LARGE LOT RESIDENTIAL ZONE – LLRZ

Overview ~~and Purpose~~

The purpose of the Large Lot Residential Zone is to provide for lower density living than the General Residential zone. The Large Lot Residential Zone provides an opportunity for people to enjoy a spacious living *environment* while being close to an urban centre. The Large Lot Residential Zone is typically located on the fringe of *urban areas* and provides a transition to the surrounding *rural area*.

The elements that generally define the District's large lot residential character are:

- large sections that have capacity for large *residential units* and extensive landscaping; and
- low density residential built form and residential land use; and
- high levels of on-*site* amenity and privacy; and
- where reticulation is not available, on-*site* servicing is provided.

The Zone objectives, policies and rules provide the framework for managing the *effects* of development and ensuring that residential *amenity values* and the low density built *environment* are maintained and enhanced, alongside underlying Ngāi Tahu relationships with the natural *environment,* including those listed in MW~~2.3~~ 1.2[1]. The potential adverse *effects* of *buildings* are controlled by bulk and location standards.

Home business and other activities that support the social and economic health and ~~wellbeing~~ well-being of the community may occur in the Zone where these are compatible with large lot residential character and *amenity values*. Non-residential activities that are incompatible with residential character and *amenity values*, or which are more appropriately located within the Town Centre Zone, Local Centre, Mixed Use Zone, General Industrial Zone, Light Industrial, or the Neighbourhood Centre Zone are discouraged.

Eversfield Precinct (PREC~~12~~11)

The location of the Precinct reflects the natural progression of urban development. Nonetheless, the purpose of this Precinct is to recognise and protect the existing development pattern of larger lots in this residential area, and to continue to provide for low impact *agricultural activities* employed to maintain the land.

This chapter contains objectives, policies, and rules which apply specifically to the Eversfield Precinct in addition to the provisions of the underlying Large Lot Residential Zone. Where there is any conflict between the provisions the Precinct provisions ~~shall~~ must prevail.

[1] Decision 25

Gore West Development Area (DEV2)

Sporadic and uncoordinated *subdivision*, land use and development can result in ad-hoc urban growth and can give rise to adverse environmental *effects*. Growth utilising greenfield *land* in Gore West will be enabled in line with the West Gore Residential Development Area Chapter. The Development Area will ensure a high level of connectivity with existing communities is established through a network of open space, *pedestrian* paths and vehicle linkages. The Gore West growth area will encompass a variety of residential densities to encourage different housing typologies to meet the needs of the community. The provisions of the Development Area Chapter apply in addition to this chapter and district wide chapters. Where there is any conflict with the Zone provisions, the Development Area provisions ~~shall~~ must prevail.

Objectives

LLRZ-O1 Existing and future residential needs are met within the District.

LLRZ-O2 The character and qualities of the Large Lot Residential Zone comprise:

1. low density *residential activities* on large *sites;*
2. retention of an open and spacious semi-urban character at the rural interface; and
3. high amenity living *environments.*

LLRZ-O3 Non-*residential activities* in the Large Lot Residential Zone are limited to those activities that provide for the health, safety[2] and well-being of the community and preserve residential character and amenity by being in keeping with the scale and intensity of development anticipated by the zone.

LLRZ-O4 Development is provided with appropriate *infrastructure* and adverse *effects* on *infrastructure* networks are ~~minimised~~ managed so that the operation, maintenance, upgrade and development of the *infrastructure* is not compromised[3].

~~LLRZ-~~PREC~~12~~11-O1 The Eversfield Precinct primarily provides for *residential activities* and compatible low impact rural activities on larger allotments.

Policies

LLRZ-P1 Provide for a low density and spacious residential character.

[2] Decisions 25, paragraph 4.1.4
[3] Decision 25, paragraph 4.2.3

LLRZ-P2 Where reticulated services are not available, require activities to be self-sufficient and ensure appropriate on-*site* service provision is provided, having particular regard to:

1. the method of *sewage* and *stormwater* treatment and disposal;
2. the location, capacity and design of the proposed on-*site* services;
3. the environmental and *effects* on Ngāi Tahu cultural values as listed in MW-1.2[4] ~~*effects*~~ of the proposed on-site services, including minimising adverse *effects* on *ecosystems*; and
4. ensuring the location of vehicle accessways, manoeuvring and *stormwater* dispersal areas do not adversely affect the functioning of any on-*site wastewater* system.

