

8.12 Residential 6 Zone - Rules

Rule 8.12.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 8.12.2 of the Residential 6 Zone:

- (i) Residential Activity in:
 - (a) East Taieri south of Cemetery Road at a density of not less than 2000 m² of site area per residential unit.
 - (b) East Taieri between McFadden Drive and Wingatui at a density of not less than 1000 m² of site area per residential unit, provided that a single residential unit may be erected on an existing site of any size.
 - (c) Doctors Point at a density of not less than 4000 m² of site area per residential unit.
 - (d) Hawksbury at a density of not less than 1000 m² of site area per residential unit, provided that effluent and stormwater from a proposed residential use on any site can be accommodated by the existing services.
 - (e) Braeside, as shown as Lots 1-24 in the Concept Plan in Appendix 8.4, and that only one residential unit may be established on each site. *[Amended by Plan Change 9, 31/08/2009, C199/2000, 12 & 18/12/00]*
 - (f) *[Deleted by Plan Change 3, 1/9/2008]*
 - (g) Outram at a density of not less than 3500 m² of site area per residential unit provided that there shall be a maximum number of nine allotments, excluding the access allotment, and that only one residential unit may be established on each allotment (ie maximum of nine residential units in total). No building shall be erected within the View Shaft Protection Area marked 'A' in the zone. *[Inserted by C55/2001]*
 - (h) Leith Valley between Patmos Avenue and State Highway 1 Northern Motorway, at a density of not less than 2000 m² of site area per residential unit, provided that there shall be a maximum number of 34 allotments in the zone, excluding access allotments, and that only one residential unit may be established on each allotment (ie maximum of 34 residential units in total). *[Inserted by C114/2001]*
 - (i) Cove Extension at a density of not less than 2000 m² of site area per residential unit. There will be a maximum number of five allotments with no more than one dwelling per allotment. *[Inserted by C174/2001]*
 - (j) North-East Valley at a density of not less than 3000 m² of site area per residential unit. *[Inserted by C207/2001]*
 - (k) Waldronville at a density of not less than 4000 m² of site area per residential unit. *[Inserted by C205/2001]*
 - (l) Mission Cove at a density of not less than 2000 m² of site area per residential unit. There shall be a maximum number of five allotments with no more than one dwelling per allotment and all buildings contained within building platforms established through subdivision consent. *[Inserted by C24/2002]*

- (m) Wakari - a maximum of 21 residential units at a density of not more than one residential unit per allotment, shown as Residential Lots 1 to 14 and 1P to 7P in the Concept Plan in Appendix 8.1. There shall be no building in Lot 15. Where a building platform is shown in the Concept Plan the residential unit shall be positioned within that platform. Covenanted planting strips labelled A to R shown in the Concept Plan and a planting strip of 6m width along the top of the main escarpment (ie along the boundaries of lots 6, 8 and 11) shall provide a screen consisting of evergreen plant species (growing to 5 – 6 m in height) which are in keeping with the character of the area. Covenanted planting strips A to D shall be planted in native species. The 3m wide covenanted planting strips labelled S to V shown in the Concept Plan shall provide a landscaping strip consisting of plant species (growing to 5 – 6 m in height) which are in keeping with the character of the area. (Note: The planting strips labelled S to V are intended to provide a softening effect rather than screening the sites) *[Inserted by C68/2002]*
- (n) Abbotsford Residential 6 Zone at a density of not less than 800m² of site area per residential unit or, alternatively, at a density of not less than 400m² of site area per residential unit within the regions marked 'Subzone A' on the annexed Grandvista Estate Structure Plan, provided that units proposed at this alternative density comprise attached, multi-level dwellings. *[Inserted by Plan Change 4, 3/3/08]*
- (o) East Taieri Structure Plan Area at a density of not less than 750m² of site area per residential unit or, alternatively, at a density of not less than 300m² of site area per residential unit within the region marked 'Area A' on the annexed East Taieri Structure Plan, provided that no more than 20% of the land used for residential purposes within 'Area A' is at the alternative density. *[Inserted by Plan Change 15, 1/02/2010]*
- (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. In the Wakari Residential 6 zone, where a building platform is shown in the Concept Plan in Appendix 8.1 the accessory buildings shall be positioned within that platform *[Amended by Variation 6, 18/10/00 and C68/2002]*
- (iv) Signs permitted in this zone are specified in the Signs Section.

