



CODE OF ORDINANCES

COMPRISING ORDINANCES FOR THE ADMINISTRATION
AND IMPLEMENTATION OF THE BLENHEIM BOROUGH
COUNCIL'S DISTRICT SCHEME.

BOROUGH OF BLENHEIM — DISTRICT SCHEME
TOWN AND COUNTRY PLANNING ACT 1953

BOROUGH OF BLENHEIM - DISTRICT SCHEME

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ORDINANCE 1 INTRODUCTORY

1.1 DOCUMENTS COMPRISING THE DISTRICT SCHEME

This code of ordinances, together with the scheme statement and the planning maps, comprise the 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.

1.2 RELATIONSHIP OF CODE TO BY-LAWS:

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

1.3 INTERPRETATION:

1.3.1 DEFINITIONS:

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

"Accessory Building" in relation to any site 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 is one which is incidental to any permitted use: 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 block of flats, but does not include travellers accommodation or buildings forming part of a motor camp or camping ground, or private hotels or boarding houses.

"Boarding House" means a residential building, not being a licensed hotel, in which board and/or lodging is provided or is intended to be provided for four or more

1.3.1 (contd)

boarders or lodgers, for reward or payment; and includes a private or unlicensed hotel and a private residential club.

- "Building" means any structure or erection, whether temporary or permanent, movable or immovable; and includes, where the height above ground level at any point exceeds 6 feet, any stack or heap of building materials, and any fence or boundary or retaining wall; and also includes any fence or boundary or retaining wall, whatever its height, which is used for advertising purposes or for some purpose other than or in addition to its use as a fence or boundary or retaining wall.
- "Building Line Restriction" means a restriction imposed on a site to ensure that when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt no part of any such building shall stand within such distance from the original or proposed middle line of the street which is specified in the restriction imposed.
- "Carport" See Private Garage. (under definition of Garage).
- "Clubrooms" See Places of Assembly
- "Code" means this Code of Ordinances
- "Commercial Garage" see Garage
- "Conditional Use" in relation to land and to any building in any zone, means any use specified in the operative district scheme 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.
- "Corner Site" see Site

- "Council" means the Blenheim Borough Council or any committee, sub-committee, or person to which or to whom the Council's powers, duties and discretions under this Code have lawfully been delegated pursuant to the provisions of the Act.
- "Coverage" means that portion of a site which may be covered by buildings, including accessory buildings and parts covered by overhangs or cantilevered structures but does not include fences, terraces, retaining walls or uncovered swimming pools.
- "Dairy" means a shop selling mainly food and beverages and deriving a substantial part of its turnover from the retail sale of milk, bread, and other day to day food requirements.
- "Density Control" see Persons Per Hectare (Acre)
- "Development" in relation to any land, means the carrying out of any building, engineering, mining, or other commercial or industrial operations in, on, over, or under the land.
- "Dwelling-House" means a detached residential building 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 on 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.
- "Factory" means a building or part of a building or land used for the packaging, processing, assembly or manufacture of goods or materials for sale, gain or service.
- "Flats" see Apartment House.
- "Front Site" see Site:
- "Front Yard" see Yard
- "Garage" means a building or land used for the housing or care of self-propelled vehicles:
 "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;
- "Private Garage" means a garage other than a commercial garage as herein defined; and includes a car port.

- "Height" in relation to a building means the vertical distance between the average level of the ground at the external foundations of the building and -
- (a) the highest point of the parapet or coping in the case of a flat roof, or
 - (b) the mean level between the eaves and the highest point of the roof in the case of a sloping roof, excluding in either case, chimneys, ventilator shafts, water tanks, elevator lofts, steeples, towers and such finials and similar parts of the building as constitute only decorative features.
- "Household" includes every housekeeping unit, whether of one or more persons.
- "Household Unit" means a self-contained house or residence of a single household.
- "Institution" means a building administered by an organisation for the purposes of public health, education or culture.
- "Licensed Hotel" means a building in respect of which there is for the time being in force a licence for the sale of liquor issued under section 54 (1) of the Sale of Liquor Act, 1962.
- "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 or unloading or adjustment of any part of its load, and "load", in relation to a vehicle has a corresponding meaning.
- "Loading Space" means that portion of a parcel of land used for loading vehicles as required under this Code.

