H1. Residential – Large Lot Zone

H1.1. Zone description

The Residential – Large Lot Zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to address one or more of the following factors:

- it is in keeping with the area's landscape qualities; or
- the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or
- there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.

To manage existing or potential adverse effects, larger than standard site sizes are required and building coverage and impervious surface areas are restricted.

H1.2. Objectives

(1) Development maintains and is in keeping with the area's spacious landscape character, landscape qualities and natural features.

(2) Development maintains the amenity of adjoining sites.

(3) Development is appropriate for the physical and environmental attributes of the site and any infrastructure constraints.

(4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H1.3. Policies

(1) Require large minimum site sizes and limit the scale and intensity of development to ensure that:

(a) sites are able to accommodate on-site wastewater treatment and disposal;

(b) development will be in keeping with any landscape qualities or natural features; and

(c) development will not exacerbate any physical limitations such as land instability.

(2) Require development to be of a height and bulk and have sufficient setbacks and open space to maintain and be in keeping with the spacious landscape character of the area.

(3) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

S 104(1A)

(4) ~~Encourage accommodation to have useable and accessible outdoor living space.~~ [deleted]

(5) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

(6) Enable non-residential activities that:

(a) support the social and economic well-being of the community; and

(b) are compatible with the scale and intensity of development anticipated within the zone; and

(c) avoid, remedy or mitigate adverse effects on residential amenity; and

(d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and the Business – Town Centre Zone.

H1.4. Activity table

Table H1.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Large Lot Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H1.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	One dwelling per site	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A4)	Minor dwellings	RD	Standard H1.6.3 Minor dwellings; Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A5)	More than one dwelling per site (other than a minor dwelling in	D	

	Rule H1.4.1(A4))		
(A6)	Home occupations	P	Standard H1.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H1.6.2	D	
(A8)	Integrated Residential Development	D	
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	D	
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	RD	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	D	
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	RD	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	D	
Commerce			
(A15)	Dairies up to 100m^2 gross floor area per site	D	
(A16)	Restaurants and cafe up to 100m² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A19)	Care centres accommodating	D	

	greater than 10 people per site excluding staff		
(A20)	Community facilities	D	
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities	NC	
(A25)	Veterinary clinics	D	
(A26)	Grazing of livestock on sites greater than 2,000m^2 net site area	P	
Mana Whenua			
(A27)	Marae	D	
Development			
(A28)	Demolition of buildings	P	
(A29)	Internal and external alterations to buildings	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A30)	Accessory buildings	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A31)	Additions to an existing dwelling	P	Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; Standard H1.6.7 Building coverage
(A32)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A33)	Rainwater tank	P	Standard H1.6.8 Rainwater tanks

H1.5. Notification

(1) Any application for resource consent for an activity listed in Table H1.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H1.6. Standards

H1.6.1. Activities listed in Table H1.4.1 Activity table

(1) Activities and buildings containing activities listed in Table H1.4.1 Activity table must comply with the standards listed in the column in Table H1.4.1 called Standards to be complied with.

H1.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

(1) A home occupation must comply with all the following standards:

(a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;

(b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;

(c) no more than four people in total may work in the home occupation;

(d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;

(e) car trips to and from the home occupation activity must not exceed 20 per day;

(f) heavy vehicle trips must not exceed two per week;

(g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;

(h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;

(i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and

(j) goods sold from the home occupation must be:

(i) goods produced on site; or

(ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or

(iii) goods ancillary and related to a service provided by the home occupation.

H1.6.3 Minor dwellings

Purpose:

S 104(1A)

- to provide accommodation that is ~~limited in size and~~ secondary to the principal dwelling on a site; and
- ~~to ensure that sufficient outdoor living space is provided for the minor dwelling; and~~
- to ensure there is no more than one minor dwelling on each site.

S 104(1A)

(1) ~~A minor dwelling must not exceed a floor area of 65m2 excluding decks and garaging.~~ [deleted]

(2) ~~A minor dwelling must have an outdoor living space that is:~~ [deleted]

(a) ~~at least 5m2 for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and~~

(b) ~~at least 1.8m in depth; and~~

(c) ~~directly accessible from the minor dwelling.~~

(3) There must be no more than one minor dwelling per site.