LLRZ-P3 Require development to be of a *height* and bulk, and have sufficient *setbacks* and open space to:

1. maintain the open character and spaciousness of the zone; ~~and~~
2. maintain sufficient open space through *setbacks* and *building coverage*, to provide for landscaping, *outdoor living space*, and, where required, on-*site* water, *wastewater* and *stormwater* disposal; ~~and~~
3. protect *rivers* and *streams* from inappropriate built form; and
4. ~~respond to the underlying relationship Ngāi Tahu hold with the natural *environment,* including those listed in MW2.3~~. maintain greenspace, natural drainage patterns and riparian margins.[5]

LLRZ-P4 Enable *home business* activities where:

1. they are compatible with the character and qualities of the surrounding area; ~~and~~
2. nuisance *effects* on adjacent *sites* are avoided; ~~and~~
3. traffic *effects*, including employee, customer and visitor visits to the *site* are managed; and
4. the hours of operation are compatible with residential character and do not compromise residential amenity.

LLRZ-P5 *Visitor Accommodation* and *Homestay* activities are enabled where they are contained within a *residential unit* and adverse *effects* on residential character and amenity is managed through limiting the scale and/or frequency of activity.

[4] Decision 25, paragraph 9.1.2
[5] Decision 25, paragraph 5.2.2

LLRZ-P6 Allow *healthcare activities, educational facilities*, *retirement villages* and *community facilities* where they:

1. have a functional and ~~compelling~~ *operational need* to locate within a Large Lot Residential Zone; ~~or~~ [6]
2. avoid any adverse *effects* on the residential *amenity values* of adjoining residential properties and the surrounding area; ~~and~~
3. contribute to the health and ~~wellbeing~~ well-being of people in the surrounding area; ~~and~~
4. are of a scale and design that maintains the character of the surrounding area; ~~and~~
5. provide adequate transport provision to maintain *road* safety and efficiency; and
6. are adequately serviced.

LLRZ-P7 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

LLRZ-P8 Avoid activities that are incompatible with the character, qualities and purpose of the Large Lot Residential Zone except where the activity is *critical infrastructure* that has a *functional need* or *operational need* for its location.[7]

~~LLRZ-~~PREC~~12~~11-P1 Enable low impact *agricultural, horticultural and pastoral activities* where they are compatible with the amenity and values of the precinct and surrounding residential area.

~~Notes~~[8]

~~Note 1~~	~~Provisions in Other Chapters~~
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.~~ ~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.~~

[6] Decision 25, paragraph 5.3.2
[7] Decision 25, paragraph 5.4.2
[8] Decision 25, paragraph 9.2.1

Rules

LLRZ-R1	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. For *residential units* and *minor residential units,* standard LLRZ-S1 ~~Density~~ is met; ~~and~~ 2. For *minor residential units*, the maximum floor area ~~shall~~ must be 60 m^2 ~~square meters~~; and 3. For *residential units* and *minor residential units*, standard LLRZ-S2 Servicing is met~~;~~. 4. Any new, relocated extended *building* or *structure* complies with standards LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ- S8 and LLRZ-S9.	**Activity status where compliance is not achieved with:** **LLRZ-R1(1) and LLRZ-R1(2):** Non-complying **LLRZ-R1(3):** Restricted Discretionary **Matters of discretion:** 1. The ability to provide suitable on-*site* alternative services. **LLRZ-R1(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
LLRZ-R2	***Home Business***	
All areas	**Activity status:** Permitted Where: 1. The activity occupies no more than 50 m^2 ~~square meters~~ of the *gross floor area* of the *buildings* on the *site; ~~and~~* 2. Goods, materials and/or equipment associated with the activity must be stored within a *building; ~~and~~* 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who may or may not reside on the *site;* ~~and~~ 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; ~~and~~	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Transport effects. 4. Hours of operation. 5. Servicing including the positive effects of low impact design. 6. The matters of discretion of any infringed standard.

