

8 Residential

Introduction

Residential housing is a physical resource. This physical resource contributes to the social, economic and cultural wellbeing, health and safety of people. The type and condition of the physical housing resource and the services available within residential areas are important considerations in the District Plan provisions for residential housing. The type and location of the residential area in which people choose to live is an important determinant in the distribution of resources within the City.

The enhancement of the amenity of residential areas is important. The residential character of the different urban areas is a contributing part of amenity. Amenity must be maintained to enable residents to provide for their social, economic and cultural wellbeing and for their health and safety. The types of activities which take place in these areas are those directly related to the accommodation of people, and their health, welfare and education. Land use activities and development in residential areas which adversely affects the character and amenity of those areas is a major concern.

Since the advent of supermarkets and malls, many small retail shops and areas have closed, while others have declined. Apart from the residential infrastructure and residential activities, there are a number of non-residential activities such as dairies, halls, churches and schools, which fulfil the social needs of the residential area. This is recognised but not specifically provided for as these activities have existing use rights under section 10 of the Act.

In the context of this section, housing is an all encompassing term which comprises houses themselves (the physical resource), the groupings of houses into neighbourhoods, suburbs and townships (the residential areas), and the structures and facilities that service housing areas, for example roads, water, drainage and other service infrastructure. Housing areas occupy only about 2% of the total area of the City, but cover more than half of built up urban areas.

The present housing resource is variable in terms of type, location, age, condition and ability to meet the changing needs of the City's residents. It is made up of some 45,000 dwelling units. Although there is considerable variety in house size and type, the majority are single unit houses on their own individual sites. The existing housing resource represents the cumulative development decisions of 150 years. Consequently, some areas and some individual buildings have important heritage and historic values.

The manner in which dwellings are grouped and the characteristics of those groups are also important aspects of housing. Residential areas may be suburbs, communities, towns or settlements. These residential areas have different levels of servicing and amenity. The amenity of residential areas relates to sites, streets and neighbourhood areas. The density and type of residential development (single unit), heritage and townscape aspects, and general pleasantness of the area are also distinguishing features. The protection and enhancement of residential amenity, including residential character, is an important means to sustain the quality of residential areas. Some residential areas are of economic importance to the City, a good example of which is the residential area adjoining the Campus.

Amenity associated with residential housing and residential areas includes the use of plantings and landscaping, the space between buildings, the width of roads and the contribution they make to the open space, the density of development on a site, the height, bulk and location of buildings. It is the combination of these qualities and features which creates the amenity and defines the character of an area.

Although most development decisions are made at the individual site level, the potential for individual developments to have cumulative effects on residential areas must be recognised. All residential areas should have access to facilities and services which contribute to the health, safety and wellbeing of people and communities.

The integrity and coherence of residential areas should not be compromised by diversion of resources into unnecessary expansion of housing areas outside the urban/rural fence. Expansion of housing into new areas must be matched to the future overall demand for additional houses in the City in order to efficiently manage the infrastructural resource.

8.1 Significant Resource Management Issues

Issue 8.1.1

The amenity of the residential area can be adversely affected by land use activities and development.

Objectives: 8.2.1, 8.2.7

Policies: 8.3.1, 8.3.2, 8.3.8 - 8.3.10

Explanation

The amenity of a residential area contributes positively to the pleasantness and coherence of an area. This amenity must be protected in order to maintain and enhance the value of those areas for residential purposes. Some activities are not appropriate in residential areas because of their adverse effects. Activities which may have adverse effects and detract from amenity must be controlled to ensure the maintenance and enhancement of amenity values. Adverse effects have already occurred around the residential edge of the Central Activity Zone where commercial activities have displaced residential activities.

Maintaining the residential amenity and the physical housing resource enables people and communities to provide for their social, economic and cultural wellbeing.

Issue 8.1.2

The scale and nature of activities can result in adverse effects on the special amenity values of rural townships and settlements.

Objective: 8.2.2

Policies: 8.3.2, 8.3.6, 8.3.7, 8.3.9

Explanation

The scale and nature of activities in rural townships and settlements can have adverse effects on the amenity values that make these places special. The quality and characteristics of amenity include low density for self-servicing, open space, high landscape values and predominantly rural surroundings. Loss of, or change in, any of these qualities and characteristics may result in a consequential change in the quality and character of rural townships and settlements.

Issue 8.1.3

Housing in the residential area adjacent to the Campus is essential to sustain the potential of the Campus area.

Objective: 8.2.3

Policy: 8.3.3

Explanation

The residential housing stock surrounding the Campus is a strategic resource as it contributes to the sustainability of the tertiary institutions. Reduction of this physical housing resource would diminish the attractiveness of the City as an educational centre and threaten the sustainability of its economy. The residential area surrounding the Campus provides an important lifestyle choice for students which contributes to the area's attractiveness. In the past, this physical resource has been eroded by commercial activities, campus expansion and by road deviations.

Issue 8.1.4

New residential development beyond the urban/rural fence can have a detrimental effect on the sustainability of the urban service infrastructure.

Objective: 8.2.4

Policies: 8.3.4, 8.3.5, 8.3.8

Explanation

New residential developments can place new and increased demands on existing urban service infrastructure. These demands have the potential to lead to upgrading or extensions to existing services in an inefficient manner. This poses a monetary cost, and a reduction in the quality of service. Extensions to the water supply system, for example, may lead to reduced pressure. Development and land use activities need to be managed to ensure the long term sustainability of the urban service infrastructure.

Issue 8.1.5

Activities can result in adverse effects on heritage buildings, sites and townscape precincts in residential areas.

Objective: 8.2.5

Policy: 8.3.12

(Refer to Townscape Section)

Explanation

Buildings, sites and precincts with heritage, townscape and amenity values provide a sense of continuity from the past to the present and form part of our cultural and built heritage. The loss of such features, precincts and items from their locational contexts leads to a loss of amenity and often the loss of aesthetic coherence and identity within a residential community.

Issue 8.1.6

Recreational activities can have both beneficial and adverse effects on the amenity of areas throughout the City.

Objective: 8.2.6

Policy: 8.3.11

Explanation

Recreation areas contribute to amenity throughout the City. The activities which occur in these areas can result in adverse affects which impact on amenity and the health, safety and wellbeing of residents.

8.2 Objectives

Objective 8.2.1

Ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.

Issue: 8.1.1

Policies: 8.3.1, 8.3.2, 8.3.7, 8.3.9, 8.3.10

Explanation

The Act requires the Council to have particular regard to the maintenance and enhancement of amenity values. The character of residential areas contributes to amenity and is derived from housing types and urban design. Amenity values in residential areas arise from access to sunlight, density, adequate parking, privacy, peace and quiet, landscaping and space between buildings. These values contribute to residential areas as pleasant places to live. It is essential that these values be maintained and in some instances enhanced to sustain the efficient use of the housing resource and contribute to the health, safety and wellbeing of the residents.

The adverse effects on the amenity values of residential areas by non-residential activities must be avoided, remedied or mitigated. The careful location within Residential Zones of related activities can contribute positively to the residential area. The control of the scale and design of such buildings, the scale of proposed activities and the avoidance, remedying or mitigation of potential adverse effects must be managed in a manner which recognises, and does not detract from the amenity of the Residential Zone.

Objective 8.2.2

Ensure that activities do not adversely affect the special amenity values of rural townships and settlements.

Issue: 8.1.2

Policies: 8.3.6, 8.3.9

Explanation

The Act requires the Council to have particular regard to the maintenance and enhancement of amenity values. Rural townships and settlements are identified by the Council as having special amenity values which distinguish them from the main urban areas. The qualities and characteristics of this amenity include low density and open space, high landscape values and predominantly rural surroundings. It is these qualities and characteristics that make these places special and attractive as places to live.

Objective 8.2.3

Ensure that the housing resource adjacent to the Campus is protected from the adverse effects of competing land use activities.

Issue: 8.1.3

Policy: 8.3.3

Explanation

It is recognised that the Campus makes a significant contribution to the community's physical and economic resources and the wellbeing of the City's residents. The residential area immediately adjacent to the Campus is a strategic physical resource that contributes to the efficiency and character of the Campus. The protection of this physical housing resource from competing land use activities ensures its retention for Campus-related residential accommodation in close proximity to the Campus.

Objective 8.2.4

Ensure that the existing urban service infrastructure servicing residential areas is sustained for the use of future generations.

Issue: 8.1.4

Policies: 8.3.5, 8.3.6, 8.3.8

Explanation

The urban service infrastructure of residential areas is a significant physical resource which contributes to the efficient and effective functioning of communities. It is imperative that this resource be sustained for future generations in a manner that is affordable. To ensure that the quality of the urban service infrastructure is sustained, it is essential to avoid all unnecessary upgradings or extensions.

Objective 8.2.5

Recognise and conserve townscape precincts, historic buildings and historic sites in residential areas.

Issue: 8.1.5

Policy: 8.3.12

Explanation

The Act requires the Council to have particular regard to the recognition and protection of the heritage values of buildings and sites. Council believes that the heritage values of residential buildings, heritage sites and townscape precincts provide a sense of continuity from past to present and are significant physical resources which are an integral part of the City's environment.

Objective 8.2.6

Recognise the positive effects of recreational activities while ensuring that their adverse effects are avoided, remedied or mitigated.

Issue: 8.1.6

Policy: 8.3.11

Explanation

Recreational activities are recognised as contributing to the social and cultural wellbeing and the health and safety of the community. These activities can have adverse effects on the environment of an area in which they are located. These adverse effects need to be avoided, remedied or mitigated to maintain or enhance the amenity values of an area.

Objective 8.2.7

Recognise that some community support activities contribute to the maintenance and enhancement of residential character and amenity.

Issue: 8.1.1

Policy: 8.3.10

Explanation

Some non-residential activities provide valuable community support within residential neighbourhoods, enabling people to provide for their social and cultural wellbeing and for their health and safety in close proximity to their place of residence. Such non-residential activities may be appropriate to and compatible with the character and amenity of residential areas, but care needs to be taken to ensure that any adverse effects are avoided, remedied or mitigated. Those already in existence are recognised by virtue of section 10 of the Act.

Principal Reasons for Adopting Objectives

Inappropriate land use activities can have a major adverse effect on the amenity and character of residential areas and rural townships. These adverse effects must be avoided, remedied or mitigated to maintain or enhance the amenity values and existing character of these areas. However, it is recognised that some non-residential activities do make a positive contribution to the social and cultural wellbeing of people and the community.

The residential area near the Campus contributes to the vitality of the Campus and its location is an attraction to students from other centres. The protection of this strategic physical housing resource helps ensure that these educational facilities will be available for the present and reasonably foreseeable needs of future generations.

The management of the existing service infrastructure in residential areas is important to ensure that the needs of future generations are met.

The townscape and heritage of the City is a finite resource which can be adversely affected by those activities which will cumulatively degrade the cultural and amenity values of residential areas. The retention and protection of this physical resource will benefit current and future generations and continue to contribute to the social and cultural wellbeing of the residents.

8.3 Policies

Policy 8.3.1

Maintain or enhance the amenity values and character of residential areas.

Objectives: 8.2.1, 8.2.7

Methods: 8.4.1, 8.4.2

Explanation

The amenity values of residential areas may be affected by development, redevelopment or activities that take place in these areas. These amenity values include the following:

- (a) The set back of buildings from the street frontage.
- (b) The space between buildings created by yards, building separation in multi unit developments, and the amount of private and collective amenity open space available for each unit in multi-unit developments and its location.
- (c) The height of the building with regard to other buildings in the immediate vicinity.
- (d) The penetration of sunlight to a site and building.
- (e) The amount and scale of landscaping in and around a site.
- (f) The formation of the street (grass berms, trees, formed road widths and footpaths) and the amount of traffic which utilises the street.
- (g) The adequate provision of car parking for each development, its location and visual effect on the environment.
- (h) The residential character of the neighbourhood.
- (i) The condition of buildings, landscaping and roads in the neighbourhood.
- (j) The proximity to services such as shops and community support activities.

The loss or lack of any of these qualities and characteristics lowers the total amenity value, which can also be affected by other environmental problems such as noise, lighting and glare. Their retention or enhancement helps maintain it and raises the quality of an area and contributes to the health, safety and wellbeing of the community.

Policy 8.3.2

Encourage the maintenance of the residential amenity in neighbourhoods and areas by managing the coordination of the subdivision of land.

Objective: 8.2.1

Methods: 8.4.1, 8.4.2, 8.4.7 [Amended
by C17/2008, 12/02/08]

Explanation

The subdivision of land does not physically change the form or character of land. It does lead to change because development is constrained by boundary patterns, widths of frontages and site areas. While existing subdivision patterns cannot easily be controlled or moulded, the relationship of site area and frontage can. The management of this process will enable some protection of amenity and character.

Policy 8.3.3

Protect the housing resource in the residential area near the Campus from the adverse effects of competing land use activities and allow for the maintenance and further development of housing.

Objective: 8.2.3

Method: 8.4.1

Explanation

The availability of residential housing in the vicinity of the Campus in North Dunedin provides a variety of housing for students and other people in very close proximity to the Campus. There is intense land use competition between student accommodation and other uses. This competition resulting in the loss of existing housing resources must be averted. The long term viability of the Campus is a key part of the City's sustainability.

Policy 8.3.4

Ensure that the density of new development does not exceed the design capacity of the urban service infrastructure.

Objective: 8.2.4

Method: 8.4.1

Explanation

Much of the City's urban service infrastructure has been designed to meet a population density of 35 persons per gross hectare throughout the City. Future development, including infill housing, must not be allowed to develop at a density which would require a major urban service infrastructure upgrade to cope with increased densities. The physical urban service infrastructural resource must be managed in a way and at a rate which sustains that resource for future generations.

In some areas such as the north and central areas of the City, higher urban service infrastructural capacity exists and can cope with higher densities.

Policy 8.3.5

Restrict the density of subdivision and new residential development in areas in which water supply is currently inadequate.

Objective: 8.2.4

Method: 8.4.1

Explanation

The areas of Corstorphine, Kew and St Clair are marked on the District Plan Maps as 'Restricted Water Supply Area'. In these areas the current water supply is unable to sustain any significant increase in the existing residential density without causing major disruption to existing users. The Council proposes to upgrade the water supply system for these areas as part of its water supply strategy.

Until this upgrade is in place, development must be restricted to ensure sustainable management of the existing resource. Resource consent may be granted for a proposed residential subdivision or multi-unit housing development where adequate conditions can be imposed to avoid, remedy or mitigate the adverse effects on the area's water supply.

Policy 8.3.6

Ensure that development in rural townships and settlements does not exceed the limitations of the urban service infrastructure.

Objective: 8.2.2

Method: 8.4.1

Explanation

The development potential of many rural communities is limited by the extent and capacity of the urban service infrastructural support. To allow development beyond this capacity would place pressure on the Council to provide uneconomic extensions to the urban service infrastructural facilities.

Policy 8.3.7

Ensure that all development in unserviced residential areas makes adequate provision for the disposal of effluent on-site without having any adverse effects on the environment.

Objective: 8.2.1

Method: 8.4.1

Explanation

There are several unserviced settlements situated in the City. Before allowing any residential development, provision for the disposal of all effluent, including sewage and stormwater, must be made to ensure that there is no adverse effect on the environment beyond the site boundaries. This will help protect the quality of the environment for future generations and maintain amenity.

Policy 8.3.8

Within the urban/rural fence, provide for urban settlement in those areas where the urban service infrastructure can absorb additional development.

Objective: 8.2.4

Method: 8.4.1

Explanation

Proposed development locations need to be assessed in terms of existing and planned urban service infrastructure capacity and the ability of that infrastructure to absorb future extensions. The present and future urban service infrastructure must be developed and managed in such a way as to sustain it for future generations.

Policy 8.3.9

Recognise and retain views of rural surroundings from the urban areas, rural townships and settlements.

Objectives: 8.2.1, 8.2.2

Methods: (Refer to Rural, Townscape, and Landscape Sections)

Explanation

The rural outlook is part of the appeal and amenity of rural townships, settlements and parts of the major urban areas. The Council recognises this amenity and proposes to manage these areas by retaining this feature.

Any encroachment of the built environment into the areas which encompass this outlook would cumulatively degrade it.

Policy 8.3.10

Provide for community support activities within residential areas.

Objectives: 8.2.1, 8.2.7

Method: 8.4.1

Explanation

Community support activities enable the community to provide for its health, safety and wellbeing. These activities need to be recognised and provided for within residential areas, although care needs to be taken to avoid, remedy or mitigate any adverse effects that may result. Community support activities attract significantly greater levels of activity than purely residential uses. This is primarily due to the size of the buildings accommodating such facilities, the number of people using them and the frequency with which they are used. These effects have the potential to reduce the levels of neighbourhood amenity.

Policy 8.3.11

Provide for recreational activities within the Residential Zones while managing their adverse effects.

Objective: 8.2.6

Methods: 8.4.1, 8.4.2

Explanation

Recreational activities have been provided for because of the positive effects they have on residential amenity. However, adverse effects of recreational activities, such as noise and traffic, need to be managed to maintain or enhance the amenity values of a residential area.

Policy 8.3.12

Recognise and protect the heritage quality of the City's identified residential buildings and residential townscape precincts, facilitate the continued usefulness of the buildings themselves, and recognise, protect and preserve the heritage contained in archaeological sites within the City.

Objective: 8.2.5

Method: (Refer to Townscape Section)

Explanation

The heritage values of residential buildings and residential townscape precincts are part of the City's special character. This benefits the citizens and enhances the tourism appeal, long term sustainability of the City and preserves the special character of these heritage buildings and sites for present and future generations.

Policy 8.3.13

Provide for Papakaika housing on Maori land.

Objective: 5.2.5

Explanation

The desire to develop papakaika housing on Maori land is an expression of the importance of maintaining the ancestral links to which those lands relate. The development of papakaika housing is one aspect of the traditions and cultural preferences of Manawhenua recognised in the District Plan. Provision for this type of activity is appropriate, provided adequate means of disposing of effluent is made, issues of land stability and protection and landscape features are considered, along with any other matters which may adversely affect the environment.

Policy 8.3.14

Recognise and provide for existing Manawhenua marae and their associated activities within the City.

Objective: 5.2.5

Explanation

There are two existing Manawhenua marae within the City. Of these, the Otakou Marae is in the Residential 5 Zone. These provide cultural and spiritual support for Maori in the Otago Land District. These facilities are recognised and provided for within the District Plan.

Policy 8.3.15**Provide for Commercial Residential Activities within identified areas.***Objective:* 8.2.1*Method:* 8.4.1*[Inserted by Consent Order 26 August 2003]***Explanation**

Commercial residential activity is appropriate in some residential areas to accommodate visitors to Dunedin, provided that any effects of the activity which are more than minor can be avoided, remedied or mitigated. In some zones commercial residential activity is a discretionary unrestricted activity to enable assessment of all potential effects. Greater provision for commercial residential activity has been made in specifically identified locations where it is compatible with the character of the area and the effects can be most easily accommodated. In these locations some flexibility in performance standards may be appropriate provided any adverse effect does not compromise the wider character and amenity of those locations.

