

Dunedin City District Plan
DISTRICT PLAN CHANGE 16
Formby Street, Outram
Residential 5 Zone

District Plan provisions as amended by decisions on
submissions

Fully operative from 1 September 2014

The **seal** of the **DUNEDIN CITY COUNCIL**
was affixed in the presence of:



A large, stylized black ink signature, likely belonging to the Mayor or a Councillor, written over a horizontal line.

Mayor/Councillor

A smaller, stylized blue ink signature, likely belonging to a Councillor, written over a horizontal line.

Councillor

18 August 2014



**DUNEDIN CITY
COUNCIL**
Te Kaitiaki Take Kōwhiri o Dunedin
CITY PLANNING

Handwritten initials in blue ink, possibly "JW" or "JWV", located at the bottom right of the page.

Resource Management Act (1991)

DUNEDIN CITY DISTRICT PLAN

DISTRICT PLAN CHANGE 16:

Formby Street, Outram (Residential 5 Zone)
(as amended by decisions on submissions)

District Plan Change 16 makes amendments to existing sections of Volume 1 and maps in Volume 2 as summarised in the following tables:

VOLUME 1 DUNEDIN CITY DISTRICT PLAN		
Section	Provision	Amendment
8 Residential	Rule 8.11.1	New subsection (i)(b) to provide for the Formby Street Structure Plan Area.
	Rule 8.11.2(i)	New exception to minimum yards for Lots 1-10 of the Formby Street Structure Plan.
	Rule 8.11.2(iii)	New exception to maximum height for Lots 1-10 of the Formby Street Structure Plan.
	Appendix 8.6	New Formby Street Structure Plan.
18 Subdivision Activity	Rule 18.5.12(e)	New subsection to refer to the Formby Street Structure Plan.

VOLUME 2 DUNEDIN CITY DISTRICT PLAN		
Section	Map numbers	Amendment
Zone Maps	7 - Zoning	Amend zoning from Rural to Residential 5 for the Formby Street Structure Plan area.
	67 - Noise	Amend map to include the Formby Street Structure Plan area in the 50Dt/35Nt dBA noise area.
	75 - High Class Soils	Amend to remove Formby Structure Plan area from high class soils area.



A handwritten signature, likely of a council member or official, is written in dark ink to the right of the council seal.

VOLUME 1 AMENDMENTS

Additions to existing provisions and new provisions are shown as **bold** and underlined. Deletions are shown as ~~struck-out~~.

8 Residential

8.11 Residential 5 Zone - Rules

Rule 8.11.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 8.11.2 of the Residential 5 Zone:

- (i) Residential Activity at a density of not less than 1000 m² of site area per residential unit except:
 - (a) that a single residential unit may be erected on any existing residential site in Aramoana.
 - (b) **Formby Street Structure Plan area (Appendix 8.6), only one residential unit may be established on each of Lots 1-28. [Amended by Plan Change 16]**
- (ii) Recreational Activity provided that associated structures do not exceed 25 m² in floor area.
- (iii) Accessory buildings for permitted activities excluding structures for recreational activities in excess of 25 m². *[Amended by Variation 6: 18/10/00]*
- (iv) Signs permitted in this zone are specified in the Signs Section.

Rule 8.11.2 Conditions Attaching to Permitted Activities

- (i) **Minimum Yards**
 - (a) **Front Sites**
 - (i) Front Yard 4.5 m
 - (ii) All Other Yards 2.0 m**Except Lots 1-10 Formby Street Structure Plan, the minimum yard along the eastern site boundary is 10.0 m. [Amended by Plan Change 16]**
 - (b) **Rear Sites**
 - (i) All Yards 2.0 m**Except Lots 1-10 Formby Street Structure Plan, the minimum yard along the eastern site boundary is 10.0 m. [Amended by Plan Change 16]**
- (ii) **Height Plane Angle**
63° (1 to 2 yard to height ratio).
- (iii) **Maximum Height**
9 m.
Except Lots 1-10 Formby Street Structure Plan, the maximum height is 6.0 m. [Amended by Plan Change 16]

(iv) **Maximum Site Coverage**

30% of site area.

