

# Large Lot Residential Zone (LLRZ)

## Issues

The Large Lot Residential Zone (LLRZ) provides for people who wish to live in close proximity to Whangārei 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 Large Lot 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 Large Lot Residential Zone is situated on the fringes between Whangārei 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 large lot residential enclave development pattern that is envisaged in the Large Lot Residential 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

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

## Policies

LLRZ-P1 – Rural Character and Amenity	<p>To preserve rural character and amenity whilst enabling large lot residential development in a transitional zone and maintaining factors that contribute to rural character including:</p> <ol style="list-style-type: none"><li>1. Dominance of natural landforms with built features and roading subservient to and cohesive with these.</li><li>2. A sense of spaciousness.</li></ol>
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	<ol style="list-style-type: none"> <li>Low <b>night</b> time light levels.</li> <li>Dominance of natural features including landforms, watercourses, and vegetation.</li> </ol>
LLRZ-P2 – Earthworks	To manage the <b>effects</b> of soil disturbance, dust, and sediment runoff by limiting the maximum area of exposed <b>earthworks</b> .
LLRZ-P3 – Reverse Sensitivity	To manage <b>reverse sensitivity effects</b> by preventing <b>sensitive activities</b> from being located in close proximity to the <b>boundary</b> of a Quarrying Resource Area, the Heavy Industrial Zone or the <b>Rural Production Zone</b> .
LLRZ-P4 – Privacy and Sunlight	To maintain amenity, avoid dominance of <b>buildings</b> and loss of <b>access</b> to sunlight, and to maintain a high level of privacy by: <ol style="list-style-type: none"> <li>Managing the <b>height</b> of <b>buildings</b> and the <b>height</b> of <b>buildings</b> in relation to the distance from <b>site</b> boundaries.</li> <li>Locating and orientating <b>building areas</b> to ensure each have a rural outlook.</li> </ol>
LLRZ-P5 – Highly Versatile Soils	To preserve the productive capacity of <b>highly versatile soils</b> by: <ol style="list-style-type: none"> <li>Limiting the extent of <b>building coverage</b>.</li> <li>Requiring the indefinite retention of 50% of the <b>site</b>.</li> <li>Requiring <b>subdivision</b> design and location of proposed <b>building areas</b> to be located on the least productive <b>land</b>.</li> </ol>
LLRZ-P6 – Biodiversity	To preserve rural character and amenity and to enhance biodiversity by protecting areas of <b>indigenous vegetation</b> and habitats, and precluding <b>earthworks</b> or the construction of <b>buildings</b> or <b>structures</b> in identified areas.
LLRZ-P7 – Road Setbacks	To avoid ribbon development and maintain the rural outlook from state highways and <b>roads</b> shown on the planning maps, by ensuring <b>buildings</b> and <b>building areas</b> are <b>setback</b> from the <b>road boundary</b> .
LLRZ-P8 – Residential Intensity and Yield of Subdivision	To avoid the loss of a sense of open space and rural outlook by: <ol style="list-style-type: none"> <li>Limiting the density of <b>residential units</b>.</li> <li>Limiting the yield of <b>subdivision</b> to reflect a large lot residential intensity of development.</li> <li>Requiring uninhabited spaces between residential clusters to be contiguous and protected in perpetuity.</li> </ol>
LLRZ-P9 – Non-Residential Activities	To protect character and amenity by restricting the establishment of non-residential activities and ensuring that any non-residential ancillary activities are of a design, scale and appearance that is compatible with a large lot residential context.
LLRZ-P10 – Esplanade Areas	To protect esplanade areas and to reserve waterfront walkways by avoiding <b>impervious areas</b> adjacent to Mean High Water Springs and <b>river</b> banks.
LLRZ-P11 – Lot Size	To minimise the amount of unproductive <b>land</b> use and unnecessary curtilage by requiring additional residential <b>allotments</b> to be as small as practicable.
LLRZ-P12 – Clustering	To consolidate <b>built form</b> and locate new <b>building areas</b> near any existing

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	or proposed <b>building areas</b> so as to maximise the extent of uninhabited space between residential clusters.
LLRZ-P13 – Subdivision Design	To design <b>subdivision</b> and development to preserve rural character and amenity by: <ol style="list-style-type: none"> <li>1. Recognising and taking into account all <b>site</b> specific elements and features.</li> <li>2. Requiring the maintenance and enhancement of any existing <b>indigenous vegetation</b> and habitats and natural <b>waterbodies</b>.</li> <li>3. Recognising and maintaining any Sites of Significance to Māori.</li> </ol>
LLRZ-P14 – Environmental Enhancement	To consider multi-unit or infill development on those lots smaller than 2,500m <sup>2</sup> where higher densities of development are off-set by significant enhancement of natural and environmental features.
LLRZ-P15 – Indigenous Vegetation	To preserve rural character and amenity and to enhance biodiversity by limiting clearance of <b>indigenous vegetation</b> or the disturbance of <b>land</b> in identified significant habitats.

## Rules

LLRZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	Activity Status: Permitted	
	Where:	
	<ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>	
LLRZ-R2	Minor Buildings	
	Activity Status: Permitted	
	Note:	
	<ol style="list-style-type: none"> <li>1. <b>Minor buildings</b> are exempt from rules LLRZ-R3 – R6.</li> </ol>	
LLRZ-R3	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> <li>1. The maximum <b>building height</b> and <b>major structure height</b> is 8m above <b>ground level</b>.</li> </ol>	
LLRZ-R4	Building and Major Structure Setbacks	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	

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1. All **buildings** and **major structures** are set back at least:
  - a. 20m from **road** boundaries shown on the planning maps.
  - b. 27m 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).
2. All **buildings** and **major structures** are located within 50m of:
  - a. An existing **building** or **major structure**; or
  - b. An approved **building area** within the Large Lot Residential Zone; or
  - c. A **site** within a Residential Zone.

LLRZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <b>buildings</b> and <b>major structures</b> do not exceed a <b>height</b> equal to 3m above <b>ground level</b> plus the shortest horizontal distance between that part of the <b>building</b> or <b>major structure</b> and any <b>site boundary</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
LLRZ-R6	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum cumulative <b>building</b> and <b>major structure</b> coverage is 500m<sup>2</sup> on any <b>site</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
LLRZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All cumulative <b>impervious areas</b> (including <b>buildings</b>) within the <b>site</b> are less than 1,000m<sup>2</sup> of the <b>site</b> area.</li> <li>2. The <b>impervious area</b> is set back at least 5m from Mean High Water</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

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Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

LLRZ-R8	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The clearance of <u>indigenous vegetation</u>:               <ol style="list-style-type: none"> <li>Either                   <ol style="list-style-type: none"> <li>a. Does not exceed 500m<sup>2</sup> per <u>site</u> within each 10 year period from [<u>operative date</u>]; and</li> <li>b. Is not within 20m of a <u>water body</u>.</li> <li>or</li> <li>c. Is within a single <u>urban environment allotment</u>.</li> <li>or</li> <li>d. Is associated with:                       <ol style="list-style-type: none"> <li>i. Routine maintenance within 7.5m of the <u>eaves</u> of existing <u>buildings</u>:                           <ol style="list-style-type: none"> <li>a) Including the removal of any tree where any part of the trunk is within the 7.5m distance.</li> <li>b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance.</li> </ol> </li> <li>ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities.</li> <li>iii. Pest plant removal and biosecurity works.</li> <li>iv. Vegetation removal for customary rights.</li> <li>v. Conservation planting, including planting for ecological restoration purposes.</li> </ol> </li> </ol> </li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

LLRZ-R9	Earthworks	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Discretionary</p>

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1. Within a 12 month period less than 2,000m<sup>2</sup> of soil is exposed at any one time.
2. Any cut or fill **height** is less than 2m.

LLRZ-R10	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The outdoor area of <b>storage</b> or stockpile:               <ol style="list-style-type: none"> <li>a. Complies with rules LLRZ-R3 – R6.</li> <li>b. Is screened from view from adjacent <b>public places</b> and surrounding <b>sites</b>, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from <b>[operative date]</b>.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
LLRZ-R11	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum density will not exceed one <b>residential unit</b> per 5,000m<sup>2</sup>, provided that one <b>residential unit</b> is permitted on an <b>allotment</b> of any size with the exception being any <b>allotment</b> in areas protected under LLRZ-R11.2 and SUB-R3.1.</li> <li>2. The <b>residential unit</b> 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.</li> </ol>	<p>Activity Status when compliance not achieved with:</p> <p>Rule LLRZ-R11.1 Discretionary</p> <p>Rule LLRZ-R11.2 Prohibited</p>
LLRZ-R12	Sensitive Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <b>sensitive activity</b> is set back further than:               <ol style="list-style-type: none"> <li>a. 500m from a Quarrying Resource Area.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

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- b. 500m from a Heavy Industrial Zone
- c. 30m from the [Rural Production Zone](#).

LLRZ-R13	Commercial Service
LLRZ-R14	Artisan Industrial Activities
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The activity:</p> <ul style="list-style-type: none"> <li>a. Is an <a href="#">ancillary activity</a> to a <a href="#">residential unit</a> on <a href="#">site</a>.</li> <li>b. Does not exceed the use of 45m<sup>2</sup> gross floor area or 15% of the total gross floor area of all <a href="#">buildings</a> on the <a href="#">site</a>, whichever is the lesser.</li> <li>c. Has a total area of signage no greater than 0.25m<sup>2</sup> per <a href="#">site</a>.</li> <li>d. Does not have <a href="#">illuminated</a> or moving signage.</li> <li>e. Generates less than 20 <a href="#">traffic movements</a> per <a href="#">site</a>, per <a href="#">day</a>.</li> <li>f. Does not operate or open for visitors, clients, deliveries or servicing outside of the hours of 06:00 – 22:00.</li> <li>g. Does not have car parking located between the activity and the <a href="#">road</a>.</li> <li>h. Does not involve, in addition to the principal operator, more than two other persons engaged in providing the activity.</li> </ul>	<p>Activity Status when compliance not achieved: Discretionary</p>
LLRZ-R15	Farming
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The activity is a primary activity or <a href="#">ancillary activity</a>.</p>	
LLRZ-R16	Place of Assembly
LLRZ-R17	Recreational Facilities
LLRZ-R18	Educational Facilities
LLRZ-R19	Supported Residential Care

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LLRZ-R20	Retirement Village
LLRZ-R21	Visitor Accommodation
LLRZ-R22	Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or [ancillary activity](#).

LLRZ-R23	Plantation Forestry
LLRZ-R24	Intensive Livestock Farming
LLRZ-R25	Farm Quarrying
LLRZ-R26	General Industry
LLRZ-R27	Manufacturing
LLRZ-R28	Storage
LLRZ-R29	Repair and Maintenance Services
LLRZ-R30	Marine Industry
LLRZ-R31	Retail Activity
LLRZ-R32	Service Stations
LLRZ-R33	Funeral Home
LLRZ-R34	Food and Beverage Activity
LLRZ-R35	Entertainment Facilities
LLRZ-R36	Emergency Services
LLRZ-R37	Hospital
LLRZ-R38	General Commercial
LLRZ-R39	General Community

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or [ancillary activity](#).

LLRZ-R46	Waste Management Facility
LLRZ-R47	Landfill



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Activity Status: Prohibited

Where:

1. The activity is a primary activity or ancillary activity.