

Low Density Residential Zone

Introduction

The Low Density Residential Zone is the Districts main residential zone and covers residential areas in Fairlie, Takapō / Lake Tekapo and Twizel and the smaller settlements of Te Kopi-O-Ōpihi / Burkes Pass, Kimbell and Albury.

The purpose of the Zone is to provide predominantly for suburban living with a range of site sizes and building types. Other activities including community facilities and retirement villages are also anticipated where they support the local population and are compatible with the character and amenity values of the zone.

The typical housing type is detached houses on sections between 400-600m². Where residential units are not connected to a reticulated sewerage system, larger sections are required to allow for on-site wastewater treatment and disposal.

Objectives and Policies

Objectives	
LRZ-O1	Zone Purpose
The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.	
LRZ-O2	Zone Character and Amenity Values
The Low Density Residential Zone is a desirable suburban living environment, which: <ol style="list-style-type: none"> contains predominantly one to two story detached residential units; and provides on-site amenity and maintains the suburban character and amenity values of adjacent sites. 	
Policies	
LRZ-P1	Residential Activities
Enable residential activities within a range of residential unit types and sizes.	
LRZ-P2	Compatible Activities
Provide for activities other than residential activities, where: <ol style="list-style-type: none"> they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone; they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre or Town Centre Zones; and the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites. 	
LRZ-P3	Workers Accommodation
Provide for workers accommodation which exceeds the density requirements, where: <ol style="list-style-type: none"> the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area; sufficient parking and servicing is provided on-site; 	

3. parking and vehicle manoeuvring areas are appropriately designed; and 4. road safety and efficiency is maintained.	
LRZ-P4	Retirement Living
Provide for retirement living and retirement villages, where: <ol style="list-style-type: none"> 1. the scale, form, composition and design of the retirement living, or village maintains the character and amenity values of the surrounding area; 2. they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; 3. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 4. road safety and efficiency is maintained. 	
LRZ-P5	Other Non-Residential Activities
Avoid non-residential activities and buildings not provided for in LRZ-P2 or LRZ-P4, unless: <ol style="list-style-type: none"> 1. the activity is an expansion of an existing activity; and/or 2. any adverse effects of the activity do not compromise the amenity values of the surrounding area; and 3. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone. 	
LRZ-P6	Adverse Effects
Manage development within the Low Density Residential Zone to ensure: <ol style="list-style-type: none"> 1. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone; 2. larger lots sizes are retained in areas subject to servicing constraints in Specific Control Area 4, until such time appropriate services are in place; and 3. building and structures located in Specific Control Area 5 do not dominate the identified ridgeline when viewed from a public place. 	

Rules

LRZ-R1	Residential Units	
Low Density Residential Zone	Activity Status: PER Where the activity complies with the following standards: LRZ-S1 Density LRZ-S2 Height LRZ-S3 Height in Relation to Boundary LRZ-S4 Setbacks LRZ-S5 Coverage LRZ-S6 Ridgeline	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LRZ-R2	Minor Residential Units	
Low Density Residential Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 65m² excluding garaging; 	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s). Activity status when compliance is not achieved with R2.1 to R2.4: DIS

	<p>3. The minor unit does not exceed one storey; and 4. The minor residential unit is ancillary to or for the purpose of residential activity.</p> <p>And the activity complies with the following standards: LRZ-S2 Height LRZ-S3 Height in Relation to Boundary LRZ-S4 Setbacks LRZ-S5 Coverage LRZ-S6 Ridgeline</p>	
LRZ-R3	Buildings and Structures Not Otherwise Listed	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where the activity complies with the following standards: LRZ-S2 Height LRZ-S3 Height in Relation to Boundary LRZ-S4 Setbacks LRZ-S5 Coverage LRZ-S6 Ridgeline</p>	<p>Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).</p>
LRZ-R4	Residential Activity	
Low Density Residential Zone	Activity Status: PER	
LRZ-R5	Residential Visitor Accommodation	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit; and 2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests per night. 	<p>Activity status when compliance is not achieved with R5.1: DIS</p> <p>Activity status when compliance is not achieved with R5.2: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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