Rule 8.12.2 Conditions Attaching to Permitted Activities

(i) Minimum Yards

- (a) **For all sites except the East Taieri Residential 6 Zone south of Cemetery Road, and East Taieri Residential 6 Zone between McFadden Drive and Wingatui, the Wakari Residential 6 Zone and the Abbotsford Residential 6 Zone** *[Amended by Plan Change 4, 3/3/08 and Plan Change 15, 1/02/2010]*
 - (i) Front Site
 - (a) Front Yard 4.5 m
 - (b) All Other Yards 2.0 m
 - (ii) Rear Site
 - (a) All Yards 2.0 m

- (b) **For the East Taieri Residential 6 Zone south of Cemetery Road and the East Taieri Residential 6 Zone between McFadden Drive and Wingatui** *[Amended by Plan Change 15, 1/02/2010]*
- (i) Front Site
- | | | |
|-----|-----------------|-------|
| (a) | Front Yard | 9.0 m |
| (b) | All Other Yards | 6.0 m |
- (ii) Rear Site
- | | | |
|-----|-----------|-------|
| (a) | All Yards | 6.0 m |
|-----|-----------|-------|
- (c) **For the Wakari Residential 6 Zone** *[Inserted by C68/2002]*
- (i) All Sites
- | | | |
|-----|-----------|-------|
| (a) | All Yards | 6.0 m |
|-----|-----------|-------|
- (d) **For the Abbotsford Residential 6 Zone** *[Inserted by Plan Change 4, 3/3/08]*
- (i) Front Site
- | | | |
|-----|-----------------|-------|
| (a) | Front Yards | 6.0 m |
| (b) | All Other Yards | 2.0 m |
- (ii) Rear Site
- | | | |
|-----|-----------|-------|
| (a) | All Yards | 2.0 m |
|-----|-----------|-------|
- Except that where a site shares a boundary with the adjoining Residential 1 Zone, adjacent to Lots 1, 7, 11 & 14 DP 2469, then the minimum yard along this boundary shall be 4.0m.
- (ii) **Height Plane Angle**
63° (1 to 2 yard to height ratio).
- (iii) **Maximum Height**
9 m.
- (iv) **Maximum Site Coverage** *[Amended by Plan Change 4, 3/3/08 and Plan Change 15, 1/02/2010]*
- (a) For all sites except the Abbotsford Residential 6 Zone, and the alternative density sites (300 m²) in 'Area A' of the East Taieri Structure Plan Residential 6 Zone, the maximum site coverage shall be 30% of site area.
- (b) For the Abbotsford Residential 6 Zone, the maximum site coverage shall be 40% or, alternatively, 60% within the regions marked 'Subzone A' on the annexed Grandvista Estate Structure Plan, provided that the units proposed at this alternative density comprise attached, multi-level dwellings.
- (c) For the alternative density sites (300 m²) in 'Area A' of the East Taieri Structure Plan Residential 6 Zone, the maximum site coverage shall be 50% of site area. For rear sites, maximum site coverage shall be 50% of site area excluding the access leg. *[Amended by Plan Change 10, 18/1/11]*
- (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]*
- (vi) **Separation Distances** *[Amended by Plan Change 15, 1/02/2010]*
For all sites, except in the East Taieri Residential 6 Zone south of Cemetery Road, and East Taieri

Residential 6 Zone between McFadden Drive and Wingatui, development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 4 m.

In the East Taieri Residential 6 Zone south of Cemetery Road, and East Taieri Residential 6 zone, between McFadden Drive and Wingatui, development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 12 m.

