

Low Density Residential Zone (LRZ)

Issues

The Low Density Residential Zone (LRZ) provides for low density residential living on the periphery of the Urban Area where more intensive residential development is inappropriate. The zone forms a transition between urban density and the rural [environment](#).

The principal focus of the Low Density Residential Zone is residential activities. Development patterns will generally be characterised by large un-serviced residential lots containing mid to large scale [principal residential units](#), surrounded by large areas of open space. [Commercial activities](#) are actively discouraged in the Low Density Residential Zone. However, small scale non-residential activities are provided for where they are ancillary to residential activities.

Objectives

LRZ-O1 – Character	Maintain and enhance the low density and spacious character of the Low Density Residential Zone.
LRZ-O2 – Amenity	Subdivision and development maintain on-site amenity and the amenity of adjoining Low Density Residential Zone sites .
LRZ-O3 – Non-Residential Activities	Residential activities remain the dominant activity in the Low Density Residential Zone and any non-residential activities are compatible with residential amenity.

Policies

LRZ-P1 – Density and Character	To achieve a low density and spacious character by: <ol style="list-style-type: none"> 1. Managing the density of residential activities and minimum lot sizes. 2. Managing the height, bulk and form of development. 3. Enabling residential units on allotments of a size consistent with the low-density character of the Zone and that are able to accommodate on-site wastewater treatment and disposal.
LRZ-P2 – Non-Residential Activities	To protect the predominately residential nature of the zone by managing the establishment of non-residential activities and ensuring that any non-residential activities are of a nature, design, scale and appearance that is compatible with a residential context.
LRZ-P3 – Supported Residential Care and Retirement Villages	To enable a range of appropriate residential activities by providing for supported residential care and retirement villages where they are designed, located and managed to: <ol style="list-style-type: none"> 1. Provide a high level of amenity for residents. 2. Ensure any adverse effects on surrounding Residential and Open Space and Recreation Zones are avoided. 3. Maintain the existing residential character of the surrounding environment.

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	4. Avoid, remedy or mitigate any adverse effects on infrastructure , including the transport network.
LRZ-P4 – Impervious Areas	To restrict impervious areas within sites in order to: <ol style="list-style-type: none"> 1. Manage stormwater runoff. 2. Protect and enhance amenity values. 3. Safeguard esplanade areas and waterfront walkways.
LRZ-P5 – Subdivision	To encourage design and layout of subdivision which achieves the following: <ol style="list-style-type: none"> 1. Lots are shaped and sized to allow generous sunlight to living and outdoor spaces, and provide high levels of on-site amenity and privacy. 2. Where possible, lots are located so that they overlook and front the road and Open Space and Recreation Zones. 3. The creation of multiple rear sites is limited, and where practicable avoided.

Rules

LRZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	Activity Status: Permitted	
	Where:	
	<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. 	
LRZ-R2	Minor Buildings	
	Activity Status: Permitted	
	Note:	
	<ol style="list-style-type: none"> 1. Minor buildings are exempt from rules LRZ-R3 – R6. 	
LRZ-R3	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> 1. The maximum building height and major structure height is 8m above ground level. 	
LRZ-R4	Building and Major Structure Setbacks	
	Activity Status: Permitted	Activity Status when compliance not achieved with LRZ-R4.1(a) – (b): Restricted Discretionary
	Where:	

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<ol style="list-style-type: none"> 1. All <u>buildings</u> and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> a. 4.5m from <u>road</u> boundaries. b. 3m from side and rear boundaries, allowing for one 2m <u>setback</u>. c. 27m from Mean High Water Springs and the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. <u>Effects</u> of shading and visual dominance on adjoining properties. 3. <u>Effects</u> on the streetscape character of the area. 4. <u>Effects</u> on the safety and efficiency of the transport network. <p>Activity Status when compliance not achieved with LRZ-R4.1(c): Discretionary</p>
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LRZ-R5 Building and Major Structure Height in Relation to Boundary	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 3m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u> and any <u>boundary</u> that is not adjoining a <u>road</u>. <p><i>Compliance Standard:</i></p> <ol style="list-style-type: none"> 1. <i>Measurements for this rule can be taken from the furthest <u>boundary</u> when adjoining an <u>access lot/access leg</u>.</i> 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The outlook and privacy of adjoining and adjacent properties. 2. <u>Effects</u> of shading and visual dominance on adjoining and adjacent properties.

LRZ-R6 Building and Major Structure Coverage	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum cumulative <u>building</u> and <u>major structure</u> coverage is 25% of the <u>net site area</u>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The scale and bulk of <u>buildings</u> and <u>major structures</u> in relation to the <u>site</u> and the existing built density of the locality. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of <u>buildings</u> and <u>major structures</u>.