Principal Reasons for Adopting Policies

These policies manage residential areas by controlling the adverse effects of activities, and make no provision for non-residential activities where they do not provide for the health, social and cultural wellbeing of the community and do not support the residential use of the area. The maintenance or enhancement of the amenity and character of residential areas provides for the health, safety and wellbeing of the community.

The Campus is one of the City's important strategic resources and the nearby residential area is a dominant feature of the attractiveness of the Campus. In recognising the strategic importance of this residential resource, the Council is providing for the reasonably foreseeable needs of future generations.

Community support activities are recognised as activities which may locate in residential areas. The management of the adverse effects of these and other activities ensures the maintenance of residential character and amenity.

The rural landscape visible from residential areas is important and contributes to the amenity and character of residential areas, and of the City as a whole. The fragmentation of the rural landscape detracts from amenity, and any adverse effects of activities which restrict rural views and surroundings need to be avoided, remedied or mitigated.

Some rural townships have limited urban service infrastructure. Management of this physical resource is needed to ensure that development does not exceed the capabilities of that infrastructure.

Historic buildings, precincts and archaeological sites are an important part of the City's heritage and must be protected from any adverse effects.

The provision of papakaika housing and marae on Maori land recognises the important cultural and spiritual needs of Manawhenua in the City.

8.4 Methods of Implementation

In addition to the zoning and rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

Method 8.4.1 Zoning

A system of residential zones is used to distinguish various areas and neighbourhoods which have similar characteristics. Some areas have different levels of urban service infrastructural support.

Policies: 4.3.7, 8.3.1 - 8.3.8, 8.3.10, 8.3.11

Method 8.4.2 Management Plans

Council and the Department of Conservation prepare management plans which include policies for managing activities in reserves.

Policies: 4.3.6, 8.3.1, 8.3.2, 8.3.11

Method 8.4.3 Advice and Guidelines

Produce design guidelines for medium density infill and multi-unit development, in consultation with stakeholders, to promote the maintenance and enhancement of amenity and residential character in higher density residential zones.

Provide urban design and architectural advice on best practice for infill and multi-unit residential development and encourage developers to seek design advice from qualified professionals.

Policies: 8.3.1, 8.3.3

[Inserted by Variation 12: 7/5/03]

Method 8.4.4 Information, Education and Public Awareness

Increase public awareness of the contribution of urban design to the quality of the environment by promoting and recognising good design practice.

Provide publicity and information on the environmental obligations of both tenants and property owners to assist in the avoidance of adverse effects in higher density residential zones.

Policies: 8.3.1, 8.3.3

[Inserted by Variation 12: 7/5/03]

Method 8.4.5 Promotion and Liaison

Encourage the retention of mature trees and existing vegetation where possible in higher density residential zones. Additional landscaping by planting of appropriate tree species and other vegetation will also be encouraged.

Liaise with stakeholder groups on approaches to infill and multi-unit development which improve the quality of such developments in residential areas.

Policies: 8.3.1, 8.3.3, 15.3.1

[Inserted by Variation 12: 7/5/03]

Method 8.4.6 Improvement and Enhancement Programmes

- (i) Provision of parking facilities in residential areas around the Campus.
- (ii) The implementation of streetscape improvements to enhance amenity.
- (iii) Support for renewal programmes for streetscape improvements.
- (iv) Implementation of appropriate landscaping and street tree planting.

Policies: 8.3.1, 8.3.3

[Inserted by Variation 12, 7/5/03]

Method 8.4.7 Structure Plans

Structure plans will be used to guide the development or redevelopment of a particular area and may include defining the future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation networks), and other key features for managing the effects of development.

Policies: 8.3.2

[Inserted by C17/2008, 12/02/08]

Principal Reason for Adopting Methods

Zoning defines areas and allows for the grouping of neighbourhoods with similar amenity values and characteristics. Using this method enables the Council to recognise these features and ensure their retention by requiring specific rules and performance standards for each residential zone. This method also provides a measure of certainty for people.

Management plans provide a means to guide and control activities on reserves. Reserves contribute to the community's health and wellbeing and are an important amenity for an area. Management plans are internally focused and help ensure reserves are retained for recreational purposes.

Designing quality infill and multi-unit developments is multifaceted and complex. While compliance with the District Plan rules will maintain amenity "bottom lines" it will not necessarily ensure a good design result that is sympathetic to existing residential character and which enhances residential amenity. Guidelines are useful in providing information on good design solutions that will assist in achieving development that is sympathetic to the particular qualities of the site location and neighbourhood and the maintenance and enhancement of amenity. Guidelines are to assist property owners, developers and designers to recognise principles and issues to be considered in producing a sympathetic design. Specific design advice should be sought from qualified professionals.

Publicity and information can assist in raising public awareness and informing occupiers of their environmental obligations in respect of noise, rubbish and other nuisances and may also assist in avoiding conflict and adverse impacts on amenity.

In higher density residential areas where there is multi-unit and infill development trees and vegetation provide a natural element that assists in softening the visual impact of new developments. Encouragement to retain mature trees and existing vegetation where possible, and to provide additional landscaping, will assist in maintaining the quality of the environment.

While the District Plan rules set the framework for managing the effects of development other non-regulatory means are of value in maintaining and enhancing amenity. Liaison with stakeholders will identify non-regulatory approaches for the promotion of responsible development. Improvement programmes are also a useful method of enhancing amenity in specific areas.

It is intended that the combination of non-regulatory methods and rules will provide for the maintenance and enhancement of the quality of residential environments.

[Amended by Variation 12: 7/5/03]

8.5 *Zone Descriptions*

Residential 1

This area covers a large proportion of the suburban residential zone. Sites are reasonably uniform in shape and size and the typical development is a single or two storey house surrounded by lawns and gardens. This zone includes the majority of Dunedin's middle and outer suburbs and many of the settlements that lie within the City, which are in effect 'town in country'.

One of the most significant and important characteristics of this zone is the dominance of single dwelling developments. This, in combination with the low density of development, allows significant open areas which have been landscaped and used for on-site recreation. Large trees are common in this zone and these contribute to the amenity. There are still areas of relatively undeveloped land which provides an excellent green belt. This land is usually reserve or land which is difficult or uneconomic to develop.

There has been some multi-unit development in this zone, including special housing such as elderly persons and retirement units. In recent years there has been pressure for infill development. The increase in density and scale of development is sufficiently spread not to have significantly altered the underlying character of this residential zone. The cumulative effect of these developments will change the residential character.

Apart from community support activities, few non-residential activities are located within this zone. This absence of non-residential activity helps to retain the residential character which is an important and integral part of the zone's amenity.

This area comprises of three distinct housing characteristics reflective of the time they were constructed being: the pre-war period (prior to 1930s); the post-war period (between 1940s and 1970s); and within the last 20 years.

The average size of dwellings erected within the last 20 years has increased compared to most of those erected during the pre and post-war periods, and this is most evident in areas such as Waverley and the newer parts of Mosgiel. As a result of this and the reduction in the size of sites, site coverage has also increased to about 30%.

Generally, housing developments in this zone have large front and rear yards which are used for gardens and on-site recreation. On-site private recreation complements the access the community has to public areas such as parks, beaches, reserves and the Town Belt. This access is seen as a priority in order to maintain the health and wellbeing of the community. As a result of the low site coverage and extensive open space, there is significant space between buildings. This space between buildings contributes to the privacy for each development as well as providing for sunlight penetration and mitigates the adverse effects of shading.

On-site car parking is generally available due to the relatively recent development of these areas, particularly for those developments in the last 20 years, and the requirements of previous plans to provide such a facility. The provision of on-site parking has added significantly to the character and amenity of the residential zone both in terms of residents' ability to have direct access to their property and the enhancement of the visual street amenity of open and uncluttered accessways.

Housing development in the Residential 1 Zone is characterised by:

- Front yards generally more than 4.5 m deep which are landscaped with trees and/or gardens.
- Side yards of 1.8 m or more giving a reasonable space between buildings.
- Single-storeyed, single-unit developments.
- Rear yards capable of accommodating large trees.
- Low site coverage (25%).
- A variety of dwelling sizes.

These features help maintain the character of the zone contribute to the high amenity values in the zone.

Residential 2

The flat areas of South Dunedin were closely settled during the early period of the City's development. These areas are now quite distinct in character and are different from those in North Dunedin. In South Dunedin there has been some loss of residential land to commercial, industrial and roading activities. In addition, a considerable amount of multi-unit redevelopment has taken place. These housing areas are not subject to the same pressure from non-residential development as those in North Dunedin. South Dunedin provides one of the City's few areas of housing on flat land which is close to facilities such as shopping and public transport. For these reasons it has become a popular area for development of housing suited for elderly people.

This area has the largest concentration of ownership flats in the City area. This characteristic is partly due to the age, size of site, condition of some dwellings in the area, flat sites and proximity to bus routes and shops. Non-residential activity is more prevalent in some areas and there is some pressure for its further expansion. Some isolated industrial sites have been developed for residential uses. Community support activities exist in this residential zone and are traditionally linked and accessible to the established commercial areas. Some commercial residential activities are located primarily along major traffic routes.

The average size of residential sites is smaller than those in other residential zones. This area generally has narrower streets with sites having a smaller front and rear yard. Side yards of 900 mm to 1 m are common. The domination of single-storeyed structures keeps development in scale. Small areas of amenity open space and narrow road widths impact on the amount of space available for recreation.

On-site parking is difficult given the site coverage, small front yards and small narrow sites. This lack of on-site parking opportunity has increased the pressure on limited kerb side parking in some areas. The visual appearance of streets appears cluttered and detracts from the overall amenity of the area.

Development in the Residential 2 Zone is characterised by:

- Medium to small front yards, generally up to 3 m deep.
- Side yards less than 1 m giving little space between buildings.
- Large number of small sites.
- Medium number of multi-unit developments.
- Medium to high site coverage (40%).
- Smaller dwelling size
- High population density.
- Lack of off-street parking.

Residential 3

This residential zone extends from St Andrew Street to Duke and Brook Streets and is split by the Campus Constituent Institutions. Over the years, educational facilities, light industrial and service activities have encroached into the surrounding residential area which was originally closely settled as single dwelling developments. This creates some conflict with the primary residential activity.

In some areas much of early housing remains intact although some houses have been replaced by student housing in the form of high density blocks of flats. It is important for continuing diversity in the community to retain a level of amenity which does not discourage long term residents from remaining in the area.

This housing forms a strategic physical resource for the City's tertiary education establishments. It allows students the opportunity to live in close proximity to the institution while maintaining a non-institutional lifestyle. This is a rare combination and gives Dunedin's Campus a character, lifestyle and competitive economic advantage over other centres, and assists the sustainability of the Campus and, in turn, Dunedin.

The original housing resource has been greatly diminished. That which remains is under pressure from all types of activity apart from the educational establishments. Some of the residential area south of the Campus has a sprinkling of both industrial and service activities which create some conflict with the primary residential activity.

Uses associated with the Central Activity Zone are attempting to push northward, the hospital is exerting pressure for expansion of parking facilities, and there is also competition for land along the state highway for motels and other service development. It is important that the physical housing resource in this area be protected from further depletion and, where practical, reinstated and expanded.

In the past five years most development has involved the erection of multi-unit housing. This is now a dominant feature of some parts of the zone.

Much of the original housing resource was built prior to 1920 although there has been considerable replacement, repair, modification and additions to these buildings. Many of the sites that had large areas of open space have been redeveloped and this has significantly increased the overall density of development in this zone. Many developments have site coverage of 45%.

Developments have maintained a front yard of at least 3 m with other yards greater than 900 mm. While this does not provide a significant amount of recreation space, the older developments are generally small in scale (single-storeyed). Generally, the more modern developments are multi-storeyed and have changed the amenity in the zone.

There is a shortage of on-site parking in this residential zone. This is due to many factors, such as shape and size of the site, age, type of existing development and the high numbers of persons working nearby. The part of the residential zone to the south has severe parking problems because it is sandwiched between the Campus and the Central Activity Zone and has very narrow streets. The provision of on-site parking is very important to maintain amenity for the residents.

The zone is distinctive in having a very high proportion of dwellings occupied by short to medium term tenants rather than long term residents. These tenants are not generally involved in decisions about new residential development; however the amenity of such development has an effect on their wellbeing.

Development in the Residential 3 Zone is characterised by:

- Small to medium sized front yards, generally less than 3 m deep.
- Side yards of up to 1 m giving little space between buildings.
- Large number of small sites.
- Medium to high site coverage (45%).
- High number of multi-unit developments.
- A variety of dwelling sizes.
- High population density.
- High proportion of dwellings occupied by short and medium term tenants.
- Severe lack of off-street parking.
- Competition for on-street parking.
- Parking pressure from non-residential uses.

[Amended by Variation 12: 7/5/03]

Residential 4

This zone lies between the Central Activity Zone and the Town Belt. It was developed early in Dunedin's history and now contains a mix of older houses and residential redevelopment in the form of purpose-built flats. Many of the original houses that remain are substantial buildings, others are small houses on small sites. Redevelopment has often been at quite high density.

This zone has the highest concentration of multi-unit developments in the City in the form of either purpose-built or large dwellings which have been converted into flats. The edge of this zone is continually under pressure for redevelopment. This is partly due to the lack of inner city parking and cheaper land because of its residential zoning. There are few community support activities in this zone.

The zone has a mix of housing quality and type and contains some of the few multi-storeyed apartment buildings in the City. This zone has the highest level of site coverage with some properties covering up to 60%. There is a greater tendency for multi-storeyed residential buildings, and side yard spaces are minimal. Front yards are generally at least 4.5 m and there is a tendency for total redevelopment rather than infill developments. Sunlight penetration is a problem due to the steep slope.

Most older developments do not have on-site car parks creating a conflict between residents and central city workers who park in the area.

This residential zone contains a high proportion of the City's heritage dwellings. These are identified in the Townscape Section.

Development in the Residential 4 Zone is characterised by:

- Large front yards, generally more than 4.5 m deep.
- Side yards of up to 1 m giving little space between buildings.
- Large number of small sites.
- High site coverage (60%).
- Very high population density.
- Intense building development.
- Multi-unit development.
- Lack of off-street parking.
- Competition for on street parking.
- Parking pressure from non-residential uses.
- Steep topography.

Residential 5 (Unserviced or Semi-Serviced Residential)

This is a zone of small rural townships and settlements which have developed independently of the main urban centre. Seaside townships at Blueskin Bay and on the Peninsula were developed mainly as crib settlements for weekend and holiday use by Dunedin residents. Even though the cribs are rapidly being converted to permanent use in many of these townships, they retain a casual seaside character. Other rural towns developed to service the farms of the district as typical small rural centres offering a range of day to day services.

Developments in these areas take a variety of forms. They range from seaside crib developments to settlements servicing the needs of the surrounding farming community. Dwellings are generally single-storeyed.

In these townships and settlements which are not serviced by a public sewerage system, every development has to dispose of effluent effectively and safely within the boundaries of the site and without any impact on the adjacent sites or the wider environment.

These areas are generally very low density with site coverage peaking at around 20%. Developments are set back from the roads with a large front yard in excess of 4.5 m. Buildings are widely spaced with large yards. Properties are generally well landscaped with substantial trees, few formed footpaths, no kerb and channelling and wide grass berms. These areas have a feeling of openness and have a high level of amenity.

Development in the Residential 5 Zone is characterised by:

- Large front yards, generally more than 6 m deep.
- Side yards 2 m or more giving good space between buildings.
- Generally large sites greater than 1000 m².
- Low site coverage (20%).
- Smaller dwelling size.
- Low population density.
- Number of vacant sites.
- No or limited infrastructure.

Residential 6

Special Areas

Within the Residential 6 Zone are special areas which need conditions to protect the special amenity, the urban service infrastructure from the adverse effects of development or redevelopment. These areas are:

- East Taieri south of Cemetery Road (does not include East Taieri Structure Plan Area) *[Amended by Plan Change 15, 1/02/2010]*
- East Taieri between McFadden Drive and Wingatui
- East Taieri Structure Plan Area *[Inserted by Plan Change 15, 1/02/2010]*
- Doctors Point
- Hawksbury
- Braeside
- Outram *[Inserted by C55/2001]*
- Leith Valley *[Inserted by C114/2001]*
- Cove Extension *[Inserted by C174/2001]*
- North-East Valley *[Inserted by C207/2001]*
- Waldronville *[Inserted by C205/2001]*
- Mission Cove *[Inserted by C24/2002]*
- Wakari *[Inserted by C68/2002]*
- Abbotsford *[Inserted by Plan Change 4, 3/3/08]*

East Taieri

There are three separate areas with special amenity values in the East Taieri area, all to the south east of and adjacent to Gladstone Road, which separates them from the railway corridor.

The first area runs south from Cemetery Road, while the second area lies between McFadden Drive and the township of Wingatui. The amenity value of both areas is high, as they are slightly elevated above the rest of the Taieri Plain, lie well to the sun, have large areas of adjacent rural land and a relatively quiet neighbourhood. As some nearby land has had some incidences of instability and most of the sections in both areas are built on, further intensive subdivision and development of these areas is not encouraged. In addition, while water and drainage servicing the area is adequate, spare capacity of the drainage system is limited. The retention of these areas as open, low density housing on the perimeter of the built-up area will ensure that amenity values are protected and service capacity is not exceeded.

The third area, the East Taieri Structure Plan Area, has an approximate area of 45.9 ha. It is bounded to the south by Main South Road and adjoins residential and industrial developments. Development in this area is controlled by a structure plan to give greater certainty as to the final outcome. The structure plan identifies key infrastructure and identifies the density of development for different parts of the zone. *[Amended by Plan Change 15, 1/02/2010]*

Doctors Point

The area towards the end of Doctors Point Road, differs from the remainder of the area in that the sections are 4000 m² or larger, have extensive bush coverage and run down to the water's edge. These characteristics give the area a high amenity value different from the remainder of the settlement. Bush dominates this residential area and dwellings merge with the background. Dwellings are screened from the road by extensive bush.

Hawksbury

The Hawksbury area is a settlement established on land formerly occupied by the Cherry Farm Hospital, adjacent to State Highway 1. The area is a self-contained site with its own (albeit limited) infrastructure. The site contains a mixture of buildings designed for residential, service and industrial activities. The amenity of the site is characterised by large trees, open grassed areas and large distances between existing buildings. New buildings, and to a lesser extent alterations to existing buildings, may adversely affect the amenity of the zone.

The Hawksbury settlement has a residential capacity of approximately 1500 people and due to the constraints of the existing infrastructure, is unable to sustain numbers greater than this. The Council therefore requires that the existing private water and sewage reticulation systems and internal roading be managed in perpetuity by the Hawksbury settlement itself. The Council has no intention of taking over the provision of services to the Hawksbury settlement, and it is therefore important that future development and reoccupation of the area is within the capability of the existing infrastructure. Development beyond that with which the services can cope will make the settlement unsustainable.