(vii) **Minimum Car Parking**

On-site car parking shall comply with the performance standards in Section 20 (Transportation) and shall be provided on the following basis:

(a) **Residential Activity**

- (i) 1 car park per residential unit up to and including 150 m² gross floor area (excluding garaging areas).
- (ii) 2 car parks per residential unit greater than 150 m² gross floor area (excluding garaging areas).
- (iii) 1 visitor car park per 5 residential units.
- (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive. *[Amended by Variation 6: 18/10/00]*

(b) **Recreational Activity**

- (i) 1 car park per 750 m² of site area.

(viii) **Loading and Access**

No requirements for loading. Access requirements shall comply with the performance standards in Section 20 (Transportation).

(ix) **Signs**

Refer to the Signs Section.

(x) **Noise, Glare, Lighting and Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(xi) **Minimum Site**

(a) **Minimum Area for Front and Rear Sites (excluding the access leg)** *[Amended by Plan Change 10, 18/1/11]*

- (i) East Taieri south of Cemetery Road 2000 m²
- (ii) East Taieri between McFadden Drive and Wingatui 1000 m²
- (iii) Doctors Point 4000 m²
- (iv) Hawksbury 1000 m²
- (v) Braeside, as shown in the Concept Plan in Appendix 8.4, and only one residential unit per lot. *[Amended by Plan Change 9, 31/08/2009, C199/2000]*
- (vi) *[Deleted by Plan Change 3, 1/9/2008]*
- (vii) Outram
3500 m², provided that there shall be no more than nine allotments, excluding the access allotment, in the zone *[Inserted by C55/2001]*

- (viii) Leith Valley
2000 m² provided that there shall be no more than 34 allotments, excluding access allotments, in the zone *[Inserted by C114/2001]*
- (ix) Cove Extension
2000 m², provided that there shall be no more than five allotments within the zone *[Inserted by C174/2001]*
- (x) North-East Valley 3000 m²
[Inserted by C207/2001]
- (xi) Waldronville 4000 m²
[Inserted by C205/2001]
- (xii) Mission Cove
2000 m², provided that there shall be no more than five allotments within the zone *[Inserted by C24/2002]*
- (xiii) At Wakari there shall be no more than 21 residential allotments, the location and area of which shall be in accordance, more or less, with the Concept Plan in Appendix 8.1 *[Inserted by C68/2002]*
- (xiv) Abbotsford *[Inserted by Plan Change 4, 3/3/08]*
 - (a) **Allotments to be:** 800m²
 - (b) Alternatively, within the regions marked 'Subzone A' on the annexed Grandvista Estate Structure Plan, provided that units proposed at this alternative density comprise attached, multi-level dwellings, then: 400m²
- (xv) East Taieri Structure Plan Area *[Inserted by Plan Change 15, 1/02/2010]*
 - (a) Allotments to be: 750m²
 - (b) Alternatively, within the region marked 'Area A' on the annexed East Taieri Structure Plan, provided that no more than 20% of the land used for residential purposes within 'Area A' is at the alternative density, then: 300m²
- (xvi) East Taieri Structure Plan Residential 6 Zone *[Inserted by Plan Change 15, 1/02/2010]*
 - (a) Flood risk – Specified Floor Level Area identified in the East Taieri Structure Plan in Appendix 8.5
Any residential until within the 'Specified Floor Level' area shall have the finished floor levels for dwellings above the 1:50 year floor level in accordance with the New Zealand Building code.
 - (b) Stormwater Detention Areas
No landscaping shall be implemented, or structures constructed, within any stormwater detention area shown on the structure plan, that has the effect of diverting water or reducing the storage capacity of the detention area.
- (b) **Minimum Frontage**
 - (i) Front Site 3.5 m
 - (ii) Rear Site where access serves up to 3 residential units 3.5 m
 - (iii) Rear Site where access serves 4 or more residential units 6.0

(xii) **Home Occupation**

The area within any building used for home occupation(s) is limited to 50 m².