(v) **Minimum Amenity Open Space**

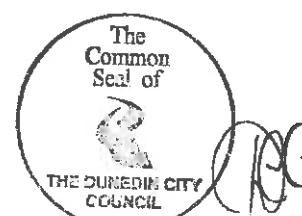
Every residential unit shall provide at ground level an area of 35 m² of amenity open space that is capable of containing a 4.5 m diameter circle. For residential units not at ground level (ie multi-storeyed apartments and flats) Rule 8.6.2 shall apply.
[Amended by Variation 12: 7/5/03]

18 Subdivision Activity

Rule 18.5.12 Structure Plans

Subdivision of land subject to a structure plan shall be in accordance with the relevant Structure Plan as follows:

- (a) Mosgiel East – Appendix 8.2
- (b) Abbotsford – Appendix 8.3 *[Amended by Plan Change 4, 3/03/08]*
[Inserted by C17/2008, 12/02/08]
- (c) East Taieri Structure Plan Area – Appendix 8.5
- (d) Harbourside – Appendix 26.1 *[Inserted by Plan Change 7, 29/05/2012]*
- (e) Formby Street Structure Plan – Appendix 8.6 *[Inserted by Plan Change 16]***



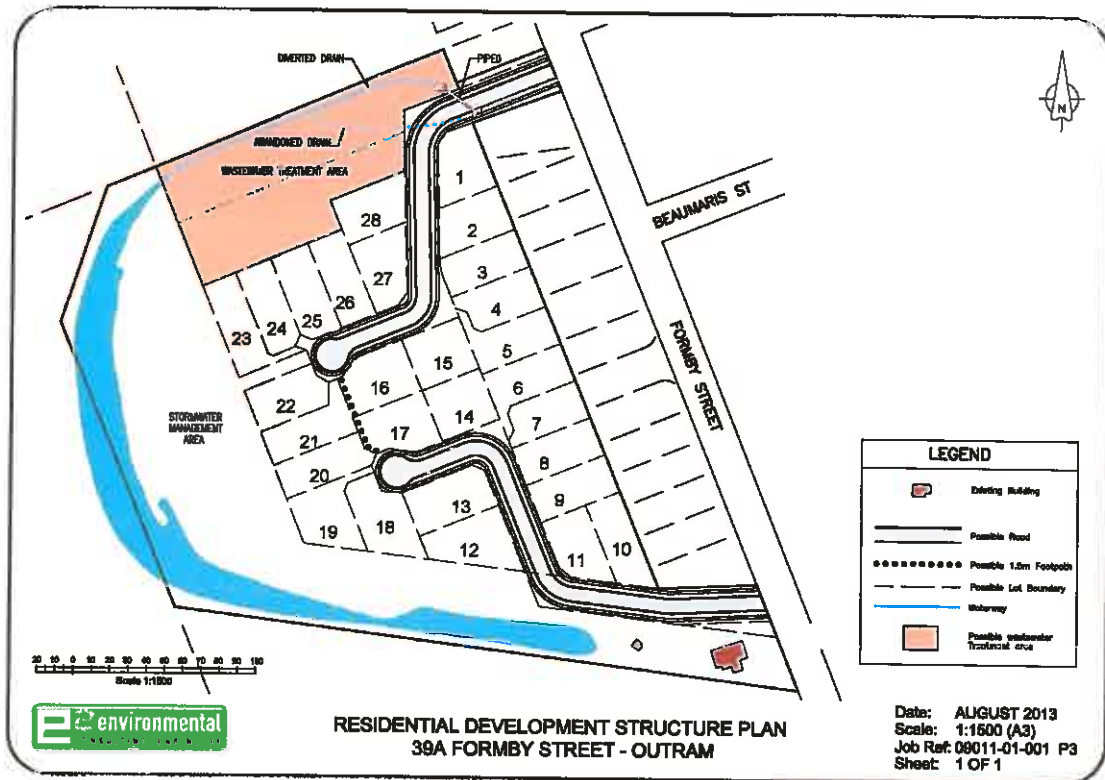
Appendix 8.6

Formby Street Structure Plan *[Inserted by Plan Change 16]*

As part of any application for resource consent to subdivide within the Formby Street Residential 5 Zone, the applicants shall ensure compliance with the annexed Formby Street Structure Plan, with particular regard to the following matters:

- (i) The establishment of a proprietary wastewater treatment facility in the 'Wastewater Treatment Area'.**
- (ii) The establishment of a public walkway with a minimum width of 1.5m along the 'Possible 1.5m Footpath' line.**
- (iii) A minimum legal road width of 16m for the two cul-de-sacs proposed, with a footpath on at least one side of each of the cul-de-sacs.**



