

LARGE LOT RESIDENTIAL 11

Key:

Recommended changes to notified chapter are shown in red underlined text for additions and ~~red strike~~ through text for deletions, Appendix 1 to Right of Reply, dated 11 November 2016.

Recommended changes to notified chapter are shown in underlined text for additions and ~~strike through~~ text for deletions. Appendix 1 to section 42A report, dated 14 September 2016.

Note: The provisions relating to Visitor Accommodation, which were withdrawn from the PDP by resolution of Council on 23 October 2015, are not shown in this Revised Chapter.

11 Large Lot Residential

11.1 Zone Purpose

The Large Lot Residential Zone provides low-density peri-urban 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.

Comment [AL1]: Clarification

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 exceed infrastructure capacity, degrade the established pattern of development or amenity values within established neighbourhoods.~~

Comment [AL2]: Consequential amendment as a result of changes to 11.5.9

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 may be appropriate provided the low-density development peri-urban character, and amenity for residents is maintained and there is a demonstrated need to locate in the zone.

Comment [AL3]: Clarification

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.

Pursuant to Section 86(b)(3) of the RMA, Rule 11.5.5 has immediate legal effect.

11.2 Objectives and Policies

11.2.1 Objective - High levels of residential amenity within the Large Lot Residential Zone.

Policies

11.2.1.1 Maintain character and amenity through minimum allotment sizes, with particular emphasis on maintaining the character and amenity of established areas.

11.2.1.2 Allow ~~Recognise opportunities for~~ infill and subdivision to higher densities in identified locations and require that any infill and subdivision to higher densities outside of the identified locations maintains providing the amenity, open character and privacy of the area ~~established neighbourhoods are not degraded and opportunities for garden and landscape plantings are retained.~~

Comment [AL4]: Consequential amendment as a result of changes to 11.5.9

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- 11.2.1.3 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.
- 11.2.1.4 Control lighting to avoid glare to other properties, roads, public places and the night sky.
- 11.2.1.5 Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.

11.2.2 Objective - ~~Ensure the p~~ Predominant land uses are residential and where appropriate, community and recreational activities.

Comment [AL5]: Panel's 4th Procedural Minute

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 environment.
- 11.2.2.2 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 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 Large Lot Residential Zone and surrounding areas.
- 11.2.2.4 **Avoid** non-residential activity that would undermine the viability of the District's commercial zones.

Comment [SG6]: Renumbering result of withdrawal of Visitor Accommodation provisions. Notified 11.2.2.4

Comment [SG7]: Renumbering result of withdrawal of Visitor Accommodation provisions. Notified 11.2.2.5

11.3 Other Provisions and Rules

11.3.1 District Wide Rules

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative ~~District Plan (ODP)~~.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes
24 Signs (18 <u>Operative DP</u>)	25 Earthworks (22 <u>Operative</u>)	26 Historic Heritage
27 Subdivision	28 Natural Hazards	29 Transport (14 <u>Operative</u>)
30 Utilities and Renewable Energy	31 Hazardous Substances (16 <u>Operative</u>)	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 Clarification

Comment [SG8]: Added words, matter of clarification, no change of substance

Advice Notes

- 11.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables in this chapter, and any relevant district wide rules.

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- 11.3.2.2 Compliance with any of the following standards in this chapter, in particular the permitted standards, does not absolve any commitment to the conditions of any relevant land use consent, consent notice or covenant registered on the site's computer freehold register.
- 11.3.2.3 The Council reserves the right to ensure development and building activities are undertaken in accordance with the conditions of resource and subdivision consent through monitoring.
- 11.3.2.4 Applications for building consent for permitted activities shall include information to demonstrate compliance with the following standards, and any conditions of the applicable resource consent or subdivision.
- 11.3.2.5 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. Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.
- 11.3.2.6 The following abbreviations are used within this Chapter.

Comment [SG9]: It is suggested this is relocated to under 11.3.2.1, so clarification notes relating to this Chapter are located together

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	Any other activity not listed in Tables 1-2.	NC
11.4.2	Dwelling, Residential Unit, Residential Flat.	P
11.4.3	Recreational Activity.	P
11.4.4	Home occupation.	P
11.4.5 11.4.8	Licensed Premises.	NC
11.4.6 11.4.9	Community activities.	D
11.4.7 11.4.10	Commercial recreation.	D
11.4.8 11.4.11	Any building within a Building Restriction Area that is identified on the planning maps.	NC

Comment [AL10]: 836

Comment [AL11]: 383

Comment [SG12]: Renumbering as a result of withdrawn Visitor Accommodation provisions.