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LRZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The <u>impervious area</u> within the <u>site</u> does not exceed 35% of the <u>net site area</u>. The <u>impervious area</u> is set back at least 5m from Mean High Water Springs and the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: Discretionary</p>
LRZ-R8	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The fence has a maximum <u>height</u> of 2m above <u>ground level</u>. The fence is not fortified with broken glass. The fence is not fortified with any form of electrification or barbed wire except for stock exclusion purposes. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <u>Effects</u> of shading and visual dominance on adjoining properties. Urban design and passive surveillance. <u>Effects</u> on streetscape character and amenity. Health and safety <u>effects</u>.
LRZ-R9	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Formed car parking spaces are located at least 2m from any <u>road boundary</u>, excluding any on-street car parking. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <u>Effects</u> on the safety and efficiency of the transport network. <u>Effects</u> on pedestrian and cyclist safety and navigability. <u>Effects</u> on streetscape character and amenity.
LRZ-R10	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The clearance of <u>indigenous vegetation</u>: 	<p>Activity Status when compliance not achieved: Discretionary</p>

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Either

- a. Does not exceed 500m² per site within each 10 year period from [Operative Date]; and
- b. Is not within 20m of a water body;
or
- c. Is within a single urban environment allotment.
or
- d. 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.

LRZ-R11 Outdoor Areas of Storage or Stockpiles

Activity Status: Permitted

Where:

1. The outdoor area of storage or stockpile:
 - a. Complies with rule LRZ-R3.
 - b. Complies with rules LRZ-R4 – R6.
 - c. Is screened from view from adjacent public places and surrounding sites, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from [operative date].

Activity Status when compliance with LRZ-R11.1(b) – (c) not achieved: Restricted Discretionary

Matters of discretion:

1. Effects in relation to dust and odour.
2. Visual amenity effects.
3. The matters of discretion in LRZ-R4 – R6.

Activity Status when compliance with LRZ-R11.1(a) not achieved: Discretionary

LRZ-R12 Farming

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Activity Status: Permitted	
LRZ-R13	Supported Residential Care
LRZ-R14	Retirement Village
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity generates less than 25 <u>traffic movements</u> per <u>site</u>, per <u>day</u>.
	Activity Status when compliance not achieved: Discretionary
LRZ-R15	Principal Residential Unit
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 <u>principal residential unit</u> per 2,000m² <u>net site area</u>, provided that one <u>principal residential unit</u> is permitted on a <u>site</u> of any size.
	Activity Status when compliance not achieved: Discretionary
LRZ-R16	Minor Residential Unit
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum density is 1 <u>minor residential unit</u> per <u>principal residential unit</u> on the <u>site</u>. The nearest distance between the <u>minor residential unit</u> and the <u>principal residential unit</u> does not exceed 15m. The maximum GFA of the <u>minor residential unit</u> (including decking and <u>garage</u> areas) is 90m².
	Activity Status when compliance not achieved: Discretionary
LRZ-R17	Retail Activity
LRZ-R18	Commercial Services
LRZ-R19	Food and Beverage Activity
LRZ-R20	Care Centre

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LRZ-R21	Visitor Accommodation
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is an ancillary activity to a residential unit on the site. 2. The principal operator of the activity is a permanent resident on the site. 3. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 4. The activity generates less than 20 traffic movements per site, per day. 5. There is no car parking between the residential unit and the road. 6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity. 7. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the site. 8. The total area of signage is less than 0.25m² per site. 9. There is no illuminated or moving signage. 10. Each visitor accommodation unit provides an outdoor living court of at least 6m² and at least 1.8m depth. <p>Activity Status when compliance with up to two of rules LRZ-R17 – R21.4 – 11 is not achieved: Discretionary</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules LRZ-R17 – R21.1 – 3 is not achieved: Non-Complying</p>	
LRZ-R22	Place of Assembly
LRZ-R23	Educational Facilities
<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 	
LRZ-R24	Entertainment Facilities
LRZ-R25	Service Stations
LRZ-R26	Funeral Home

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LRZ-R27	Recreational Facilities
LRZ-R28	Emergency Services
LRZ-R29	Hospital
LRZ-R30	General Commercial
LRZ-R31	General Community
<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>. 	

LRZ-R32	Plantation Forestry
LRZ-R33	Intensive Livestock Farming
LRZ-R34	Farm Quarrying
LRZ-R35	Industrial Activities
<p>Activity Status: Prohibited</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>. 	