(xiii) *[Deleted by Plan Change 3, 1/9/2008]*

(xiv) **Wakari Residential 6 Zone**

(a) **Soils**

The high class soils on the sites shall be retained within the boundaries of the Zone.

(b) **Services**

The water and waste services for Lot 7P shall not be laid through Covenant Areas (Bush Protection) shown on the Concept Plan in Appendix 8.1.

(c) **Fences**

A 7 strand wire stock-proof fence with fence posts at maximum spacing of 5m shall be provided and maintained along the boundaries shown on the Concept Plan in Appendix 8.1.

[Inserted by C68/2002]

(xv) **Abbotsford Residential 6 Zone**

(a) **Grandvista Estate Structure Plan**

As part of any application for resource consent to subdivide within the Abbotsford Residential 6 Zone, the applicants shall ensure compliance with the annexed Grandvista Estate Structure Plan and associated x-section diagrams, with particular regard to the following matters:

- (i) The location of the 'Subzone A' regions
- (ii) The location, alignment and formation of primary and secondary ('Home') roads
- (iii) The location and purpose of the reserve areas
- (iv) The location and the formation of pedestrian accessways
- (v) The location of the underpass / overbridge providing access across the main South Railway, and the pathway to North Taieri Road, The design of this structure will require consultation with Dunedin City Council, Ontrack, the Education Board, and Abbotsford School
- (vi) The location of the Special Control Area (Hazard)
- (vii) The location and formation of the 12m wide planted buffer corridor along the north-west boundary, adjacent to the Fulton Hogan quarry
- (viii) The location and formation of the fences shown along the north-east (main South Railway) and north-west (Fulton Hogan quarry) site boundaries
- (ix) The location of the clusters of existing Eucalyptus trees along the south-west boundary; which are to be protected via appropriate restrictive covenants for a 10 year period after subdivision

(b) **Dunedin City Council Discretion**

During the processing of any resource consent application or building consent application, within the Abbotsford Residential 6 Zone, Dunedin City Council retains discretionary control over the following matters:

- (i) The location and formation of any traffic calming devices along the primary or secondary roads
- (ii) The location and formation of any landscaping within the road corridors, reserve areas and pedestrian accessways, and the species and densities of any proposed plantings

(c) **Stormwater Management Plan**

Any resource consent application for subdivision and/or any application for building consent, applicable to land within the Abbotsford Residential 6 Zone, must be consistent with the approach detailed in the Grandvista Estate Stormwater Management Plan but adjusted to manage a 1 in 100 year rainfall event. Copies of the unadjusted Stormwater Management Plan are available from the Dunedin City Council.

(d) **Staging**

The progression of subdivision within the Abbotsford Residential 6 Zone shall occur in consecutive stages in a north-western direction from the existing Severn Street entrance.

(e) **Building Restriction Areas**

The following restrictions on building within the Abbotsford Residential 6 Zone apply:

- (i) No building, in which people reside, shall be erected within 20m of the centreline of the tracks of the Main South Railway. Garages, work sheds, etc may be constructed, provided that they are not attached to a residential unit.
- (ii) Any building, on any new site which shares a boundary with the existing Residential 1 Zone, to the south-east of the Abbotsford Residential 6 Zone adjoining Lots 1, 7, 11 and 14 DP 2469, shall be restricted to a maximum height of 5.5m above the existing ground level at the shared boundary, measured from the point of interest on the building to the closest point along the boundary (i.e. the height of any position on the building must be no greater than 5.5m above the existing ground level of the closest point along the Residential 1 boundary).