	5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the ~~0730~~ 07:30 am and ~~1900~~ 19:00 pm Monday to Saturday; and 6. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	
LLRZ-R3	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or minor *residential unit*; ~~and~~ 2. The maximum occupancy is ~~6~~ six guests per night; ~~and~~ 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period, running January to December inclusively; ~~and~~ 4. The activity is registered with Council prior to commencement; and 5. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity status where compliance is not achieved with:** **LLRZ-R3(1):** Discretionary **LLRZ-R3(2), LLRZ-R3(3) and LLRZ-R3(4):** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Transport effects. 5. Servicing including the positive effects of low impact design. **LLRZ-R3(5):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
LLRZ-R4	***Homestay***	
All areas	**Activity status:** Permitted Where:	**Activity status where compliance is not achieved:** Restricted Discretionary

	1. A person resides at the property full time; and 2. The maximum occupancy does not exceed ~~5~~ five persons; and 3. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of the adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours. 4. Servicing including the positive effects of low impact design. 5. The matters of discretion of any infringed standard.
LLRZ-R5	***Supported Residential Accommodation Activity***	
All areas	**Activity status:** Permitted Where: 1. The maximum occupancy does not exceed ~~8~~ eight residents; and 2. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. The management of *noise*, rubbish and recycling. 3. Compatibility with the character and amenity of the surrounding residential area. 4. Servicing including the positive effects of low impact design. 5. The matters of discretion of any infringed standard.
LLRZ-R6	***Educational facility***	
All areas	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit* or *minor residential unit*; ~~and~~	**Activity status where compliance is not achieved:** Discretionary

	2. The activity is for home-based child care services and the maximum number of children on the *site* does not exceed 8; ~~and~~ 3. The hours of operation are between 07.00 am and 19.00 pm, Monday to Friday; and 4. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9. Note: these requirements do not apply to children who normally reside at the site.	
LLRZ-R7	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted Where: 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
~~LLRZ-~~PREC~~12~~11-R1	***Agricultural, horticultural and pastoral activities***	
PREC~~12~~11 Eversfield Precinct	**Activity Status:** Permitted Where: 1. Any new, relocated or extended *building* or *structure* complies with standards LLRZ-S2, LLRZ-S3, LLRZ-S4, LLRZ-S5, LLRZ-S6, LLRZ-S7, LLRZ-S8 and LLRZ-S9.	**Activity Status where compliance is not achieved:** Restricted Discretionary **Matters of discretion**: 1. The matters of discretion of any infringed standard.
LLRZ-R8	***Retirement Village***	
LLRZ-R9	***Community facility***	
LLRZ-R10	***Healthcare Activity***	

All areas	**LLRZ-R8, LLRZ-R9 and LLRZ-R10** **Activity status:** Discretionary	**Activity status where compliance is not achieved:** N/A
~~**LLRZ-R11**~~	~~***Sensitive Activity [HS4]***~~	
~~**All areas**~~	~~**Activity status:** Discretionary~~ ~~Where:~~ ~~1. Any sensitive activity located within the Water Supply~~	~~**Activity status where compliance is not achieved:** N/A~~

	~~Treatment Facility Buffer Area~~[9]	
~~LLRZ-R21~~ LLRZ-R11	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

LLRZ-S1	**Density**	
Residential activities except within PREC~~12~~11	1. There ~~shall~~ must be no more than one *residential unit* per 2,000 m^2; and 2. There ~~shall~~ must be a maximum density of one *minor residential unit* per *residential unit*.	**Activity status where compliance is not achieved with:** **LLRZ-S1(1) and LLRZ-S1(2):** Non-Complying
PREC~~12~~11 Eversfield Precinct	3. There ~~shall~~ must be no more than one *residential unit* per 8,000 m^2. 4. [10]For sites under 8,000 m^2 existing on 30 January 2026, no more than one *residential unit* per *site*; and 5. [11]There ~~shall~~ must be a maximum density of one m*inor residential unit* per *residential unit*.	**LLRZ-S1(3),** LLRZ-S1(4) or LLRZ-S1(5)**:** Non-Complying
LLRZ-S2	**Servicing**	
All activities	1. Where available any *residential unit, minor residential unit* and *buildings* for non-residential activities ~~shall~~ must be connected to a Council reticulated water supply.	**Activity status where compliance is not achieved:** Restricted Discretionary

[9] Decision 23, paragraph 3.3.6
[10] Decision 25, paragraph 7.1.2
[11] Decision 25, paragraph 7.1.2

	2. Where available any *residential unit* and *buildings* for non-residential activities ~~shall~~ must be connected to a Council reticulated *wastewater* network. 3. Where Council reticulated water supply is unavailable, any *residential unit* and *buildings* for non-*residential activities* must: (a) be connected to a community *drinking water* supply; or (b) be connected to a private *drinking water* supply; or (c) ~~store 45,000 litres of~~ provide[12] potable water on-*site* from another source. 4. Where Council reticulated *wastewater* is unavailable, any *residential unit* and *buildings* for non-residential activities must: (a) be provided with an on-*site wastewater* treatment and disposal system.	**Matters of discretion:** The ability to provide suitable on-*site* alternative services
LLRZ-S3	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 8 metres above ground level. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1 metre and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to