"Lodging House"	see Boarding House
"Minister"	means the Minister of Works.
"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.
"Person"	shall include a corporation sole, a body of persons whether corporate or unincorporate and any local or public authority.
"Persons Per Hectare" (Acre)	in relation to residential development, means the number of persons per hectare (acre) of site calculated on the basis of the number of bedrooms provided within the buildings. A bedroom of 9.29 square metres (100 square feet) or more shall be assessed as two persons; less than 9.29 square metres (100 square feet) shall be assessed as one person.
"Places of Assembly"	means land or buildings which are used in whole or in part for the public or private assembly of persons for such purposes as deliberation, worship, entertainment, education or similar purposes, and includes such buildings associated with public or private hotels or travellers' accommodation.
"Predominant Use"	in relation to land in any zone, means any use specified in these ordinances as a predominant use, subject to the restriction therein imposed upon such use.
"Private Garage"	see Garage
"Private Hotel"	means temporary accommodation (being unlicensed in terms of the Sale of Liquor Act 1962) for persons required generally to share service facilities.

"Recession Plane"	in relation to the height of any building, means a plane inclined at an angle from the middle line of a street or a site boundary through which no part of the building, unless otherwise specified, may protrude.
"Rear Site"	see Site
"Rear Yard"	see Yard
"Residential Building"	means any building or part of a building used or intended to be used for human habitation but does not include a motel.
"Service Industry"	means such uses as catering depots, steam pressing and dry cleaning premises, signwriting and sign making, caravan and motor vehicle rental premises, premises for the hire of household equipment and effects, fruit and produce markets, shoe repair and upholstery repair workshops, jewellery manufacture, and any other similar or allied uses which will not detract from the amenities of the locality.
"Service Lane"	means land dedicated as service lane of minimum width 3.66 metres (12 feet) and maximum width 10.675 metres (35 feet), used from time to time for the vehicular access to adjacent properties.
"Service Station"	means an establishment for the fuelling, lubrication and minor servicing of motor vehicles, not including engine or body repairs, overhauls, trimming, or spray painting.
"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, or are offered or exposed for hire; and includes any auctioneer's or land or travel agent's premises, any hairdresser's premises, a lending library, a restaurant, any premises for the repair of footwear or clothing or household equipment, and any depot for receipt and delivery only, or for ordering only of articles or goods; but does not include premises for the sale of motor vehicles or fuel for motor vehicles.

- "Side Yard" see Yard
- "Sign" for the purposes of Ordinance 7 means and includes any advertising or business device for attracting attention of passers-by of what nature or kind soever, whether painted, written, printed, carved, inscribed, delineated, incorporated with, or otherwise affixed or attached to or upon or projected on to any building, wall, fence, hoarding, pole or other structure or erection whatsoever, and whether permanently or temporarily, if such advertising or business device is visible from any public place.
- "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 the 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 12.0 metres (39.37 feet) 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:
- "Front Site" means a site having one frontage of not less than the minimum prescribed by the 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 and which has not the frontage required for a front site for that use in the zone.
- "Travellers' Accommodation" means land and buildings principally for the day to day accommodation of travellers by road and their vehicles and includes motels, holiday or tourist flats, camping grounds, motor camps, caravan parks and their respective accessory buildings, but does not include private hotels or boarding houses.

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

"Front Yard" means a yard between the street line and a line parallel thereto and extending across the full width of the site, provided that, where land is indicated in the scheme as proposed street for widening purposes, the street line shall be deemed to be the boundary of the street as it will be when widened.

