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1 APRIL 1972

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THE TOWN AND COUNTRY PLANNING ACT 1953

THE AWATERE COUNTY DISTRICT SCHEME

SCHEME STATEMENT

Being a Description of the Particular Purposes
of the District Scheme and Other Particulars Necessary
for its Proper Explanation

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CERTIFICATE OF COMPLIANCE

This District Planning Scheme has been certified by the Minister of Works in accordance with Regulation 17 of the Town and Country Planning Act 1953.

C.B. Campbell
County Clerk
AWATERE COUNTY COUNCIL

COUNTY OF AWATERE
APPROVED DISTRICT SCHEME

I hereby certify that this is a true and correct copy of the Awatere County District Scheme as recommended by resolution of the Council pursuant to Sec. 28 (2) and Reg. 29 (3) on the 9th day of March 1972, and was declared to become operative from the 1st day of April 1972.



W.E.G. Rout

County Clerk

AWATERE COUNTY COUNCIL

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PART I - INTRODUCTORY

Clause 1 Documents comprising District Scheme -

This scheme statement, the code of ordinances, the District Planning Maps, and Appendices, comprise the Awatere County District Scheme (hereinafter called the district scheme or the scheme), as required by Section 21 of the Town and Country Planning Act 1953 and regulations 15 (1) of the Town and Country Planning Regulations 1960.

Clause 2. Area included within District Scheme -

The district scheme provides for the future development of the County of Awatere, being an area of 958,190 acres (or 149 $\frac{7}{8}$ sq. miles approx) as shown on the District Planning Map.

Clause 3. Planning Period -

The District Scheme covers a term of 20 years (hereinafter called the planning period), being the years 1968 to 1988, both inclusive.

Clause 4. Interpretation -

In this statement, unless the context otherwise requires, words and phrases have the same meanings as in the Code of Ordinances.

PART II - POPULATION AND OCCUPATIONAL
STRUCTURES AND FUNCTIONS OF
DISTRICT.

Clause 1 Past Population Changes -

The following table shows how the population of the district has changed since the 1926 census, New Zealand average annual changes (expressed as percentages) are given for comparative purposes -

POPULATION CHANGES 1926 - 1966

AWATERE COUNTY

<u>Census</u>	<u>Total Population</u>	<u>Intercensal Change</u>		<u>Average Annual Change (Percent)</u>	
		(Numbers)	(Percent)	District	N.Z.
1926	1,699	+ 84	+ 4.94%	+0.48%	+1.13%
1936	1,783				
1945	1,443	- 164	-10.21%	-0.87%	+1.11%
1951	1,566	+ 123	+ 8.52%	+1.02%	+1.91%
1956	1,692	+ 126	+ 8.05%	+1.55%	+2.31%
1961	1,740	+ 48	+ 2.83%	+0.54%	+2.12%
1966	1,805	+ 65		+0.75%	+2.11%
1968 (April)	1,800 x	- 5		0.13%	

x Official Estimate

Clause 2. Sex and Age Structures of Population -

At the two most recent censuses the sex and age structures of the population were as follows -

Clause 2.

Sex and Age Structures of Population / Cont....

(a) <u>Sex Groupings</u>	<u>Males</u>	<u>Females</u>	<u>Total</u>
1961 Census	929	811	1740
1966 Census	964	841	1800

(b) Age Groupings:

New Zealand averages (expressed as percentages) are given for comparative purposes.

<u>AGE GROUP.</u>	<u>Awatere County</u>		<u>New Zealand</u>			
	<u>NUMBERS:</u>		<u>PERCENT etc.</u>		<u>PERCENT etc.</u>	
	<u>1961</u>	<u>1966</u>	<u>1961</u>	<u>1966</u>	<u>1961</u>	<u>1966</u>
Pre-school age (under 5 years)	274	298	15.7%	16.5%	12.1%	11.5%
School age (5 yrs & under 16 years)	424	439	24.4%	24.3%	22.7%	23.0%
Working Age (16yrs. to 64yrs.)	965	984	55.5%	54.5%	56.6%	57.2%
Over working age (65 years & over)	77	84	4.4%	4.7%	8.6%	3.3%
<u>TOTAL:</u>	<u>1692</u>	<u>1805</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

Clause 3.

ESTIMATES OF FUTURE POPULATION:

The following table gives an estimate of population growth for the next 20 years.

The assumptions on which these estimates are based are that the rate of growth will in future tend to fall slightly. Closer settlement may produce an increase but the attractive trend toward Blenheim,

Clause 3. Estimates of Future Population - cont....

for a work place must continue and probably increase in its effect. Seddon's growth will continue probably.

POPULATION ESTIMATES FOR THE NEXT 20 YEARS:

<u>PERIOD</u>	<u>YEAR</u>	<u>POPULATION</u>	<u>AU. AN. INC.</u>			
Census	1961	1740	0.75			
Census	1966	1805				
<table border="1" style="width: 100%;"> <tr> <td style="width: 30%;">Present</td> <td style="width: 30%;">1968 (est.)</td> <td style="width: 30%;">1800</td> </tr> </table>			Present	1968 (est.)	1800	0.1
Present	1968 (est.)	1800				
Last Cen. + 5 yrs.	1971	1800				
" " +10 yrs	1976	1750				
" " +20 yrs.	1986	1700				
End of Planning period.	1988	1690				

Clause 4. PRESENT FUNCTIONS OF THE DISTRICT:

In relation to the surrounding region the social and economic functions of the district are -

The County is mainly an area of pastoral and crop farming, with a very sparse distribution of population. Such industry as is in operation at present, is primarily centred upon the activities of the Dominion Salt Co. at Lake Grassmere. There is a small amount of extractive activity in the Lime Works near Ward; some servicing for vehicles in Seddon Motors, and some transport undertakings. It did provide at Ward and Seddon and Wharenui educational facilities, although the Wharenui children are now brought to Ward by bus.

Clause 5. PRESENT OCCUPATIONAL STRUCTURE:

The present occupational structure is indicated by the following statistical information:

<u>Occupational Groups</u>	<u>Awatere County:</u>		
	<u>1966 Census.</u>		
A. Employment by Industry Divisions:	<u>Males</u>	<u>Females</u>	<u>%Act. Eng.</u>
Agriculture Forestry etc.	357	16	60.36
Mining and Quarrying	45	-	7.28
Manufacturing	19	5	3.88
Construction	30	6	4.85
Electricity, gas, water etc.	2	-	0.32
Commerce	23	16	6.32
Transport, storage etc.	46	10	9.06
Services	28	20	7.77
Others	-	1	0.16
Total actively employed	550	68	100.00
Total population each group	964	841	approx.

50% pop'n. actively employed.

Clause 5. Present Occupational Structure /cont...

B. <u>Occupations - Divisions</u> of people living in the County.	1966 Census		
	<u>Males:</u>	<u>Females:</u>	<u>% Total</u>
Professional Technical etc.,	18	12	4.85
Administrative, Executive etc.	10	-	1.62
Clerical	11	15	4.20
Sales Workers	17	11	4.54
Farmers, fishermen, loggers,	355	8	58.74
Miners, quarrymen etc.	2	7	0.32
Transport Communications workers	41	7	7.77
Craftsmen, Factory workers	88	1	14.40
Service workers	8	13	3.40
Not classified	=	1	0.16
Total Actively Engaged	<u>550</u>	<u>68</u>	100.00

Clause 6. Potential Development of District -

It seems unlikely that in the immediate future, any major change will result in the district due to any industrial or other activity.

The Salt workers will increase gradually and the fishing industry may or may not continue to develop.

PART III - USE ZONING

Clause 1. Information of Particular Relevance to Zoning Proposals -

(a) Natural Characteristics of District

There are really only the following points to be noted:

- (i) As the County is almost completely devoted to farming, the conservation of agricultural land should be a factor to be borne in mind in regard to the two settlements of Ward and Seddon in limiting further expansion.
- (ii) as the main South Island highway from Picton to Bluff is the principal line of communication further ribbon development along it should be prevented.
- (iii) The finalisation of a route and centre line for the motorway proposal together with the on-off stations is a matter which could affect zoning in the future.

Clause 1. Information of Particular Relevance to Zoning Proposals /cont....

(b) Resources of Particular significance:

The existence of the Dominion Salt Co. and its possible continued expansion, utilising as it does the unique climatic conditions which rule in the area of Lake Grassmere, is the principal industrial resource. Apart from this, agricultural land and its subjection to erosion is a resource on which the prosperity of the district depends and development must have regard to this fact.

(c) Sufficiency of housing:

With an anticipated decline in population it would seem that there is an adequate sufficiency of housing.

(d) Sufficiency of buildings .

The same comment applies as for (c).

Clause 2. Present Distribution of Uses of Land:

The present distribution of uses of land is shown on the planning data maps which are available for inspection in the Council's office.

Clause 3. Policy as to Zoning:

(1) General Control -

The areas within the district that are zoned for rural, residential, commercial, and industrial purposes have been calculated to provide for all the needs of the district in those respects over the whole of the planning period.

Future building and other development in the district will be so directed as -

- (i) To avoid the indiscriminate mixture of incompatible uses;
- (ii) To economise in the servicing of the district;
- (iii) To maintain the stability of individual property values;
- (iv) To maintain and provide amenities appropriate to every locality; and
- (v) So far as practicable, to avoid the encroachment of urban uses upon land of high actual or potential value for the production of food.

These objectives shall be secured as far as possible by allocating particular areas or zones for compatible uses of land and buildings, by grouping future building and other development in the appropriate zone, and in some cases by securing compatibility by imposing special conditions.

Clause 3. Policy as to zoning /cont...

(2) Consolidation of Development:

Urban development will be consolidated and confined so far as practicable to areas that are already urban in character in preference to permitting expansion beyond present urban limits of Seddon and Ward.

(3) Predominant and Conditional Uses:

The predominant and conditional uses permitted in each zone shall be as set out in the code or ordinances which forms part of this district scheme.

(4) Stage Development:

Although the zones described in this scheme are designed to meet requirements during the whole of the planning period, change from existing uses must be orderly to avoid sporadic development during the planning period with consequential demands for uneconomic services. It is unlikely that any sudden change will occur in growth, and it seems obvious that the problem in the urbanised areas of Ward and Seddon is one of providing for areas for such new development as may take place over a fairly long time and on a gradual basis. Therefore no staging or phasing of development is really required, but to assist in filling in gaps in residential development some phasing has been indicated.

(5) Identification of zones on district planning Map:

Each zone is shown on the district planning map by the notations set opposite its name in the key shown on that map.

Clause 4. Rural Zones:

(1) Permitted Uses -

Subject to the provisions of this scheme, land within a rural zone is intended primarily for any farming use, but may also be used for certain other uses, which are specified in the code of ordinances as being permitted in the rural zone, if the use proposed does not -

- (i) Cause demand for extension of public services that is not in the economic interests of the region or locality;
- (ii) Cause public services that already exist or are substantially committed to be uneconomically used;
- (iii) Cause an extension that is not in the economic interests of the region or locality of the subdivision into lots of less than 10 acres of land along existing highways.
- (iv) Cause an extension that is not in the economic interests of the region or locality of industrial or commercial development along existing roads or streets.

Clause 4. Rural Zones /cont...

(1) Area Zoned -

The aggregate area including roads and streets, zoned for rural purposes is 953,230 acres approximately.