Braeside

The Braeside area which has been zoned Residential 6 is situated at the foot of a north-facing slope forming part of Saddle Hill. The area provides for a small number of larger sized allotments with a northerly aspect and views over Mosgiel and the northern part of the Taieri Plain. Areas of potential instability identified on certain parts of the land limit residential development to the intensity specified in the zone rules. *[Amended by C199/2000]*

Outram

The area is located at the northern end of Outram off Hoylake Street. The area has high amenity values primarily due to the uninterrupted view from Hoylake Street to the foothills of the Maungatuas which are to the north of the area. In order to maintain these amenity values the View Shaft Protection Corridor has been included in the zone. No buildings may be erected within this corridor, thus maintaining the amenity values and view from Hoylake Street. *[Inserted by C55/2001]*

Leith Valley

The area is located between Patmos Avenue and the Northern Motorway. The area has high amenity values primarily due to the view of the area from the Northern Motorway. In order to maintain these visual amenity values low density residential development is permitted in the Zone. *[Inserted by C114/2001]*

Cove Extension

This covers a small extension to the east of the existing residential development at the Cove. The area has service connections available and is better suited to low density residential development than the adjoining Residential 1 zone. Not all of the site is suited to unrestricted intensive residential development. Development for some parts of the site would involve extensive drainage works and possibly other land improvement measures to address the potential for shallow seated slope instability. *[Inserted by C174/2001]*

North-East Valley

The area is located on the corner of Croydon and Barclay Streets in North-East Valley. This area comprises rolling to steep slopes, portions of which are covered with areas of regenerated native bush which have a high amenity value as viewed from the floor and slopes of the valley. The large site size assists in maintaining the visual amenity values of the area. *[Inserted by C207/2002]*

Waldronville

The area comprises the Wavy Knowes subdivision, north of Waldronville. The area differs from the adjacent residential zoned land at Waldronville in that the sections are 4000 m² or larger. The large site size provides high residential amenity values. The area is served for sewage, water, power, telephone and has a sealed carriageway, all of which are established to a residential standard. *[Inserted by C205/2001]*

Mission Cove

This covers a small extension to the southwest of the existing Residential 1 development at Mission Cove. The area has service connections available and is better suited to low density residential development than the adjoining Residential 1 zone. Not all of the site is suited to unrestricted intensive residential development. Development of some parts of the site would involve geotechnical, engineering and land improvement measures to address the potential for instability. *[Inserted by C24/2002]*

Wakari

This area lies between the Residential 1 zone of Wakari Road, the Otago Golf Club, the Ross Creek Water Catchment area and rural land to the north of Wakari Road. Development in this zone is determined by a concept plan in order to ensure that the low density amenity of the area is maintained. The area of land along Wakari Road is less visible and a greater density of housing is provided for. To the south of this area is a dominant bush clad escarpment, visible from the Golf Course and existing residential areas, which has been identified for bush protection. Towards Polwarth Road a generally lower density of housing is provided to retain a more open amenity. *[Inserted by C68/2002]*

Abbotsford

This area is to the north and west of the Residential 1 zone at Abbotsford, and adjoins the Main South Railway Line, and is to the southeast of the Fulton Hogan quarry situated on rural land. Development in this zone is controlled by a structure plan in order to give greater certainty as to the final outcome. The structure plan identifies key infrastructure, hazards and identifies the density of development for different parts of the zone. *[Inserted by Plan Change 4, 3/3/08]*

8.6 General Residential - Rules

General Residential Rules shall apply to all Residential Zones.

Rule 8.6.1 Yards

Note to Plan Users

The following rules are to be treated as exemptions to the zone standards. Where an activity does not comply with an exemption, the zone standards set out for each Residential zone in section 8.7 to 8.12 shall apply.

[Amended by Plan Change 11, 11/10/10]

- (i) No portion of a yard provided to meet requirements in respect of one site, shall be taken into account in calculating a yard in respect of any other site.
- (ii) An accessory building, in association with residential activity, may be erected on any side or rear yard provided it complies with the height plane envelope for that site and does not exceed a maximum length of 6 m.
- (iii) Eaves, gutters or downpipes of any building may project over a required yard provided they project by no more than 25% of the width of the required yard, but in no case greater than 600 mm.
- (iv) A fence, no higher than 2 m measured from the ground level, may be erected on any yard, except in the Abbotsford Residential 6 Zone where the maximum height of a fence on a roadside boundary shall be a maximum height of 1.2m measured from the ground level. *[Amended by Plan Change 4, 3/3/08]*
[Amended by Plan Change 11, 11/10/10]
- (v) A retaining wall supporting fill may be erected on a yard, provided that, if the wall is over 600mm in height, the minimum distance between the base of the retaining wall and the boundary is at least equal to the maximum height of the retaining wall (see Rule 17.7.3(i)(b), figure 17.3). *[Amended by Plan Change 11, 11/10/10]*
- (vi)
 - (i) A retaining wall supporting a cut may be erected on a yard, provided that the retaining wall has been granted building consent.
 - (ii) Where building consent has not been granted for a retaining wall supporting a cut, the retaining wall may be erected on a yard provided that, if the retaining wall is over 600mm in height, the minimum distance between the top of the retaining wall and the boundary is at least equal to the maximum height of the retaining wall (see Rule 17.7.3(i)(c), Figure 17.4).

[Amended by Plan Change 11, 11/10/10]

Rule 8.6.2 Amenity Open Space

- (i) No portion of the amenity open space provided in respect of this District Plan shall be used for car parking, vehicle manoeuvring, driveways, accessory buildings or access to other units or sites.

(ii) Areas of Amenity Open Space

In the case where a residential unit is not situated on the ground floor:

- (a) Balconies may be used to offset the required amenity open space areas for residential units and commercial residential activities above ground floor level at a rate of 1 m² of balcony area for 1 m² of amenity open space.
- (b) Where balconies are provided to meet this requirement, they must:
 - (i) Be provided on the same level as the residential unit to which they relate and be directly accessible from a living area.
 - (ii) Be capable of containing a 2.0 m diameter circle.

[Amended by Variation 12, 7/5/03]

8.7 Residential 1 Zone - Rules

Rule 8.7.1 Permitted Activities

The following activities are permitted activities provided that they comply with the relevant conditions in Rule 8.7.2 of the Residential 1 Zone:

- (i) Residential Activity at a density of not less than 500 m² of site area per residential unit provided that a single residential unit may be erected on an existing site of any size.
This rule does not apply to:
 - (a) Multi unit residential developments in the area shown as 'Restricted Water Supply Area' (refer Rule 8.7.4(ii)) *[Amended by C105/2001]* or
 - (b) in the area shown as "Hillhead Road Extension" (refer Rule 8.7.4(iii)) *[Amended by C105/2001]* or
 - (c) Residential Activity on land subject to the "Mosgiel East Structure Plan" in Appendix 8.2 *[Inserted by C17/2008, 12/02/08]*
- (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.
- (v) Scheduled Activities as listed in Rule 8.7.7 subject to compliance with relevant provisions of Rules 8.7.2 and 8.7.7. *[Inserted by C175/2001]*
- (vi) Residential Activity at a density of not less than 500m² of site area per residential unit on a site located in the Mosgiel East Area in Appendix 8.2 and created pursuant to Rule 18.5.15. *[Inserted by C17/2008, 12/02/08]*

Rule 8.7.2 Conditions Attaching to Permitted Activities

- (i) **Minimum Yards**
 - (a) **Front Sites**

Front Yard	4.5 m
All Other Yards	2.0 m
 - (b) **Rear Sites**

All Yards	2.0 m
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- (ii) **Height Plane Angle**
63° (1 to 2 yard to height ratio).
- (iii) **Maximum Height**
9 m.
- (iv) **Maximum Site Coverage**

Front Sites	40% of site area
Rear Sites	40% of site area excluding the access leg <i>[Amended by Plan Change 10, 18/1/11]</i>
- (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

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.

(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) Port Noise - Buildings used for Residential Purposes within the Port Outer Control Boundary (Port Chalmers)

On any site located between the Port Noise Boundary and the Port Outer Control Boundary at Port Chalmers, as shown on District Plan Maps 65 and 70, any new building to be used for residential activities shall be acoustically insulated from external noise so as to meet an indoor design level of 40 dBA Ldn within any kitchen, dining area, living room, study or bedroom.

(xii) Minimum Site**(a) Minimum Area**

- (i) Front Site 500 m²
- (ii) Rear Site 500 m² excluding the access leg *[Amended by Plan Change 10, 18/1/11]*

(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 household units 6.0 m

(xiii) **Home Occupation**

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

Rule 8.7.3 Controlled Activities

[Deleted by Variation 6: 18/10/00]

Rule 8.7.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted or controlled activity which does not comply with the relevant conditions in Rule 8.7.2 of the Residential 1 Zone or, for scheduled activities, the relevant conditions in Rule 8.7.2 or 8.7.7. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply. An assessment of the effects of non-compliance with the conditions in Rule 8.7.7.1 shall include an assessment of the effects of shading on adjacent properties and roads. *[Amended by C175/2001 and C213/2001]*
- (ii) Multi-unit residential activity at a density of not less than 500 m² of site area per residential unit in the area shown as 'Restricted Water Supply Area'. The Council's discretion is restricted to the requirements of Rule 8.7.2 and the use of and demand for water created by the proposal.
- (iii) Multi-unit residential activity at a density of not less than 500 m² of site area per residential unit in the area shown as "Hillhead Road Extension". The Council's discretion is restricted to: the requirements of Rule 8.7.2; and the use of and demand for water created by the proposal; and the demands on and the capacity of the waste water system. *[Inserted by C105/2001]*
- (iv) Residential activity at a density of not less than 500m² of site area per residential unit on a site located in the Mosgiel East Area in Appendix 8.2 but not created pursuant to Rule 18.5.12. The Council's discretion is restricted to the Mosgiel East Structure Plan and Design Assessment Criteria in Appendix 8.2. *[Inserted by C17/2008, 12/02/08]*

Rule 8.7.5 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) Commercial Residential Activity.

Rule 8.7.6 Non-Complying Activities

- (i) Forestry Activity.
- (ii) Quarrying, except for Fairfield Sand Pit No 1 (see Rule 8.7.1(v)). *[Amended by C175/2001]*

- (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.

Rule 8.7.7 Scheduled Activities

8.7.7.1 Columba College, on the site comprised of the following parcels:

Pt Lot 91 Deeds Plan 85 (CT 202/206)
Pt Lot 1 DP 1994 (CT 256/150)
Pt Lots 90-92 Deeds Plan 85 (CT 269/286)
Pt Lot 91 Deeds Plan 85 (CT 305/115)
Lot 2 DP 11030 (CT 2D/974)
Lot 2 DP 2958, Lot 1 DP 17605 (CT 8D/147)
Pt Lot 3 DP 2958 (CT 8D/148)
Lot 1 DP 17790 (CT 8D/1451)
Pt Lot 1 DP 1994, Lot 1 DP 25738 (CT 17D/480)
Lots 1–2 DP 7983, Lots 8-12 DP 1994, Pt Lot 85–86, Deeds Plan 85 (CT 18C/474)
Lot 88 Deeds Plan 85, Pt Lot 1 DP 2958 (CT 18C/475)

The following conditions shall apply to development at Columba College:

- (a) All yards on the site as defined above - 4.5m provided that there shall be no building:
 - (i) within 16 metres of the Oban Street boundary; or
 - (ii) within 16m of the western boundary of Pt Lots 90 and 92, Deeds Plan 85 (CT 213/283); or
 - (iii) on the land described as Lot 1 DP 17790 (CT 8D/1451).
- (b) Height Plane Angle – 45°
- (c) The maximum height condition at rule 8.7.2 shall not apply at Columba College.
- (d) Minimum Car parking – one car park per 10 pupils (calculated on the total school roll).
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by C213/2001]

8.7.7.2 Roman Catholic Schools

- (i) St Brigid's School, on the site comprised of the following parcels:
 - Lot 1 DP 3291, Pt Secs 3 & 4 BLK III (CT A2/69)
 - Lot 2 DP 15956, Lot 4 & Pt Lots 5 & 6 DP 3291 & Pt Lot 2 DP 7352, Pt Secs 3 & 4 BLK III (CT 6D/1398)
 - Lot 17 DP 3291, Pt Secs 3 & 4 BLK III (CT A2/56)
 - Lot 1 DP 7352, Pt Secs 3 & 4 BLK III (CT A2/100)
- (ii) St Bernadette's School, on the site comprised of the following parcels:
 - Lots 4 & 5 DP 4674, Pt Secs 43 & 116R BLK VII (CT 3D/366)
 - Lots 5 DP 1273, Pt Sec 42 BLK VII (CT 3D/363)
 - Lot 6 DP 1273, Pt Sec 42 BLK VII (CT 3D/362)
 - Pt Lot 7 DP 941, Pt Secs 43 & 116R BLK VII (3D/364)
 - Lots 1 & 2 DP 5214 & Pt lot 2 DP 2063, Pt Secs 43, 44 & 116R BLK VII (CT 7B/935)
 - Lot 3 DP 4674, Pt Secs 43 & 116R BLK VII (CT 3D/365)
- (iii) St Francis Xavier School, on the site comprised of the following parcels:
 - Lot 2 DP 20800 & Lots 11, 12, 13, 14 & 15 DP 2402 & Pt Lots 5, 6 & 7 DP 2284, Pt Sec 62 BLK VI (CT 12C/131)
 - Lots 1 & 2 DP 10493, Pt Sec 62 BLK VI (CT 3D/228)
 - Lot 16 DP 2402, Pt Sec 62, BLK VI (CT 3D/230)
- (iv) St Josephs School (Port Chalmers), on the site comprised of the following parcels:
 - Secs 197 & 411 & Pt Secs 196 & 199, DP 4111 & DP 4070 (CT 10B916)
- (v) St Mary's School, Kaikorai, on the site comprised of the following parcels:
 - Lots 1, 2, 30 & 31 DP 158, Pt Secs 108 & 109 (CT 3D/399)
 - Lots 28 & 29 DP 158, Pt Secs 107 & 108 (CT 8C/681)
 - Part of Berwick St, DP 158, Pt Secs 107 & 108 (CT 3D/400)
 - Lots 36, 37 & 38 DP 158, Pt Secs 107 & 108 (CT 3D/398)
 - Lot 8 DP 51, Pt Secs 16 & 17 BLK IV (CT 3D/397)
- (vi) St Peter Chanel School, on the site comprised of the following parcels:
 - Pt Sec 116 BLK V (CT 12C/901)
 - Pt Lot 1 DP 9196 & Pt Secs 83, 84, 95, 96 & 102 BLK V (CT 12C/902)
- (vii) Sacred Heart School, on the site comprised of the following parcels:
 - Lot 1 DP 17939, Pt Sec 3 (CT 9A/707)

The following conditions shall apply to development at the above schools 8.7.7.2 (i) – (vii):

- (a) Minimum Yards
 - (i) Front Yard 4.5 m except that the front yard may be reduced in depth to the forward most part of existing buildings on the site (excluding accessory buildings).
 - (ii) All others yards 4.5 m
- (b) Height Plane Angle – 63° provided that this requirement will not apply to site boundaries facing the street.

- (c) Maximum Height – 9m
- (d) Minimum Car Parking – 1 car park per 3 additional classrooms on the site
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by Consent Order 16/08/02]

8.7.7.3 St Hildas Collegiate School and Hostel

- (i) St Hildas Collegiate School on the sites comprised of the following parcels:

Section 13 BLK XXIV (CT332/205)
 Lot 1 DP 895 (CT 3B/1343)
 Lot 2 DP 895 (CT 7D/211)
 Lot 4 DP 895 Pt Lot 3 DP 895 (CT 7D/212)
 Pt Lot 5 DP 895 Pt Lot 3 DP 895 (CT 7D/213)
 Pt Section 12 BLK XXIV (CT 10D/804)
 Lot 6 DP 895 (CT 10D/805)
 Section 11 BLK XXIV (CT 33/276)
 Pt Section 12 BLK XXIV (CT 114/228)
 Pt Section 12 BLK XXIV (CT 114/229)
 Lot 1 DP 33325 (CT 13D/1010)

The following conditions shall apply to development at St Hildas Collegiate School:

- (a) All yards 4.5m except that:
For buildings facing Cobden Street and Herriot Row no front yard is required.
- (b) Height Plane Angle – 63o except that:
The height plane angle requirement shall not apply to buildings facing Cobden Street.
- (c) Maximum Height – 9m
- (d) Minimum Car Parking –1 car park per 5 additional school pupils above a school roll of 450 pupils.
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

- (ii) St Hildas Collegiate School Hostel on the sites comprised of the following parcels:
Lot 3 DP 4089 (CT A1/1395)

The following conditions shall apply to development at St Hildas Collegiate School Hostel:

- (a) All yards 4.5m
- (b) Height Plane Angle – 63°
- (c) Maximum Height – 9m
- (d) Minimum Car Parking – one car park per 10 pupils
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.
- (i) Activity on site to be restricted to the operation of boarding facilities for school pupils

[Inserted by Consent Order, 11/12/02]

8.7.7.4 Liberton Christian School on the site comprised of the following parcels:

Lot 1 DP 8540(CT 8D/655)

The following conditions shall apply to development at Liberton Christian School:

- (a) All yards 4.5m
- (b) Height Plane Angle – 63°
- (c) Maximum Height – 9m
- (d) Minimum Car Parking – 1 car park for every 2 additional classrooms above 5 classrooms
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by Consent Order, 27/8/03]

8.7.7.5 Dunedin Rudolph Steiner School on the site comprised of the following parcels:

Lots 76-79 and part Lot 81 DP 168 (CT 243/43)

The following conditions shall apply to development at Dunedin Rudolph Steiner School:

- (a) (i) Front yard 3m
- (a) (ii) All other yards 2m
- (b) Height Plane Angle – 63° except that:
The height plane angle requirement shall not be applied on the Afton Terrace boundary.
- (c) Maximum Height – 9m
- (d) Minimum Car Parking – 1 car park per 10 additional school pupils above a School roll of 30 pupils.
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the environmental Issues section.

[Inserted by Consent Order, 27/8/03]

8.7.7.6 John McGlashan College and Hostel on the site comprised of the following parcels:*Main College Area*

Lot 2 DP 11333 (CT 2D/1014)

Pt Sec 4 BLK II Upper Kaikorai SD(CT 2D/1015)

Hostel and Ancillary College Area

Pt Lot 61, Pt Lot 62 DP 1824(CT 168/53)

Lot 63 DP 1824 (Lots 1, 2 DP 5163)(CT 144/176)

Lots 65 DP 1824(CT 6A/1012)

Lot 3 DP 15296(CT 5D/1216)

Lot 4 DP 15296(CT 6A/1202)

Lot 71 DP 1824, Lot 2 DP 10183(CT A2/801)

Lot 73 DP 1824 Lot 4 DP 10183(CT B1/17)

Lot 67 DP 1824 (Lot 5 DP 15296)(CT 162/87)

Lot 69 DP 1824 (Lot 5 DP 15296)(CT 316/209)

Part Lot 68 1824 (Lot 5 DP 15296)(CT 173/16)

Part Lot 70 1824 (Lot 5 DP 15296)(CT 149/40)

Lots 75, 77 Part lots 76, 78 DP 1824(CT 144/238)

The following conditions shall apply to development at John McGlashan College and Hostel:

- (a) All yards 3.0m except that:
For sites fronting Passmore Crescent, Grater Street and Cannington Road a front yard of 4.5m is required.
- (b) Height Plane Angle – 63° except that:
For the main college area identified above, a height plane angle of 45o applies from site boundaries facing Pilkington Street, Balmacewan Road and Cannington Road.
- (c) Maximum Height – 9m except that:
For the main college area identified above there is no maximum height and the maximum height condition at rule 8.7.2 shall also not apply.
- (d) Minimum Car Parking: 1 car park per 5 additional school pupils above a school roll of 500 pupils.
- (e) Maximum Site Coverage – 40% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by Consent Order 20/10/03]

8.7.7.7 Quarrying situated at:

- (i) Fairfield Sand Pit No 1 as defined by Pt Secs 32 – 38 and Pt Sec 53 Green Island West SD, provided that there is no blasting or aggregate processing.

