

## Large Lot Residential Zone

### Introduction

The Large Lot Residential Zone provides opportunities to enjoy a more spacious living environment while remaining close to a town centre and covers outer residential areas in Fairlie, Twizel and Kimbell.

Development in the Large Lot Residential Zone is predominantly residential with other small scale non-residential activities provided where they are ancillary to residential activity.

The density within the Large Lot Residential Zone is the lowest of all the residential zones. The typical housing type is detached houses on larger sites to maintain an open and spacious character.

### Objectives and Policies

Objectives	
<b>LLRZ-O1</b>	<b>Zone Purpose</b>
The Large Lot Residential Zone provides primarily for residential living opportunities, and other small scale non-residential activities which are ancillary to residential activity.	
<b>LLRZ-O2</b>	<b>Zone Character and Amenity Values</b>
The Large Lot Residential Zone is a desirable low density living environment, which: <ol style="list-style-type: none"> <li>1. contains predominantly detached residential units on large lots;</li> <li>2. maintains a predominance of open space over built form; and</li> <li>3. provides on-site amenity and maintains the spacious character and amenity values of adjacent sites.</li> </ol>	
Policies	
<b>LLRZ-P1</b>	<b>Residential Activities</b>
Enable residential activities within a range of residential unit types and sizes.	
<b>LLRZ-P2</b>	<b>Compatible Activities</b>
Provide for activities other than residential activities, where: <ol style="list-style-type: none"> <li>1. they are ancillary to a residential activity;</li> <li>2. they are consistent with the character, amenity values and purpose of the zone; and</li> <li>3. the effects of the activity are compatible with the amenity values of adjacent sites.</li> </ol>	
<b>LLRZ-P3</b>	<b>Workers Accommodation</b>
Provide for workers accommodation which exceeds the density requirements, where: <ol style="list-style-type: none"> <li>1. the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area;</li> <li>2. sufficient parking and servicing is provided on-site;</li> <li>3. parking and vehicle manoeuvring areas are appropriately designed; and</li> <li>4. road safety and efficiency is maintained.</li> </ol>	
<b>LLRZ-P4</b>	<b>Other Non-Residential Activities</b>
Avoid non-residential activities and buildings not provided for in LLRZ-P2, unless: <ol style="list-style-type: none"> <li>1. any adverse effects of the activity do not compromise the amenity values of the surrounding</li> </ol>	

area; and	
2. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.	
<b>LLRZ-P5</b>	<b>Adverse Effects</b>
Manage development within the Large Lot Residential Zone to ensure: <ol style="list-style-type: none"> <li>1. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone;</li> <li>2. larger lot sizes are retained in areas subject to servicing constraints in Specific Control Areas 1 and 2, until such time appropriate services are in place; and</li> <li>3. a predominance of open space over built form is maintained.</li> </ol>	

## Rules

<b>LLRZ-R1</b>	<b>Residential Units</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where the activity complies with the following standards:</b> LLRZ-S1 Density LLRZ-S2 Height LLRZ-S3 Height in Relation to Boundary LLRZ-S4 Setbacks LLRZ-S5 Coverage	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).
<b>LLRZ-R2</b>	<b>Minor Residential Units</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. There is a maximum of one minor residential unit per site;</li> <li>2. The maximum floor area of the minor residential unit is 65m<sup>2</sup> excluding garaging;</li> <li>3. The minor unit does not exceed one storey; and</li> <li>4. The minor residential unit is ancillary to or for the purpose of residential activity.</li> </ol> <b>And the activity complies with the following standards:</b> LLRZ-S2 Height LLRZ-S3 Height in Relation to Boundary LLRZ-S4 Setbacks LLRZ-S5 Coverage	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).  <b>Activity status when compliance is not achieved with R2.1 to R2.4: DIS</b>
<b>LLRZ-R3</b>	<b>Buildings and Structures Not Otherwise Listed</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where the activity complies with the</b>	<b>Activity status when compliance with standard(s) is not achieved:</b> Refer to relevant standard(s).