(3) Location -

All that part of the County not otherwise zoned is zoned for rural purposes.

Clause 5. Residential Zones -

(1) Permitted Uses -

Subject to the provisions of this scheme, land within a residential zone is intended primarily for the residential uses and related services specified in the code of ordinances as permitted in that zone. Residential zoning protects residential uses against detriment arising out of mingling of incompatible uses; and provides for economic use of urban services.

(2) Area Zoned:

The aggregate area (including streets) now used for residential purposes is 94 acres, and 111 acres have been zoned for these uses to provide for the estimated population as at the end of the planning period.

(3) Location:

Provision is made for residential zones at Ward, Seddon, and Wharenui as set out on the accompanying maps of these places.

Clause 6. Commercial Zones:

(1) Permitted Uses:

The commercial zones provided primarily for business or commercial development, and consist predominantly of areas for shops, offices, and retail storage. The uses of land in commercial zones shall as far as possible provide continuity of shop frontages without the intrusion at street level of any other use which would tend to affect detrimentally the business or goods of retailers or would tend to draw unnecessary or obstructive vehicular traffic into the streets fronting retail shopping premises.

CLAUSE 6. COMMERCIAL ZONES - (Cont'd)

(2) Area Zoned:

The areas at present used and the aggregate areas and zones proposed are as follows:

(i) Aggregate area (excluding streets) at present used for commercial purposes, 3.4 acres, which includes 400 feet of shop frontage.

(ii) Aggregate areas (excluding streets) proposed for commercial purposes:

Commercial A zones: 1.55 acres (providing 300 feet approx. frontage).

Commercial B zones: 4.2 acres (providing 450 feet approx. frontage)

(3) Locations:

Ward: Commercial A. zones.

Seddon: Commercial B. zones.

CLAUSE 7. INDUSTRIAL ZONES:

(1) Permitted Uses:

The industrial zones located in Seddon and Ward Townships are intended to minimise interference of industry with other uses, and within industrial areas to minimise interference of industries with one another. Industries will be grouped according to common characteristics and differences between groups distinguished in accordance with the classification set forth in the Code of Ordinances.

For the protection of residential property, and to ensure that sufficient areas zoned, serviced and roaded will be available for industry, residential uses shall, except as provided in the said Code Ordinances, be excluded from industrial zones.

(2) Areas Zoned:

(a) Aggregate area (excluding streets) at present used by industries defined in Code of Ordinances such as:

Industrial A. 2.3 acres plus 2.8 acres for Transporter Companies.

(b) Aggregate areas (including certain present areas but excluding streets) of industrial zones proposed for purposes defined in the Code of Ordinances as:

Industrial A. 3.3 acres approx.
Industrial B. 2.8 acres approx.

(3) Location:

Provisions made for the following industrial zones are as follows:

Seddon: Industrial A zones
Industrial B zones

Ward: Industrial A zones

These zones are indicated in the District Scheme zoning Maps for the areas.

PART IV - LAND SUBDIVISION

Standards for new sub-divisions in each zone are specified in the Code of Ordinances.

PART V - RESERVES AND OPEN SPACES.

Clause 1. Reserves and Buildings-

(1) For recreation and open spaces-

For practical reasons reserves for the outdoor recreational needs of the community throughout the planning period must be provided in advance of sub-division. Other legislation requires a proportion of these areas to be provided by sub-dividers and these areas will be grouped for greater usefulness. This will be given effect to by accepting in appropriate cases payment of money instead of land so required to be provided, and using the funds so obtained to purchase land in blocks and for the development of the Council's reserves. The particular lands proposed to be reserved for recreational purposes are shown on the district planning map in accordance with the notations thereon assigned to them, and their areas are as follows-

				<u>Existing</u>		<u>Proposed</u>	
<u>Active recreational areas</u>							
Ward	-	-	-	14.2	acres approx	Nil.	
Seddon	-	-	-	14	"	"	"
<u>Passive recreational areas</u>							
Ward	-	-	-	0.8	"	"	"
Seddon	-	-	-	Nil.		6.85	acres approx.

(2) For national civic and other purposes-

Land or buildings owned or proposed to be acquired by public authorities for national, civic, cultural and community purposes have been shown as so reserved in accordance with the notations assigned to them on the district planning maps for the several areas. In this category are; Public halls, Civic buildings, Public utilities, Public schools, Memorial reserves, Beach reserves etc.

Clause 2. Private Open Spaces-

(1) Provision

Landowners will be encouraged to provide and maintain open spaces in appropriate locations for purposes of value to the community. Land used by sports clubs is in this category. Although not owned or intended to be owned by the Council nor by any public authority, these open spaces are important in the life of the community.

(2) Designation-

Land or buildings used for purposes of value to the community and not intended to be owned by the Council nor by any public authority are shown on the district planning maps for their particular uses and are so set apart.

PART VI - PUBLIC UTILITIES AND
OTHER WORKS

Clause 1. Existing Services and Areas Served

Areas at present served by various public utilities are shown on the planning data maps by the notation set opposite the name of the particular service in the key endorsed on the maps. Areas at present serviced are as follows:

(i) Water

Supplies of water are available in the areas delineated on the Data Map showing extent of water reticulation, in the Seddon area.

(ii) Sewerage

There is none in the district.

(iii) Electricity

Electricity supplies are generally available whereon development will take place. The N.Z. Electricity Department 500 K.V.D.C. line route is shown on the District Scheme Planning Map.

Clause 2. Consolidation of Development

To ensure economic use of public utilities and other works, subdivision and building development is to be consolidated so far as is reasonably possible within areas already reticulated before expansion elsewhere is permitted.

Clause 3. Proposed Extensions

It seems obvious that within the planning period a sewerage scheme for Seddon township must be considered.

PART VII - BUILDINGS: SITING AND HEIGHT

Clause 1 Siting

(1) Yards

The positions of the buildings on each site are governed to some extent and in some cases by yard requirements designed to ensure that satisfactory access for all purposes is, if and where necessary, provided to the rear of each section, and also that the needs of neighbouring properties in respect of ventilation, lighting, and privacy are reasonably allowed for. These requirements are more particularly specified in the code of ordinances which forms part of this scheme.

(2) Building line restrictions

No building or part of a building shall be erected or substantially reconstructed if any part of it as so erected or reconstructed would stand between the street named and the building line specified.

Clause 2. Height

Buildings shall be limited to the maximum site coverage and heights set out in the said code. These are related both to the requirements of the particular zone and to the traffic capacity of adjacent streets.

Clause 3. Use of Uncovered Space

The portions of sites not permitted to be covered by buildings are required primarily for the provision of adequate, light, ventilation, and amenities, but may also be used for parking and loading of vehicles to the extent authorised in the said code.

PART VIII - COMMUNICATIONS AND TRANSPORTATION

Clause 1. Existing:

The following are the principal items of existing communications and transportation:

Generally within the County;

(1) Road -

By way of the State Highway and local roads.

(2) Rail -

By way of the S.I. Main Trunk railway.

Outside the County -

(3) Sea -

Incoming traffic by way of the new rail ferry at Picton.

(4) Air -

By way of Woodbourne and Blenheim.

Clause 2. Proposals for Future -

(1) Establishment of Routes -

There are no specific provisions for large scale traffic re-routing within the planning period. There will however, be a proposal for a by-pass route from Awatere Bridge to Seddon School which will come forward from Ministry of Works within the period.

(2) Adjustment of alignments of proposed streets, access ways, and service lanes

The proposed streets, access ways, and service lanes shown on the district planning map are subject to adjustment as to precise location by agreement with the Owners of the land directly affected.

Clause 3. Proposed service lanes -

To avoid confusion and inconvenience to traffic and pedestrians caused by the loading and unloading of bulk goods across footpaths and through the front of shops, access to the rear of commercial and industrial properties is to be provided wherever possible by means of properly dedicated service lanes.

PART IX - PARKING AND LOADING OF VEHICLES

Clause 1. Definitions

For the purposes of this scheme statement, unless the context otherwise requires -

- (a) The terms "parking" and "loading" in relation to a vehicle, have the same meanings as in the code of ordinances.
- (b) A loading bay shall be counted as one or more parking spaces according to the number of vehicles the bay is capable of accommodating conveniently while being used as a loading bay.

Clause 2. Council's Proposals

(1) General Intentions -

The Council proposes to provide for the parking of vehicles in the following ways -

- (a) By requiring adequate provision to be made by the Owners or Occupiers in or about new and existing buildings in certain cases.
- (b) To require the provision of one parking space on each residential site and parking provisions on the site for vehicles on commercial and industrial sites.

(2) Loading Proposals

Property Owners or their tenants who have goods to be loaded on to or unloaded from Vehicles will be required to provide on their own land or premises adequate space for vehicles and their operations.

PART X - AMENITIES

Clause 1. General Intentions

It is the general purpose of the scheme to promote and safeguard the amenities of every part of the district.

Clause 2. Objects and Places of Special Interest -

The objects and places of historical or scientific interest or natural beauty listed in Appendix hereto are to be registered, preserved, and maintained so far as the powers of the Council or Local Authority from time to time permit.

Clause 3. Control of Advertising -

The display of advertising matter will be controlled in accordance with Ordinance of the code of ordinances.

Clause 4. Verandahs in Commercial Streets:

The streets and parts of streets listed as commercial streets in Item of Appendix hereto are designated as commercial streets in which continuity of veranda design and shelter is required.

Clause 5. Maintenance of Buildings and Structures-

For the better preservation of amenities, the Code of Ordinances requires adequate maintenance of land and buildings.

PART XI - STAGE DEVELOPMENT

This section provides for development to be controlled by stages so as to first consolidate development within areas already developed before opening up new areas.

Stage I - First Five Year Period -

In this period the present tendency to lose population in the whole county may show a corrective tendency. If this proves to be the case, then the filling up of existing residential land in Seddon may proceed faster than anticipated which may mean some adjustment of staging at the first review period. The basic idea is to preclude the opening up of the small added area of residential use to the North of Seddon, by deferring any development on it for 5 years.

In this period it is suggested that a new over-bridge across the railway line be construction on the line of Beaumont Street which will give access to industrial development with the minimum of traffic interference in residential areas.

Stage II - Remainder of Planning Period -

Completion of Deferred Development as required.

APPENDIX I

See approximate areas given in Scheme Statement.

APPENDIX II

See approximate areas given in Scheme Statement.

APPENDIX III

A proposal for a sewerage scheme should be investigated for Seddon, in reference to its economic viability in the light of population trends.

APPENDIX IV

Nil.

APPENDIX V.

A by-pass proposal is under consideration by the National Roads Board at Seddon, being part of the southern motorway proposals. Requests have been made for an approval in principle to a particular route for the proposal but so far none has been forthcoming. Whether the motorway route is to the one side or the other of the Seddon township is a matter which could have an effect upon the zoning of parts of the township and it is to be regretted that no official indication has so far been forthcoming.

APPENDIX VI.

Proposals affecting Highways, Streets and Service Lanes -

Item 1 - Deviations

See Appendix V.

Item 2. - Closings

- (a) Paper roads not yet formed - Fearon Street, at Seddon, Duncan, Hall-Jones and McGowan Streets in part and part Tatchell's Road at Ward.
- (b) That portion from Weld Street back approximately 3 chains.