Comment [AL13]: Provision relocated into Table 11.5 as it is a standard

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Table 1	Activities located in the Large Lot Residential Zone	Activity status
<p>11.4.9</p> <p>11.4.12</p> <p><u>11.4.8</u></p>	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 A maximum height limit of 8 metres, except:</p> <p>11.5.1.2 A maximum height of 7 metres:</p> <p style="margin-left: 20px;">a. on sites located between Beacon Point Road and the margins of Lake Wanaka; and</p> <p style="margin-left: 20px;">b. on sites located between Studholme Road and Meadowstone Drive.</p> <p>11.5.1.3 A maximum height of <u>5.5 metres above a floor level of 283 metres reduced level (RL)</u>:</p> <p style="margin-left: 20px;">a. on the site(s) located at the northern end of Beacon Point Road and adjacent to the western edge of the Penrith Park Zone.</p>	NC
11.5.2	<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 all of the following:</p> <ul style="list-style-type: none"> • The effect on open space, character and amenity. • Effects on views and outlook from neighbouring properties. • Visual dominance of buildings. • The ability to provide opportunities for garden plantings and landscaping. 	RD
11.5.3	<p>Setback from internal boundaries</p> <p>a. <u>Large Lot Residential A - The minimum setback of any building from internal boundaries shall be 6 metres, except:</u></p> <p>b. <u>Large Lot Residential B – The minimum setback of any building for internal</u></p>	RD

Comment [AL14]: 142

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Table 2	Standards for Activities	Non-compliance status
	<p>boundaries shall be 4 metres on sites located between Studholme Road and Meadowstone Drive.</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> • Visual dominance. • Effects on open space, character and amenity. • Effects on privacy, views and outlook from neighbouring properties. • Reverse sensitivity effects on adjacent properties. • Landscaping. 	
11.5.4	<p>Setback from roads</p> <p>The minimum setback of any building from a road boundary shall be 10m.</p>	NC
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>Discretion is restricted to all of the following.</p> <ul style="list-style-type: none"> • Any indigenous biodiversity values. • Visual amenity values. • Landscape character. • Open space. • Whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the location of the building. 	RD
11.5.6	<p>Continuous Building Length</p> <p>The continuous length of any building facade above one-storey ground floor level shall not exceed 20m:</p> <p>Discretion shall be restricted to all of the following:</p> <ul style="list-style-type: none"> • 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 d Dominance of the building taking into account • The extent to which topography or and landscaping and mitigates any dominance impacts. • The extent to which the height of the building influences the dominance of the building in association with the continuous building length. 	RD

Comment [AL15]: 335

Comment [AL16]: 335

Comment [AL17]: Reword from being an assessment matter to a matter of discretion

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Table 2	Standards for Activities	Non-compliance status
11.5.7	<p>Home Occupation</p> <p>Home occupation activities shall comply with the following:</p> <ol 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"> • Heavy Vehicles: 2 per week. • 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
11.5.8	<p>Glare</p> <ol style="list-style-type: none"> a. All exterior lighting shall be directed away from the adjacent sites and roads and downward to limit effects on the night sky. 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> <ol style="list-style-type: none"> a. Large Lot Residential A - A maximum of one residential unit per 4000m² net site area, except: b. Large Lot Residential B - A maximum of one residential unit per 2000m² net site area on sites located between Studholme Road and Meadowstone Drive. 	D-NC
11.5.10	<p>Building Materials and Colours</p> <ol style="list-style-type: none"> a. 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%. Except: For sites on Mt Iron located at and above 330 meters above sea level: b. All exterior surfaces shall be coloured in the range of black, browns, greens or greys; c. Pre-painted steel, and all roofs shall have a reflectance value not greater than 20%; d. Surface finishes shall have a reflectance value of not greater than 30%. <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 all of the following:</p>	RD

Comment [AL19]: Consequential amendment as a result of rule 11.5.9

Comment [AL18]: 166

Comment [AL20]: Clarification

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Table 2	Standards for Activities	Non-compliance status
	<ul style="list-style-type: none"> Whether the building would be visually prominent of the building, especially in the context of the wider neighbourhood, or whether the building is located on a prominent or elevated position. 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. The size and height of the building where the subject colours would be applied. 	
11.5.11	<p>Recession plane</p> <p>The following applies to all sites with a net site area less than 4000m².</p> <ol style="list-style-type: none"> Northern boundary: 2.5m and 55 degrees. Western, and eastern boundaries: 2.5m and 45 degrees. Southern boundary: 2.5m and 35 degrees. Gable end roofs may penetrate the building recession plane by no more than one third of the gable height. Recession planes do not apply to site boundaries fronting a road or a reserve. <p>Note: Refer to the recession planes interpretive diagram in the Definitions Chapter.</p>	NC
11.5.12	<p><u>Any building within a Building Restriction Area that is identified on the planning maps.</u></p>	NC

Comment [AL21]: Reworded to be matters of discretion rather than assessment matters

Comment [AL22]: Relocated from table 11.4

~~11.6 Non-Notification of Applications~~

~~11.6.1 Applications for Controlled activities shall not require the written consent of other persons and shall not be notified or limited notified.~~

Comment [AL23]: There are no controlled activities listed in the chapter therefore this rule is not required

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Chapter 27 – Subdivision and Development

27.5.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, average, less than the minimum specified.

Zone		Minimum Lot Area
Residential	Large Lot Residential <u>A</u>	4000m ² 2000m ² in the following locations: • Between Studholme Road and Meadowstone Drive;
	<u>Large Lot Residential B</u>	2000m ²

Comment [AL24]: 166

Comment [AL25]: 166