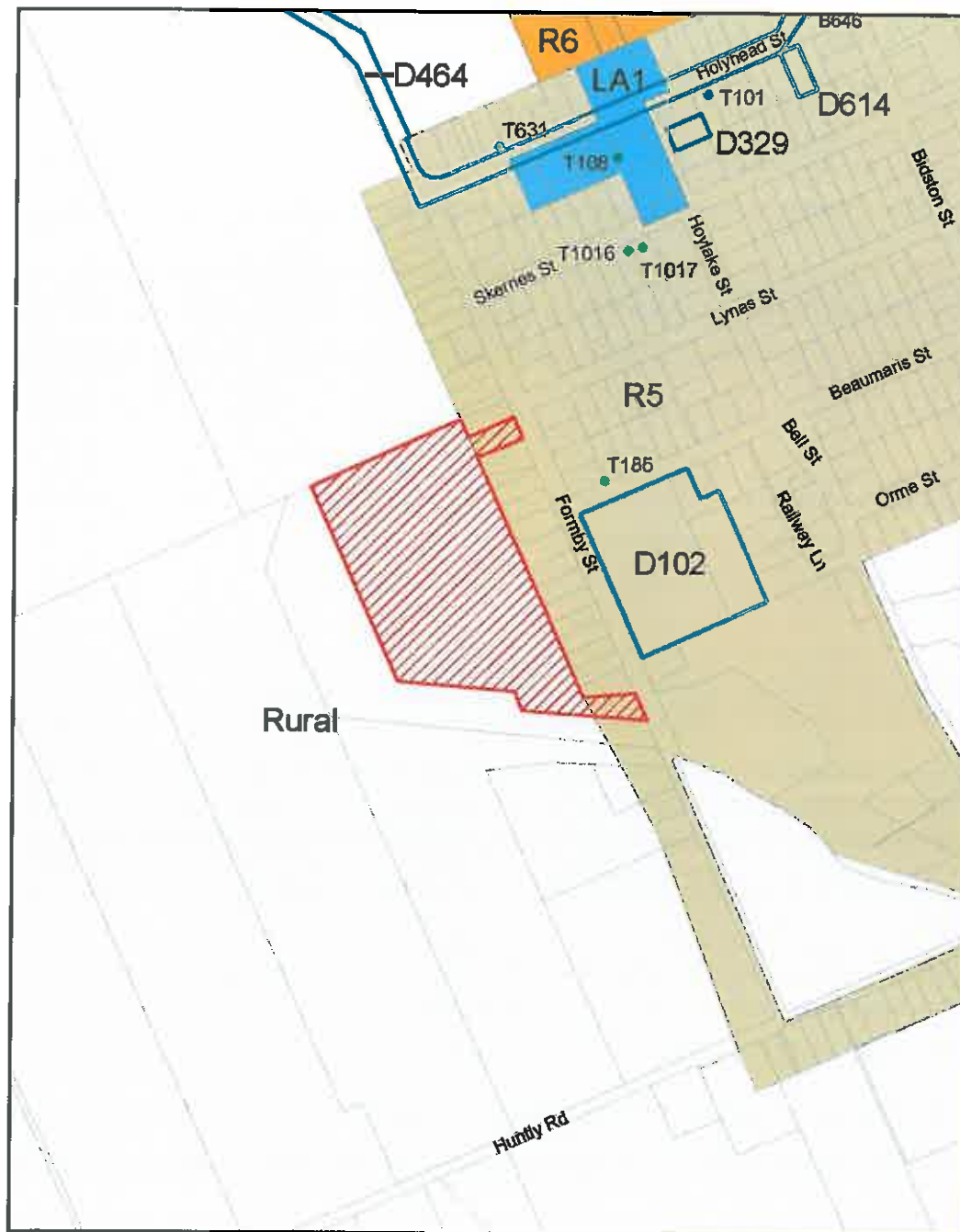


Handwritten signature/initials

VOLUME 2 AMENDMENTS

Zone Map 7

Rezone red hatched area from Rural to Residential 5.



