

Wellington City Proposed District Plan

Stream 2 – Part 3, Residential Zones - Part 5: Large Lot Residential Zone

Appendix A – Recommended Amendments to provisions

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

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Large Lot Residential Zone

LLRZ	Large Lot Residential Zone
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Introduction

The Large Lot Residential Zone provides for lower density development on typically larger sites that are located on the periphery of urban areas.

The Zone provides for people who wish to live in a semi-urban setting but not on a large rural site or within the rural area. The Zone typically provides a rural outlook, along with a greater sense of privacy than what would be expected within the residential areas.

The Zone provides for lower density development through development controls which limit the scale of buildings that can be built, through restrictions on the number of residential buildings, site coverage, building height, and height in relation to boundaries, ~~and permeable area requirements~~. While low density residential development is encouraged, intensive rural activities are generally discouraged.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Large Lot Residential Zone.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
LLRZ-01	<p>Purpose</p> <p>The purpose of the Large Lot Residential Zone is to provide for residential activities on sites that are on the periphery of urban areas and that are typically larger than in the Medium Density Residential Zone.</p>
LLRZ-02	<p>Amenity values</p> <p>The low level of building density and associated open character and amenity values of the Large Lot Residential Zone are maintained.</p>
LLRZ-03	<p>Non-Residential activities</p> <p>Non-residential activities are in keeping with the amenity of the Large Lot Residential zone and provide for the community's <u>safety and</u> social, economic, and cultural well-being.</p>
Policies	
LLRZ-P1	<p>Residential activities</p>

	Allow residential activities in the Large Lot Residential Zone that result in a low density of building form and open character.
LLRZ-P2	<p>Enabled non-residential activities</p> <p>Provide for home business, visitor accommodation, supported residential care activities, emergency service facilities, and childcare service activities to occur where the scale is such that the low-density amenity of the Large Lot Residential Zone is maintained.</p>
LLRZ-P3	<p>Rural activity</p> <p>Only allow rural activity to occur where the activity is of an appropriate scale and maintains the amenity and environmental values of the Large Lot Residential Zone.</p>
LLRZ-P4	<p>Community facilities</p> <p>Only allow community facilities where:</p> <ol style="list-style-type: none"> 1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area; 2. There is adequate infrastructure to support the activity; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-P5	<p>Inappropriate activities</p> <p>Avoid activities that are incompatible with the purpose and the amenity values of the Large Lot Residential Zone.</p>
LLRZ-P6	<p>Buildings and structures</p> <p>Allow buildings in the Large Lot Residential Zone subject to controls on the size and number of buildings able to be established on a site to maintain the low-density amenity of the zone.</p>
LLRZ-P7	<p>Educational facilities</p> <p>Only allow educational facilities where:</p> <ol style="list-style-type: none"> 1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area; 2. There is adequate infrastructure to support the activity; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-P8	<p>Infrastructure</p> <p>Ensure that new buildings can be appropriately serviced by either on-site or council reticulated public infrastructure that is able to accommodate the demand generated by the proposed activity within the building.</p>
Rules: Land use activities	
LLRZ-R1	Residential activities
	1. Activity status: Permitted
LLRZ-R2	Home business
	1. Activity status: Permitted
	Where:

	<ul style="list-style-type: none"> a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time; c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance; e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and h. No retailing must be conducted on the site, except: <ul style="list-style-type: none"> i. goods retailed online and do not result in customer visits to the site, or ii. goods ancillary and related to a service provided by the home business.
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	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with LLRZ-R2.1.a-h cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effects of the non-compliance with any requirement not met; 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
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LLRZ-R3	Visitor accommodation
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The maximum occupancy does not exceed 10 guests per night.
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	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with LLRZ-R3.1.a cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 3. There is adequate infrastructure to support the activity.
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LLRZ-R4	Childcare services
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are 0700 – 1900, Monday to Friday.
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	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with LLRZ-R4.1.a or b cannot be achieved.</p>
LLRZ-R5	Supported residential care
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 residents at any one time.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with LLRZ-R5.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and 3. There is adequate infrastructure to support the activity.
LLRZ-R6	Rural activity
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The activity is limited to:</p> <ol style="list-style-type: none"> i. The grazing and keeping of livestock; ii. Equestrian activities; and iii. Horticulture.
	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with LLRZ-R6.1.a cannot be achieved.</p>
LLRZ-R7	Community facility
	<p>1. Activity status: Discretionary</p>
LLRZ-R8	Educational facility
	<p>1. Activity status: Discretionary</p>
LLRZ-R9	Any activity not otherwise listed as permitted, restricted discretionary, or discretionary.
	<p>1. Activity status: Non-complying</p>
Rule: Building and structure activities	
LLRZ-R10	Maintenance and repair of buildings and structures
	<p>1. Activity status: Permitted</p>
LLRZ-R11	Demolition or removal of a building or structure