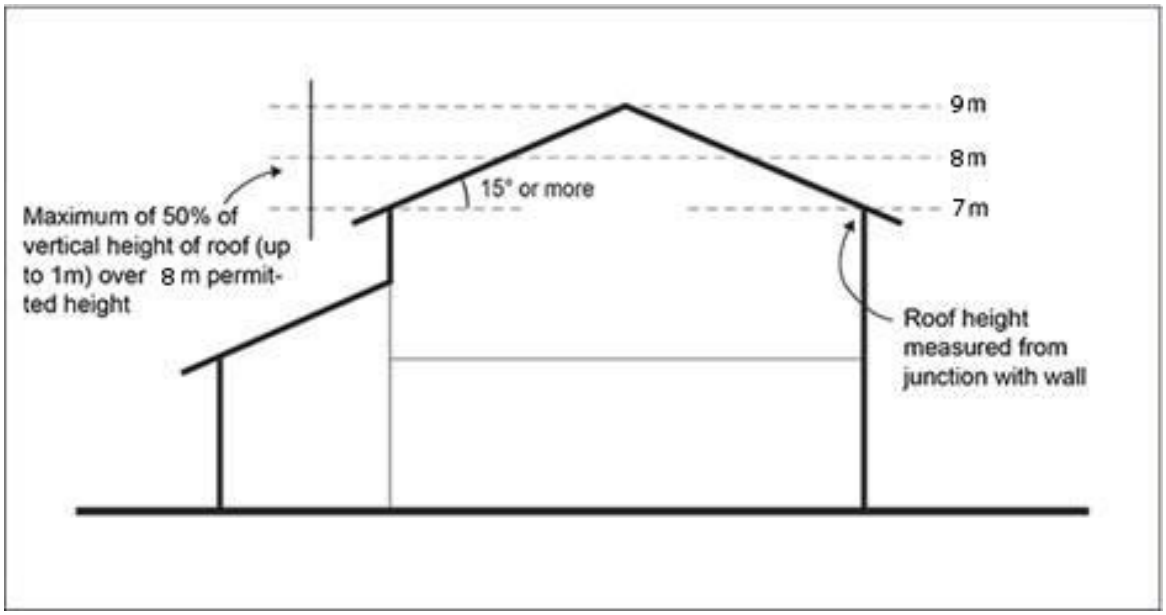
H1.6.4. Building height

Purpose: to manage the height of buildings to:

- maintain and complement the spacious landscape character of predominantly one to two storeys and any landscape qualities and natural features; and
- minimise visual dominance effects; and
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

(1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more. This is shown in Figure H1.6.4.1 Building height in the Residential – Large Lot Zone.

Figure H1.6.4.1 Building height in the Residential – Large Lot Zone



H1.6.5. Yards

Purpose:

- to maintain the spacious landscape character of the zone; and
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H1.6.5.1 Yards below.

Table H1.6.5.1 Yards

Yard	Minimum depth
Front	10m
Side	6m
Rear	6m
Riparian	10m from the edge of permanent and intermittent streams
Lakeside	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

H1.6.6. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks; and
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology; and
- to reinforce the building coverage standard; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 35 per cent of the site area or 1400m^2, whichever is the lesser.

(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H1.6.7. Building coverage

Purpose: to manage the extent of buildings on a site to maintain and complement the spacious, landscape character of the zone and any landscape qualities and natural features.

(1) The maximum building coverage must not exceed 20 per cent of the net site area or 400m², whichever is the lesser.

H1.6.8. Rainwater tanks

Purpose: To enable rainwater tank installation while maintaining amenity values.

(1) Rainwater tanks must not be located in a:

(a) riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;

(b) front yard unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.

(2) Rainwater tanks (excluding any pipework) must not exceed 3m in height in a rear or side yard.

(3) Rainwater tanks must not be located on or outflow across an effluent dispersal area.

(4) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H1.7. Assessment – controlled activities

There are no controlled activities in this zone.

H1.8. Assessment – restricted discretionary activities

H1.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application:

(1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; and visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors:

(a) the effects on wastewater capacity; and

(b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:

(i) building intensity, scale, location, form and appearance;

(ii) traffic;

(iii) location and design of parking and access; and

(iv) noise, lighting and hours of operation.

(2) for minor dwellings:

(a) the effects on the landscape character, landscape qualities and natural features of the zone; and

(b) the effects on wastewater capacity.

(3) for buildings that do not comply with Standard H1.6.4 Building height; Standard H1.6.5 Yards; Standard H1.6.6 Maximum impervious areas; and Standard H1.6.7 Building coverage:

(a) any policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the landscape character, landscape qualities and natural features of the zone;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

(i) where more than one standard will be infringed, the effects of all infringements.

H1.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) for supported residential care accommodating up to 10 people per site inclusive of staff and residents; boarding houses accommodating up to 10 people per site inclusive of staff and residents; and visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors:

(a) wastewater capacity:

(i) whether adequate wastewater capacity is provided within the on-site wastewater system based on the design occupancy to avoid significant adverse effects on public health, water quality and amenity values and to remedy or mitigate other adverse effects.

(b) building intensity, scale, location, form and appearance:

(i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of parking and access:

(i) whether access is provided or required.

(e) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and

- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for minor dwellings:

(a) refer to Policy H1.3(1);

(b) refer to Policy H1.3(2); and

S 104(1A)

(c) ~~refer to Policy H1.3(4).~~[deleted]

(3) for building height:

(a) refer to Policy H1.3(1);

(b) refer to Policy H1.3(2); and

(c) refer to Policy H1.3(3).

(4) for yards:

(a) refer to Policy H1.3(1);

(b) refer to Policy H1.3(2); and

(c) refer to Policy H1.3(3).

(5) for maximum impervious areas:

(a) refer to Policy H1.3(5).

(6) For building coverage:

(a) refer to Policy H1.3(1);

(b) refer to Policy H1.3(2); and

(c) refer to Policy H1.3(3).

H1.9. Special information requirements

There are no special information requirements in this zone.