In addition to the conditions in Rule 8.7.2, the following conditions apply to Quarrying Activities

- (a) For quarrying the noise levels in the Environmental Issues Section apply but are subject to an adjustment of minus 5 dBA for noise emissions having special audible characteristics. Noise level readings are to be provided by the quarry operator, for two hours at times representative of the operation and at which maximum noise levels can be assessed, for the purpose of determining compliance with the noise conditions. These readings shall initially be provided within 1 week of the quarry being operated following the date on which this plan becomes operative. Thereafter, readings shall be provided at 12 monthly intervals.
- (b) Hours of operation: Monday to Friday 6am to 8pm and Saturday 7am to 5pm.
- (c) A programme of screen planting designed to mitigate adverse visual effects as viewed from the adjacent residential areas, road and other viewing areas shall be commenced within one month of this plan becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times. Where practical existing screening vegetation within 15m of an adjoining property boundary which is used for residential purposes shall be retained.
- (d) A programme of landscaping to encourage the revegetation of areas no longer quarried shall be commenced within one month of this plan becoming operative. All planting shall be in accordance with a landscape plan prepared by a qualified landscape architect and all vegetation established as part of this programme shall be maintained in a healthy state at all times. The site shall be rehabilitated to an appearance and character similar to that of the surrounding environment.
- (e) No land shall be quarried within 15m of any adjoining property boundary which is used for residential purposes. The edge of the quarried area shall be designed and certified by a suitably qualified geotechnical engineer to ensure that the edge will not adversely affect any adjoining property boundary.

[Inserted by C175/2001]

- (f) No earthworks shall be located:
 - (i) Within 12m of the closest visible edge of the foundation of a high voltage transmission line support structure as shown on District Plan Maps 4-6, 8-10, 16-19, 29-32, 45-47, 49 & 53; or
 - (ii) Within 12m of the centreline of a high voltage transmission line as shown on District Plan Maps 4-6, 8-10, 16-19, 29-32, 45-47, 49 & 53, if the earthworks result in an increase in the ground level.

[Inserted by Plan Change 11, 11/10/10]

8.8 Residential 2 Zone - Rules

Rule 8.8.1 Permitted Activities

The following activities are permitted activities provided that they comply with the relevant conditions in Rule 8.8.2 of the Residential 2 Zone:

- (i) Residential Activity at a density of not less than 300 m² of site area per residential unit provided that a single residential unit of accommodation may be erected on an existing site of any size.
- (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]*
- (v) Signs permitted in this zone are specified in the Signs Section.
- (vi) Scheduled Activities as listed in Rule 8.8.7 subject to compliance with relevant provisions of Rules 8.8.2 and 8.8.7. *[Inserted by Consent Order 16/08/02]*

Rule 8.8.2 Conditions Attaching to Permitted Activities

- (i) **Minimum Yards**
 - (a) **Front Sites**
 - (i) Front Yard 3.0 m
 - (ii) All Other Yards 1.0 m
 - (b) **Rear Sites**
 - (i) All Yards 1.0 m
- (ii) **Height Plane Angle**
63° (1 to 2 yard to height ratio).
- (iii) **Maximum Height**
9 m.
- (iv) **Maximum Site Coverage**

Front Sites	50% of site area
Rear Sites	50% of site area excluding the access leg <i>[Amended by Plan Change 10, 18/1/11]</i>
- (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**
Development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 2 m.

(vii) Minimum Car Parking

On-site car parking shall comply with the performance standards of 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**

- (i) Front Site 300 m²
- (ii) Rear Site 300 m² excluding the access leg *[Amended by Plan Change 10, 18/1/11]*

(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 m

(xii) Home Occupation

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

Rule 8.8.3 Controlled Activities

[Deleted by Variation 6, 18/10/00]

Rule 8.8.4 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 8.8.2 of the Residential 2 Zone, or, for scheduled activities, the relevant conditions in the Rules 8.8.2 or 8.8.7. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply. *[Amended by Consent Order 16/08/02]*

Rule 8.8.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Community Support Activity.
- (ii) Commercial Residential Activity.
- (iii) Structures for recreational activities with a floor area greater than 25 m².
- (iv) Accessory buildings for discretionary activities.

Rule 8.8.6 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.

Rule 8.8.7 Scheduled Activities

8.8.7.1 Roman Catholic Schools

- (i) St Mary's School, Mosgiel, on the site comprised of the following parcels:
 - Lot 3 DP 17757, Pt Sec 6 BLK II (CT 8D/1098)
 - Pt Lot 1 DP 17757, Pt Sec 6 BLK II (CT 13A/441)
 - Lot 2 DP 17757, Pt Sec 6 BLK II (CT 8D/1097)
- (ii) St Patricks School, on the site comprised of the following parcels:
 - Lot 12, BLK X, DP 8, Pt Sec 33 BLK VII (CT 4B/64)
 - Lots 1 & 2 DP 5224, Pt Secs 33, BLK VII (CT 4B/65)
 - Lot 1 DP 3345, Pt Sec 33, BLK VII (CT 4B/66)
 - Lot 4 DP 1988, Pt Sec 33, BLK VII (CT 4B/67)
 - Lot 1 DP 6336, Pt Sec 33, BLK VII (CT 4B/1136)
 - Lots 2 DP 6336 & Pt Lots 2 & 3 DP 3345, Pt Secs 32 & 33 BLK VII (CT 1C/456)
 - Pt Lots 1 & 3, DP 3500, Pt Secs 32 & 33 BLK VII (CT 3C/1104)

The following conditions shall apply to development at the above schools 8.8.7.1 (i) – (ii)

- (a) Minimum Yards
 - (i) Front Yard 4.5m except that the front yard may be reduced in depth to the forward most part of existing buildings on the site (excluding accessory buildings).
 - (ii) All others yards 4.5m
- (b) Height Plane Angle – 63° provided that this requirement will not apply to site boundaries facing the street.
- (c) Maximum Height – 9m
- (d) Minimum Car Parking – 1 car park per 3 additional classrooms on the site
- (e) Maximum Site Coverage – 50% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section.
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by Consent Order 16/08/02]

8.9 Residential 3 Zone - Rules

Rule 8.9.1 Permitted Activities

The following activities are permitted activities provided that they comply with the relevant conditions in Rule 8.9.2 of the Residential 3 Zone:

- (i) Residential Activity at a density of not less than 45 m² of site area per habitable room on an existing site of any size. *[Amended by Consent Order: 1/6/04]*
- (ii) Commercial Residential Activity at a density of not less than 250 m² of site area per unit on sites fronting the western side of Great King Street, and on sites fronting the eastern side of Great King Street between Dundas and Duke Streets, but not beyond 50 m from the Great King Street frontage.
- (iii) Recreational Activity provided that associated structures do not exceed 25 m² in floor area.
- (iv) Accessory buildings for permitted activities excluding structures for recreational activities in excess of 25 m². *[Amended by Variation 6: 18/10/00]*
- (v) Signs permitted in this zone are specified in the Signs Section.

Rule 8.9.2 Conditions Attaching to Permitted Activities

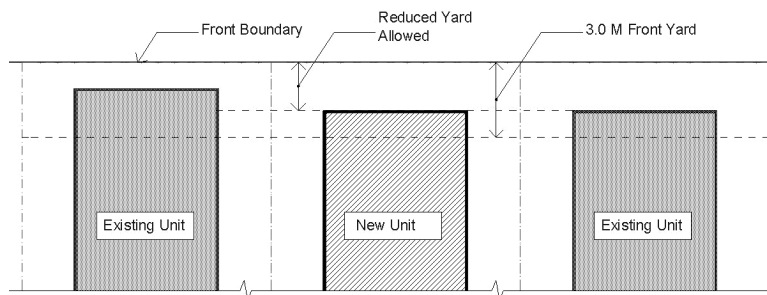
- (i) **Minimum Yards** *[Amended by Variation 12: 7/5/03]*

- (a) **Front Sites**

- (i) Front Yard 3.0 m except that:

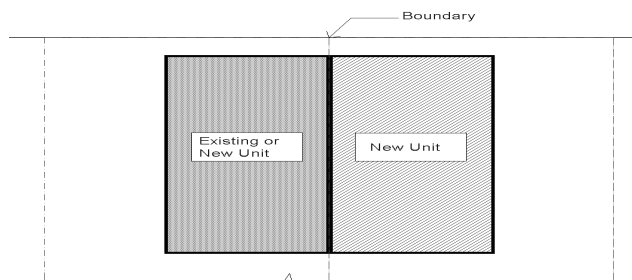
Where a residential unit is located between two sites with front yards of less than 3 m, then the minimum yard of 3m may be reduced to the depth of the larger of the two front yards as shown in the diagram below.

This exception does not apply to corner sites, rear sites and accessory buildings.



- (ii) All Other Yards 1.0 m except that:

Where residential units on adjoining sites are built to the boundary, no yards are required for the length of that part of the boundary, as shown in the diagram below:



(b) **Rear Sites**

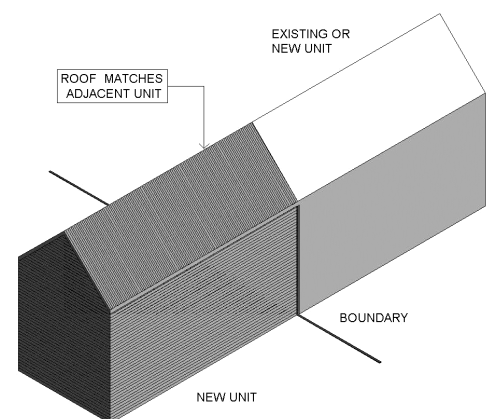
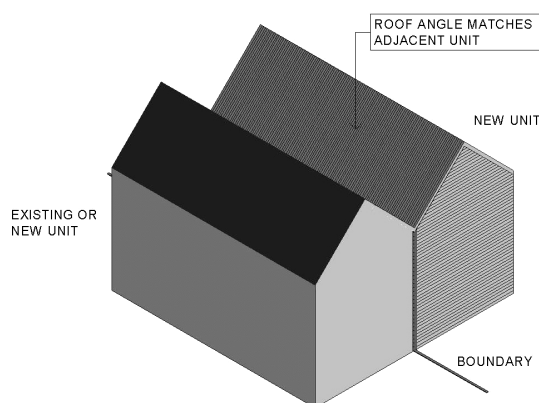
- (i) All Yards 1.0 m except that:
Where residential units on adjoining sites are built to the boundary no yards are required for the length of that part of the boundary.

(c) **Access**

Outdoor access to any open area to the rear of a residential unit is to be provided with a minimum width of 1m.

(ii) **Height Plane Angle** [Amended by Variation 12: 7/5/03]

- (a) 63° (1 to 2 yard to height ratio) where the site is located to the west of George Street and south of Warrender Street, except for front sites on George Street where the height plane angle requirement in (b) will apply.
- (b) On all other sites 45° (1 to 1 yard to height ratio) originating from an elevation of 3 m on the boundary line.
- (c) The height plane requirements above will not apply to site boundaries fronting the street.
- (d) When residential units on adjoining sites are built to the boundary then the height plane envelope for the length of that part of the boundary can be at the same height and angle as the roofline of the adjoining residential unit as shown below.

(iii) **Maximum Height**

9 m.

(iv) **Maximum Site Coverage** [Amended by Variation 12: 7/5/03]

- (a) 40% of the site area where the site is located to the west of George Street and south of Warrender Street, except for front sites on George Street where the maximum site coverage in (b) will apply.
- (b) On all other sites 50% of site area.

(v) **Minimum Amenity Open Space** [Amended by Consent Order: 1/6/04]

- (a) Every residential unit shall provide at ground level an area of amenity open space that is readily accessible from a living area, physically separated from any car parking areas by a fence, wall or a 1.5 m wide landscaping strip and with a minimum area and dimensions calculated as follows:
- (i) For a residential unit with up to and including 4 habitable rooms: 30 m² and capable of containing a 3.0 m diameter circle.

- (ii) For a residential unit with greater than 4 habitable rooms and up to and including 7 habitable rooms: 40 m² and capable of containing a 4.5 m diameter circle.
- (iii) For a residential unit with greater than 7 habitable rooms and up to and including 9 habitable rooms: 50 m² and capable of containing a 4.5 m diameter circle.
- (iv) For a residential unit with greater than 9 habitable rooms: 60 m² and 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]

- (b) Commercial residential activities shall provide an area of amenity open space at a rate of 20% of the site area.
- (vi) **Separation Distances**
Development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 2 m.
- (vii) **Outdoor Service Area** *[Inserted by Variation 12: 7/5/03]*
 - (a) Every residential unit shall provide an outdoor service area in addition to amenity open space requirements that is screened from the view of adjoining sites and any road, with a minimum area of 6 m² and capable of containing a 1.5 m diameter circle.
 - (b) For multi-unit developments the outdoor service area may be combined at a ratio of 4 m² per residential unit.
- (viii) **Minimum Car Parking** *[Amended by Variation 12: 7/5/03]*

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 4 habitable rooms.
 - (ii) 2 car parks per residential unit greater than 4 habitable rooms and up to and including 7 habitable rooms.
 - (iii) 1 additional car park for every 2 additional habitable rooms in excess of 7 habitable rooms.
 - (iv) 2 additional car parks for a residential unit where staff provide for between 13 and 18 residents inclusive.
 - (v) The maximum proportion of the entire front yard on a front site that may be occupied by car parking and vehicle accesses is 50%. *[Amended by Variation 6: 18/10/00]*
- (b) **Commercial Residential Activity**
 - (i) Unit type construction, for example motels:
 - (a) 1 car park per unit for 1 to 10 units, thereafter 1 car park per 2 units.
 - (ii) Guest room type construction, for example hotels:
 - (a) 1 car park per 3 guest rooms to 60 guest rooms, thereafter 1 car park per 5 guest rooms.

- (b) 1 coach car park per 50 guest rooms.
 - (c) Staff requirement of 1 car park per 20 guest rooms.
- (c) **Recreational Activity**
 - (i) 1 car park per 750 m² of site area.
- (ix) **Loading and Access**
 - (a) For the following activities there are no loading requirements. Access requirements shall comply with the performance standards in Section 20 (Transportation), and any additional standards as specified in Rule (ix)(c) below:
 - (i) Residential Activity.
 - (ii) Recreational Activity.
 - (iii) Commercial Residential Activity:
 - (a) Unit type construction, for example motels, with gross floor area not greater than 50 m².
 - (b) Guest room type construction, for example hotels, with gross floor area not greater than 250 m².
 - (b) For the following activities, loading and access shall comply with the performance standards in Section 20 (Transportation):
 - (i) Commercial Residential Activity:
 - (a) Unit type construction, for example motels, with gross floor area greater than 50 m².
 - (b) Guest room type construction, for example hotels, with gross floor area greater than 250 m².

Loading shall be provided for on the following basis:

Minimum Size: 8 m long x 3.5 m wide x 3.8 m high

Manoeuvre Area: To accommodate an 8 metre rigid truck as shown in Appendix 20D.
 - (c) Additional access standards for Residential Activity:

The maximum combined width of vehicle entrances and exits to a front site shall be 6 m.

[Inserted by Variation 12: 7/5/03]
- (x) **Signs**

Refer to the Signs Section.
- (xi) **Noise, Glare, Lighting and Electrical Interference**

Refer to performance standards of the Environmental Issues Section.
- (xii) **Minimum Site**
 - (a) **Minimum Area**
 - (i) Front Site 250 m²
 - (ii) Rear Site 250 m² excluding the access leg *[Amended by Plan Change 10, 18/1/11]*
 - (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 m

(xiii) **Commercial Residential Activities**

The activity shall not contain:

- (a) Any facility that requires a liquor licence.
- (b) Any restaurant.

(xiv) **Home Occupation**

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

Rule 8.9.3 Controlled Activities

The following activities are controlled provided that they comply with the conditions in Rule 8.9.2 of the Residential 3 Zone:

(i) Commercial Residential Activity on:

- Sites (front and corner sites but excluding rear or through sites) fronting the western side of George Street between Pitt Street and Union Street; or
- Sites (front, corner, rear and through sites) fronting the eastern side of George Street between Albany Street and St David Street,

which are not used for Residential Activity or the most recent use was not Residential Activity. The activity is controlled in respect of the number of units or guest rooms.

Assessment Matters

In assessing any application the Council will have regard to:

- (i) The ability of the water, waste and stormwater infrastructure to service the site.

[Inserted by Consent Order 26/8/03]

Rule 8.9.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with one of the requirements in Rule 8.9.2. The Council's discretion is restricted to the condition with which the activity fails to comply.

[Amended by Variation 12: 7/5/03]

- (ii) Any controlled activity in Rule 8.9.3(i) which does not comply with the conditions in Rule 8.9.2. The Council's discretion is restricted to:

- the number of units or guest rooms, based on the ability of the water, waste and stormwater infrastructure to service the site, and;
- the condition or conditions with which the activity fails to comply.

[Inserted by Consent Order 26/8/03]

Rule 8.9.5 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Community Support Activity.
- (ii) Commercial Residential Activity on sites fronting George Street between Pitt and Duke Streets, unless otherwise provided for in Rules 8.9.1, 8.9.3 and 8.9.4. *[Amended by Consent Order 26/8/03]*
- (iii) Commercial offices in existing residential buildings on sites fronting George Street between Albany and Union Streets but not beyond 50 m from the George Street frontage.
- (iv) Structures for recreational activities with a floor area greater than 25 m².
- (v) Accessory buildings for discretionary activities.
- (vi) Residential activities that comply with Rule 8.9.1(i) but do not comply with two or more requirements of Rule 8.9.2. *[Inserted by Variation 12: 7/5/03]*

Rule 8.9.6 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.