		<p>noise.</p> <p>d. The adequacy of any mitigation measures.</p> <p>Activity status when compliance is not achieved with R5.3: DIS</p>
LRZ-R6	Home Business	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, 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. 	Activity status when compliance is not achieved with R6.1 to R6.4: DIS
LRZ-R7	Recreation Activities and Community Gardens	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is not a motorised recreation activity. 	Activity status when compliance is not achieved with R7.1: DIS
LRZ-R8	Education Facilities	
Low Density Residential Zone	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an expansion to an existing activity; or 2. The education activity is undertaken within a residential building and is ancillary to a residential activity; and 3. The maximum number of children in attendance at any one time is six, excluding any children who live on site. 	<p>Activity status when compliance is not achieved with R8.1, R8.2 and R8.3: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
LRZ-R9	Community Facilities Not Provided in LRZ-R7	
Low Density	Activity Status: PER	Activity status when compliance is

Residential Zone	<p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an expansion to an existing activity. 	<p>not achieved with R10.1: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
LRZ-R10	Retirement Villages	
Low Density Residential Zone	<p>Activity Status: RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network. c. Provision of landscaping, open space, and on-site amenity for residents. d. Effects on amenity values of adjoining residential sites including outlook and privacy. e. The adequacy of any mitigation measures. 	
LRZ-R11	Industrial Activities	
Low Density Residential Zone	<p>Activity Status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an expansion to an existing activity. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The nature, scale and intensity of the activity. b. The location, design and appearance of buildings on the site. c. The traffic impacts including the provision of adequate onsite parking and loading areas. 	<p>Activity status when compliance is not achieved with R11.1: NC</p>

	<p>d. Effects on amenity values of adjoining residential sites including noise.</p> <p>e. The adequacy of any mitigation measures.</p>	
LRZ-R12	Commercial Visitor Accommodation	
Low Density Residential Zone	Activity Status: DIS	
LRZ-R13	Commercial Activities Not Provided in LRZ-R6	
Low Density Residential Zone	Activity Status: DIS	
LRZ-R14	Activities Not Otherwise Listed	
Low Density Residential Zone	Activity Status: DIS	

Standards

LRZ-S1	Density	Activity Status where compliance not achieved:
Low Density Residential Zone	<ol style="list-style-type: none"> Where the residential unit will be connected to a reticulated sewerage system, the minimum site area per residential unit is 400m². Where the residential unit will not be connected to a reticulated sewerage system but the wastewater discharge is authorised by Environment Canterbury, the minimum site area per residential unit is 1,500m². 	DIS
Specific Control Area 4	<ol style="list-style-type: none"> The minimum site area per residential unit is 4,000m². 	
LRZ-S2	Height	Activity Status where compliance not achieved:
Low Density Residential Zone	<ol style="list-style-type: none"> The maximum height of any building or structure shall not exceed 8m above ground level. 	RDIS Matters of discretion are restricted to: RES-MD1 Height
LRZ-S3	Height in Relation to Boundary	Activity Status where compliance not achieved:
Low Density Residential Zone	<ol style="list-style-type: none"> Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1. 	RDIS Matters of discretion are restricted to: RES-MD2 Height in Relation to

		Boundary
LLRZ-S4	Setbacks	Activity Status where compliance not achieved:
Low Density Residential Zone	<ol style="list-style-type: none"> 1. Any building or structure shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Pioneer Drive, Takapō / Lake Tekapo shall have any building or structure setback a minimum of 4.5m. 2. Any building or structure shall be setback a minimum of 2m from any internal boundary. 	RDIS Matters of discretion are restricted to: RES-MD3 Setbacks
LRZ-S5	Coverage	Activity Status where compliance not achieved:
Low Density Residential Zone	<ol style="list-style-type: none"> 1. The maximum building coverage of any site shall not exceed 40%. 2. The maximum building and impervious coverage of any site shall not exceed 50%. 	RDIS Matters of discretion are restricted to: RES-MD4 Coverage
LRZ-S6	Ridgeline	Activity Status where compliance not achieved:
Specific Control Area 5	<ol style="list-style-type: none"> 1. No buildings or structures shall protrude above the ridgeline extending towards the Tekapo River when viewed from a public place. 	DIS