Refer to the relevant district scheme maps.

Item 3. - Widening

That portion of Mills Street, between Duncan and Weld Streets widened by 15'0" as indicated on the District Scheme Map for the Seddon Township area.

Item 4. - Narrowings.

Nil.

Item 5. - Alterations.

At Ward township 33'0" corner cutoffs are proposed at the intersections of main State Highway and Gulch and Tatchell's Roads as indicated on the District Scheme Map for Ward Township.

Item 6. - New Routes

- (a) Overbridge to railway from present main route, and formation of Beaumont Street.
- (b) That part of Beaumont Street over the railway line.
- (c) New service lanes 25'0" wide across sections 4, 5 & 6 Mills Street, and on section 15 Seymour Street, Seddon.

Item 7. - Commercial Streets:

The North side of Mills Street is designated a commercial street from Wakefield Street to Duncan Street for the purposes of verandah provisions, and including sections 4, 5 and 6 Mills Street.

APPENDIX VII

Nil.

APPENDIX VIII

Objects and Places of Historical or Scientific Interest:

(a) Nature -

Lake Elterwater is a wild life refuge duly gazetted.

Lake Jasper and the outlet of Awatere River are both waterbird habitats of scientific interest to be scheduled as such.

(b) Description:

Lake Elterwater -

All that area in the Marlborough Land District known as Lake Elterwater or Flaxbourne Lagoon situated in Cape Campbell Survey District; and the area within a line running parallel to and 5 chains distant from the margin of the said lake, and as may be further delineated on the plan marked I.A. 52/220 deposited in the Head Office of the Department of Internal Affairs, Wellington and thereon edged red.

Lake Jasper -

On Awatere side of Taylor Pass N.Z.M.S.I.
S. 29,808256.

Outlet Awatere River -

This is a nesting place for gulls and terns,
N.Z. MS.I. S 29862403 - 868432.

A W A T E R E C O U N T Y D I S T R I C T S C H E M E

C O D E O F O R D I N A N C E S

Comprising Ordinances for the
Administration and Implementation
of the District Scheme.

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ORDINANCE I - INTRODUCTORY

Clause 1. DOCUMENTS COMPRISING DISTRICT SCHEME:

This Code, together with the Scheme Statement and the District Planning Map of the whole County and the larger maps of Seddon, Ward & Wharenui area comprise the Awatere County District Scheme (hereinafter called the District Scheme or the Scheme), as required by Section 21 of the Town and Country Planning Act 1953 and regulation 15 (1) of the Town and Country Planning Regulations 1960.

Clause 2. RELATIONSHIP OF CODE TO BYLAWS:

The provisions of this Code shall have effect, notwithstanding any bylaw for the time being in force in the District, and where the provisions of this Code are inconsistent with the provisions of any by-law the provisions of this Code shall prevail.

Clause 3. INTERPRETATION:

In this Code of Ordinances, and in each document relating to this scheme, unless the context otherwise requires -

"The Act" means the Town and Country Planning Act 1953 and its amendments.

"Accessory Building" means a building the use of which is incidental to that of any other building or buildings on the site; and in relation to a site on which no building has been erected, incidental to a use then permitted on that site:

Provided that, in relation to a residential site, a garage (other than a private garage as herein defined) is not an accessory building:

"Apartment House" means any residential building which contains two or more household units; and includes a tenement house and a block of flats, but does not include a semi detached house or terrace house:

"Boardinghouse" means a residential building, not being a licensed hotel, in which board and lodging is provided or is intended to be provided for four or more boarders or lodgers, for reward or payment; and includes a private or unlicensed hotel and a private residential club:

"Building" means any structure whether temporary or permanent, movable or immovable, of not less than 4 ft. in height and includes any fence or wall other than a retaining wall and any stack or heap of building materials:

Clause 3. INTERPRETATION cont....

"Camping Ground" means a camping ground within the meaning of the Camping Ground Regulations 1936; and includes every area of land that would be a camping ground within the meaning of those regulations if the words "and includes any building whether permanent or temporary occupied either wholly or in part as a temporary living place for human habitation" were added to the definition of the term "living-place" in regulation 3 of those regulations.

"Code" means this Code of Ordinances:

"Commercial Garage" means land or a building on or in which -

- (a) Self-propelled vehicles not belonging to the occupier of the premises or his family are serviced, overhauled, or repaired; or
- (b) Three or more self-propelled vehicles which are regularly used for any commercial or business purposes are housed or cared for; or
- (c) Two or more self-propelled vehicles, used as public conveyances for hire or reward, are housed or cared for; or
- (d) Any three or more self-propelled vehicles are housed for reward;

"Conditional Use" in relation to land and to any building in any zone, means any use specified in these ordinances as a use that is permitted only if the Council consents and only subject to such conditions as the Council may impose whether generally or in respect of the particular use or in respect of the particular site:

"Coverage" means that portion of a site which may be covered by buildings, including accessory buildings:

"Dairy" means a shop which has as its primary business the sale by retail of dairy produce and does not include any shop which has as its primary function the sale of foodstuffs generally even though dairy produce be sold:

"Dwellinghouse" means a detached residential building or group of residential buildings designed for or occupied exclusively as one household unit:

"Erection" in relation to any building, includes the re-erection or structural alteration of or the making of any addition to the building or the placing of the building on a site, or the placing of the building from one position on a site to another position on the same site; and "erect" and "erected" have corresponding meanings:

"Existing" in relation to buildings and uses, means lawfully in existence at the time when the ordinance first became enforceable, and lawfully continuing in existence until the time of interpretation:

Clause 3. INTERPRETATION /cont....

"Factory" means a building or a part of a building or land used for the packaging, processing, assembling, or manufacture of goods or materials for sale, gain or service:

"Garage" means building or land used for the housing or care of self-propelled vehicles:

"Height" and "Height Control Line" have the meanings specified in Clause 3 of Ordinance V hereof.

"Household unit" means the self-contained home or residence of a single household:

"Household" includes every housekeeping unit, whether of one or more persons:

"Interim Use" has the meaning specified in Clause 3 of Ordinance IV hereof:

"Licensed Hotel" means a building in respect of which there is for the time being in force a Publican's Licence issued under the Licensing Act 1908.

"Loading" in relation to a vehicle, includes the fuelling and unloading of it, and the adjustment or covering or tying of its load, and the loading, unloading or adjustment of any part of its load; and "load", in relation to a vehicle, has a corresponding meaning:

"Motel" means land and one or more buildings principally for the day-to-day accommodation of travellers by road and their vehicles; and includes as accessory to the principal use any services or amenities provided on the site such as fuelling of vehicles, shops, restaurants, bathhouses, and swimming pool, playgrounds, and the like.

"Non-conforming" in relation to a site or a building or to the use of a site or building, means a site or a building or a use of either that does not conform with the provisions of this scheme:

"Parking" in relation to a vehicle, includes the stopping or standing of the vehicle in the same place approximately, whether the driver is with it or not, whether the engine is running or not, and whether the vehicle is capable of moving under its own power or not, but a vehicle shall not be deemed to be parked on a street if the period of standing is not more than five minutes, or, being more than five minutes, is enforced by circumstances beyond the control of the licensed driver present in charge of the vehicle; and "park" in relation to a vehicle, has a corresponding meaning:

"Permitted Use" means every predominant use, whether or not a permit has been obtained, and every conditional use that is permitted by the Council in accordance with this scheme:

Clause 3. INTERPRETATION:/cont...

"Petrol Service Station" means an establishment for the fuelling, lubrication, and minor servicing of motor vehicles, not including engine or body repairs or overhaul, or trimming or spray painting:

"Place" has the meaning in Clause 1 of Ordinance V hereof and as is specified therein:

"Poster" has the meaning specified in Clause 2 of Ordinance VII hereof:

"Predominant Use" in relation to land in any zone, means any use specified in these Ordinances as a predominant use:

"Private Garage" means a garage other than a commercial garage as herein defined: and includes a carport.

"Residential building" means any building or part of a building used or intended to be used for residential purposes:

"Residential Institution" means a hostel, hospital (other than a mental hospital) Convalescent home, boarding school, or charitable institution providing board and lodging and having accommodation for four or more persons other than management and staff.

"Semi-detached house" means one of a pair of household units each being the only household unit on its site, the two being built side by side on adjoining sites and joined by a wall common to both that meets the requirements of the Council's bylaws for a party wall between dwellinghouses:

"Shop" means any land, building, or part of a building on or in which goods are sold or offered or exposed for sale by retail; and includes any auctioneer's or land agent's premises, a lending library, a restaurant, a hairdresser's premises, and a depot for receipt and delivery only of articles to be cleaned, laundered or dyed; but does not include premises used for the sale of fuel for motor vehicles:

"Signboard" has the meaning specified in Clause 2 of Ordinance VII hereof:

"Site" means an area of land permitted by the scheme and by the general law to be used as a separate unit for one or more specified or ascertainable uses; and includes all related buildings and curtilages:

"Corner Site" means a site having a frontage of not less than the minimum prescribed by this scheme for front sites in the particular zone in which the site is situated to each of two or more streets or private streets not less than 40 ft. in width if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees:

Clause 3. INTERPRETATION/cont....

"Front Site" means a site having one frontage of not less than the minimum prescribed by this scheme for the particular zone in which the site is situated to a street or private street.

"Rear Site" means a site which is situated generally to the rear of another site and which has not the frontage required for a front site for that use in the zone.

"Through Site" means a front site having two frontages to a street or streets, such frontages not being contiguous and the average width of the site measured at right angles to the axis of the site being not less than the minimum frontage required for a front site.

"Street" includes road:

"Terrace House" means one of a group of household units, whether of one or more storeys, each being the only household unit on its site and each (except the unit at each end) being joined to one unit on each side by a wall common to both that meet the requirements of the Council's bylaws for a party wall between dwellinghouses; and if an end unit being so joined on one side only:

"Yard" means a part of a site which is required by this scheme to be unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this scheme:

"Front Yard" means a yard between the street line and a line parallel thereto and extending across the full width of the site:

"Rear Yard" means a yard between the rear boundary of the site and a line parallel thereto extending across the full width of the site:

Provided that in the event of there being no rear boundary, as in a triangular section, the boundaries of the rear yard shall be the converging side boundaries of the site and the arc of a circle drawn with the apex as centre and a radius of 30 ft.

"Side Yard" means a yard between a side boundary of the site and a line parallel thereto extending-

- (a) From the front yard to the rear yard; or
- (b) If there be no front yard from the front boundary of the site to the rear yard; or
- (c) If there be no rear yard, from the front yard or boundary as the case may be to the rear boundary of the site; or
- (d) If there be two or more front yards, from yard to yard.

Clause 4. IMPLEMENTATION OF DISTRICT SCHEME:

(1) General Obligations -

Subject to the provisions of the Act and all regulations made thereunder and to Clause 4 of Ordinance V hereof no persons shall depart or permit or suffer any departure from the requirements and provisions of the scheme nor shall any person use or permit the use of any land or building or undertake or permit any new work or any reconstruction, alteration, or modification of any existing work if the use, new work, reconstruction, alteration, or modification does not conform with the district scheme or would tend to prevent or delay the effective operation of the district scheme.

