of 30 from:                             <ul style="list-style-type: none"> <li>(i) the margin of any:                                     <ul style="list-style-type: none"> <li>(1) Lake;</li> <li>(2) Wetland; and</li> <li>(3) River bank, other than the Waikato River and Waipa River.</li> </ul> </li> </ul> </li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>

<b>LLRZ-S13</b>	Building setback – water bodies	
<b>(1) Activity status: PER</b> <b>Activity-specific conditions:</b>	<ul style="list-style-type: none"> <li>(a) A building must be set back at least 50m from a bank of the Waikato River and Waipa River.</li> </ul>	<b>(2) Activity status where compliance not achieved: DIS</b>

<b>LLRZ-S14</b>	Building setback – water bodies	
-----------------	---------------------------------	--

<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) A building must be set back a minimum of 10m from the bank of a perennial or intermittent stream.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>
---	--

<p><b>LLRZ-S15</b>   Building setback – water bodies</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b>                  (a) A public amenity of up to 25m<sup>2</sup>, or a pump shed within any building setback</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>