"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 9.15 metres (30 feet).

"Side Yard" means a yard between each side boundary of the site and a line parallel thereto extending the full length of the site but excluding therefrom any part of the site that is included in a required rear yard or front yard.

See Appendix D for diagram illustrating yard requirements.

1.3.2 INTERPRETATION OF DISTRICT SCHEME PLANNING MAPS:

- (a) The base sheets used for the planning maps are 5 chain transparencies taken from the Lands and Survey Department N.Z.M.S. 189 of Blenheim Borough, updated as required;
- (b) All zones, designations, roading proposals and other matters dealt with in the Scheme are shown by distinctive notations on the planning maps;
- (c) Zone boundaries shown following the sides of streets or streams shall be deemed to follow the middle line of such streets or streams;
- (d) The boundaries of the River Protection zone are defined as the outer structural toe of flood protection stopbanks, or the water face of a structural flood protection wall where this takes the place of a stopbank. The zone includes the area occupied by stopbanks, flood berms and river channel.
- (e) The zone of any designated land shall be deemed to be that within which the designation lies unless otherwise indicated in the Scheme;
- (f) For reasons of clarity, some privately owned institutions, facilities or amenities are not designated on the planning maps;
- (g) Railways and railway land have been left unshaded on the maps for reasons of clarity, but shall be deemed to be designated for the purposes of the Scheme.

1.4 IMPLEMENTATION OF DISTRICT SCHEME:

1.4.1 GENERAL OBLIGATIONS:

Subject to the provisions of the Act and all Regulations made thereunder, and to 2.1.4 of Ordinance 2 hereof, and to any modification, dispensation, permit or consent made, given or issued by the Council, no person 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 a 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 Scheme or does not

1.4.1 (contd)

comply in all respects with the requirements and conditions of any such modification, dispensation, permit or consent made, given or issued by the Council as aforesaid, or would tend to prevent or delay the effective operation of the Scheme.

1.4.2 APPLICATIONS FOR PERMITS OR APPROVALS:

In addition to the information required by any Act, Regulation or By-law, the applicant for the issue of a permit for any building or other work or for approval of a subdivision shall, when making his application;

- (a) Where the application is for a permit for building or other work, supply such drawings and information in detail as may be necessary to indicate that the proposed building or other work will, when erected or carried out, comply in all respects with the Scheme, and that, in particular, the prescribed provisions for off-street parking, loading and access have been made;
- (b) Where the application is for approval of a subdivision, supply four copies of the scheme plan of subdivision on a scale approved by the Council (of which one copy shall be for the use of the Post Office and another for the use of the Electric Power Board) prepared by a registered surveyor if the subdivision comprises more than two allotments, and showing the allotments and their areas and dimensions easements, street widening, streets, service lanes, access ways, reserves, topographical data, and such other information as shall be required by the Council Provided that if the land proposed to be subdivided is within the River Protection Zone, or adjoins that Zone, or adjoins any stream or watercourse to which the Bylaws of the Marlborough Catchment Board apply, an additional copy of the scheme plan shall be supplied for the use of the Catchment Board;
- (c) supply a legal description of the land concerned and the name of the owner thereof;
- (d) in any case where the application is not made by or on behalf of the owner of the land, building or other work, satisfy the Council that the applicant has such a legal interest therein as would justify the issue of the permit or the approval of the subdivision

1.4.3 DISPENSATIONS AND WAIVERS:

- (1) The Council may conditionally or unconditionally grant an application for the dispensation wholly or partly from, or waiver of any provisions of the district scheme relating to:-
- (a) The subdivision of land;
 - (b) The height, bulk, density and location of buildings permitted on sites;
 - (c) The provision of parking and loading spaces;
 - (d) The design of buildings, verandahs and signs;
if the Council is satisfied that:-
 - (e) It is not reasonable or practicable to enforce the provision in respect of a particular site;
 - (f) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which the dispensation or waiver is sought; and
 - (g) The written consent has been obtained of every person the interests of whom in the Council's opinion might be prejudiced by granting the dispensation or waiver, unless in the Council's opinion it is unreasonable in the circumstances existing to require such consent to be obtained.

