

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 Wānaka.

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.

Visitor accommodation is anticipated in the Visitor Accommodation Sub-Zones and shown on the District Plan web mapping application, which have historically provided (and will continue to provide) important locations for visitor accommodation to meet the District's needs. The sub-zones are located in residential areas, and applications for visitor accommodation activities and associated development must address matters that impact on residential amenity, including character, traffic and noise effects.

Visitor accommodation outside of the Visitor Accommodation Sub-Zones is restricted.

The commercial letting of residential properties as short-term accommodation for paying guests on a year-round or permanent basis, is restricted, where it would result in a loss of residential character, cohesion and amenity values. Low intensity use of residential units, including residential flats, to accommodate paying guests is enabled, where the predominant residential character of the environment is retained and the residential amenity values of nearby residents are maintained.

Visitor accommodation is defined in the District Plan separately from accommodation activities involving paying guests occurring in residential units and residential flats, which are defined as Residential Visitor Accommodation and Homestay activities.

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).
- 11.2.1.1 Maintain or enhance residential character and high amenity values by controlling the scale, location and height of buildings and in addition within Area B by requiring landscaping, colour and vegetation controls.
- 11.2.1.2 Control lighting to avoid glare to other properties, roads, public places and views of the night sky.
- 11.2.1.3 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.
- 11.2.1.2 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.
- 11.2.1.3 Ensure that any commercial and non-residential activities, including restaurants, maintain or enhance the amenity, quality and character of the zone.
- 11.2.3 Objective – Visitor accommodation, residential visitor accommodation and homestays are enabled at locations, and at a scale, intensity and frequency, that maintain the residential character and amenity values of the zone.**

Policies

- 11.2.3.1 Provide for visitor accommodation and residential visitor accommodation that are appropriate for the low density residential environment in the Visitor Accommodation Sub-Zones, while ensuring that adverse effects on residential amenity values are avoided, remedied or mitigated.
- 11.2.3.2 Restrict the establishment of visitor accommodation in locations outside the Visitor Accommodation Sub-Zones to ensure that the zone maintains a residential character.
- 11.2.3.3 Ensure that residential visitor accommodation and homestays are of a scale and character that are compatible with the surrounding residential context and maintain residential character and amenity values.

- 11.2.3.4 Provide opportunities for low intensity residential visitor accommodation and homestays as a contributor to the diversity of accommodation options available to visitors and to provide for social and economic wellbeing.
- 11.2.3.5 Manage the effects of residential visitor accommodation and homestays outside the Visitor Accommodation Sub-Zone by controlling the scale, intensity and frequency of the use and those effects of the activities that differentiate them from residential activities.

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 Utilites
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	District Plan web mapping application	

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 References to the Visitor Accommodation Sub-Zones in this Chapter only apply to the sub-zones within the Large Lot Residential Zone.
- 11.3.2.6 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
- 11.3.2.7 The following abbreviations are used within this Chapter.

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

11.3.2.7A Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.3.2.c has additional information in relation to activities and obligations under NZECP34:2001.

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	Homestays	P
11.4.5	Residential Visitor Accommodation	P
11.4.5A	Visitor Accommodation in the Visitor Accommodation Sub-Zone` Discretion is restricted to: a. The location, nature and scale of activities; b. Parking and access; c. Landscaping; d. Noise generation and the methods of mitigation; e. Hours of operation, including in respect of ancillary activities; and f. The external appearance of buildings.	RD
11.4.6	Community activities	D
11.4.7	Commercial recreational activity	D

Table 1	Activities located in the Large Lot Residential Zone	Activity status
11.4.8	Any activity not listed in Table 1, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	NC
11.4.9	Licensed Premises	NC
11.4.10	Visitor Accommodation not otherwise identified	NC
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	Building Height	NC
	11.5.1.1 Except where limited by Rules 11.5.1.2 to 11.5.1.4 a maximum height limit of 8 metres.	
	11.5.1.2 A maximum height of 7 metres:	NC
	a. on sites located between Beacon Point Road and the margins of Lake Wānaka; and	
	b. on sites located between Studholme Road and Meadowstone Drive.	
	11.5.1.3 A maximum height of 6 metres:	NC
	a. on sites located at Mt Iron West (as identified on the District Plan web mapping application)	
	11.5.1.4 A maximum height of 5.5 metres above a floor level of 283 masl:	NC
	a. on the site(s) located at the northern end of Beacon Point Road (as identified on the District Plan web mapping application).	
11.5.2	Building Coverage	RD
	11.5.2.1 The maximum building coverage shall be 15% of the net site area.	Discretion is restricted to:
	11.5.2.2 The maximum building coverage at Mt Iron West (as identified on the District Plan web	a. the effect on openness and spaciousness;

Table 2	Standards for Activities	Non-compliance status
	mapping application) shall be 500m ² net site area.	b. effects on views and outlook from neighbouring properties; c. visual dominance of buildings; d. landscaping.
11.5.3	Setback from internal boundaries 11.5.3.1 Large Lot Residential Area A: the minimum setback of any building from internal boundaries shall be 4 metres. 11.5.3.2 Large Lot Residential Area B: the minimum setback of any building from internal boundaries shall be 6 metres.	RD Discretion is restricted to: 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	Setback from roads The minimum setback of any building from a road boundary shall be 10m.	NC
11.5.5	Setback of buildings from water bodies The minimum setback of any building from the bed of a river, lake or wetland shall be 20m.	RD Discretion is restricted to: 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	Building Length The length of any facade above the ground floor level shall not exceed 20m.	RD Discretion shall be restricted to: a. external appearance, location and visual dominance of the building(s) as viewed from the street(s) and adjacent properties.