8.10 Residential 4 Zone - Rules

Rule 8.10.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 8.10.2 of the Residential 4 Zone:

- (i) Residential Activity at a density of not less than 200 m² of site area per residential unit provided that a single residential unit may be erected on an existing site of any size.
- (ii) Commercial Residential Activity at a density of not less than 200 m² of site area per unit.
- (iii) Recreational Activities provided that associated structures do not exceed 25 m² in floor area.
- (iv) 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.
- (v) Scheduled Activities as listed in Rule 8.10.7 subject to compliance with relevant provisions of Rules 8.10.2 and 8.10.7. *[Inserted by Consent Order 16/08/02]*

Rule 8.10.2 Conditions Attaching to Permitted Activities

- (i) **Minimum Yards**
 - (a) **Front Sites**
 - (i) Front Yard 3 m
 - (ii) All Other Yards 1 m
 - (b) **Rear Sites**
 - (i) All Yards 1 m
- (ii) **Height Plane Angle**
72° (1 to 3 yard to height ratio).
- (iii) **Maximum Height**
9 m.
- (iv) **Maximum Site Coverage**
60% 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]*
- (vi) **Separation Distances**
Development containing more than one residential unit that does not share a common wall shall be separated by a distance of no less than 2 m.

(vii) **Minimum Car Parking**

On-site car parking shall comply with the performance standards in Section 20 (Transportation) and shall be provided for 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) **Commercial Residential Activity**

- (i) Unit type construction, for example motels:
 - (a) 1 car park per unit for 1 to 10 units, thereafter 1 car park per 2 units.
- (ii) Guest room type construction, for example hotels:
 - (a) 1 car park per 3 guest rooms to 60 guest rooms, thereafter 1 car park per 5 guest rooms.
 - (b) 1 coach car park per 50 guest rooms.
 - (c) Staff requirement of 1 car park per 20 guest rooms.

(c) **Recreational Activity**

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

(viii) **Loading and Access**

- (a) For the following activities there are no loading requirements. Access requirements shall comply with the performance standards in Section 20 (Transportation):

- (i) Residential Activity.
- (ii) Recreational Activity.

(iii) Commercial Residential Activity:

- (a) Unit type construction, for example motels, with gross floor area not greater than 50 m².
- (b) Guest room type construction, for example hotels, with gross floor area not greater than 250 m².

- (b) For the following activities, loading and access shall comply with the performance standards in Section 20 (Transportation):

(i) Commercial Residential Activity:

- (a) Unit type construction, for example motels, with gross floor area greater than 50 m².
- (b) Guest room type construction, for example hotels, with gross floor area greater than 250 m².

Loading shall be provided for on the following basis:

Minimum Size: 8 m long x 3.5 m wide x 3.8 m high

Manoeuvre Area: To accommodate an 8 metre rigid truck as shown in Appendix 20D.

(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**

(i) Front Site 200 m²

(ii) Rear Site 200 m² excluding the access leg *[Amended by Plan Change 10, 18/1/11]*

(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 m

(xii) **Commercial Residential Activities**

The activity shall not contain:

(a) Any facility that requires a liquor licence.

(b) Any restaurant.

(xiii) **Home Occupation**

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

Rule 8.10.3 Controlled Activities

[Deleted by Variation 6: 18/10/00]

Rule 8.10.4 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 8.10.2 of the Residential 4 Zone, or, for scheduled activities, the relevant conditions in the Rules 8.10.2 or 8.10.7. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply. *[Amended by Consent Order 16/08/02]*

Rule 8.10.5 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.

Rule 8.10.6 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.

Rule 8.10.7 Scheduled Activities

8.10.7.1 Kavanagh College, on the site comprised of the following parcels:

Lot 1 DP 26196 (CT 18B/65)
Pt Sec 38 BLK XII (CT 8D/503)
Pt Secs 37 & 38 BLK XII (CT 8D/504)
Pt Sec 49 BLK XII (CT 8D/820)
Pt Sec 49 BLK XII (CT 8D/821)
Pt Sec 48 BLK XII, DP 1574 (CT 7D/247)
Pt Sec 48 BLK XII (CT 8D/819)
Pt Sec 48 BLK XII, DP 1574 (CT 209/173)
Pt Sec 48 BLK XII, DP 1574 (CT 275/182)
Lot 2 DP 2532, Pt Secs 39, 40 & 47 BLK XII (CT190/167)
Lot 4A & Pt Lot 4 DP 1401, Pt Secs 40, 41, 46 & 47 BLK XII (CT 194/260)
Pt Lot 4 DP 1401, Pt Sec 47 BLK XII (CT 218/26)
Lot 1 DP 25330 (CT 17B/764)
Lot 1 DP 2532 & Pt Sec 47 BLK XII (CT 175/293)

The following conditions shall apply to development at Kavanagh College:

- (a) Minimum Yards
 - (i) Front Yard – No front yards are required except for sites located on the south side of Rattray Street and on Elm Row where a 3.0 m front yard will apply.
 - (ii) All others yards 4.5 m
- (b) Height Plane Angle – 63° provided that this requirement will not apply to site boundaries facing the street
- (c) Maximum Height – 9m

- (d) Minimum Car Parking – No on site car parking required
- (e) Maximum Site Coverage – 60% of the total land area
- (f) Access - Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

8.10.7.2 St Josephs Cathedral School, on the site comprised of the following parcels:

Pt Secs 63 & 64 BLK XII, DP 703 & 1212 (CT 8D/500)
 Secs 65 & 66, Pt Secs 56, 57, 64 & 67 BLK XII, DP 1212 (CT 8D/499)
 Lot 1 DP 420, Pt Sec 67 BLK XII (CT 5C/205)
 Lot 2, DP 420, Pt Sec 67 BLK XII (CT 5C/204)
 Lot 3, DP 420, Pt Sec 67 BLK XII (CT 8D/501)
 Pt Sec 68 BLK XII (CT 5C/208)
 Pt Sec 68 BLK XII (CT 5C/206)
 Pt Sec 68 BLK XII (CT 5C/207)
 Pt Secs 67 & 68 BLK XII (CT 5C/203)
 Lot 3 DP 6762, Pt Sec 54 BLK XII (CT 8D/498)
 Lot 4 DP 6762, Pt Sec 54 BLK XII (CT 8D/497)
 Sec 55 & Pt Sec 56 & 57 BLK XII (CT 5C/13)
 Pt Sec 57 BLK XII, DP 1212 (CT 5C/202)
 Pt Sec 58 BLK XII (CT 8B/138)

The following conditions shall apply to development at St Josephs Cathedral School:

- (a) Minimum Yards
 - (i) Front Yard 3.0m
 - (ii) All Other Yards 4.5m
- (b) Height Plane Angle – 63° provided that this requirement will not apply to site boundaries facing the street
- (c) Maximum Height – 9m
- (d) Minimum Car Parking – 1 car park per 3 additional classrooms on the site
- (e) Maximum Site Coverage – 60% of the total land area
- (f) Access – Access requirements shall comply with the performance standards in Section 20 (Transportation).
- (g) Signs – Refer to the Signs Section
- (h) Noise, Glare, Lighting and Electrical Interference – Refer to the performance standards of the Environmental Issues section.

[Inserted by Consent Order 16/08/02]

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, 1/09/2014]*
 - (c) at Holyhead Street, Outram Residential 5 Zone, as shown on the Holyhead Street, Outram, Structure Plan in Appendix 8.7, there can only be one residential unit on each of Lots 1-26. *[Amended by Plan Change 14 Consent Order, ENV-2013-CHC-84, 21/01/2015]*
- (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, 1/09/2014]*
 - (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, 1/09/2014]*
- (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]*

(vi) **Separation Distances**

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.

(vii) **Minimum Car Parking**

On-site car parking shall comply with the performance standards in Section 20 (Transportation) and shall be provided for 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**

- (i) Front Site 1000 m²
- (ii) Rear Site 1000 m² excluding the access leg *[Amended by Plan Change 10, 18/1/11]*

(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 m

(xii) **Home Occupation**

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

Rule 8.11.3 Controlled Activities

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

- (i) *[Deleted by Variation 6: 18/10/00]*

- (ii) Marae and Marae-related activities on land subject to Te Ture Whenua Maori Act 1993 which are controlled in respect of the following matters:
 - (a) Effluent disposal.
 - (b) The size and location of structures.
 - (c) Vehicle access and parking.
 - (d) The performance standards of the Environmental Issues Section.

Rule 8.11.4 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 8.11.2 of the Residential 5 Zone. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.

Rule 8.11.5 Discretionary Activities (Unrestricted)

The following activities shall be 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.

Rule 8.11.6 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.

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.

8.13 Assessment of Resource Consent Applications

In assessing any application in respect of a development in any residential zone, in addition to the matters contained in the Fourth Schedule of the Act, the Council will have regard to, but not be restricted by the following matters:

8.13.1 Sustainability

The objectives and policies of the Sustainability Section.

8.13.2 Manawhenua

The objectives and policies of the Manawhenua Section.

8.13.3 Bulk and Location of Buildings or Structures

The degree to which the height, bulk and location of any building or structure has an effect on the surrounding environment, including people, buildings and amenity and, where appropriate, meets Council's objectives in respect of the Townscape Section and the degree to which the proposal recognises existing buildings and constraints on the site.

8.13.4 Location of Garages and Car Ports in the Front Yard

Accessory buildings proposed to be erected within the front yard will be assessed as follows:

- (i) **Ability to comply with the stated rules:**
 - (a) The topography of the site is such that access to the accessory building would be greater than 1 in 5 or that break-over angles would be greater than 1 in 5.
 - (b) The erection of a garage in compliance with the District Plan would require part of the principal building to be demolished. This does not apply in cases of attached garages or car ports.
 - (c) The erection of the building or the formation of the access to service the building would require removal of tree(s) that are protected under this Plan.
- (ii) **The design and appearance of the proposed buildings and structures:**
 - (a) The possible adverse effect of the proposed building design on amenity values of the area, having particular regard to the streetscape, the existing principal building and the adjacent sites. Special attention will be paid to the appearance of the exterior cladding and the roof slopes of the proposed building.
 - (b) Whether the accessory building will maintain or enhance the general amenity of the site.
- (iii) **Location and alternatives:**
 - (a) The effect the building may have on the area in terms of the extent to which the building dominates the street frontage, the siting of the building in the front yard and the proposed size of the building.
 - (b) The assessment of any alternatives to meet the needs of the owner.
 - (c) The effect vehicle movements will have on vehicle and pedestrian safety.
- (iv) **Screening, planting or fencing.**

8.13.5 Amenity Values and Character

The extent to which the proposal affects the amenity values and character of any area, including the design and appearance of any structure in relation to any other structures in the immediate vicinity. A description of the main characteristics of each area is given in Section 8.5.

8.13.6 Design and Appearance of Buildings, Structures, Landscaping and Consideration of Site Topography

- (i) The degree to which the design and appearance of any buildings, structures, landscaping or site topography has an adverse effect on the character and amenity of residential areas in terms of the immediate neighbourhood.
- (ii) The extent to which the design maintains and preserves the general residential scale and character in the surrounding area.
- (iii) The design and appearance of any multi-unit development and its effect on the residential character of the area including the bulk, height and location of the building and its relationship to boundaries. In areas identified as townscape precincts, particular regard will be had to the principal values and characteristics identified in the precinct.
- (iv) In the Residential 3 Zone, the degree to which a proposed housing development is consistent with Council design guidelines for medium density housing. *[Inserted by Variation 12: 7/5/03]*

8.13.7 Transportation

The objectives, policies and assessment matters of the Transportation Section.

8.13.8 Community Population

The displacement of population in a community by the proposed activity and the adverse effect on existing community support activities that may result from the removal of resident population.

8.13.9 Hours of Operation

The degree to which the hours of operation affect the residential environment, with particular reference to night time activities and the servicing that may be required.

8.13.10 Provision for Stormwater, Water and Sewerage

In areas where there is no public sewerage system, the disposal of effluent from activities effectively and efficiently on the site, having regard to:

- (i) The proposed activity and intensity of use of the site.
- (ii) The topography of the site.
- (iii) The ability of the soils and subsoil to absorb the amount of discharge created by the disposal system.
- (iv) The ability to dispose of stormwater adequately on the site.

- (v) Any adverse effect on adjoining sites or on the surrounding neighbourhood and environment on a long term basis.

8.13.11 Relocation of a Building from Another Site

Where a building is relocated from another site, the Council will consider the timeframe proposed to complete the relocation, alterations and any additions to the building, the materials to be used and finished appearance in terms of its impact on amenity and the surrounding environment.

8.13.12 Safety

The degree to which the development may create areas that are unsafe or may create danger to the occupants of the site or to the general public.

8.13.13 Cumulative Effects

The cumulative effects the proposal will have on the amenity and on the environment, including actual and potential effects.

8.13.14 Trees

The objectives and policies of the Trees Section.

8.13.15 Indigenous Vegetation and Fauna

The cumulative effect of the incremental loss or modification of areas of indigenous vegetation and habitats of indigenous fauna.

8.13.16 Archaeological Sites

The effect that the activity will have on any archaeological site.

8.13.17 Hazards

Whether or not the application relates to a site that the Council has good cause to suspect may be prone to a natural or technological hazard.

8.13.18 Housing in the Residential 3 Zone

The effect of the activity on the continued availability of residential housing in the Residential 3 Zone.

8.13.19 Intensity of Residential Activity in the Residential 3 Zone

- (i) The degree to which the intensity of residential use on a site has an effect on the amenity of the surrounding environment.
- (ii) The degree to which the intensity of residential use on a site has an effect on the sustainability of infrastructural services.

(iii) The extent to which the development provides appropriate outdoor amenity for residents.

(iv) The extent to which the development provides for adequate car parking.

[Inserted by Consent Order, 1/6/04]

8.13.20 *[Deleted by Plan Change 3, 1/9/2008]*

8.13.21 Mosgiel East Structure Plan and Assessment Criteria

The degree to which the development complies with the Mosgiel East Structure Plan and Design Assessment Criteria. *[Inserted by C17/2008, 12/02/08]*

8.13.22 East Taieri Structure Plan and Design Assessment Criteria

The degree to which the development complies with the East Taieri Structure Plan and Design Assessment Criteria. *[Inserted by Plan Change 15, 1/02/2010]*

8.14 Anticipated Environmental Results

The anticipated environmental results are:

8.14.1

The current level of residential amenity of existing residential areas, rural townships and settlements is maintained or enhanced.

8.14.2

The housing resource meets the different needs and desires of individuals and communities.

8.14.3

Residential activity in the vicinity of the Campus is protected from competing activities and land uses.

8.14.4

A high level of on-site amenity is provided.

8.14.5

The amenity of neighbourhoods in residential areas is maintained or enhanced.

8.14.6

Rural townships and settlements will develop within defined areas and retain their special character.

8.14.7

The rural and natural surroundings of the rural townships and settlements are retained.

8.14.8

The existing urban service infrastructure is efficiently used.

8.14.9

Development in rural townships and settlements is matched with the capacity of the urban service infrastructure.

8.14.10

The rural surroundings of the urban areas are retained.

8.14.11

Residential areas are able to accommodate the community support activities required to sustain them, and provide for the health, safety and wellbeing of people and communities within those areas.

8.14.12

Community support activities do not have adverse effects on the amenity of residential zones.

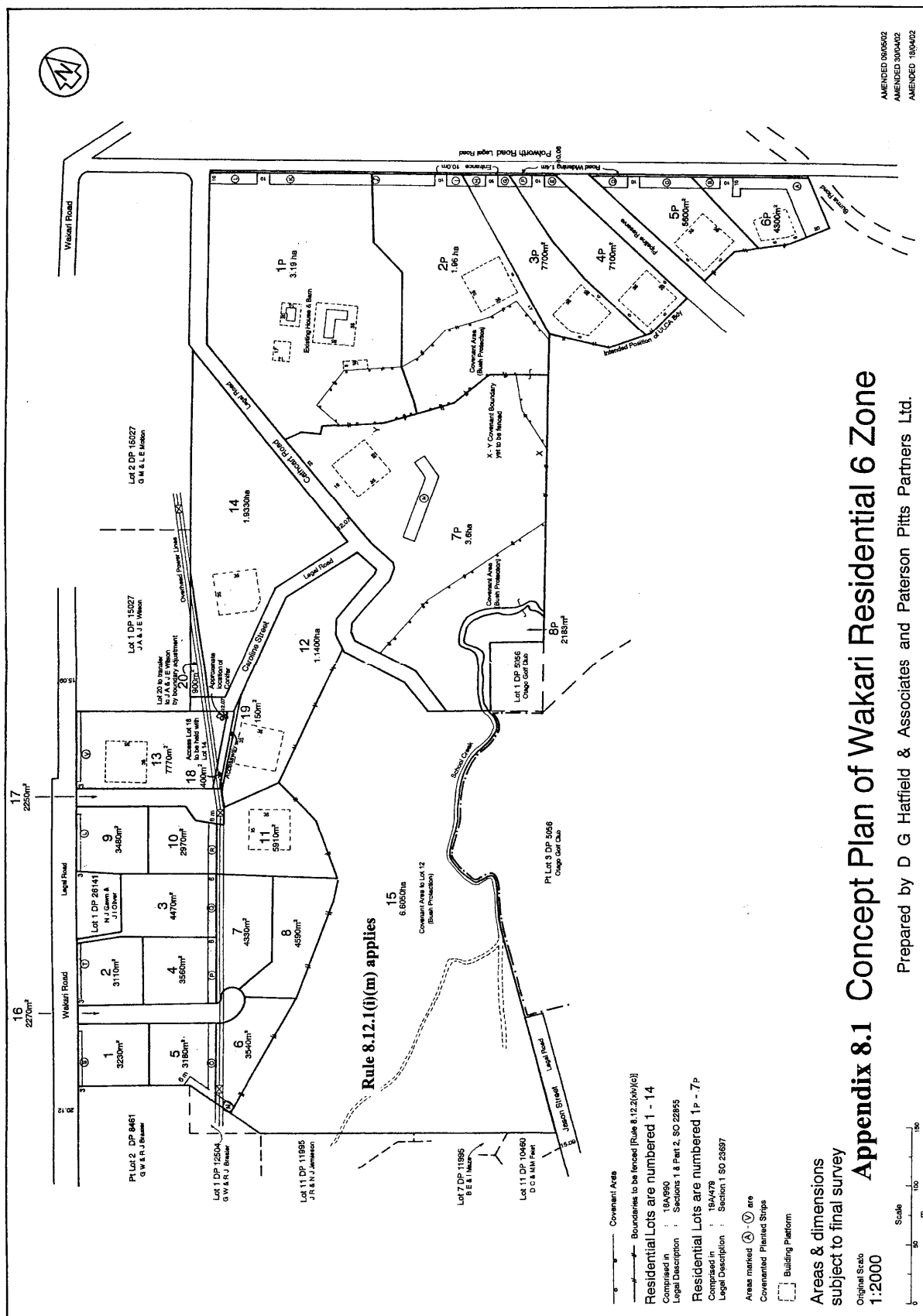
8.14.13

Papakaika housing and marae are developed in a sustainable manner and according to tribal customs and cultural preferences.

8.14.14

Adverse effects of development and activities on adjoining residential sites are minimised.

Appendix 8.1



Appendix 8.2

Mosgiel East Structure Plan and Design Assessment Criteria *[Inserted by C17/2008, 12/02/08]*

Site Description

The Mosgiel East Area (East A and North of East A) is located at the eastern edge of Mosgiel. It is bounded by Hagart Alexander Drive/Centre Street to the west, and Wingatui Road to the east. Factory Road bisects the Mosgiel East Area, creating two quite distinct areas. Access into the Mosgiel East Area can be gained from any of these roads. The Silverstream runs along the northern boundary of the Mosgiel East Area.

