

Low Density Residential Zone (LDR)

Overview

The Low Density Residential Zone provides for people who wish to live in close proximity to Whangarei City and associated amenities, but prefer to live in areas that have a rural outlook, ambiance and amenity on a section large enough to achieve a high degree of privacy without being a maintenance burden. The Low Density Residential Zone is a residential zone with a rural outlook. Infrastructure and network utility operations are located within, and in proximity to this Zone.

The Low Density Residential Zone is situated on the fringes between Whangarei City Urban Zones and Rural Production Zone, where there has traditionally been a demand for this type of lifestyle. In addition to providing a rural outlook for the residential enclaves, the uninhabited areas are being preserved for their recreational or conservation potential. Some of these areas contain highly versatile soils, so the protection of these areas for their food producing potential by avoiding fragmentation and over capitalisation of the land is also expected.

The clustered low density residential enclave development pattern that is envisaged in the Low Density Zone constitutes the 'final form' of development for these areas. There is no intention that this will be a transition to a 'future urban zone'. Accordingly notwithstanding the proximity of any strictly 'urban' services (such as reticulated wastewater and water supply), Council will resist service expansion on the basis that it would constitute unplanned expansion of services beyond their predetermined limits.

Objectives

LDR-O1 – Living Opportunities	Provide opportunities for people to live in close proximity to Whangarei City and associated amenities, in a manner that safeguards rural character and ecological and productive values.
LDR-O2 – Character and Amenity	Preserve rural character and amenity whilst enabling low density residential development.
LDR-O3 – Clusters	Maximise the extent of privacy, openness and rural outlook between residential clusters.
LDR-O4 – Reverse Sensitivity	Manage reverse sensitivity where the uninhabited spaces around clusters are, or can be, used for productive agricultural or horticultural activities.
LDR-O5 – Non-Residential Activities	Small scale non-residential activities are provided for where their effects are compatible with a Low Density Residential Zone.
LDR-O6 – Allotment Size	Allotment sizes are no larger than necessary to provide sufficient area for dwellings, accessory buildings and curtilage.

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Policies	
LDR-P1 – Rural Character and Amenity	<p>To preserve rural character and amenity whilst enabling low density residential development in a transitional zone and maintaining factors that contribute to rural character including:</p> <ol style="list-style-type: none"> Dominance of natural landforms with built features and roading subservient to and cohesive with these. A sense of spaciousness. Low night time light levels. Dominance of natural features including landforms, watercourses, and vegetation.
LDR-P2 – Earthworks	<p>To manage the effects of soil disturbance, dust, and sediment runoff by limiting the maximum area of exposed earthworks.</p>
LDR-P3 – Reverse Sensitivity	<p>To manage reverse sensitivity effects by preventing sensitive activities from being located in close proximity to the boundary of a Quarry Resource Area, the Heavy Industry Zone or the Rural Production Zone.</p>
LDR-P4 – Privacy and Sunlight	<p>To maintain amenity, avoid dominance of buildings and loss of access to sunlight, and to maintain a high level of privacy by:</p> <ol style="list-style-type: none"> Managing the height of buildings and the height of buildings in relation to the distance from site boundaries. Locating and orientating building areas to ensure each have a rural outlook.
LDR-P5 – Highly Versatile Soils	<p>To preserve the productive capacity of highly versatile soils by:</p> <ol style="list-style-type: none"> Limiting the extent of building coverage. Requiring the indefinite retention of 50% of the site. Requiring subdivision design and location of proposed building areas to be located on the least productive land.
LDR-P6 – Biodiversity	<p>To preserve rural character and amenity and to enhance biodiversity by protecting areas of indigenous vegetation and habitats, and precluding earthworks or the construction of buildings or structures in identified areas.</p>
LDR-P7 – Road Setbacks	<p>To avoid ribbon development and maintain the rural outlook from State Highways and roads shown on the planning maps, by ensuring buildings and building areas are setback from the road boundary.</p>

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LDR-P8 – Residential Intensity and Yield of Subdivision	To avoid the loss of a sense of open space and rural outlook by: <ul style="list-style-type: none"> a. Limiting the density of residential units. b. Limiting the yield of subdivision to reflect a low level residential intensity of development. c. Requiring uninhabited spaces between residential clusters to be contiguous and protected in perpetuity.
LDR-P9 – Non-Residential Activities	To protect character and amenity by restricting the establishment of non-residential activities and ensuring that any non-residential activities and home occupations are of a design, scale and appearance that is compatible with a low density residential context.
LDR-P10 – Esplanade Areas	To protect esplanade areas and to reserve waterfront walkways by avoiding impervious areas adjacent to Mean High Water Springs and river banks.
LDR-P11 – Lot Size	To minimise the amount of unproductive land use and unnecessary curtilage by requiring additional allotments to be as small as practicable.
LDR-P12 – Clustering	To consolidate built form and locate new building areas near any existing or proposed building areas so as to maximise the extent of uninhabited space between residential clusters.
LDR-P13 – Subdivision Design	To design subdivision and development to preserve rural character and amenity by: <ul style="list-style-type: none"> a. Recognizing and taking into account all site specific elements and features. b. Requiring the maintenance and enhancement of any existing Indigenous Vegetation and Habitats and natural waterbodies. c. Recognising and maintaining any Sites of Significance to Maori.
LDR-P14 – Environmental Enhancement	To consider multi-unit or infill development on those lots smaller than 2500m ² where higher densities of development are off-set by significant enhancement of natural and environmental features.
LDR-P15 – Indigenous Vegetation	To preserve rural character and amenity and to enhance biodiversity by limiting clearance of indigenous vegetation or the disturbance of land in identified significant habitats.