(2) Information to be Supplied in Application for Permit -

In addition to the information required by any bylaw the applicant for a permit for a building, subdivision, or other work shall, when making his application, supply such drawings and information in detail as may be necessary to indicate that the proposed building, subdivision or other work will, when erected or carried out, comply in all respects with this scheme and in particular that the prescribed provision has been made for off-street parking and loading and garage accommodation for motor vehicles.

(3) Application of Requirements where Uses or Areas Change:

Every requirement of these Ordinances as to the use of any building or land or part thereof, being a requirement which does not attach to the building or land while it continues to be used for the same or a similar purpose as when this ordinance first became enforceable, shall attach when the general character of the use of the building or site is changed, or when the area of the floor of the building is altered or when the curtilage of the building is altered.

ORDINANCE II - USE ZONING

Clause 1 GENERAL:

(1) Method of Presentation -

This ordinance specifies the types of zones within the District, the predominant and conditional uses of land and buildings within each zone, the conditions which, when the District Scheme is being written, can be specified to apply to certain conditional uses of land, and the bulk and location requirements in respect of buildings for certain uses within each zone.

(2) Zone Titles and Notations -

The zones constituted for the purposes of the scheme are shown on the District Planning Map by the notations listed in the key shown on that map, and have the following titles, namely; Rural, Residential, Commercial A and B., Industrial A and B.

(3) Uses in Deferred Development Partitions -

The partitions of any zone and the date from which development in accordance with the uses prescribed for the zone may proceed within each partition are shown by the partition boundaries endorsed as being so deferred and the dates within those lines, on the District Planning Map.

(4) Control of Uses within zones:

(a) Uses authorised -

Any land or any building thereon may be used for any use at that time permitted for that site under the Act, or the use thereof may be changed to any use at that time permitted under this code for that site, but in neither case for or to any other use; and every authorised use shall be subject to every ordinance that is applicable thereto.

(b) Uses not expressly mentioned-

Any use not expressly mentioned in the district scheme that falls naturally within a general class of uses authorised in respect of any zone shall be deemed to be included in that class as if it had been expressly authorised; but in respect of any other use that is not expressly provided for within the district by Ordinance V hereof the Council shall determine in which zone or zones it may be permitted, and in respect of that zone or each of those zones or partition of any zone, whether it shall be a predominant use or a conditional use or in what circumstances predominant and in what circumstances

cont.....

(4) Control of Uses within zones /cont....

(b) cont....

Conditional and (where further conditions are required) what those conditions shall be, and when the prescribed zoning shall attach.

(c) Uses in Deferred Development Areas of Zones -

Except with the consent of the Council development shall not be permitted in deferred development areas of zones before the dates specified on the District Planning Map. Until such dates, the uses prescribed as predominant for the zone shall be deemed to be conditional uses in the deferred development areas of these zones and the provisions of this Code relating to Conditional Uses and in particular to the provisions of Ordinance III (2) shall apply to such conditional uses.

(d) Public Utilities in Relation to Zoning:

Every public utility that is not provided for in subsection (9) of Section 21 of the Act shall be deemed to be a conditional use in every zone and partition thereof.

(e) Designated open spaces in relation to Zoning -

For the purposes of this scheme every designated open space, and (subject to the provisions of the Act and the prerogatives of the Crown) every reserve is reserved for the particular purpose for which it is designated or reserved under the scheme .

(5) Regulation and procedure in respect of uses -

(a) Predominant uses -

Subject to the provisions of these ordinances, consent of the Council shall not be required under these ordinances to the use of any land or building for any use specified and at that time permitted as a predominant use in the zone in which it is situated, if that use is in accordance with every requirement set forth in this code in respect of it as a predominant use; but any proposed departure from these requirements shall have effect to constitute that use a conditional use, and the provisions of this code as to conditional uses in that zone shall apply as if that use had been specified as a conditional use within that zone.

(5) Regulation and procedure in respect of uses -

(b) Conditional Uses -

(i) General -

Subject to the provisions of these ordinances the use of any land or building for any use specified and permitted at that time as a conditional use in the zone and partition in which it is situated is permitted subject in each case to the consent by resolution of the Council and to such conditions, restrictions, and prohibitions as to location, height, yards, position of buildings on sites, coverage, drainage, disposal of effluents, and preservation of amenities as are stipulated in the ordinance relating to the zone, and to such special conditions, restrictions, and prohibitions (whether in respect of the same matters or other matters) as the Council may think fit to impose.

(ii) Notification of consents -

Every person who has applied for consent to a conditional use of any land or building shall notify the proposal and any special conditions, restrictions, and prohibitions proposed by the Council, by a statement published at the expense of the applicant in two issues of a newspaper circulating in the district, with an interval of one week, and shall concurrently serve a copy of the statement on such adjacent owners, occupiers, and other persons as, in the opinion of the Council, appear likely to be affected

(iii) Right to Object to Proposal -

Any such owner, occupier, or person affected may object to the proposed conditional use of the property by notice in writing delivered to the Council at any time within 14 days after the date of the first publishing of the statement. Every such notice shall state the grounds of the objection and whether the objector wishes to be heard in support of his objection.

(iv) Hearing and determination of objections to proposed uses -

The applicant and every objector who has in his objection signified his desire to be heard shall be entitled to be heard by the Council or a committee thereof appointed for the purpose either specially or as a standing Committee, and after the application and all objections have been considered the Council may determine the conditions to which that use if permitted shall be subject.

Clause 2. RURAL ZONING:

(1) Rural Zone -

(a) Predominant Uses -

The predominant uses shall be -

- (1) Farming of any kind, forestry, racing stables, veterinary hospitals, and boarding kennels, excepting the housing or keeping of animals in any building or enclosure within 55 ft. from any residential building or less than 40 ft. from any boundary of the site.
- (ii) Parks and scenic reserves:
- (iii) Churches and places of public and private worship:
- (iv) Buildings accessory to use of buildings or land for any of the foregoing uses including dwellinghouses, except in any position in relation to any undertaking within or outside the zone that would or might in the opinion of the Council prejudice the health or safety of the occupiers of the dwellinghouses.

(b) Conditional Uses -

The conditional uses shall be -

- (i) Rural industries, such as butter factories, cheese factories, apiaries, premises used for the manufacture of dried-milk products, stockyards, and saleyards, or for any industry which is ancillary to farming of any kind not being one of the industries listed in Appendix I hereto or any other industry with noxious or dangerous aspects.
- (ii) Timber mills, sawmills, timber processing, and any undertaking which is ancillary to the forestry and timber industries not being one of the industries listed in Appendix I hereto or any other industry with noxious or dangerous aspects:
- (iii) The quarrying, winning, and processing of materials occurring naturally in the vicinity including winning salt from seawater:

Clause 2. RURAL ZONING /cont...

- (iv) Educational establishments, residential institutions, hospitals, nursing homes, convalescent homes, and charitable and philanthropic institutions and boarding-houses, and hostels used in connection with those uses:
- (v) Licensed hotels, boarding houses, motels, camping grounds, cabarets, restaurants, halls, and generally buildings and land for or connected with indoor or outdoor recreation:
- (vi) Racecourses, showgrounds, and recreation grounds:
- (vii) Cemeteries and crematoria:
- (viii) Country stores, petrol service stations, commercial garages, and machinery workshops and roadside shops for the sale of the produce of the farm on which the shop is located, all being designed or operated for rural services.
- (ix) Depots, offices, and men's quarters, and the storage or maintenance of heavy plant and machinery for undertakings engaged on the construction and maintenance of structures, quarrying or excavation.
- (x) Residential uses if the site is capable of being used as an independent economic unit for a farming use and has not less than the minimum area and frontage appropriate to that farming use in the zone, or if the site is a subdivision authorised under Ordinance III hereof:
- (xi) Provision for public parking of vehicles.
- (xii) Buildings accessory to use of buildings or land for any conditional use authorised by or under the district scheme for that site at that time.
- (xiii) Refuse disposal:

Clause 2. RURAL ZONING /cont....

- (c) Conditions relating to certain conditional uses - See also Sub-clause (g)

The following conditions shall apply to conditional industrial uses in rural zones:

- (i) All tailings, sawdust, spoil, wastes, and effluent shall be so disposed of as to minimise damage to property or disfigurement of the Countryside.
- (ii) The sites of excavations, heaps, dumps, spoil, or other materials at any workings or plant which cause or are likely to cause damage to property or disfigurement to the countryside shall be progressively restored to a reasonably natural state by levelling or back-filling where possible, and by the planting of grass or trees, and on completion of work by the removal of plant and buildings.

- (d) Subdivision of Land -

See Ordinance III

- (e) Bulk and location requirements -

- (i) For Predominant Uses -

The following shall be the normal bulk and location requirements for predominant uses:

<u>TYPE OF USE</u>	<u>Front Yards Minimum Depth</u>	<u>Rear Yards Minimum Depth</u>	<u>Side Yards Minimum Width On Each Side</u>	<u>Maximum Permitted Height Excluding Chimneys Masts etc.</u>
<u>Residential Building</u>	25'0"	25'0"	15'0"	35'0"
<u>Other Buildings</u>	50'0"	50'0"	40'0"	35'0"

For exceptions to normal yard requirements, See Ordinance V 2 (2).

Clause 2. RURAL ZONING /cont....

(ii) For Conditional Uses -

The normal bulk and location requirements for conditional uses shall collectively provide the same general standards as for predominant uses.

(f) Parking and loading of Vehicles -

See Ordinance VI.

(g) Special Conditions Relating to Dominion Salt Co.

Housing accommodation for employees of the Company shall generally be sited at Seddon Township. The units of housing accommodation at present sited at Grassmere in the area of operations of the Company's plant (i.e. as at 16th November, 1962) shall be deemed to be the maximum allowable thereon, unless it can be shown that the rate of expansion of the Company's activities has justified re-consideration of this condition.

Provided further that all the bulk and location requirements as for Residential Zones shall be observed in regard to the housing accommodation on the site.

Clause 3. RESIDENTIAL ZONING:

(1) Residential zone -

(a) Predominant uses -

- (i) Dwellinghouses:
- (ii) Semi-detached houses:
- (iii) Apartment houses containing not more than two household units:
- (iv) Parks and scenic reserves:

Provided that no land or buildings shall be used for pleasure or entertainment purposes involving any operation detrimental to the amenities of the neighbourhood.

- (v) Professional offices situated in a dwelling permitted under this Ordinance so long as the predominant use of the premises as a whole is that of a dwellinghouse:
- (vi) Buildings accessory to use of buildings or land for any predominant use authorised by or under the District Scheme for that site at that time:

(vii) Churches and places of public or private worship:

(viii) And every public utility that is provided for in subsection 9 of section 21 of the Act.

(b) Conditional Uses -

- (i) All residential uses not permitted as predominant uses:
- (ii) Boardinghouses, lodginghouses, private hotels, and private residential clubs.
- (iii) Museums, art galleries, libraries, nurseries, play centres, and educational establishments, including boardinghouses and hostels used in connection with those uses:
- (iv) Public and private hospitals (other than mental hospital), health clinics, nursing homes, and convalescent homes, but not premises used for the treatment of animals:
- (v) Transporter Company depots and parking yards:

Clause 3. RESIDENTIAL ZONING /cont....

(b) Conditional Uses /cont....