To the west of Hagart Alexander Drive is the Residential 1 Zone of Mosgiel. To the East of Wingatui Road is land zoned Rural or Rural Residential. The area north of the Silverstream is zoned Industrial 1, and is occupied by the Taieri Aerodrome. The Dukes Road Industrial Area is located to the northwest.

Situated on the Taieri Plain the land of Mosgiel East is generally flat. The total area of the Mosgiel East Area is approximately 59 ha. The Mosgiel East Area occupies a “gateway” location when arriving at Mosgiel from Dunedin via Three Mile Hill and Factory Road.

Purpose

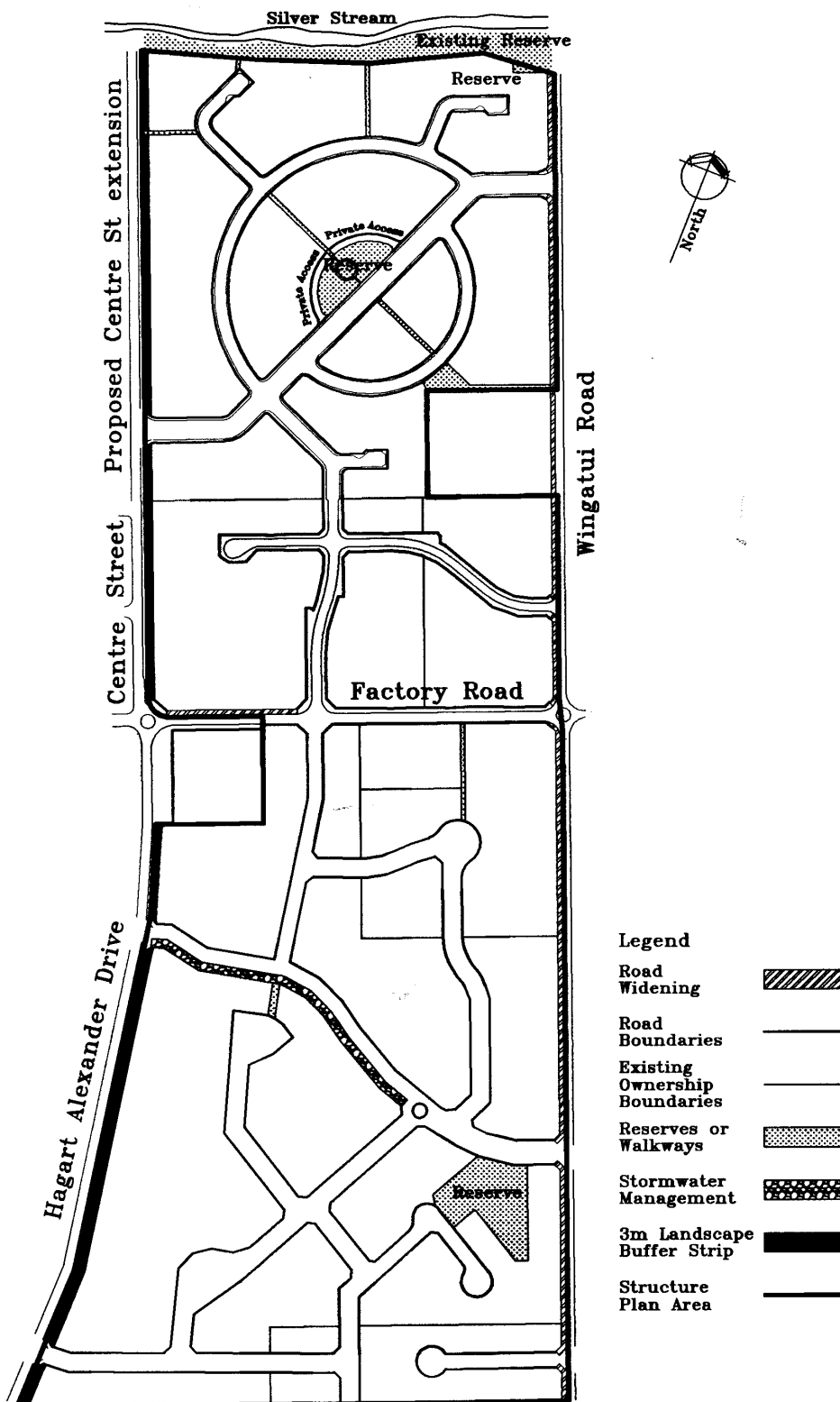
The Structure Plan shows an outline of the key features of future developments in the Mosgiel East Area. Major roads, reserves, areas required for road widening, and landscape buffer strips are all indicated on the Structure Plan, and are required to be incorporated into subdivision and/or development design. In assessing any resource consent application the Council will have regard to the Structure Plan and Design Assessment Criteria, in addition to the assessment matters in Section 18.6.

The Design Assessment Criteria sets out the following ‘Design Elements’:

1. General Subdivision and Development Design
2. Design of Roads and Access Paths
3. Design of Reserves
4. Design and Management of Stormwater
5. Management of Water and Waste Water
6. Landscaping of Public Areas

The Design Elements have been split into two categories. Those that are ‘required’ to be included within a resource consent application and those that are ‘recommended’ to be included. The ‘recommended’ design elements allow for some flexibility in design, while ensuring that subdivision contributes to the efficient development and amenity of the structure plan area. The Design Elements are intended to guide development rather than prescribe exact design and layout.

MOSGIEL EAST STRUCTURE PLAN



Design Element 1: General Subdivision and Development Design

Design Element 1 relates to the general layout of the network of roads, reserves and other access linkages that make up the public space of the subdivision.

Design Requirements

1.1 Subdivision and development design shall achieve an integrated roading, open space and recreation network.

Explanation

Roads, reserves and other access linkages should be considered in an integrated manner together with the neighbourhoods they create. The proposed road network should seek to create an inter-connected network of roads that provide good accessibility to local activities. Roads are one of the important public spaces within residential areas, and can, if appropriately designed and located add considerable amenity value to the subdivision. Reserves and open space can maintain and enhance intrinsic values and habitats, and amenity values, as well as providing recreational opportunities for the community. Council has determined appropriate locations for reserves and these are indicated on the structure plan.

1.2 Subdivision and development is to provide a highly inter-connected roading system so as to reduce trip distances and improve local accessibility

Subdivision design should achieve connectivity within and between neighbourhoods, adjacent areas and to local services such as schools, shops, and recreation areas. Connectivity created through multiple linkages between points should be one of the key aims of any subdivision as it promotes convenience, energy efficiency, safety and social interaction. In general, this means many roads will be through routes, rather than cul-de-sacs, and that accessways will provide pedestrian/cycle linkages to external roads and reserves. Provided that pedestrian and visual connectivity is generally maintained, cul-de-sacs may also be included.

1.3 Pedestrian and cycle routes should be generally integrated within road and reserve design, or provided in the form of 'accessways'. Major roads and some minor roads should provide cycle lanes to facilitate safety and connectivity.

Pedestrian access currently exists along the Silverstream. Creation of an adjoining reserve and bridle path along Wingatui Road will greatly enhance the recreational opportunities in this area. Provision of cycle lanes on major roads and some local roads, and provision of pedestrian/cycle links, combined with reserve areas, will ensure residents in the Mosgiel East Area have adequate recreation and transportation (cycling and walking) opportunities.

Design Element 2: Design of Roads and Access Paths

Design Element 2 outlines the general design of roads and the interface with external areas, and highlights aspects that need to be considered to ensure connectivity and access within, and beyond, the Mosgiel East Area.

Design Requirements

2.1 The following external road connections are appropriate:

- (a) **One or two access points onto Centre St extension north of Factory Road**
- (b) **One or two access points onto Wingatui Road north of Factory Road**
- (c) **Two access points onto Hagart Alexander Drive south of Factory Road**
- (d) **One or two access points onto Wingatui Road south of Factory Road**
- (e) **One access point from each block (land to the north and land to the south) onto Factory Road**

2.2 Major roads are to be a minimum of 20m wide road reserve, including footpaths of a minimum 2m wide, and cycle lanes 1.5 m wide, within the 20m road reserve.

2.3 Local roads are to be a minimum of 16m wide road reserve, including footpaths of a minimum 1.5m wide, within the 16m road reserve.

Explanation

The access points for the roads will encourage connectivity within and through the Mosgiel East Area while ensuring safety in regards to access onto existing roads. Indicative locations of major access points to connect to existing roads are shown on the structure plan. Remaining roads will generally be considered as local roads. Access to external roads via local roads, additional to the major connections specified, may also be permitted. Local roads should be designed to achieve a high degree of connectivity through the area, allowing for safe and convenient access for both vehicles and pedestrians.

This is the Council's standard requirement for major roads. Wider roads may be permitted where desired to allow additional widths for street tree or amenity planting or to allow for stormwater management areas.

Road design should be appropriate to the function of the road and provide practical widths for vehicular access. Local roads are not required to provide cycle lanes, however this may be desirable. A reduced footpath width shall be permitted for local roads to encourage the reduction of impermeable surfaces, and increased grass areas to enhance permeation of rain water into the soil.

Design Requirements

2.4 Road layout should be designed to maximise safety of all road users, including pedestrians. The installation of traffic calming measures should be considered on local roads to reduce speed and discourage these roads being used as through routes.

2.5 Vehicle crossings on to the Centre St extension will not be permitted. Lots adjacent to Centre St extension will only have legal access from an internal road within the subdivision.

2.6 A “landscape buffer strip” at least 3 m wide shall be constructed:

(a) on all lots adjacent to Hagart Alexander Drive, and Centre Street; or

(b) on, or adjacent to, all lots adjacent to the Centre Street extension.

This could be in the form of a landscaped earth bund and/or planting strip.

2.7 Subdivision and development of Mosgiel East is to allow for Wingatui Road to be widened to create a 17m road reserve. Development over the area proposed for road widening will not be permitted.

Explanation

Safety of all road users is a key consideration in the design of the road network. Design and layout can be used to influence driver behaviour to control speed, reducing the likelihood of vehicles speeding within the subdivision. Many traffic calming methods are available and should be incorporated where appropriate.

The Council’s intention is to extend Centre St, to provide access over the Silverstream and connect to Carncross St. This is subject to a designation process. The Centre St extension, once constructed, will allow access to the northern area of Mosgiel East. Private access from Mosgiel East to the Centre St extension is not permitted as it is appropriate to have these properties accessing off an internal road within the Mosgiel East Area.

Hagart Alexander Drive/Centre Street/Centre Street extension is an arterial route that carries heavy traffic. A bund or planting strip, at least 3m wide, in addition to separation between the edge of the carriageway and residential dwellings, and double-glazing, will help reduce the impacts of traffic noise for residents and may enhance amenity values. Other noise mitigation methods may also be considered.

Planting strips shall include trees, shrubs, and other vegetation.

The widening of Wingatui Road will provide for increased vehicle and pedestrian use resulting from residential development of the Mosgiel East Area. The formation of pedestrian, cycle, and horse bridle path will provide connectivity within the area and to the Silverstream.

Design Requirements

2.8 Subdivision and development of Mosgiel East is to provide for the widening of Factory Road to create road reserve out to 20m from the centre of the intersections (40m diameter), to allow for the installation of roundabouts in the future if required.

2.9 Provision of pedestrian/cycle paths to enhance connectivity is encouraged, provided they meet Council requirements, including:

- (a) being convenient and direct;**
- (b) at least 3.5 m wide; and**
- (c) designed to maximise safety for all users including maximum visibility.**

The design should adhere to “Crime Prevention Through Environmental Design (CPTED)” principles.

Explanation

The Council proposes installing a roundabout at the intersection of Factory and Wingatui Roads. This will promote good traffic movement and reduce traffic speeds as vehicles transition from the rural area to the residential area.

Council wishes to secure sufficient land at the intersections of Factory Road and Hagart Alexander Drive, and Factory Road and the new road through Mosgiel East, to allow for installation of roundabouts by the Council if required in the future.

Pedestrian and cycle paths should generally be integrated with road and reserve design. Paths that are separate from vehicle routes enhance connectivity. These should be designed to allow for multiple use (pedestrian and cycle) and ensure personal security for users. Lighting may be appropriate if the cycle/pedestrian path is long, likely to be well used, or will be located away from main street lighting.

Design Element 3: Design of Reserves

Design Element 3 outlines matters for consideration for locating, and designing recreation reserves within the Mosgiel East Area.

Design Requirements

3.1 Reserves should be distributed within the Mosgiel East Area to meet the spatial requirements specified in the Long Term Council Community Plan (LTCCP) and enhance connectivity with other open space areas and cycle/pedestrian networks.

Explanation

The spatial requirements for reserve provision are guided by the LTCCP, with consideration of the proximity to existing reserves and provide reasonable access to reserves for new residents within Mosgiel East. An esplanade reserve along the Silverstream already exists, and recreational use of Wingatui Road will be facilitated with the widening of this road allowing provision of a pedestrian/cycle/ horse bridle path. These two tracks facilitate connectivity and enhance recreational use of the area.

Larger reserves are preferred, and two have been identified, as shown on the structure plan. Larger reserves allow more recreational opportunity and varying uses, and better provision of play equipment where this is to be provided. These reserves will generally meet the spatial requirements of the LTCCP.

3.2 Reserves transferred to Council during subdivision of Mosgiel East should have a consistent boundary treatment where they adjoin residential properties eg. low fencing. This work should be undertaken by the developer to give a consistent design, standard, and height of fence (or other boundary definition) on all residential properties adjoining the reserve, and to promote safety of reserve users.

It is appropriate for developers to clearly define the boundaries between residential properties and reserves. This ensures a consistent style of fencing or boundary treatment surrounding the reserve, giving a unified look and defining the public/private property interface. Visual clutter and inconsistencies in boundary treatment around reserves is an aspect that communities often comment on after new subdivisions have been developed where a mixture of boundary treatments or fences have been installed. Completion of boundary treatment prior to issue of individual titles also ensures that boundaries are clearly defined. The design should adhere to 'Crime Prevention Through Environmental Design (CPTED)' principles and be discussed with, and agreed to, by Council prior to construction.

Design Requirements

3.3 Personal security and multi-use are a priority in reserve or track design. Clear sight lines into all areas of reserves should be available from public roads, nearby dwellings, and along cycle/pedestrian paths, etc. Reserves should contain entry points with road frontage of at least 20m.

Explanation

Reserves with wide street frontages have a reasonable level of security, because of surveillance from the road and from the houses nearby. Therefore, crime is likely to be discouraged and the reserves are likely to attract the maximum number of users and be more valued by the community.

Design Element 4: Design and Management of Stormwater

Design Element 4 addresses the requirements for stormwater management within Mosgiel East.

Design Requirements

Explanation

4.1 Local stormwater reticulation systems shall be designed for a 1 in 10 average recurrence interval event.

This is Council's standard requirement for stormwater reticulation systems.

4.2 On-site stormwater management systems (retention/detention and secondary flowpaths etc.) shall be designed for a 1 in 100 average recurrence interval event. Stormwater retention/detention measures shall be provided on-site as part of the overall development.

The development of Mosgiel East will increase stormwater runoff. Mosgiel has protection against flooding from the Silverstream, but there is still a residual flood risk. To avoid increasing the frequency and severity of flooding from the Silverstream, developments at Mosgiel East must retain stormwater on-site for later discharge when the Silverstream's capacity permits.

Design Requirements

4.3 The discharge of stormwater shall not degrade the quality of the receiving environment.

Explanation

Stormwater will receive contaminants from a variety of sources. This requirement promotes a reduction in the adverse effects of contaminant discharges into Otago's water bodies by adopting the existing water quality as a minimum acceptable standard. Stormwater is required to meet the Regional Plan: Water for Otago permitted activity discharge requirements.

4.4 The rate of stormwater discharge to the Silverstream shall remain equal to or less than that of pre-development up to the 1 in 100 average recurrence interval event. There shall be no individual discharge of stormwater to the Silverstream or Owhiro Stream.

This is in order to ensure that flood risk is not exacerbated.

4.5 Subdivision and land use applications should include information outlining:

- (a) the techniques to be used to manage stormwater and the extent to which these techniques are accommodated on site; and**
- (b) how the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision; and**
- (c) actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this; and**
- (d) design details highlighting the adequacy of the proposed measures and identifying areas of greatest risk.**

Subdivision and development should be designed to effectively mitigate and manage stormwater generated. For this reason, the developer is required at subdivision stage, to demonstrate that appropriate stormwater mitigation and management will be undertaken and that adequate provision has been made for their continued operation and maintenance of design capacity.

Design Recommendations

4.6 Stormwater management may be achieved by a combination of publicly or privately owned on-site measures. Where the stormwater devices are proposed by applicants to serve more than one property, these may be vested in Council, if Council's requirements are met.

Explanation

Stormwater management could include the use of techniques such as swales, rain gardens, permeable paving, retention/detention areas.

Design Element 5: Management of Water and Waste Water

Design Element 5 outlines the provision and management of waste water and water to Mosgiel East.

Design Requirements

5.1 Water reticulation pipelines and waste water pipelines should principally be located within road reserves.

Explanation

Service pipelines for water and waste water should generally be located within the road reserve to enable easy access for maintenance. It is less desirable to locate pipes through private properties or reserves. In some cases pipelines servicing a number of properties may be placed over private land. Waste water from Mosgiel East should be reticulated to the Factory Road waste water system.

5.2 Water should be sourced from Mt Grand and connected to the existing services in Hagart Alexander Drive or Wingatui Road.

The Mosgiel/Taieri bores are currently at maximum capacity for servicing properties in Mosgiel. Large subdivisions in the area, such as that of Mosgiel East, will be serviced from the Mt Grand treatment plant.

Design Element 6: Landscaping of Public Areas

Design Element 6 suggests aspects of landscape design that need to be considered when planning any works to be undertaken within Mosgiel East.

Design Requirements

6.1 Tree planting along internal roads is encouraged where it enhances the amenity value of the area and complies with Council requirements for species type, standards and conditions.

6.2 Tree planting along the major external road frontages may be permitted where it enhances the amenity value of the area, is compatible with Council projects or proposals for the area, will not have significant adverse impacts on existing residential properties, and complies with Council requirements for species type and standards.

6.3 Landscaping of public areas (roads and reserves) shall be designed to provide recreation opportunities, an attractive residential environment, and enhance connectivity and integration between roads, reserves, tracks, pedestrian/cycle accessways, and the surrounding areas, whilst not impacting adversely on surface stormwater drainage.

Explanation

Appropriate tree planting can enhance the amenity value of public areas and enhance the area for the community.