(2) Applications:

Applications to Council for the grant of a dispensation or waiver under this Ordinance shall be accompanied by plans drawn to standard building or subdivisional plan scales as the case may be and an adequate description of the nature of the dispensation or waiver sought to assist Council to ascertain the merits of each individual application.

(3) Limitations:

No dispensation or waiver of any kind whatsoever shall be granted in respect of any subdivision of land in a residential zone complying only with the "reduced standard" requirements as set out in 3.2.2 of Ordinance 3.

1.4.4

SERVING OF NOTICES:

Every notice required by the Code to be served on any person shall be delivered to that person and may be delivered to him either personally or by posting it by registered letter addressed to that person at his last known place of abode or business in New Zealand. A notice so posted shall be deemed to have been served at the time when the registered letter would, in the ordinary course of post, be delivered.

ORDINANCE 2 - USE ZONING2.1 GENERAL:2.1.1 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, and the bulk and location requirements and other conditions which relate to predominant uses in each zone.

2.1.2. CLASSIFICATION OF ZONES:

The zones constituted for the purposes of the Scheme are shown on the district planning map by distinctive notations.

2.1.3 CONTROL OF USE AND USES NOT EXPRESSLY MENTIONED:

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 the 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. 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 if it had been expressly authorised.

2.1.4 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 the Scheme and does not tend to prevent, or in the case of alterations and modifications, delay the effective operation of the Scheme. If an existing building which does not conform to any or all of the provisions of the Scheme in respect of bulk and location is wholly destroyed, or damaged, or partially destroyed to the extent that it is necessary to pull down a substantial part of the remaining portion thereof before reconstruction, the Council may grant its consent to the erection of a building on the site subject to such conditions as to partial or complete conformity with the provisions of the Scheme as it may think fit to impose.

2.1.5 DESIGNATED LAND

In accordance with Section 33A of the Act, all designated land is zoned. In all cases the zoning applicable is that within which the designated land lies.

2.1.6 INTERIM USE OF DESIGNATED LAND:

The use of designated land is controlled by sub-section (5) and (6) of Section 33 A of the Act.

Sub-section (5) provides that -

Where any land is designated in an operative district scheme for a proposed public work, the subdivision of that land or the carrying out of any work thereon (including the making of any structure or excavation), whether public or private, shall not be allowed without the consent of the Minister, local authority, or Council having financial responsibility for the proposed public work. Any such consent may be issued subject to any conditions that the Minister, local authority, or Council having financial responsibility as aforesaid may think fit to impose.

Sub-section (6) provides that -

Where any land is designated in an operative district scheme for any purpose other than a public work or a proposed public work, the subdivision of that land or the carrying out of any work thereon (including the making of any structure or excavation) or the use of that land for any other purpose which is inconsistent with the designated purpose shall, in the absence of anything to the contrary in the district scheme, be deemed to be a conditional use of the land.

2.1.7 CHANGING LOCATIONS OF PROPOSED STREETS AND RESERVES:

In accordance with the subsection (5) of Section 33 of the Act the Council may, by agreement with the owners of the lands directly affected, vary the position of any proposed road, street, accessway 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.

2.1.8

PUBLIC UTILITIES:

Where any local authority or other public authority is authorised by any Act to determine the location, within the district of the Council, of the public utilities under its control without the approval of the Council, every such public utility shall, in accordance with Section 21 (9) of the Act, be deemed to be a predominant use in every zone in such district.