- (vi) Playgrounds, recreation grounds, and places of assembly, including gymnasiums, and training sheds:
- (vii) Fire stations, drainage and pumping stations, bus and tramway passenger shelters, water reservoirs, water towers, and other structures of public utility:
- (viii) Shops for the sale of groceries and dairy products, either alone or in conjunction with residential accommodation:
- (ix) Groups of garages or parking spaces for hiring:
- (x) Provision for public parking:
- (xi) Motels and camping grounds:
- (xii) A building not exceeding 300 sq. ft. floor area situated on the same site with a residential building and used for the storage only of plant and materials in connection with the business of a builder, painter, paper-hanger, plumber, electrician, or person conducting any other business connected with the building trade, who is resident on the same site:
- (xiii) Buildings accessory to use of buildings or land for any of the uses specified in this paragraph except those specified in sub-paragraph (xii) of this paragraph.

(c) Conditions relating to certain conditional uses -

The following conditions shall apply to conditional residential uses relating to Transporter Company depots and parking yards:

All such depots and yards shall be restricted to areas adjoining the rural fringe of developed areas: Provided further that nothing creating, in the Council's opinion, an offence to the amenities of the area or to the health of the district shall be permitted, arising from such use.

Clause 3. RESIDENTIAL ZONING: /cont.

(d) Subdivision of Land -

See Ordinance III

(e) Bulk and location requirements -

(i) For Predominant Uses -

The normal bulk and location requirements for predominant uses shall be -

<u>TYPE OF USE</u>	<u>Front Yards Minimum Depth</u>	<u>Rear Yards Minimum Depth</u>	<u>Side Yards Minimum Width on each Side</u>	<u>Coverage (Per - centage)</u>	<u>Maximum Height</u>
<u>Dwelling-house</u>	15'0"	25'0"	5'0"+	35%	35'0"
<u>Semi-detached House</u>	15'0"	25'0"	5'0" ^x +	35%	35'0"
<u>Apartment House:</u>	15'0"	25'0"	5'0"+	35%	35'0"
<u>Other Buildings</u>	15'0"	25'0"	10'0" ⁺	50%	35'0"

In all cases eaves may encroach on side yards by not more than 2'0"

x Only one side yard required.

+ 10'0" side yard required if height greater than 20'0". Where building exceeds 30'0" increase side yards 1 foot in width for 2'0" added height.

For exceptions to normal requirements as to yards, See Ordinance V,2, (2).

Clause 3. RESIDENTIAL ZONING /cont....

(ii) For Conditional Uses -

The normal bulk and location requirements for conditional uses shall be:

<u>TYPE OF USE</u>	<u>Front Yards Minimum Depth</u>	<u>Rear Yards Minimum Depth</u>	<u>Side Yards Minimum Width on each Side</u>	<u>Coverage (Per - centage)</u>	<u>Minimum Site Area Per Household Unit</u>
<u>Apartment House designed and built as such</u>	15'0"	25'0"	15'0"+	45%	440 sq. ft. site area per person provided for.
<u>Terrace Houses</u>					
(a) <u>Inner Units</u>	15'0"	25'0"	Nil	35%	8 perches
(b) <u>End units</u>	15'0"	25'0"	5'0"+x	50%	12 perches
<u>Other Buildings</u>	25'0"	25'0"	15'0"+	50%	12 perches

In all cases eaves may encroach on side yards by not more than 2'0".

x Only one side yard required.

τ 10'0" side yards required if height greater than 20'0"; and where building exceeds 30'0" in height the side yards shall be increased by 1 foot for each additional 2'0" of height.

For exceptions to normal requirements as to yards, see Ordinance V 2. (2).

(f) Parking and loading of Vehicles -

See Ordinance VI.

Clause 4. COMMERCIAL ZONING:

(1) Commercial "A" Zones -

(a) Predominant uses -

The predominant uses shall be:

- (i) Retail shops used for dairy, milk bar, greengrocer, grocery, butcher, fishmonger, chemist, delicatessen, cake shop, confectioner, stationer, fancy goods, hairdresser, boot repairer, or shops or depots for other similar purposes, including such shops where dwelling accommodation is incorporated in the same building if there is not more than one household unit per shop:
- (ii) Buildings accessory to use of buildings or land for any predominant use authorised by or under the District Scheme for that site at that time.

(b) Conditional Uses -

The following shall be conditional uses in Commercial "A" Zones:

- (i) Retail shops not provided for as predominant uses:
- (ii) Professional and commercial offices and sub-urban Post Offices:
- (iii) Licensed Hotels:
- (iv) Fire Stations, drainage and pumping stations, bus and tramway shelters, water reservoirs, water towers, and similar structures of public utility.
- (v) Any uses permitted in residential zones, other than residential Buildings.
- (vi) Parking lots and parking buildings:
- (vii) Buildings accessory to use of buildings or land for any conditional use authorised by or under the District Scheme for that site at that time.

(c) Conditions relating to certain conditional uses -

Hotel Premises-

Hotels abutting residential areas shall be required to maintain a residential character with the proviso that areas not occupied by buildings shall be landscaped to improve the amenities of the area;

Provided further that a 15'0" wide planting belt sited on the hotel land shall be required, to create a buffer against noise generated by the hotel, along side all adjoining residential properties in ownership separate from the hotel.

(d) Subdivision of land -

See Ordinance III

(e) Bulk and Location Requirements -

- (1) Front yards minimum depth: 15'0"
- (2) Rear yards minimum depth 25'0"
- (3) Side yards minimum width: 15'0"
on each side which adjoins a rural or residential zone unless rear access to that site is provided:
- (4) Coverage: 50% per cent for residential buildings, 60% per cent for buildings other than residential.
- (5) Minimum of open space: Where commercial and residential uses are combined, the site shall have not less than 1200 sq. ft. of open space about the building for each household unit:
- (6) Maximum height: 30'0" as of right but increased height, if necessary, may be authorised by the Council subject to the written consents of other owners who might be affected:

(f) Parking and Loading of Vehicles:

See Ordinance VI.

Clause 4. COMMERCIAL ZONING /continued

(2) Commercial "B" Zones -

(a) Predominant uses -

- (i) Retail shops and storage for materials and articles for sale, auction rooms and residential accommodation in conjunction with retail shops, as for commercial "A" Zones.
- (ii) Administrative buildings of the central and local Government, professional and commercial offices, banks and exchanges.
- (iii) Libraries, exhibitions, museums, and art galleries:
- (iv) Theatres and halls and places of public or private worship or entertainment, or public or private assembly:
- (v) Licensed Hotels, private hotels, and residential and non-residential clubs:
- (vi) Living quarters for a caretaker or other person whose employment requires that he live on the premises:

(b) Conditional Uses -

The following shall be conditional uses -

- (i) Petrol service stations, commercial garages, and garages for running repairs, in cases where the floor space to be used for the garaging and repairing of vehicles does not exceed 3,000 sq. ft. and access to and from the street is to the approval of the Council:
- (ii) Fire stations, drainage and pumping stations, bus and tramway terminals and shelters, and structures of public utility.
- (iii) Parking lots, parking buildings, and motels;
- (iv) Warehouses for the storage and distribution of goods of a light nature.

Clause 4. COMMERCIAL ZONING /cont....

(b) Conditional Uses - cont....

- (v) Any process of manufacture of goods most of which are for sale by retail on the premises:
- (vi) Buildings accessory to use of buildings or land for any use authorised by or under the District Scheme for that site at that time.
- (vii) Use of a rear site for any use that is permitted in this zone by this Code:
- (viii) Canteens, dining rooms, ablutions, and recreational and other facilities primarily for the convenience and medical and surgical treatment of those engaged in the zone.

(c) Subdivision of Land -

See Ordinance III.

(d) Bulk and location requirements -

The normal bulk and location requirements shall be -

- (i) Rear yards minimum depth: 25'0" if adjoining a residential zone.
- (ii) Side yards minimum width on each side: 15'0" on each side which adjoins a residential zone:
- (iii) Coverage -
 - 75 per cent for buildings other than residential but including those with caretaker's accommodation.
 - 50 per cent for buildings containing residential accommodation other than Caretaker's accommodation:
- (iv) Angle of height-control line 65°.
- (v) Maximum height: 35'0"

For exceptions to normal requirements as to yards, see Ordinance V. 2 (2).

(e) Parking and Loading of Vehicles -

See Ordinance VI.

Clause 5. INDUSTRIAL ZONING:

(1) Industrial 'A' Zones -

(a) Predominant uses -

The following shall be predominant uses -

All trades and industries such as laundries bakeries, milk distribution, garages, petrol service stations, tradesmen's workshops, warehouses, stores and storage yards which serve the day-to-day needs of the District.

(b) Conditional Uses -

The following shall be conditional uses -

- (i) Any of the predominant or conditional uses permitted in Commercial 'A' Zones except licensed and private hotels:
- (ii) Commercial garages and wood and coal yards:
- (iii) Use of a rear site for any use that is permitted in this zone by this code:
- (iv) Land or buildings for the sale or display of used motor vehicles.
- (v) Canteens, dining rooms, ablutions, and recreational and other facilities primarily for the convenience and medical and surgical treatment of those engaged in the zone.

(c) Sub-division of Land -

See Ordinance III.

(d) Bulk and Location Requirements -

The normal bulk and location requirements shall be -

- (i) Rear yards minimum depth: 25'0" if adjoining a residential zone:
- (ii) Side yards minimum width: 15'0" on each side which adjoins a residential zone:
- (iii) Coverage -
75% for buildings other than residential but including those with Caretaker's accommodation.
50% for buildings containing residential accommodation other than Caretaker's accommodation:

Clause 5. INDUSTRIAL ZONING (Cont.)...

(d) Bulk and Location Requirements (Cont.)...

- (iv) Minimum of open space: Where residential uses are combined with commercial or industrial uses, the site shall have not less than 1000 sq. ft. of open space about the building for each household unit.
- (v) Angle of height-control line 65°
- (vi) Maximum height: 35'0"

For exceptions to normal requirements as to yards, see Ordinance V. 2 (2).

(e) Parking and loading of vehicles -

See Ordinance VI.

(2) Industrial 'B' Zones -

(a) Predominant Uses -

The predominant uses shall be -

- (i) Any industry other than an industry falling within Appendix I or Appendix II hereto:
- (ii) Living quarters for a Caretaker or other person whose employment requires that he live on the premises:
- (iii) Canteens, dining rooms, ablutions, and recreational and other facilities primarily for the convenience and medical and surgical treatment of those engaged in the zone.

(b) Conditional Uses -

The conditional uses shall be -

Use of a rear site for any use that is permitted in this zone by this code.

(c) Sub-division of land -

See Ordinance III.

(d) Bulk and location requirements -

The normal bulk and location requirements shall be -

- (i) Rear yards minimum depth: 25'0" if adjoining a residential zone:
- (ii) Side yards minimum width: 15'0" on each side which adjoins a residential zone:

Clause 5. INDUSTRIAL ZONING (Cont.)...

(2) Industrial 'B' Zones (Cont.)...

(d) Bulk and Location requirements (Cont.)...

(iii) Coverage: 75%.

(iv) Angle of height-control line 65°

(v) Maximum height: 110'0".

For exceptions to normal requirement as to yards, see Ordinance V.2. (2).

(e) Parking and Loading of vehicles -

See Ordinance VI.