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> <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 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> <p>11.5.9.1 Large Lot Residential Area A: (a) a maximum of one residential unit per site; or (b) a maximum of one residential unit per 2000m² (total area).</p> <p>11.5.9.2 Large Lot Residential Area B: a maximum of one residential unit per 4000m² net site area.</p> <p>11.5.9.3 In addition to Rule 11.5.9.2, at Mr Iron West (as identified on the District Plan web mapping application), a maximum of four residential units.</p>	D
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; 	<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

Table 2	Standards for Activities	Non-compliance status
	<p>b. pre-painted steel, and all roofs shall have a reflectance value not greater than 20%;</p> <p>c. surface finishes shall have a reflectance value of not greater than 30%.</p>	colours more or less visually prominent.
<p>11.5.11</p>	<p>Recession plane</p> <p>The following applies to all sites with a net site area less than 4000m².</p> <p>11.5.11.1 Northern boundary: 2.5m and 55 degrees.</p> <p>11.5.11.2 Western and eastern boundaries: 2.5m and 45 degrees.</p> <p>11.5.11.3 Southern boundary: 2.5m and 35 degrees.</p> <p>Exemptions:</p> <p>a. gable end roofs may penetrate the building recession plane by no more than one third of the gable height.</p> <p>b. recession planes do not apply to site boundaries fronting a road or a reserve.</p>	NC
<p>11.5.12</p>	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan web mapping application.</p>	NC
<p>11.5.13</p>	<p>Residential Visitor Accommodation where:</p> <p>11.5.13.1 The total nights of occupation by paying guests on a site do not exceed a cumulative total of 90 nights per annum from the date of initial registration.</p> <p>11.5.13.2 A single residential unit (inclusive of a residential flat) must be rented to a maximum of one (1) group of guests at any one time.</p> <p>11.5.13.3 The number of guests must not exceed 2 adults per bedroom and the total number of adults and children must not exceed:</p> <ul style="list-style-type: none"> • 3 in a one-bedroom residential unit • 6 in a two-bedroom residential unit • 9 in a three-bedroom or more residential unit <p>11.5.13.4 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>11.5.13.5 Outdoor space is not used between the hours of 10:00pm and 7:00am and sign/s are installed</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The location, nature and scale of activities;</p> <p>b. Vehicle access and parking;</p> <p>c. The management of noise, rubbish, recycling and outdoor activities;</p> <p>d. Privacy and overlooking;</p> <p>e. Outdoor lighting;</p> <p>f. Guest management and complaints procedures;</p> <p>g. The keeping of records of residential visitor accommodation use, and</p>

Table 2	Standards for Activities	Non-compliance status
	<p>and visible from the outdoor space advising the permitted hours of use.</p> <p>11.5.13.6 Rubbish and recycling is not left on/adjacent to the road, except on the day of collection.</p> <p>11.5.13.7 The activity is registered with Council prior to commencement.</p> <p>11.5.13.8 Council is provided with the following information at the time of registration:</p> <ul style="list-style-type: none"> a. the contact details of the person and/or organisation responsible for managing the property and responding to any complaints; and b. confirmation that the immediately adjacent neighbouring properties, including any property with shared access arrangements, have been provided written notice that the property is to be used for residential visitor accommodation and the contact details of the person and/or organisation responsible for managing the property and responding to any complaints. <p>11.5.13.9 The information required by Standard 8 is reviewed and resubmitted to Council on an annual basis (from the date of registration of the activity), including the annual provision of written notice to neighbours required by Standard 8.b.</p> <p>11.5.13.10 Up to date records of the activity are kept including:</p> <ul style="list-style-type: none"> a. a record of the date and duration of guest stays and the number of guests staying per night; and b. a detailed record of any complaints received and remediation actions taken. <p>11.5.13.11 The records required by Standard 10 are provided to Council on an annual basis from the date of registration and made available for inspection by Council with 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.13.1 to 11.5.13.11.</p>	<p>availability of records for Council inspection; and</p> <p>h. Monitoring requirements, including imposition of an annual monitoring charge.</p>
11.5.14	Homestay	RD

Table 2	Standards for Activities	Non-compliance status
	<p>11.5.14.1 The total number of paying guests on a site does not exceed five per night.</p> <p>11.5.14.2 No vehicle movements by a passenger service vehicle capable of carrying more than 12 people are generated.</p> <p>11.5.14.3 Council is notified in writing prior to the commencement of a Homestay activity.</p> <p>11.5.14.4 Up to date records of the Homestay activity are kept, including a record of the number of guests staying per night, and in a form that can be made available for inspection by the council at 24 hours' notice.</p> <p>Note: The Council may request that records are made available to the Council for inspection, at 24 hours' notice, in order to monitor compliance with rules 11.5.14.1 to 11.5.14.4.</p>	<p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. The location, nature and scale of the activities; b. Privacy and overlooking; c. The management of noise, rubbish, recycling and outdoor activities; d. The keeping of records of Homestay use, and availability of records for Council inspection; e. Monitoring requirements, including imposition of an annual monitoring charge; and f. Vehicle access and parking.

11.6 Rules – Non-Notification of Applications

11.6.1 The following Restricted Discretionary activities shall not require the written consent of other persons and shall not be notified or limited-notified:

- 11.6.1.1 Visitor Accommodation and residential visitor accommodation in the Visitor Accommodation Sub-Zone.