Every public utility building requiring a permit under the Building Bylaws (whether subject to the provisions of Section 21 (9) of the Act or not) shall be of such dimensions, construction, design, appearance, and land-scaping as shall be appropriate to its functions and to the amenities of the locality in which it is situated, and shall at all times be properly maintained. The Council shall, after consultation with the authority responsible for the public utility, specify its requirements as regards the dimensions and other matters as aforesaid, and any objection by the authority responsible for the public utility to any of the specified requirements shall be deemed to be a refusal by the Council to grant a specified departure under Section 35 of the Act. Any local or public authority being responsible for any public utility shall at all times co-operate and consult with the Council in regard to the nature and siting of its utilities, so as to achieve a result consistent with the best principles of Town and Country Planning.

2.1.9

PROCEDURE IN RESPECT OF USES:(a) PREDOMINANT USES:

Subject to the provision 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 premitted as a predominant use in the zone in which it is situated, if that use is in accordance with every requirement set forth in the Code in respect of it as a predominant use.

(b) CONDITIONAL USES:

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 in which it is situated is permitted subject in each case to the consent 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

2.1.9 (contd)

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.

(c) APPLICATIONS, APPEALS AND PROCEDURE IN RESPECT OF CONDITIONAL USES:

Sections 28C and 28D of the Act make provision regarding conditional uses and appeals in respect of conditional uses, and the procedure for applications for conditional uses and for objections thereto is set out in Regulation 32 of the Town and Country Planning Regulations, 1960.

2.2 RESIDENTIAL 1 ZONE:

2.2.1 PREDOMINANT USES:

The predominant uses shall be:

- (a) Dwellinghouses
- (b) Apartment houses containing not more than two household units on a front or corner site or on a rear site where the access strip is not subject to right of way in favour of more than one other site.
- (c) Conversion of existing dwellinghouses into apartment houses containing not more than two household units on front or corner sections only or on a rear site where the access strip is not subject to right of way in favour of any other site.
- (d) Accessory buildings for the above uses.
- (e) Parks, playgrounds, recreation grounds, but excluding buildings on these, except public toilets and buildings required for ground maintenance purposes.

2.2.2 CONDITIONAL USES:

The conditional uses shall be :

- (a) The conversion of existing dwellinghouses into apartment houses containing not more than two household units not permitted as a predominant use.
- (b) Apartment houses containing not more than two household units not permitted as a predominant use.
- (c) Buildings on parks, playgrounds, recreation grounds which are not permitted as a predominant use.
- (d) Works of public utility not deemed to be predominant uses by virtue of Sections 21 (9) of the Act.

2.2.3 REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 1 ZONE

2.2.3.1 Bulk, Location, Height, Density and Parking Requirements -

USE:	MAXIMUM SITE COVERAGE:	MAX HEIGHT	TYPE OF SITE	MINIMUM DIMENSIONS FOR YARDS: (Metres)			VEHICLE PARKING	
				FRONT:	SIDE:			REAR:
					HT. UNDER 4m	HT. OVER 4m		
Dwellinghouse	35%	7m	Front	5m *	2m & 3m	3m & 3m	8m	1 space per Household unit
			Corner	2 of 5m	2m & 3m	3m & 3m	N.A.	
			Rear	N.A.	2 of 3m & 2 of 5m	all 5m	N.A.	
Apartment Houses; Conversion of Dwellings to Apartment Houses	35%	7m	Front	5m *	3m & 5m		8m	1 space per household unit
			Corner	2 of 5m	(5m yard along the longer 3m & 5m boundary)		N.A.	
			Rear	N.A.	all yards 5m		N.A.	
Parks, Playgrounds, Recreation Grounds	N.A.	4m	N.A.	5m	N.A. But no building permitted as a predominant use may be sited within 6m of any adjoining residential site.		N.A.	N.A.

2m = 6'7"

3m = 9'10"

4m = 13'1"

5m = 16'5"

8m = 26'3"

Provided that any part of the building used for the parking of a motor vehicle shall provide 6 metres of standing space between that part of the building and the street.