ORDINANCE III - SUBDIVISION OF LAND

Clause 1. SUBDIVISION TO CONFORM WITH PLANNING PRINCIPLES

Notwithstanding that a scheme of subdivision may comply with the requirements of the district scheme in respect of frontage and area, the Council shall not approve the scheme of subdivision if the site is not suitable or if the use proposed or the arrangement of sites or shape of any proposed site is not in conformity with the principles of town and country planning:

Provided that in determining whether a site is suitable regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines, and to liability to flooding, erosion and landslip, to stability of foundations, and to safety, health and amenities.

Clause 2. STANDARD AREA AND FRONTAGE REQUIREMENTS:

Subject to the other provisions of these ordinances, every subdivision of land shall be so designed as to provide sites that meet the requirements of these ordinances for predominant and conditional uses, and for the bulk and location of buildings, being requirements that apply in that zone and partition thereof;

Provided that no person shall in any case subdivide land in the zone named in the first column hereunder so as to produce for the use specified in the second column an allotment with an area less than that specified in the third column, or frontage less than that specified in the fourth column, set opposite the particular zone and use:

Provided further that in areas without sanitary sewers, the minimum areas for subdivisions in such districts shall be as indicated thus: x

<u>Zone</u>	<u>Use</u>	<u>Minimum Standard Area</u>	<u>Minimum Standard Frontage</u>
<u>Rural</u> Any permitted use..x 10 acres	264 ft.
<u>Residential</u>	.. <u>Front Sites -</u>		
	(a) Any terrace house -		
	Inner units	8 perches	18 ft.
	End units	12 perches	26 ft.
	(b) Any semi- detached house	12 perches	26 ft.
	(c) Any other permitted building	x 32 perches 20 perches	50 ft. 50 ft.
	<u>Rear Sites -</u>		
	Any permitted building	x 40 perches exclusive of access 28 perches ditto.	10 ft. 10 ft.
<u>Commercial -</u>			
<u>Commercial A.</u>	Any permitted use	7 perches	20 ft.
<u>Other Commercial</u>	Any permitted use	8 perches	24 ft.
<u>Industrial -</u>	any permitted use	8 perches	24 ft.

Clause 3. EXCEPTIONS TO STANDARD REQUIREMENTS

(1) Rural zones - Economic units and areas
appropriate to use -

In a rural zone the Council may permit the sub-division of land so as to produce an allotment of less than the minimum standard of area and frontage herein prescribed, if the applicant satisfies the Council either that the sub-standard allotment can be an independent economic farming unit, or that the sub-standard frontage or area, as the case may be, is appropriate to the proposed use and approval thereof is necessary to avoid undue hardship:

Provided that no substandard allotment shall be permitted -

- (a) If it is likely to cause demand to be made for an extension which is not in the economic interests of the region or locality of any public service, or to be uneconomically used; or
- (b) If it is likely to lead to any obstruction to or other interference with the free movement of traffic on State highways or important traffic routes.

(2) Boundary Adjustments:

In any zone the requirements of this ordinance shall not apply to a sub-division if the Council is satisfied that the subdivision is intended solely for the adjustment of boundaries which will leave each of the adjusted allotments of substantially the same area as before.

(3) Public Utility Sites -

In any zone the requirements of this ordinance shall not apply to a site or allotment which is being or has been, reduced to not less than four-fifths of the standard in any one or more respects by the taking of part thereof under the Public Works Act 1928 or by the sale of part thereof with the approval of the Council for a purpose of public utility, nor shall those requirements apply to the part so taken or sold.

(4) Reduction of area in special circumstances -

Notwithstanding any other provisions of these ordinances, any site permitted in the zone for separate occupation as a site for a detached dwellinghouse may be reduced in area by not more than one fifth of the area prescribed if the total number of sites for separate occupation which would have been obtained without that reduction is not thereby exceeded, and if any surplus land is dedicated to the Council for a public purpose or disposed of in accordance with the directions of the Council.

(5) Front Site of Irregular Shape:

In a residential zone, for a front site for a dwelling, being a site with side boundaries diverging from the street, the frontage may be reduced to 20 feet if the width of the site at a distance of 50 feet from the street boundary is not less than the frontage prescribed in Ordinance III 2, hereof.

(6) Pre-existing Front Sites -

In a residential zone, notwithstanding the requirements of these ordinances as to area and frontage, a site for a dwellinghouse may comprise the whole of a parcel of land which, being a front site, contains an area of not less than 12 perches, with street frontage of not less than 30 feet, if it is held in a separate certificate of title or conveyance issued or executed pursuant to a subdivision approved by the Council before this scheme was recommended by the Council, and is not in the same ownership as any adjoining land.

(7) Subdivision into two lots -

In a residential zone, notwithstanding the requirements of these ordinances as to area and frontage, a site for a dwellinghouse may comprise the whole of a parcel of land which results from the subdivision into not more than two lots of an area occupied as a separate holding, if it is impracticable for each lot to satisfy the requirements of subclause (1) of this ordinance, and if each lot that is a front site contains not less than 28 perches with street frontage of not less than 40 feet and each lot that is a rear site contains not less than 34 perches, exclusive of any land giving access from the street.

(8) Rear Sites and Access thereto -

In a residential zone, every rear site for a dwellinghouse shall have an area of not less than 40 perches, and have as its access from a street a straight or nearly straight strip of land in the same certificate of title at least 10 feet wide and not more than 198 ft. long that is not computed or included in the said minimum area:

Provided that, where four strips or fewer are side by side, the width of each may be reduced to 5 ft, if the total width of the strips does not exceed 20ft. (measured at right angles to their course) and if each strip is subject to a right of way in favour of the owners of each of the other strips.

Clause 4. PLAN OF SUBDIVISION FOR COUNCIL:

Subject to the further requirements of any by-law on the subject, a copy of every subdivisional plan shall be supplied to the Council for its record.

ORDINANCE IV - RESERVATION OF LAND

Clause 1. Proposals -

Proposals for use of land for public purposes are shown on the district planning maps and described or referred to in the scheme statement. These proposed works are not necessarily all included in the responsibilities of the Council. They may be undertakings for which the Government or a Drainage Board, Electric Power Supply Authority, Hospital Board, Harbour Board, or other local authority is responsible both for acquiring the land when needed and for initiating and carrying out the work. Except in the case of objections to or appeals against the inclusion of the proposal in the district scheme, any person affected shall conduct all negotiations and correspondence with the responsible Government Department or local authority.

Clause 2. Continuation of use -

Although a proposal involving the future use of his land for some public purposes is included in the district scheme, ownership and occupation of the land are not thereby affected, and the owner and occupier are entitled to continue with their use of the land subject to the provisions of the district scheme, the Act, and the Town and Country Planning Regulations 1960. Owners and occupiers will be notified when the proposal is about to proceed, and arrangements for the land will be made at that time.

Clause 3. Buildings not to interfere -

(1) Prohibition -

The erection or completion of any building or the carrying out of any work of a substantial nature on any land forming part of the site of a proposed road, street, access way, or service lane, reserve, or designated open space or public work is prohibited, except as an interim use expressly authorised by the Council with the consent of the Minister or any local authority responsible for the proposed permanent use.

(2) Definition of "Interim Use" -

For the purposes of this ordinance an "interim use" means a use that does not conflict with the present amenities of the neighbourhood in which it is located, and which may reasonably be established at that time and be continued until the date or occasion fixed in or under the district scheme by the Council for the prohibition of that use on that site, or for a different use of that site, to become enforceable.

Clause 4. Changing Locations of proposed Streets and Reserves -

In accordance with the subsection (4) of section 35 of the Act, the Council may, by agreement with the owners of the lands directly affected, vary the position of any proposed road, street, access way, or service lane, or the location or shape of any proposed reserve, so long as the intention of the district scheme in that respect is secured.

ORDINANCE V - BUILDINGS: SITING,
COVERAGE, HEIGHT AND
ALTERNATIVES

Clause 1. GENERAL AS TO USE OF SITES FOR BUILDINGS:

(1) Land to be suitable for proposed use -

Notwithstanding conformity with the zoning requirements of these ordinances, no building shall be erected or placed and no use shall be established on any land which is not suitable for the use proposed; and for the purpose of determining whether any land is suitable for any particular use, regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines, to liability to flooding, erosion, or landslip, to stability of foundations, and to safety, health and amenities.

(2) Buildings to be set back from street -

Notwithstanding the provisions of this ordinance, where the scheme prescribes a building line on any site, whether by reference to any street boundary or otherwise, except as an interim use as defined in Ordinance IV. 3 (2) hereof no building or accessory building or part of either shall at any time be erected on that part of the site between the building line and the street or boundary to which it is related.

(3) Areas and coverage generally -

The permitted minimum site areas and yard areas and the proportionate part of the land which is permitted to be covered by buildings shall be those specified in these ordinances, and no person shall so reduce or diminish any site, or cause or permit any site to be so used, reduced, or diminished, that the areas thereof that are not built over will be smaller than are prescribed by these ordinances.

(4) Residential buildings on rear sites -

No person shall erect any residential building, or cause or permit any residential building to be erected on a rear site unless every part of the building is 10 ft. or more from any boundary of the site; and in the case of a residential building other than a dwellinghouse or a semi-detached house, the owners shall construct and maintain an adequate driveway or footpath or both giving access to the site and

(4) Residential buildings on rear site /cont....

the buildings thereon, and the owners shall provide wherever reasonably necessary artificial light sufficient to illuminate the drive and footpaths to the same standard as the street.

(5) Residential buildings about a place -

(a) Definition of "place".

For the purpose of this ordinance the term "place" means an open unoccupied space not less than 40 ft in width and of not less than that frontage to a public street, and permanently set apart as the principal means of access to two or more sites.

(b) Requirements for residential buildings about a place.

In the case of sites for residential buildings grouped about a place:

- (i) Every site shall comply with the frontage and area requirements under Ordinances III and V hereof for sites on which residential buildings may be erected, as if the place were a street.
- (ii) Every building shall comply with the provisions of Ordinance V hereof for the zone in which it is situated as to height and space about buildings as if the place were a street:
- (iii) Where independent street access to each of the building sites does not exist, the owner or owners thereof shall provide and maintain a paved driveway, of width, location, grade, and construction prescribed by the Council, to give vehicular, and pedestrian access to each building site:
- (iv) The Owners shall provide wherever reasonably necessary artificial light sufficient to illuminate properly the drive and footpaths to the same standard as the street

(6) Rear sites in commercial and industrial zones -

On a rear site in a commercial or an industrial zone, the coverage shall not exceed three-quarters of the coverage permitted on a front site and the building shall be sited so as to facilitate fire fighting and to allow access and turning space for vehicles.

(7) Maximum floor area for accessory buildings:

In a residential zone on any site of the minimum area permitted by Ordinances III and V hereof, no person shall erect accessory buildings, the total floor area of which shall exceed 600 sq. ft.

Clause 2. Requirements as to Yards -

(1) Normal Requirements -

(a) Yards to be provided -

Except as expressly provided in or under this scheme, front, side, and rear yards shall be provided on each site in each zone, as required by this code. The normal requirements for each zone are specified in Ordinance II under the heading "Bulk and location requirements for that zone:

(b) Yards to remain unoccupied and unobstructed -

Except as expressly authorised under this scheme, no person shall erect any building on any front yard, rear yard or side yard:

(c) Yards provided are to relate to one site only -

No portion of a yard or other space provided to meet requirements in respect of one site shall be taken into account in computing the area of any yard or space provided to meet requirements in respect of any other site.