1. Activity status: Permitted	
LLRZ-R12	Construction, addition or alteration of buildings, accessory buildings
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. LLRZ-S1; ii. LLRZ-S2; iii. LLRZ-S3; iv. LLRZ-S4; v. LLRZ-S5; vi. LLRZ-S6; vii. LLRZ-S7; <u>and</u> viii. LLRZ-S8; and ix. LLRZ-S9-S8. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of LLRZ-R12.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. 2. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> 	
LLRZ-R13	Fences and standalone walls
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with LLRZ-S7 is achieved.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of LLRZ-R13.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. 	
LLRZ-R14	Any building or structure not otherwise provided for as a permitted or restricted discretionary
1. Activity status: Discretionary	
Activity Standards	
LLRZ-S1	Maximum number of residential buildings
<p>1. There shall be a maximum number of:</p> <ul style="list-style-type: none"> a. One residential unit per site; or b. One residential unit and one minor residential unit per site. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone;

	<ol style="list-style-type: none"> 2. The impact of the additional bulk on the character and amenity values of the local environment; 3. Dominance, privacy, and shading effects on adjoining sites; 4. Whether the topography of the site mitigates or exacerbates effects; and 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S2	Maximum floor area of accessory buildings and minor residential units
<ol style="list-style-type: none"> 1. The maximum <u>gross</u> floor area of an each accessory building per site shall be 100m²; and 2. The maximum <u>gross</u> floor area of a Minor Residential Unit per site shall be 80m². 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. The impact of the additional bulk on the character and amenity values of the local environment; 3. Dominance, privacy, and shading effects on adjoining sites; 4. Whether the topography of the site mitigates or exacerbates effects; and 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S3	Maximum height
<ol style="list-style-type: none"> 1. Buildings, structures and accessory buildings must not exceed a maximum height of 8m above ground level; and 2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge). <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape, character, and amenity effects; 2. Dominance, privacy, and shading effects on adjoining sites; and 3. Whether the topography of the site mitigates or exacerbates effects.
LLRZ-S4	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building, accessory building or structure may project beyond a building line of 45 degrees from a height of 2.5m above ground level from all boundaries of the site. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy, and shading effects on adjoining sites; and 2. Whether the topography of the site mitigates or exacerbates effects.
LLRZ-S5	Building coverage

<p>1. Maximum site coverage: 35% of net site area, or a maximum total floor area building footprint of 500m² 600m² inclusive of any accessory buildings (whichever is the lesser).</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The impact of the additional bulk on the character and amenity values of the local environment; 2. Whether the topography of the site mitigates or exacerbates effects; and 3. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
<p>LLRZ-S6 Building setback</p>	
<p>1. Buildings or structures must not be located within:</p> <ol style="list-style-type: none"> a. A 5m setback from a road boundary; and b. A 3m setback from a side or rear boundary. <p>Except that water tanks for water supply and firefighting purposes can be located within these setbacks.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and amenity effects; 2. Dominance, privacy, and shading effects on adjoining sites; 3. Whether the topography of the site mitigates or exacerbates effects; and 4. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
<p>LLRZ-S7 Fences and standalone walls</p>	
<p>1. No fence or standalone wall, or combination of these structures, shall: must not exceed:</p> <ol style="list-style-type: none"> a. Exceed Aa maximum height of 2m above ground level where within 1m of any boundary; and b. Exceed tThe height in relation to boundary standard in LLRZ-S4-; and c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shutoff valves, or other emergency response facilities. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape effects; and 2. Dominance and shading effects on adjoining properties.
<p>LLRZ-S8 Permeable area</p>	
<p>1. A minimum of 60% of the site must be of a permeable surface.</p> <p>-</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <ol style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.
<p>LLRZ-S9S8 On-site services</p>	
<ol style="list-style-type: none"> 1. Where a connection to Council’s reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021; and 2. Where a connection to Council’s reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The engineering measure to provide on-site services and measures to maintain the health of future occupants and neighbouring properties; 2. The ability for the engineering measure to provide a level of service to support the proposed development; and 3. The ongoing maintenance of the engineering measure.

subject to instability or inundation or used for the disposal of stormwater.	
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