[12] Decision 25, paragraph 7.2.3

		minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
LLRZ-S4	***Height in relation to boundary***	
All activities	1. No part of any *building* or *structure* projects beyond the *height in relation to boundary* plane measured from points 2.6 metres above *ground level* at *site* boundaries. See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road* boundaries; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 m^2 ~~square metres~~ when viewed in elevation; and (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above *height* limit specific in LLRZ-S3 and has a maximum width of 1 metre *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.*	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.
LLRZ-S5	***Setback* to side and rear boundaries**	
All activities	1. Any *building* or *structure* is *setback* a minimum of 4 metres from any side and rear *boundary.*	**Activity status where compliance is not achieved:**

	Except that the following are permitted within the setback: (a) *fences*; (b) water tanks provided they are screened from public views from the *road* and neighbouring *sites*; (c) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm; and (d) an *accessory building*, either stand alone or attached to the *residential unit*, may be *setback* a minimum of 2 metres from the side or rear *boundary* provided that the maximum length of the *building* adjacent to the property *boundary* does not exceed 10 metres and does not contain any windows or openings.	Restricted Discretionary **Matters of Discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
LLRZ-S6	***Setback* to *roads***	
All activities	1. Any *building* or *structure* is *setback* a minimum of 6 metres from any *road boundary.* Except that: (a) fences are permitted within the setback; and (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600 mm.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.
LLRZ-S7	***Setback* to *rivers* and *streams***	
All activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~stream or~~ *river* or *stream* the minimum distance as follows:	**Activity status where compliance is not achieved:** Restricted Discretionary

(a) 20 metres for high order *rivers* or *streams* (order 5 and above);

(b) 10 metres for middle order *rivers* or *streams* (order 3 and 4); and

(c) 5 metres for low order *rivers* or *streams* (order 1 and 2).

(d) Except that *fences* of post and wire construction are permitted within the *setback* where these are:

(i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps;

(ii) not located within the *river* or *stream* bed;

(iii) not constructed across the *river* or *stream* channel; or

(iv) not constructed across or along a flood bank.

(e) Flat deck bridges are permitted within the setback of lower order *rivers* and *streams* (order 1 and 2) where these are:

(i) not constructed within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; or

(ii) of a width that does not exceed 3 metres.

Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for

Matters of discretion:

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The *effects* on *water* quality and the stability and health of the *river* or *stream bed* and banks, including erosion and *sedimentation control measures.*
3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and ~~/or habitats.~~ proposed mitigation measures, including:

   (a) opportunities for enhancement and restoration;

   (b) methods proposed to monitor or inspect the works undertaken;

   (c) the timing of works to minimise adverse *effects* on threatened or at risk indigenous species; and

   d) management of potential adverse *effects* through a *Biodiversity Management Plan.* [14]
4. The natural character values of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas; and in regard to the Mataura River, Appendix 6 – Mataura River Natural Character – NATC APP. ~~Values of *Rivers* and *Streams* – Appendix 6 in regard to natural character values for all *rivers* and *streams*.~~ [15]
5. Impacts on Ngāi Tahu cultural values~~, including those~~ listed in MW-

[14] Decision 16, paragraph 6.8.11
[15] Consequential to Decision 46, paragraph 7.7.10

	measuring *setbacks*. [13]	~~3.2~~1.2.[16] 6. The *effects* on public and customary *access* to the ~~stream or~~ *river* or *stream.* 7. The potential for ~~flooding and~~ *buildings* or *structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.
LLRZ-S8	***Building Coverage***	
All activities	1. The maximum building coverage ~~shall~~ must not exceed 35% ~~percent~~ per site. Except that eaves, gutters and downpipes are not considered within the calculation.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
LLRZ-S9	***Landscaped Permeable Area***	
All activities	1. At least 30% ~~percent~~ of the *net site area* ~~shall~~ must comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.

[13] Decision 16, paragraph 6.8.7
[16] Consequential to Decision 14

APPENDIX B - GORE DISTRICT PLAN: LARGE LOT RESIDENTIAL ZONE INCORPORATING DECISIONS ON SUBMISSIONS