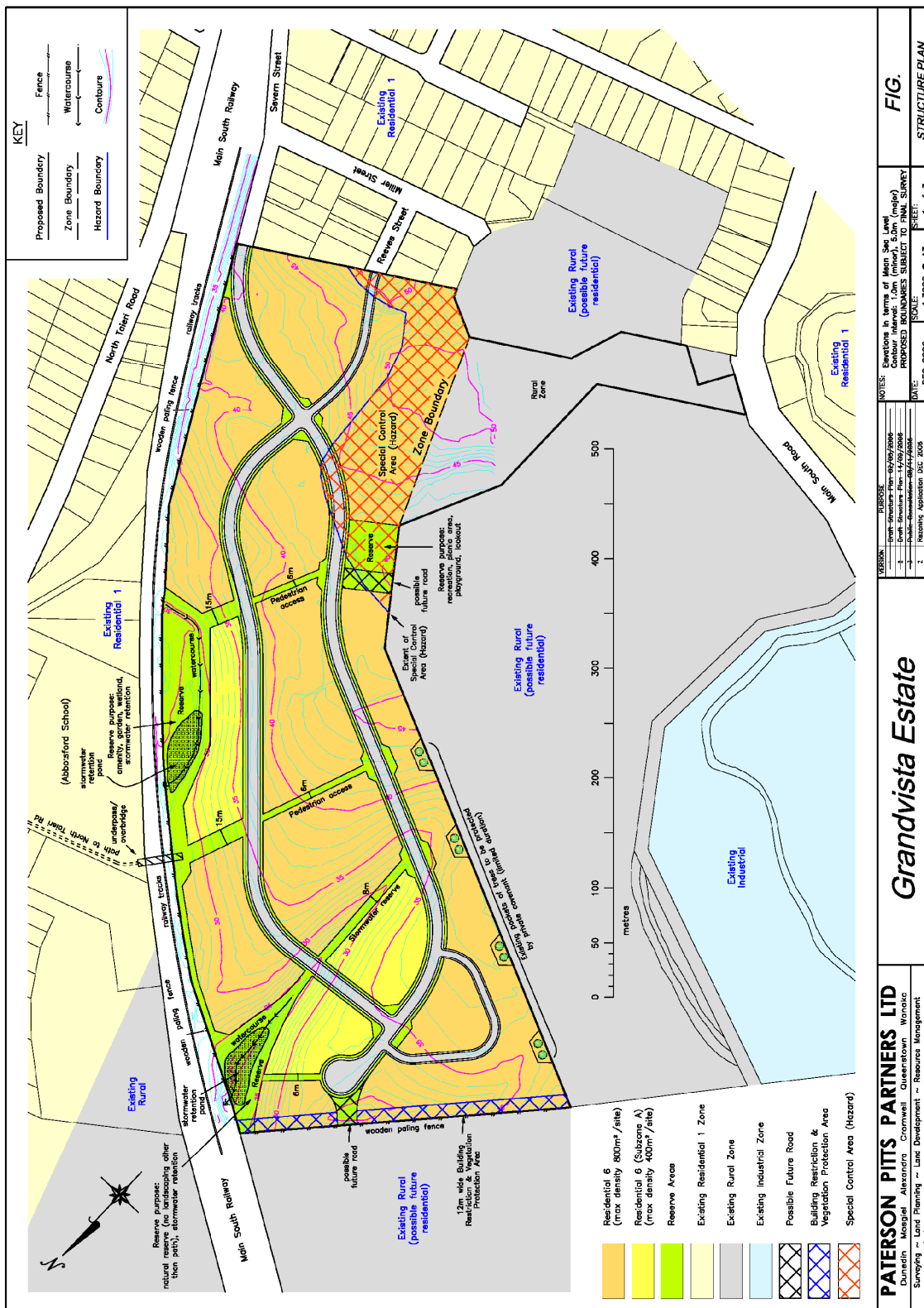
Consideration will need to be given to the location of trees in regards to services (pipelines) along the roadway to allow access for maintenance.

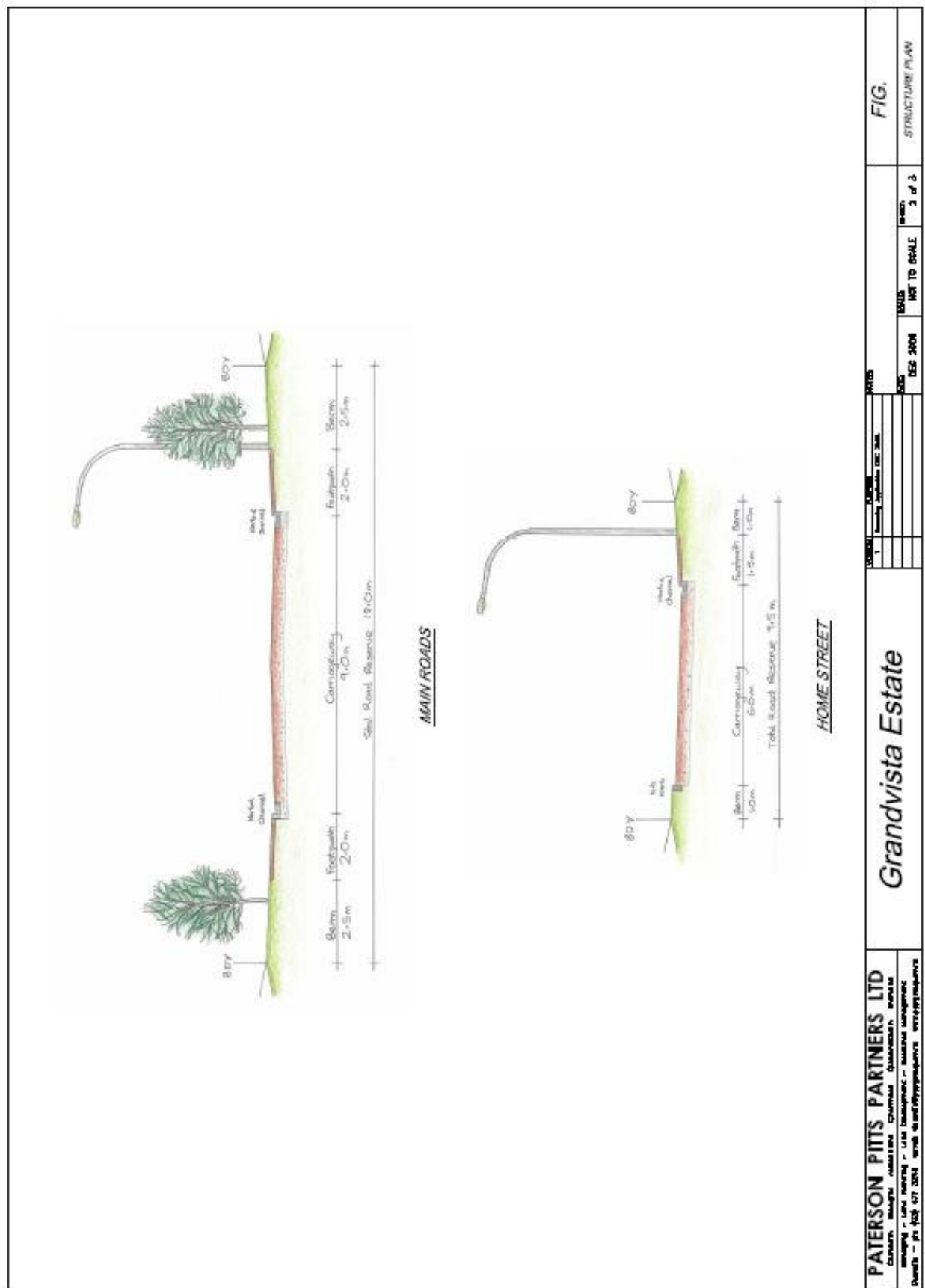
Landscape treatment along Factory and Wingatui Roads will enhance the setting for residential development, while at the same time preserving the natural soft edge associated with the lifestyle development to the east. Such an approach would also provide additional separation between residential activities and rural-residential activities to address any likely reverse sensitivity and amenity issues such as odour and spray drift. Consideration will need to be given to existing activities in adjoining areas and landscaping should complement other works or projects Council is undertaking in the area in conjunction with the residential development (e.g. road widening, roundabouts).

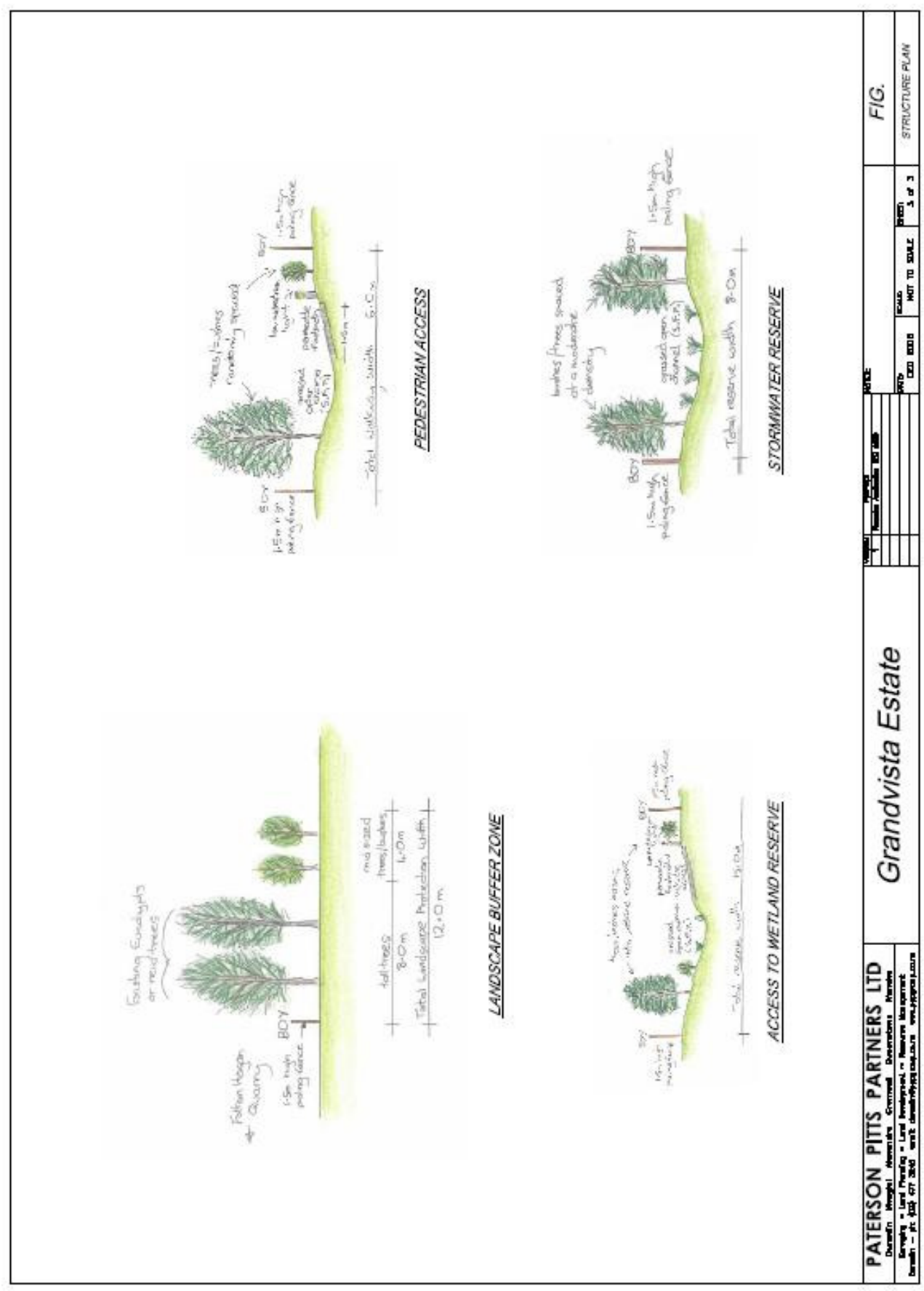
Well designed public areas greatly enhance the value of these areas for the community and encourage use. The reserves proposed for Mosgiel East have a prime purpose of recreation. The size of the reserves proposed allows for multiple use and a variety of activities such as space for children's free or structured play, picnicking, exercising etc.

If developers determine it is beneficial to seek Council's permission to undertake landscaping on a reserve ahead of Councils proposed timeframes for work, this will be confirmed through appropriate agreements regarding the design, standards, costs and conditions for such work.

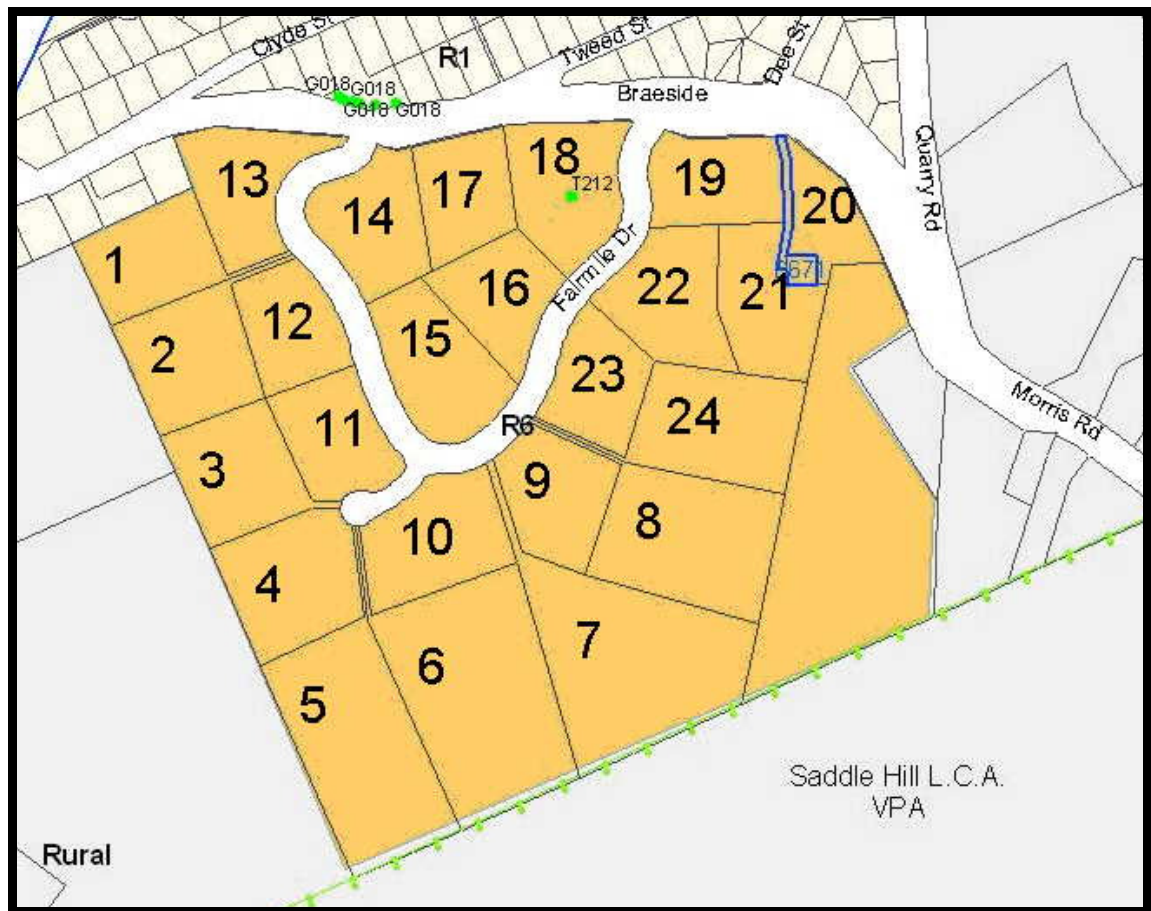
[Inserted by Plan Change 4, 3/03/2008]







Appendix 8.4 – Braeside *[Inserted by Plan Change 9, 31/08/2009]*



LOTS 1-24 BRAESIDE RESIDENTIAL 6 ZONE CONCEPT PLAN IN APPENDIX 8.4

Appendix 8.5

East Taieri Structure Plan and Design Assessment Criteria

Site Description

The East Taieri Structure Plan Area lies to the south-west of Mosgiel in East Taieri. The area is 45.9 ha and the topography is irregular and gently sloping from the base of Saddle Hill on the southern edge northward.

East Taieri Structure Plan Area is boarded on the southern side by the Main South Road and Cemetery Road traverses the eastern end of the area, providing the main existing access to the area.

Activities within East Taieri Structure Plan Area are education, cemetery, community facilities (dog exercise area), residential properties, and rural activities.

Purpose

The Structure Plan shows an outline of the key features of future developments in the East Taieri Structure Plan Area. Major roads, the general location of a reserve, and areas potentially required for stormwater detention are all indicated on the Structure Plan, and are required to be incorporated into subdivision and/or development design. In assessing any resource consent application the Council will have regard to the Structure Plan and Design Assessment Criteria, in addition to the assessment matters in Section 18.6.

The Design Assessment Criteria sets out the following ‘Design Elements’:

1. General Subdivision and Development Design
2. Design of Roads and Access Paths
3. Design of Reserves
4. Design and Management of Stormwater
5. Management of Water and Waste Water
6. Landscaping of Public Areas

The Design Elements have been split into two categories - those that are ‘required’ to be included within a resource consent application and those that are ‘recommended’ to be included. The ‘recommended’ design elements allow for some flexibility in design, while ensuring that subdivision contributes to the efficient development and amenity of the structure plan area. The Design Elements are intended to guide development rather than prescribe exact design and layout.

Design Element 1: General Subdivision and Development Design

Design Element 1 relates to the general layout of the network of roads, reserves and other access linkages that make up the public space of the subdivision.

Design Requirements

1.1 Subdivision and development design shall achieve an integrated roading, open space and recreation network.

Subdivision and development is to provide a highly inter-connected roading system so as to reduce trip distances and improve local accessibility. Pedestrian and cycle routes should be generally integrated within the road design, or provided in the form of 'accessways'.

Explanation

Roads, reserves and other access linkages should be considered in an integrated manner together with the neighbourhoods they create. The proposed road network should seek to create an inter-connected network of roads (within and outside of the development) that provide good accessibility to local activities. Roads are one of the important public spaces within residential areas, and can, if appropriately designed and located, add considerable amenity value to the subdivision. Reserves and open space can maintain and enhance intrinsic values and habitats, and amenity values, as well as providing recreational opportunities for the community. The general location considered to be appropriate for a reserve is indicated on the structure plan.

Subdivision design should achieve connectivity within and between neighbourhoods, adjacent areas and to local services such as schools, shops, and recreation areas. Connectivity created through multiple linkages between points should be one of the key aims of any subdivision as it promotes convenience, energy efficiency, safety and social interaction. Cul-de-sacs are discouraged, so roads should be through routes where ever possible. Accessways will provide pedestrian/cycle linkages to external roads and public areas.

Design Element 2: Design of Roads and Access Paths

Design Element 2 outlines the general design of roads and the interface with external areas, and highlights aspects that need to be considered to ensure connectivity and access within, and beyond, the East Taieri Structure Plan Area.

Design Requirements

2.1 The following road connections are appropriate:

Access onto Cemetery Road (limited)

Access link to Gladstone Road

Access link to Riccarton Road

Explanation

The access links identified are essential for full development of the largest collective block of land to be developed within East Taieri Structure Plan Area, as they provide key access points required from the East Taieri Structure Plan Area to the greater road network, and meet public transport requirements. Without these access points to the greater road network, excessive pressure would be put on Cemetery Road if maximum development of the largest collective block of land is to occur. The trigger for these access links will be identified through traffic impact assessments undertaken at the time resource consent applications are lodged.