	<b>following rule requirements:</b> LLRZ-S2 Height LLRZ-S3 Height in Relation to Boundary LLRZ-S4 Setbacks LLRZ-S5 Coverage	
<b>LLRZ-R4</b>	<b>Residential Activity</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b>	
<b>LLRZ-R5</b>	<b>Residential Visitor Accommodation</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and</li> <li>2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests per night.</li> </ol>	<b>Activity status when compliance is not achieved with R5.1: DIS</b>  <b>Activity status when compliance is not achieved with R5.2: RDIS</b>  <b>Where:</b> <ol style="list-style-type: none"> <li>3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night.</li> </ol> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>a. The location, design and appearance of buildings on the site.</li> <li>b. The traffic impacts including the provision of adequate onsite parking.</li> <li>c. Effects on amenity values of adjoining residential sites including noise.</li> <li>d. The adequacy of any mitigation measures.</li> </ol> <b>Activity status when compliance is not achieved with R5.3: DIS</b>
<b>LLRZ-R6</b>	<b>Home Business</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>1. The home business is undertaken within a residential building and is ancillary to a residential activity;</li> <li>2. A maximum of one non-resident staff member shall be employed in undertaking the activity;</li> <li>3. The hours of operation that the home business is open to visitors,</li> </ol>	<b>Activity status when compliance is not achieved with R6.1 to R6.4: DIS</b>

	clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service.	
<b>LLRZ-R7</b>	<b>Recreation Activities and Community Gardens</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. The activity is not a motorised recreation activity.	<b>Activity status when compliance is not achieved with R7.1: DIS</b>
<b>LLRZ-R8</b>	<b>Education Facilities</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: PER</b> <b>Where:</b> 1. The education activity is undertaken within a residential building and is ancillary to a residential activity; and 2. The maximum number of children in attendance at any one time is six, excluding any children who live on site.	<b>Activity status when compliance is not achieved with R8.1 and R8.2: RDIS</b>  <b>Matters of discretion are restricted to:</b> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
<b>LLRZ-R9</b>	<b>Commercial Activities Not Provided in LLRZ-R6</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>LLRZ-R10</b>	<b>Community Facilities Not Provided in LLRZ-R7</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>LLRZ-R11</b>	<b>Retirement Villages</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>LLRZ-R12</b>	<b>Commercial Visitor Accommodation</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: DIS</b>	
<b>LLRZ-R13</b>	<b>Activities Not Otherwise Listed</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: DIS</b>	

<b>LLRZ-R14</b>	<b>Industrial Activities</b>	
<b>Large Lot Residential Zone</b>	<b>Activity Status: NC</b>	

### Standards

<b>LLRZ-S1</b>	<b>Density</b>	<b>Activity Status where compliance not achieved:</b>
<b>Large Lot Residential Zone</b>	1. Where the residential unit is connected to a reticulated sewerage system, or the residential unit is not connected to a reticulated sewerage system but the wastewater discharge is authorised by Environment Canterbury, the minimum site area per residential unit is 2,000m <sup>2</sup> .	<b>DIS</b>
<b>Specific Control Area 1</b>	2. The minimum site area per residential unit is 4,000m <sup>2</sup> .	
<b>Specific Control Area 2</b>	3. The minimum site area per residential unit is 1ha.	
<b>LLRZ-S2</b>	<b>Height</b>	<b>Activity Status where compliance not achieved:</b>
<b>Large Lot Residential Zone</b>	1. The maximum height of any building or structure shall not exceed 8m above ground level.	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD1 Height
<b>LLRZ-S3</b>	<b>Height in Relation to Boundary</b>	<b>Activity Status where compliance not achieved:</b>
<b>Large Lot Residential Zone</b>	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD2 Height in Relation to Boundary
<b>LLRZ-S4</b>	<b>Setbacks</b>	<b>Activity Status where compliance not achieved:</b>
<b>Large Lot Residential Zone</b>	1. Any building or structure shall be setback a minimum of 10m from any road boundary, shared accessway or reserve. 2. All residential units and buildings not otherwise specified shall be setback a minimum of 10m from internal boundaries. 3. All accessory buildings or	<b>RDIS</b> <b>Matters of discretion are restricted to:</b> RES-MD3 Setbacks

	structures shall be setback a minimum of 5m from internal boundaries.	
<b>LLRZ-S5</b>	<b>Coverage</b>	<b>Activity Status where compliance not achieved:</b>
<b>Large Lot Residential Zone</b>	<ol style="list-style-type: none"> <li>1. The maximum building coverage of any site shall not exceed 25%.</li> <li>2. The maximum building and impervious coverage of any site shall not exceed 40%.</li> </ol>	<b>RDIS</b>  <b>Matters of discretion are restricted to:</b> RES-MD4 Coverage