Possible change to zone map
due to proposed plan change

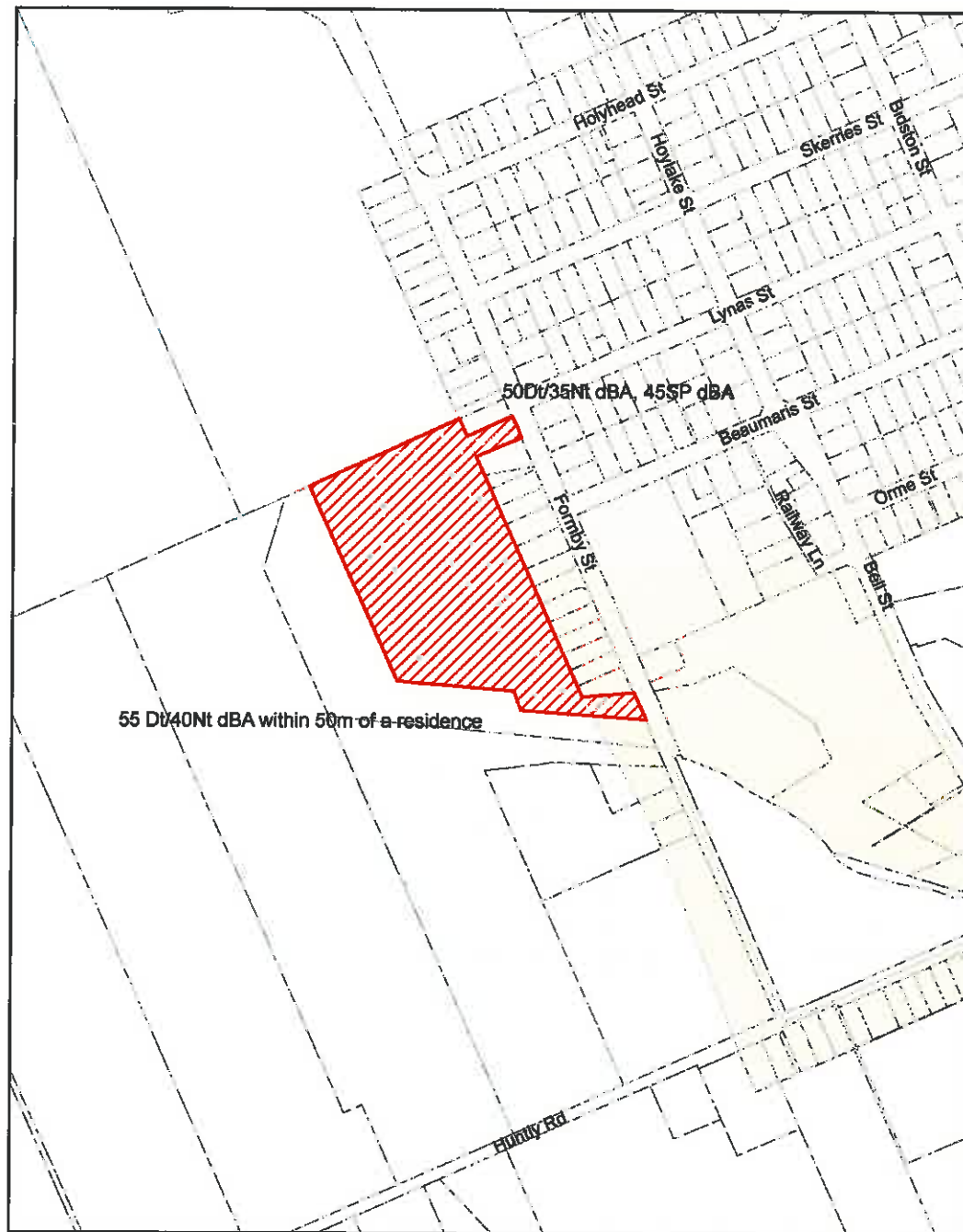
Legend

 Proposed Zone Change Into R5

Handwritten signature/initials







Noise Map 67

Amend map to include the red hatched area in the 50Dt/35Nt dBA noise area.



Possible change to noise map
due to proposed plan change

Legend

-  Proposed Zone Change into RS
- DP Noise**
 -  40Dt/35Nt dBA
 -  50Dt/40Nt dBA
 -  50Dt/40Nt dBA, 45SP dBA
 -  60Dt/35Nt dBA, 45SP dBA
 -  55 Dt/40Nt dBA within 50m of a residence

Handwritten signature/initials

High Class Soils Map 75

Amend to remove red hatched area from high class soils area.



Possible change to soil map
due to proposed plan change

Legend

- Proposed Zone Change into R5
- DP High Class Soils