(2) Exceptions to general requirements as to yards -

(a) Variation by Council -

If, in the opinion of the Council in any particular case, compliance with the yard requirements of these ordinances would seriously diminish the usefulness of the site for building purposes, and subject to the written consent of the owners of the land adjoining the yard which is to be diminished, the Council may, by resolution in respect of that site, vary or dispense with the provisions of these ordinances relating to one or more of the yard requirements.

Provided that in no case shall the total area of yard space required by this scheme be reduced under this paragraph.

(b) Where physical difficulties exist -

Where the dimensions or the physical features of the site or the existence of other buildings make adherence to these requirements, difficult, impracticable or unreasonable, the Council may permit the erection of accessory building not exceeding 600 sq. ft. in area on any part of the site:

(c) When dedicated for street widening -

Where land has been or is required to be set aside for a yard to the extent required by this scheme, the Council may accept dedication of the whole or any part of the yard for the purpose of street widening; and, notwithstanding the foregoing provisions of this scheme, for the purpose of computing yard space provided, and allowable coverage of the site, as much of the yard as has been dedicated will be regarded as part of the site:

(d) When Owner provides land for access way or service lane -

Where land for a service lane or access way is provided at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.

(e) Adjoining shop sites in residential zones -

Where in a residential zone two shops adjoin, each may have one side yard only:

(f) Corner Sites -

In the case of a corner site, the owner may select either street boundary as the front boundary of the site, for the purpose of determining the relative locations of yards.

(g) Through sites -

In the case of a through site, the owner shall provide a yard equivalent to two rear yards at or near the middle of the site, and a front yard on each frontage of the site, unless the Council by resolution declares which frontage of the site shall be deemed to be the rear boundary, in which case the provisions as to rear yards shall apply with respect to that frontage and the provisions as to front yards with respect to the other frontage:

(h) Use of yard space for accessory buildings and garages -

Accessory buildings may be erected on any rear yard if they do not occupy altogether more than one-fifth of the area of the rear yard; and private garages on residential sites may be erected on any side yard so long as the garage does not exceed 12 ft. in height.

Clause 3. Heights of Buildings:

(1) Normal Requirements -

The normal requirements of each zone are specified in Ordinance II hereof, but those requirements are subject to the following provisions of this clause.

(2) Height in commercial and industrial zones -

In any commercial or industrial zone (other than a commercial A zone) the height of every building (including its parapet, cornice, roof ridge, or other solid element) or other structure or part thereof, shall be restricted so that every part thereof shall be contained within the height-control line as herein defined.

(3) Definitions of "height" and "height-control line".

(a) "Height" in relation to a building, means the average difference between the level of the ground along the external wall nearest to the street and -

(i) The highest point of the parapet or coping in the case of a flat roof; or

(ii) The mean level between the eaves and the highest point of the roof in the case of a sloping roof, - excluding in either case the parts specified in subclause (5) of this clause:

Provided that where the building is set back from the street line on a site which slopes up from the street level, then the height shall be measured from the mean level of the ground along the external wall on the higher side of the site:

(b) "Height-control line" in relation to a site, means a line directed over the site, from the originating points hereinafter prescribed at an angle of 65° from the horizontal. The direction of each height-control line shall be at right angles to the boundary of the site.

(4) Points of origin of height-control line -

(a) Street.

In relation to any street boundary of a site the originating points shall be on the middle line of the street at street level, except that in the case of a corner site where the streets are of different widths, the middle line of the narrower street for a distance of 100 ft. from the corner of its whole length whichever is the less, shall be deemed to lie at the same distance from the site as the middle line of the wider street:

(b) Rear -

In relation to the rear of any site the originating points shall be on the rear boundary at ground level, except that if a service lane adjoins the rear boundary of the site the originating points shall be on the middle line of the service lane at ground level:

(c) Extra Wide Streets -

For the purpose of this ordinance any street wider than 100 ft. shall be deemed to be 100 ft wide.

(5) Exclusions from measurements -

In determining whether any building or structure or part thereof is contained within the height control line the following shall not be taken into account:

- (a) Lift wells, elevator and stair bulkheads, roof water-tanks, and cooling towers (together with their enclosures):

Provided that the maximum dimension thereof parallel to the middle line of the street shall not exceed 30 ft.

- (b) Chimney and flues:

Provided that the maximum dimension thereof parallel to the street shall not exceed an aggregate of 15 ft. for any 100 ft. of frontage:

- (c) Spires, flagpoles, aerials, and wire, chain, link or other open or transparent fences, and such finials and similar parts as constitute only decorative features:

- (d) A one-storey structure located in a rear yard when permitted by the use ordinance for the zone, including any of the following -

(i) A basement or first floor used for accessory off-street parking space:

(ii) A ground floor used for retail or commercial purposes:

(iii) A one-storey detached accessory building:

- (e) A wall of reasonable dimensions along a boundary of a site.

Clause 4. Alterations of existing non-conforming buildings -

An existing building which does not conform to any or all of the provisions of the district scheme relating to the zone in which it is situated may be repaired, altered, or modified (but not rebuilt) so long as the repair, alteration, or modification does not increase the extent to which the building fails to conform to the provisions of this scheme and does not tend to prevent or, in the cases of alterations or modifications, does not tend to delay the effective operation of this scheme.

ORDINANCE VI - VEHICLES, PARKING, LOADING
AND CORNER-SITE ACCESS.

Clause 1. Public Parking -

(1) Parking lots -

Although at present the need does not arise for the provision of public parking, the Council may, from time to time as opportunity offers or necessity dictates, acquire at suitable places, by agreement, or compulsorily, such areas of land as may be necessary, with or without buildings and develop that land for public car parking with, so far as may be practicable, the co-operation of private enterprise.

Clause 2. Private Parking -

(1) For residential sites -

The site plan furnished in connection with an application for a permit to erect any residential building shall, in addition to the information otherwise required hereby, show in the general layout of the site provision for space for garage accommodation or off-street parking for cars, as follows:

- (a) In the case of a dwelling-house, a semi-detached house or terrace house, or an apartment house containing not more than two household units, accommodation for one car for each household unit:
- (b) In the case of an apartment house or building containing service flats, accommodation for cars in the proportion of not less than one car to every single household unit which the building is designed to accommodate:
- (c) In the case of a boardinghouse, a lodging house or similar residential institution used for permanent residents, accommodation for cars in the proportion of not less than one car for every three persons or fractional part thereof whom the building is designed to accommodate:

(2) For Other Sites -

Provision for off-street parking of vehicles for all uses of sites other than residential uses shall be made to the number and extent of vehicles that the Council shall see fit in regard to the several circumstances, taking into account the type of building, its situation and use, and the extent to which it will attract motor vehicles.

Clause 3. General provisions as to parking spaces -

(1) Counting of parking spaces -

A loading bay shall be counted as parking space according to the number of vehicles the bay is capable of accommodating conveniently when in use as a loading bay.

(2) Diminution of available land -

The space that is available about a building to meet the requirements of this ordinance for off-street parking and loading shall not be diminished below those requirements.

(3) Yard space may be used -

The provision for parking and loading required in respect of any site may be made in any case as part of the yard space of that site.

(4) Location -

Where there is vehicular access to the site, off-street parking facilities shall be located on the site; and where that is not practicable, and where vehicular access cannot be provided to the site, off-street parking facilities shall be provided as close to the site as is practicable.

(5) Sizes and access -

Every off-street parking space shall have an area of not less than 185 sq. ft. exclusive of access drives or aisles and shall be of usable shape and condition, There shall be adequate provision for ingress to and egress from each parking space.

(6) Joint provision -

Nothing in these ordinances shall be constructed to prevent two or more owners from jointly making provision for off-street parking or loading facilities for their buildings so long as the total provision so made is not less than the sum of the requirements of the various buildings or uses computed separately except where the vehicles are or will be attracted to each site regularly at times that seldom coincide with the times when vehicular traffic is attracted to the other or others of them, in which cases the requirements may be computed as for the sum of the uses which demand the greatest provision at any particular time.

(7) Screening from residential zones -

Parking areas in a commercial or industrial zone for more than five vehicles shall be effectively screened on any side which adjoins or faces a residential zone by a wall, evergreen hedge, or other planting maintained in good condition.

Clause 4. Provision for loading vehicles -

(1) General requirements in industrial and commercial zones -

Every person who proposes to erect, re-erect, construct or reconstruct a building in a commercial or industrial zone shall provide within the site suitable and efficient accommodation for any loading or fuelling of vehicles which is likely to arise from the use of the building.

(2) Rear Access -

Except where the Council by resolution determines that this provision need not apply, every owner or occupier of a building in a commercial or industrial zone shall provide adequate vehicular access to the rear of the premises, either over his own land or by the dedication of a service lane or otherwise.

(3) Requirements in Rural Areas -

All loading and unloading of stock, bulk produce, or other farm produce, fertilizer or similar goods or materials for rural use shall be carried out off the road reserve and no vehicles shall stand on any part of the road reserve while loading or unloading or cause any obstruction to visibility for traffic using the road. Ingress to and egress from any such platform or ramp or loading or unloading area shall be to the satisfaction of the Council.

Clause 5. Altered Buildings -

Wherever in any building there is a change of use or increase in floor area, the requirements of this ordinance as to off-street parking, and as to loading and unloading for the new use or floor area, shall be complied with.

Clause 6. Vehicular access to corner sites -

Access to or outlet from a corner site shall not be located nearer to the corner of a street than 25 ft. unless the Council approves the design and location of that access or outlet; and the Council may refuse approval absolutely if access or outlet more distant from the corner could be provided.

ORDINANCE VII - AMENITIES

Clause 1. Objects and places of historical or scientific interest or natural beauty:

(1) Designation and registration -

In respect of any object or place of historical or scientific interest or natural beauty which is specified in the scheme statement as intended to be preserved, the Council shall enter particulars thereof, in a register to be kept at the office of the Council, and shall forthwith notify the owner and occupier of land upon which any such objects or place is situated that it has been registered and is required under the scheme to be preserved. The register shall be open at all reasonable times for inspection by persons interested.

(2) Preservation -

No person shall, without the written consent of the Council wilfully destroy, remove or damage any object or place registered by the Council as aforesaid.

(3) Cancellation of registration -

The Council may at any time cancel such registration, and shall thereupon make an appropriate alteration in the register and notify accordingly the owner or occupier of the land upon which the object or place is situated.

Clause 2. Control of Advertising -

(1) Definitions of terms "poster" and "signboard".

For the purpose of this ordinance -

"Poster" includes any poster, placard, handbill, writing, picture, painting, engraving, carving, illuminated sign, or other device for attracting attention of passers-by, whether affixed to or incorporated with or painted on to any building or part thereof or other structure, and whether permanently or temporarily so affixed or incorporated or painted thereon:

"Signboard" means a board, hoarding, signboard, billboard, or other erection primarily intended or adapted for the display of posters; and includes any poster displayed on a signboard.

(2) Residential and rural zones -

No person shall erect or construct or display, or cause or permit to be erected or constructed or displayed, in any residential or rural zone any signboard or poster; and no signboard or poster shall be erected in any zone so as to be obtrusively visible from a residential or rural zone.