(f) **Hazard Area**

The area shown hatched red on the Grandvista Estate Structure Plan and labelled 'Special Control Area (Hazard)':

- Shall be registered on any new titles issued, by way of a consent notice, as being subject to land stability issues;
- Requires a comprehensive geotechnical investigation by a qualified geotechnical consultant into ground stability of the entire Special Control Area (Hazard) prior to the issue of any resource consent for subdivision creating sites within the Special Control Area (Hazard), and/or the issue of any building consent for any buildings on such sites; and
- Shall identify a minimum of one stable building platform per 1000m² of the Special Control Area (Hazard), less land used for roading or curtilage serving other residential sites outside this Area.

(g) **Construction Noise**

Any construction activity within the Abbotsford Residential 6 Zone, in relation to either land subdivision or dwelling construction (including associated driveways, landscaping, etc), shall be restricted to the period between 7am to 7pm on all days except Sunday, where no construction activity is permitted.

(h) **Double Glazing**

All habitable rooms in residential units situated on sites greater than 70m from the centreline of the Main South Railway shall have double glazing installed in all windows.

(i) **Fencing of Front Boundary**

The fencing (including walls) of any roadside boundary shall be restricted to a maximum of 1.2m in height.

(j) **Permeable Surfacing**

All sites within the Abbotsford Residential 6 Zone shall comprise permeable surfacing at a minimum of 30% of the total site area, and a minimum of 60% of any front yard. Permeable surfacing includes grass, vegetation, pebbles, woodchips, and any other material which will allow reasonable water penetration.

(k) **Planting**

Every new residential site created within the Abbotsford Residential 6 Zone shall include the planting of at least one tree selected from the list below. Any such tree shall be planted upon commencement of the associated residential activity, and shall be maintained throughout its natural life, and replaced with another from the species list if diseased or irretrievably damaged.

Betula pendula (Silver birch)
Betula papyrifera (Paper birch)
Alnus incana (Grey alder)
Alnus glutinosa (Black alder)
Alnus cordata (Italian alder)
Sophora microphylla (Kowhai)
Hoheria angustifolia (Narrow leaved lacebark)
Kunzea ericoides (Kanuka)
Northofagus solandri (Black beech)
Hoheria populnea (Lacebark)
Fuchsia excorticata (Native fuchsia)

(l) *[Deleted by Plan Change 11, 11/10/10]*

(m) **'Hush' Glazing**

All habitable rooms in residential units situated on sites within 70m of the centreline of the Main South Railway shall have 'hush' glazing installed in all windows.

Rule 8.12.3 Controlled Activities *[Deleted by Variation 6: 18/10/00]*

Rule 8.12.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted or controlled activity which does not comply with the conditions in Rule 8.12.2 of the Residential 6 Zone. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.
- (ii) In the Hawksbury settlement, the following activities are discretionary activities (restricted):
 - (a) Community Support Activity.
 - (b) Commercial Residential Activity.
 - (c) Commercial Activity.

In respect of (a) to (c) above, Council's discretion is restricted to the following matters:

- (a) Car parking, access and loading.
 - (b) Landscaping.
 - (c) Signage.
 - (d) Hours of operation.
 - (e) That effluent and stormwater from the proposed use can be accommodated by the existing services.
- (iii) Residential activity at a density of not less than 750m² of site area per residential unit, or at the alternative density (300m²) in 'Area A', on a site located in the East Taieri Structure Plan in Appendix 8.5 but not created pursuant to Rule 18.5.12. The Council's discretion is restricted to the extent to which the development does not comply with the East Taieri Structure Plan and Design Assessment Criteria in Appendix 8.5, unless other rules are also breached, in which case these rules can also be considered. [Inserted by Plan Change 15, 1/02/2010]

Rule 8.12.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Community Support Activity.
- (ii) Structures for recreational activities with a floor area greater than 25 m².
- (iii) Accessory buildings for discretionary activities.
- (iv) Any activity in the Hawksbury Settlement where effluent and stormwater from any proposed activity cannot be accommodated by the existing services.

Rule 8.12.6 Non-Complying Activities

- (i) Forestry Activity.
- (ii) Quarrying.
- (iii) Any activity not specifically identified as permitted, controlled or discretionary by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone those activities are undertaken.