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Rules

LDR-R1	Any Activity Not Otherwise Listed in This Chapter			
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 				
LDR-R2	Building Height			
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height is 8m. </td> <td style="width: 50%; vertical-align: top;"> <p>Activity Status when compliance not achieved: D</p> </td> </tr> </table>			<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height is 8m. 	<p>Activity Status when compliance not achieved: D</p>
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LDR-R3	Building Setback			
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LDR-R4	Building Height in Relation of Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. No part of the building exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary. 	<p>Activity Status when compliance not achieved: D</p>
LDR-R5	Building Coverage	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The coverage of all buildings does not exceed 500m² on any site. 	<p>Activity Status when compliance not achieved: D</p>
LDR-R6	Impervious Areas	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The cumulative impervious areas (including buildings) is less than 1,000m². 2. The impervious area is set back at least 5m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: D</p>
LDR-R7	Indigenous Vegetation Clearance	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The clearance of indigenous vegetation: <ol style="list-style-type: none"> a. Does not exceed 500m² per site within each 10 year period from [operative date]. 	<p>Activity Status when compliance not achieved: D</p>

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- b. Is not within 20m of a water body.
- c. Is associated with:
 - i. Routine maintenance within 7.5m of the eaves of existing buildings:
 - a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.
 - b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance.
 - ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities
 - iii. Pest plant removal and biosecurity works
 - iv. Vegetation removal for customary rights
 - v. Conservation planting, including planting for ecological restoration purposes.

LDR-R8	Earthworks	
Activity Status: P	Activity Status when compliance not achieved: D	
Where:		
1. Within a 12 month period Less than 2000m ² of exposed soil at any one time.		
2. Any cut or fill height is less than 2m.		

LDR-R9	Outdoor Areas of Storage or Stockpiles	
Activity Status: P	Activity Status when compliance not achieved: D	

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Where:

1. Any outdoor area of storage or stockpile:
 - a. Complies with rules LDR-R2 – R5.
 - b. Is screened from view from public places and surrounding sites.

LDR-R10	Residential Unit
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum density will not exceed one residential unit per 5000m². 2. The residential unit is not constructed or located within an area previously identified as an area for indefinite retention, such as a no build, no residential or conservation covenant, consent notice or similar. 	<p>Activity Status when compliance not achieved:</p> <p>Rule LDR-R10.1 D</p> <p>Rule LDR-R10.2 Pr</p>

LDR-R11	Sensitive Activity
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The Sensitive Activity is setback further than: <ol style="list-style-type: none"> a. 500m from a Quarry Resource Area. b. 500m from a Heavy Industry Zone c. 30m from the Rural Production Zone. 	<p>Activity Status when compliance not achieved: D</p>

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LDR-R12	Commercial Service	
LDR-R13	Artisan Industrial Activities	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity <ol style="list-style-type: none"> a. Is ancillary to the principal residential unit on site. b. Does not exceed the use of 45m² GFA or 15% of the total GFA of all buildings on the site, whichever is the lesser. c. Has a total area of signage no greater than 0.25m², per site. d. Does not have illuminated or moving signage. e. Generates less than 20 traffic movements per day, per site. f. Operates or is open for visitors, clients, deliveries or servicing outside of the hours of 0600 - 2200. g. There is car parking located between the activity and the road. h. In addition to the principal operator has no more than two other persons engaged in providing the activity. 	<p>Activity Status when compliance not achieved: D</p>
LDR-R14	Seasonal Activities	
LDR-R15	Farming	
	Activity Status: P	

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LDR-R16	Place of Assembly
LDR-R17	Recreational Facilities
LDR-R18	Educational Facilities
LDR-R19	Supported Residential Care
LDR-R20	Retirement Village
Activity Status: D	

LDR-R21	Plantation Forestry
LDR-R22	Intensive Livestock Farming
LDR-R23	Farm Quarrying
LDR-R24	General Industry
LDR-R25	Manufacturing and Storage
LDR-R26	Repair and Maintenance Service
LDR-R27	Marine Industry
LDR-R28	Motor Vehicle Sales
LDR-R29	Garden Centres
LDR-R30	Marine Retail
LDR-R31	Drive Through Facilities
LDR-R32	Hire Premise
LDR-R33	Service Stations
LDR-R34	Funeral Home
LDR-R35	Trade Suppliers
LDR-R36	Grocery Store
LDR-R37	General Retail

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LDR-R38	Food and Beverage Activity
LDR-R39	Entertainment Facilities
LDR-R40	Visitor Accommodation
LDR-R41	Care Centre
LDR-R42	Health Care Facilities
LDR-R43	Emergency Services
LDR-R44	Hospital
Activity Status: NC	

LDR-R45	Residential Unit within an Area Identified for Indefinite Retention
Activity Status: Pr	
Where:	
<ol style="list-style-type: none"> 1. The construction or location of Residential Units within an area previously identified as an area for indefinite retention, such as a no build, no residential or conservation covenant, consent notice or similar. 	

LDR-R46	Waste Management Facility
LDR-R47	Landfill
Activity Status: Pr	