Provided that this subclause shall not apply to -

- (a) Any poster or signboard of reasonable size and serving only to direct traffic or to denote the name of the street, the number of any premises, the name of any residential building, or the name, character, or the purpose of any premises or the location or timetable or other details of any public utility or facility:
- (b) Any signboard not exceeding 12 sq. ft. in area erected in connection with a church, school, public museum, library, hospital, nursing home, or convalescent home:
- (c) Any signboard not exceeding 6 sq. ft. in area advertising the disposal of the land or premises on which it is situated:
- (d) Any signboard advertising an auction sale to be held on the premises on which the signboard is erected and so erected and displayed not more than seven days before and after the auction:
- (e) Any signboard not exceeding 2 sq. ft. in area attached to a residential building used for professional or business purposes and bearing only the name, occupation and hours of attendance or business of a person so using the building.

(3) Numbers and designs subject to approval -

The number and designs of signboards which may be displayed on any building shall be subject to the approval of the Council.

(4) Council may prohibit -

If at any time the Council, having regard to the amenities of or to the views from any neighbourhood is of the opinion that the erection, construction, or display of any signboard or poster ought not to be permitted, the Council may by resolution prohibit the erection, construction, or display of any such signboard or poster. 42.

Clause 3. Verandahs in commercial streets.

Where the scheme designates as a commercial street for the purposes of this ordinance any street or part of a street giving frontage to a commercial zone, every building in the commercial zone and fronting that street shall, on its erection, reconstruction, or alteration, be provided with a verandah within such minimum and maximum heights as the Council may prescribe, but each so related to its neighbours as to provide continuity, and each having a fascia within such limits of depths as the Council may prescribe. No such verandah shall be supported by posts on the street.

Clause 4. External appearance of buildings -

No building shall be so constructed or finished or left unfinished that its external appearance would disfigure the neighbourhood or tend to depreciate the value of adjoining properties.

Clause 5. Maintenance of land and buildings -

All land and buildings shall be so maintained as to preserve the amenities of the neighbourhood in which they are situated.

APPENDIX I.

Industries Requiring Segregation Because of Noxious or Dangerous Aspects.

Abattoirs	Lead Works
Acetylene-gas manufacture	Linoleum manufacture
Acids manufacture	Lime manufacture
Alkali-waste works	Manure - (artificial) manufacture
Ammonia manufacture	Meat works-killing, freezing/and packing
Ammunition manufacture	Oil distillation and refining
Animal by-products manufacture	Oxygen - gas manufacture
Arsenic recovery works	Paint manufacture
Artificial manure manufacture	Pottery manufacture
Bisulphid-of-carbon works	Paper, pulp manufacture
Boiling down works	Pyride works
Bone crushing	Rubber-goods manufacture
Candle manufacture	Sausage-casing manufacture
Cement-bag cleaning works	Soap manufacture
Cement manufacture	Smelting metals
Chemical manufacture	Steel works
Chlorine works	Stockyards: Provide that for the purposes of ordinances relating to conditional uses in rural zones stockyards shall be a use of land ancillary to farming and not a use to which this Appendix relates.
Coke manufacture	Sulphur-chloride manufacture
Distillation of coal, wood or bones	Sulphur-dioxide manufacture
Explosive manufacture or storage	Sulphuric-acid works
Fat rendering	Tallow melting and refining/ mixing
Fellmongering	Timber treating
Fertiliser manufacture	Turpentine manufacture
Fibrous-plaster manufacture	Whaling Station
Fireclay products	White-lead manufacture
Fireworks manufacture or storage	Wool scouring
Fish curing and preserving	Zinc chloride
Fluorine works	Zinc works
Fuel-oil refining and storage	Tanning
Fur curing and tanning	Tar manufacture, refining, /mixing.
Gas (coal) manufacture	Varnish manufacture
Gunpowder manufacture	
Glue manufacture	
Gypsum manufacture	
Hydrochloric-acid works	
Incinerator	
Iron works	
Knacker yards	
Lampblack manufacture	
Leather tanning.	

Any industry that is, or under any conditions may
become, noxious or dangerous in relation to adjacent
properties or public places.

APPENDIX II.

Industries Requiring Segregation Because of Noise, Smoke, Smell
Effluent, Vibration, Dust, Glare, or Other like Objectional Aspects.

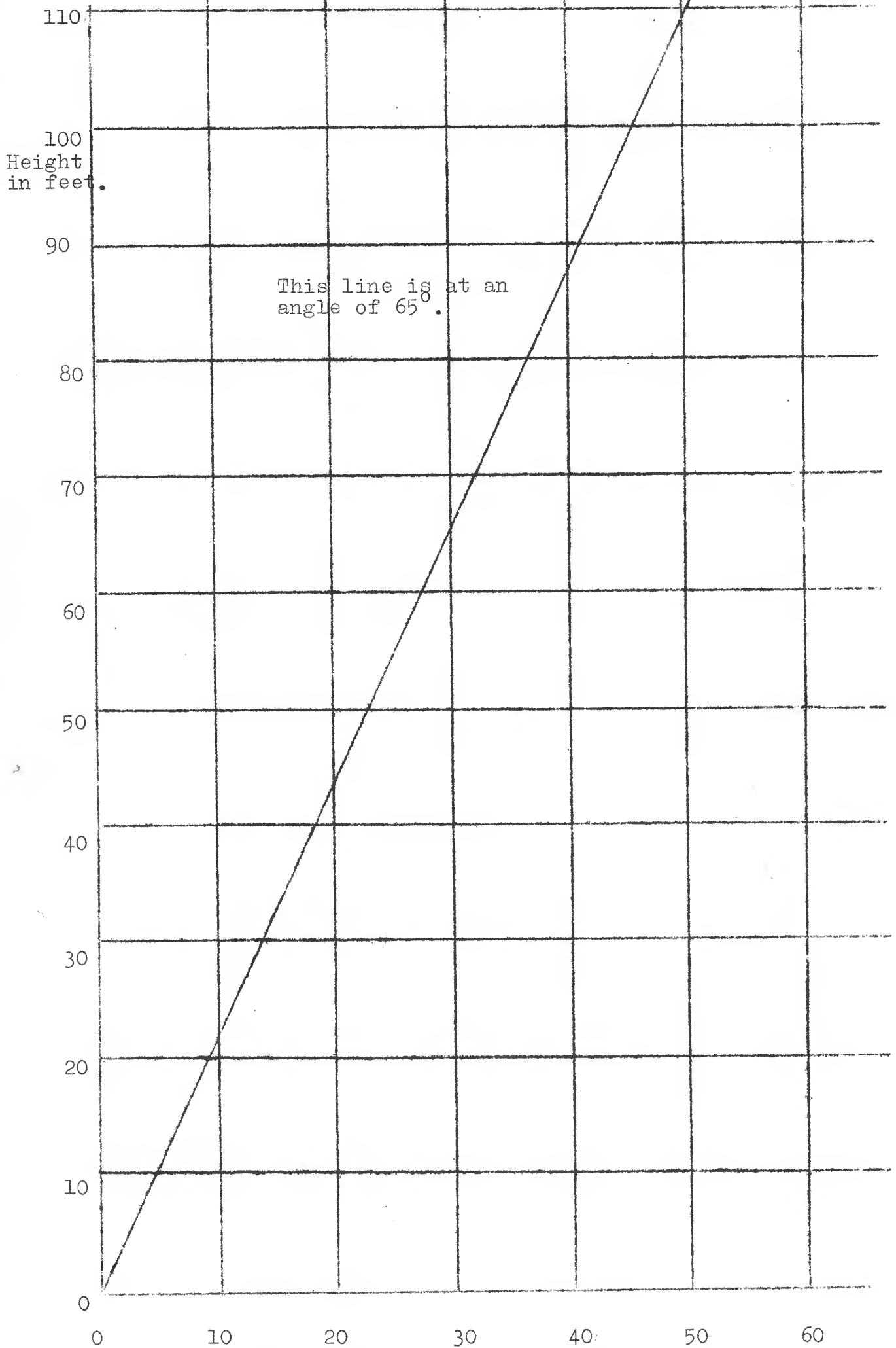
Aeroplane manufacture or assembly	Grain threshing and crushing
Agricultural machinery and/ implements manufacture	Gravel, sand or shingle pits
Animal foods manufacture	Graving dock
Asbestos - cement products /manufacture	Harbour facilities - wharfage, /sheds etc.
Asbestos manufacture	Hides, wool and tallow warehouse
Asphalt manufacture, refining /storage, or mixing	Ink manufacture
Bags and sacks (textile) manu- /acture	Iron foundry
Blacksmith's shop	Iron mining
Boat building	Iron smelting
Boiler works	Iron stove, range and grate- /manufacture
Brass foundry	Jam, fruit and vegetable /preserving
Brewery	Junk yard, scrap metal, /bottles etc.
Brick and tile manufacture	Malting
Burnt-clay products	Margarine manufacture
Carpet manufacture	Match manufacture
Casein manufacture	Motor-body building
Celluloid works	Motorcar wrecking
Coal-briquette manufacture	Motor vehicle assembly
Cold storage	Nailmanufacture
Concrete-central mixing plant	Oil storage
Construction engineer's workshop /or yard	Oil-essence or extract manu- /facture
Cooperage works	Packing-case manufacture
Creosote manufacture and /treatment	Panelbeating works
Disinfectant manufacture	Paper manufacture
Distillation of spirits	Patent fuel manufacture
Drugs manufacture	Petrol storage (bulk)
Dyes manufacture	Pickles and sauce manufacture
Electric-power generating /station	Plaster of Paris manufacture
Engineer's (constructional) /workshop or yard	Plywood manufacture
Felt manufacture	Polishes manufacture
Flax milling	Post splitting and sleeper /and prop cutting
Flock mills	Pumice pit
Flour milling	Quarry - road metal, gravel, /sand, shingle, marble /building stone
Gas storage	Railway goods yard
Glass manufacture	Railway trackage
Glass-products manufacture	Railway workshop
Glucose manufacture	Roading Contractor's workshop /or yard
Gold mining	Rolling mill
Grain elevator	Rug manufacture
Grain milling	Sugar refining
Grain threshing and crushing	Tar storage
Sacks and bags (textile) /manufacture	Timber yard (wholesale)
Sandblasting	Tinplate manufacture
Sash and, door factory	Tram-repair shop
Sauce and Pickle manufacture	Varnish blending
Sawmill	Vehicle, motor assembly
Scrap-metal yard	Veneer manufacture
Seed-cake manufacture	Vinegar manufacture
Seed cleaning	Wallboard (plaster) manufacture
Sheep-dip manufacture	Wire manufacture
Sheet metal manufacture	Woodbox manufacture
Shell crushing	Wood-shaving packing manufacture
Ship building	Wool, hides and tallow warehouse
Shoddy manufacture	Woollen mills.
Stains manufacture	Oils-vegetable manufacture

Starch manufacture
Steel mill
Stone crushing
Stone cutting or dressing
Stone quarrying
Stove, range and grate manufacture
Stoving of enamelled ware

Wool packs, rugs, etc.
/manufacture
Yeast manufacture.

APPENDIX III

Permitted Height Relative to Distance from Centre Line of Street or Rear Boundary of Site with a Ruling Angle Controlling Height of 65 Degrees.



DISTANCE IN FEET FROM MIDDLE LINE OF STREET OR REAR BOUNDARY