Cemetery Road is a local road and as such has a limited vehicle carrying capacity. Most of the current use of the road is associated with vehicles accessing the school, cemetery, church, or Hub-Youth Centre. The existing limited carrying capacity of this road places a constraint on the number of lots that can be developed within East Taieri Structure Plan Area that will access onto Cemetery Rd.

It is important to protect the amenity of Cemetery Road and provide a safe environment, as this is a primary pedestrian route for school children. Road improvements (including road widening, the construction of a footpath, kerb and channel, speed platforms and a pedestrian crossing at Gladstone Road) are required to address issues created by increased traffic flows resulting from development of the East Taieri Structure Plan Area.

2.2 Collector roads are to be a minimum of 20m wide road reserve, including footpaths 2m wide, and cycle lanes 1.5 m wide, within the 20m road reserve.

This is the Council's standard requirement for collector roads. Wider roads may be permitted where desired to allow additional widths for street tree or amenity planting or to allow for stormwater management areas.

Design Requirements

2.3 New local roads within East Taieri Structure Plan Area are to be a minimum of 16m wide road reserve, including footpaths of a minimum 1.5m wide and 8m carriageway.

2.4 Road layout should be designed to maximise safety of all road users, including pedestrians.

2.5 Provision of shared use pedestrian/cycle paths to enhance connectivity is encouraged, provided they meet Council requirements.

2.6 Subdivision applications must include:

(a) A traffic impact assessment.

Explanation

Road design should be appropriate to the function of the road and provide practical widths for vehicular access. Local roads are not required to provide cycle lanes, however this may be desirable.

Safety of all road users is a key consideration in the design of the road network. Design and layout can be used to influence driver behaviour to control speed, reducing the likelihood of vehicles speeding within the subdivision. Many traffic calming methods are available and should be incorporated where appropriate. Traffic calming measures and improvements for pedestrians and cyclists are required for Cemetery Road to address safety concerns in regards to increased traffic from East Taieri Structure Plan Area using this road.

Pedestrian and cycle paths should generally be integrated with road design. Paths that are separate from vehicle routes enhance connectivity. These should be designed to allow for multiple use (pedestrian and cycle) and ensure personal security for users. Lighting may be appropriate if the cycle/pedestrian path is long, likely to be well used, or will be located away from main street lighting.

The design should adhere to “Crime Prevention Through Environmental Design (CPTED)” principles.

A traffic assessment is required to provide information about the carrying capacity of the surrounding roading network and the impact the subdivision will have on this and the surrounding environment.

The assessment will also be used to determine when capacity of the roading network is to be exceeded and therefore trigger the need for upgrades or access links to be developed.

Design Element 3: Design of Reserves

Design Element 3 outlines matters for consideration for locating, and designing recreation reserves within the East Taieri Structure Plan Area.

Design Requirements

3.1 A 4000m² recreation reserve shall be provided within the region marked “Area A” on the structure Plan. The detailed location of this reserve shall be shown in the Resource Consent application for subdivision of land in the area and vested in Council accordingly.

3.2 The reserve transferred to Council during subdivision of East Taieri Structure Plan Area should have a consistent boundary treatment where it will adjoin residential properties eg. low fencing. This work should be undertaken by the developer to give a consistent design, standard, and height of fence (or other boundary definition) on all proposed residential properties adjoining the reserve, and to promote safety of reserve users.

3.3 Personal security and multi-use are a priority in reserve design. Clear sight lines into all areas of reserves should be available from public roads, nearby dwellings, and along cycle/pedestrian paths, etc. Reserves should contain entry points with road frontage of at least 20m.

Explanation

The spatial requirements for reserve provision are guided by the LTCCP, with consideration of the proximity to existing reserves. The reserve needs to be located and designed to be accessible for new residents within the East Taieri Structure Plan Area. Timeliness in regards to the vesting of the reserve is also important to ensure the reserve is available and accessible to new residents without significant delay.

A larger reserve is preferred (rather than multiple small areas), and the general location for one, within the region marked ‘Area A’, has been identified on the structure plan. Larger reserves allow more recreational opportunity and varying uses, and better provision of play equipment where this is to be provided.

It is appropriate for developers to clearly define the boundaries between residential properties and reserves. This ensures a consistent style of fencing or boundary treatment surrounding the reserve, giving a unified look and defining the public/private property interface. Visual clutter and inconsistencies in boundary treatment around reserves is an aspect that communities often comment on after new subdivisions have been developed where a mixture of boundary treatments or fences have been installed. Completion of boundary treatment prior to issue of individual titles also ensures that boundaries are clearly defined. The design should adhere to ‘Crime Prevention Through Environmental Design (CPTED)’ principles and be discussed with, and agreed to, by Council prior to construction.

Reserves with wide street frontages have a reasonable level of security, because of surveillance from the road and from the houses nearby. Therefore, crime is likely to be discouraged and the reserves are likely to attract the maximum number of users and be more valued by the community.

Design Element 4: Design and Management of Stormwater

Design Element 4 addresses the requirements for stormwater management within East Taieri Structure Plan Area.

Design Requirements

Explanation

4.1 Local stormwater reticulation systems shall be designed for a 1 in 10 average recurrence interval event.

This is Council's standard requirement for stormwater reticulation systems.

4.2 The rate of stormwater discharge from the East Taieri Structure Plan Area shall remain equal to or less than that of pre-development up to the 1 in 100 average recurrence interval event.

This is in order to ensure that flood risk is not exacerbated.

4.3 On-site stormwater management systems (retention/detention and secondary flowpaths etc.) shall be designed for a 1 in 100 average recurrence interval event. Stormwater retention/detention measures shall be provided on-site as part of the overall development.

The development of East Taieri Structure Plan Area will increase stormwater runoff. To avoid increasing the frequency and severity of flooding from the Owhiro Stream, developments at East Taieri Structure Plan Area must retain stormwater on-site for later discharge when the Owhiro Stream's capacity permits.

4.4 Stormwater management systems shall not be designed to discharge stormwater to land as a means of disposal.

It is considered that the discharge of stormwater to land is not a practicable option for the East Taieri Structure Plan Area.

4.5 The discharge of stormwater shall not degrade the quality of the receiving environment.

Stormwater will receive contaminants from a variety of sources. This requirement promotes a reduction in the adverse effects of contaminant discharges into Otago's water bodies by adopting the existing water quality as a minimum acceptable standard. Stormwater is required to meet the "Regional Plan: Water" for Otago, permitted activity discharge requirements.

4.6 Subdivision and land use applications should include information outlining:

- (a) the techniques to be used to manage stormwater and the extent to which these techniques are accommodated on site; and**
- (b) how the integrity of the stormwater mitigation and management measures will not be compromised during and after subdivision; and**
- (c) actions to be taken to ensure the on-going management and maintenance of on-site mitigation measures and the responsibilities for this; and**
- (d) design details highlighting the adequacy of the proposed measures and identifying areas of greatest risk.**

Subdivision and development should be designed to effectively mitigate and manage stormwater generated. For this reason, the developer is required at subdivision stage, to demonstrate that appropriate stormwater mitigation and management will be undertaken and that adequate provision has been made for their continued operation and maintenance of design capacity.

4.7 Subdivision and development within the 'Specified Floor Level' Area shown on the structure plan is to be designed to adequately address potential flooding issues.

This area has been identified as being lower lying than the surrounding area and is therefore susceptible to flooding during periods of high rain. Residential dwellings in this area are to have finished floor levels for dwellings above the 1:50 year flood level in accordance with the New Zealand Building Code, in order to reduce the potential for flooding of the dwellings. Periods of high rain are likely to result in flooding or ponding of water within these properties.

Design Recommendations

4.8 Stormwater management may be achieved by a combination of publicly or privately owned on-site measures. Where the stormwater devices are proposed by applicants to serve more than one property, these may be vested in Council, if Council's requirements are met.

Explanation

Stormwater management could include the use of techniques such as swales, rain gardens, permeable paving, and retention/detention areas.

Design Element 5: Management of Water and Waste Water

Design Element 5 outlines the provision and management of waste water and water to East Taieri Structure Plan Area.

Design Requirements

5.1 Water reticulation pipelines and waste water pipelines should principally be located within road reserves.

Explanation

Service pipelines for water and waste water should generally be located within the road reserve to enable easy access for maintenance. It is less desirable to locate pipes through private properties or reserves. In some cases wastewater pipelines servicing a number of properties may be placed over private land. Waste water from the East Taieri Structure Plan Area should be reticulated to the Burns St pumping station.

5.2 Water should be sourced from Mt Grand.

The Mosgiel/Taieri bores are currently at maximum capacity for servicing properties in Mosgiel. Large subdivisions in the area, such as the East Taieri Structure Plan Area, will be serviced from the Mt Grand treatment plant.

Design Element 6: Landscaping of Public Areas

Design Element 6 suggests aspects of landscape design that need to be considered when planning any works to be undertaken within East Taieri Structure Plan Area.

Design Recommendations

6.1 Tree planting along internal roads is encouraged where it enhances the amenity value of the area and complies with Council requirements for species type, standards and conditions.

6.2 Any land to be vested in Council as reserve shall be grassed to a standard that can be cut with a ride on mower, and free of buildings, tree stumps or other obstacles. Any landscaping may only be undertaken with approval of Council.

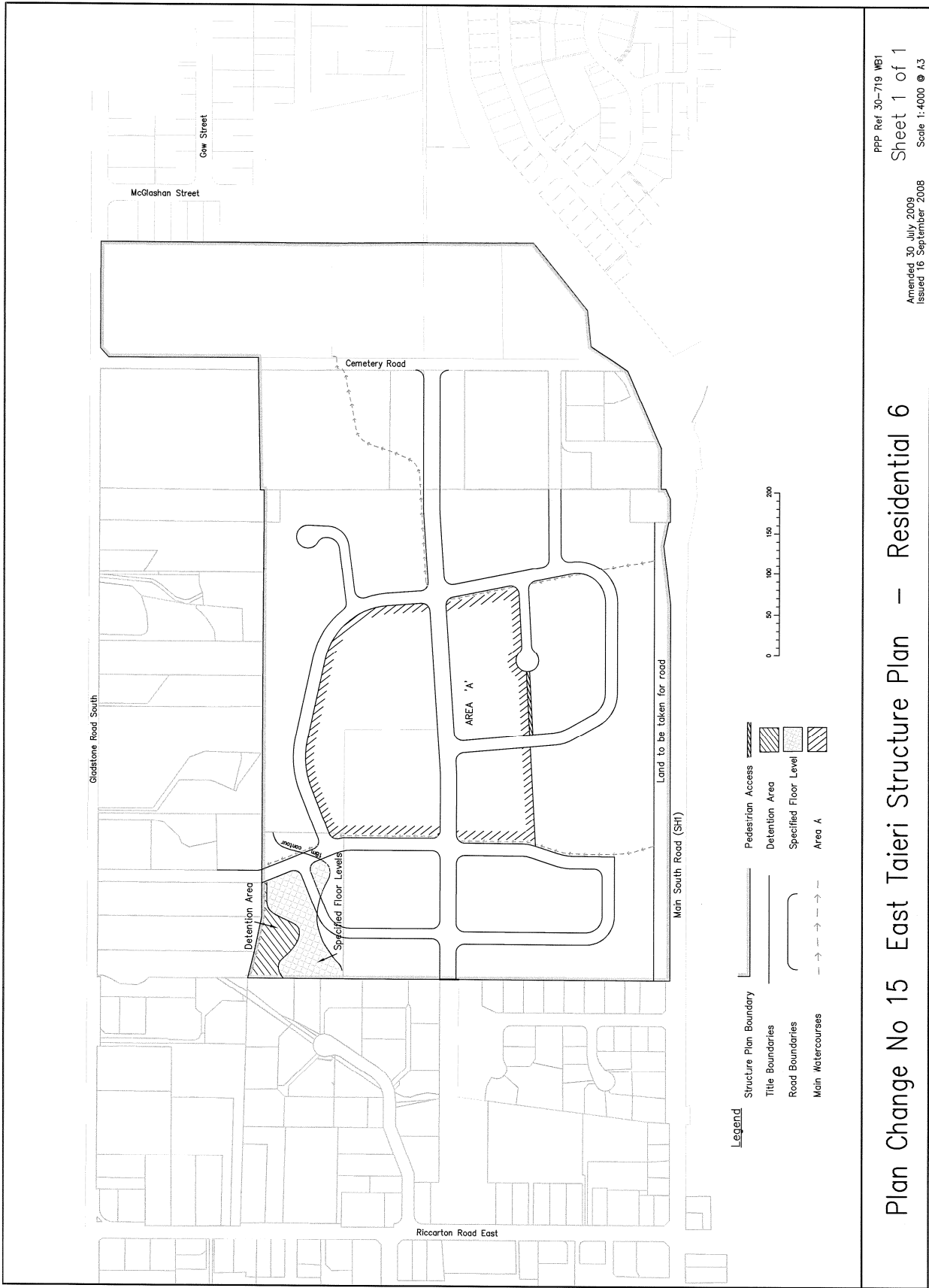
Explanation

Appropriate tree planting can enhance the amenity value of public areas and enhance the area for the community.

Consideration will need to be given to the location of trees in regards to services (pipelines) along the roadway to allow access for maintenance.

Land to vest in Council should be vested land in a tidy state, but will generally not be landscaped. Council will design and landscaping the site to achieve the desired purpose and needs of the community. Where a developer wishes to undertake landscaping or provide specific facilities, this can only be undertaken with the approval of the Community and Recreation Services Department.

The reserve proposed within the East Taieri Structure Plan Area has a prime purpose of recreation. The size of the reserve proposed allows for multiple-use and a variety of activities such as space for children's free or structured play, picnicking, exercising etc.

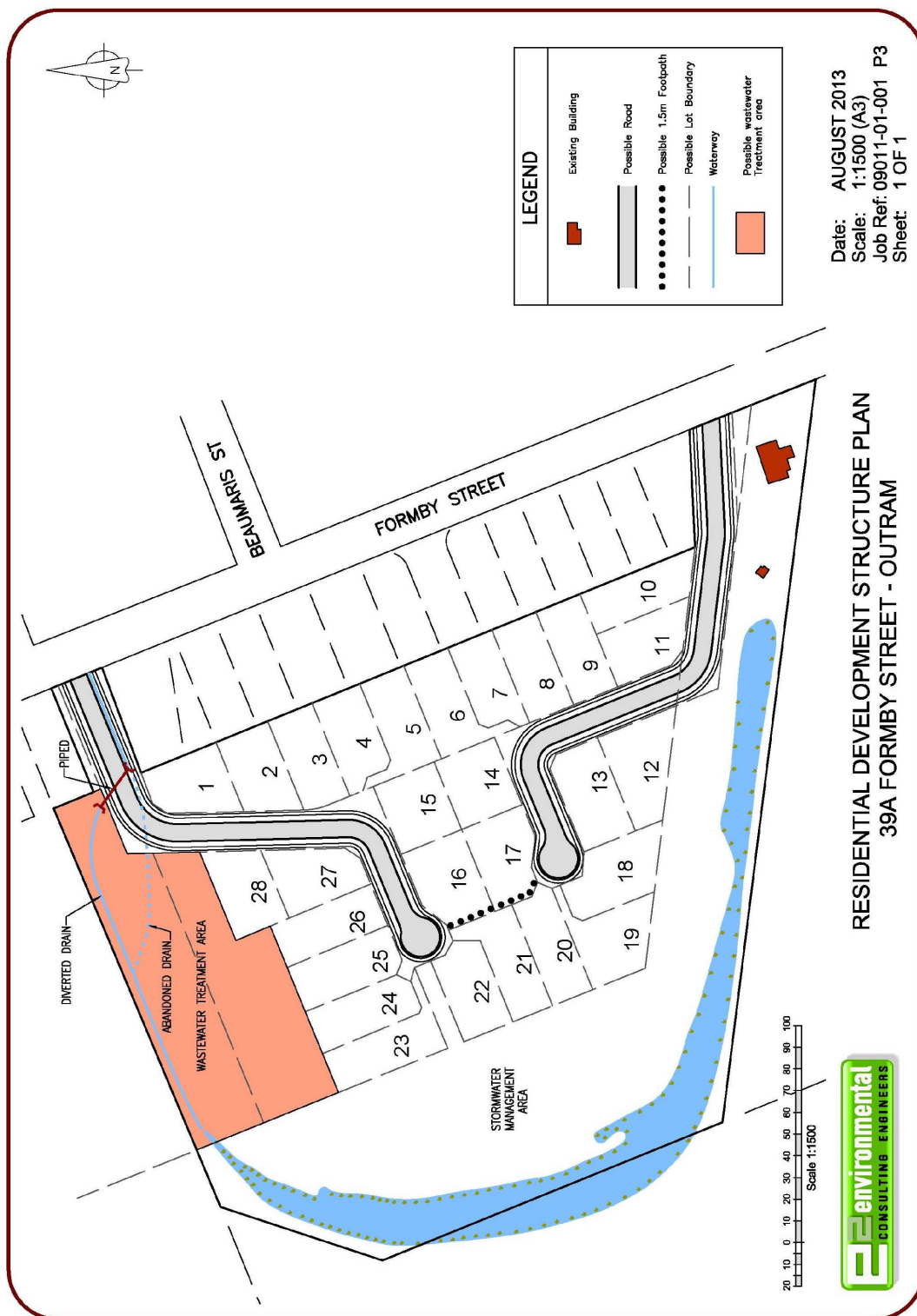


Appendix 8.6

Formby Street Structure Plan *[Inserted by Plan Change 16, 1/09/2014]*

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.



Appendix 8.7

Holyhead Street, Outram, Structure Plan

[Inserted by Plan Change 14, Consent Order, ENV-2013-CHC-84, 21/01/2015]

1. The subdivision of the Holyhead Street, Outram, Structure Plan Area may be staged, with the first stage comprising some or all of Lots 1-8 (inclusive), 17, 18, 24, 25 and 30 as shown on the Holyhead Street, Outram, Structure Plan.
2. Vehicular access to the proposed lots will be as follows:
 - a. Lots 1-4 from Mountfort Street (State Highway 87).
 - b. Lots 5-7 from Mountfort Street (State Highway 87) via access Lot 30.
 - c. Lots 8, 24 and 25 initially from Mountfort Street (State Highway 87) via access Lot 30, but from Holyhead Street via Lot 29 once Lot 29 is formed.
 - d. All other Lots via Holyhead Street directly, or Holyhead Street via Lot 29.
3. Lot 29 must be formed as an access road either once all of Lots 1-8 (inclusive), 24 and 25 have residential development established on them, or before any residential development is established on any of Lots 9-16 (inclusive) or any of Lots 19-23 (inclusive).
4. Subdivision in compliance with Clauses 1-3 of the Holyhead Street, Outram, Structure Plan is a Restricted Discretionary activity and will not be notified.
5. Failure to meet any of the requirements of Clauses 1-3 of the Holyhead Street, Outram, Structure Plan will result in the subdivision being a non-complying activity.