NOTE:

Eaves may encroach on to yards by not more than 1 metre. Where an eave encroaches by a greater distance the minimum yard width shall be increased correspondingly.

For normal requirements and exceptions as to yards see 4.3 of Ordinance 4.

Site coverage includes accessory buildings.

Parking spaces required by this clause shall be deemed to be covered for the purpose of calculating the site coverage of each site. For this purpose each parking space shall be taken as 15 square metres. Where covered parking space is physically provided i.e. as a garage or carport - the minimum clear internal dimensions shall be 3m x 4.5m (9'-10" x 14' -9") per space.

2.2.3.2 Accessory Buildings for Predominant Uses

(a) General Requirements:

- (i) Total floor area of accessory buildings shall not exceed 80 square metres (860 square feet) provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- (ii) Maximum height of buildings - 3 metres
- (iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and By-laws.
- (iv) Notwithstanding the definition of accessory buildings a garage or carport not exceeding 3 metres in height attached to a dwelling or apartment house shall be deemed to be an accessory building. Other accessory buildings must be separated by a minimum distance of 1.5 metres from the main building.

(b) Additional Requirements for Accessory Buildings on Rear or Side Yards -

Front and Corner Sites -

- (i) No part of the accessory building within 1.5 metres of a boundary shall exceed 2.5 metres in height.
- (ii) No accessory building on a rear yard shall exceed 10 metres in length.

2.2.3.2 (contd)

- (iii) Only one accessory building may be sited on any one side yard and this shall be not less than 6 metres from the street boundary and shall not exceed 6 metres in length.
- (iv) Private garages and carports only may be erected forward of the front line of the dwelling provided that there is no encroachment on the front yard and the structure is designed and built in keeping with the dwellinghouse and there is 6 metres of standing space between the structure and the street. See Appendix "L".

Rear Sites -

- (v) Accessory buildings may be erected in any yard, but shall be sited to provide 4.5 metres of clear space on or adjoining any access strip and be not less than 6 metres from the street.
- (vi) No part of the accessory building within 1.5 metres of a boundary shall exceed 2.5 metres in height.
- (vii) The total length of accessory building on any one yard shall not exceed 10 metres

(c) Additional Requirements for Accessory Buildings on Front Yards -

Garages and carports, only, whether attached or detached may be erected on front yards provided they comply with all of the following conditions

- (i) If the site contains a dwellinghouse erected prior to 25th March 1970
- (ii) if vehicular access to the rear or side of the dwelling is not available or it is not practicable to make it available,
- (iii) subject to the written consent of the adjoining owners, the design and construction of the building being in keeping with the dwellinghouse on the site and on the adjoining properties and the length not exceeding 6 metres

(NB No new dwellinghouse or apartment house may be erected with an attached garage or carport encroaching on a front yard)

2.2.3.2 (contd)

(d) Additional Requirements for Accessory Buildings providing temporary Residential Accommodation:

Such buildings shall be permitted under the following conditions -

- (i) No additional site coverage shall be permitted.
- (ii) No kitchen facilities shall be provided.
- (iii) The accommodation provided shall be restricted to a floor area not exceeding 20 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres.
- (iv) The occupancy of the outbuilding to be limited to not more than two persons, to be named, who are bona fide close relatives and/or dependants of the occupier of the permanent dwellinghouse situated on the property.
- (v) The period of such occupancy to be for two years with any extension of the period being at the pleasure of Council.
- (vi) The owner or occupier of the permanent dwelling on the property entering into a bond and agreement with Council to secure the demolition of the accessory building or its conversion for non-residential uses.
- (vii) The accessory building complying with Chapter 4 of NZS 1900 in respect of size and height of rooms, windows, courts, prevention of dampness and concrete floors on the ground.

(e) Additional Requirements for Accessory Buildings erected on vacant sites -

- (i) On a front site accessory buildings erected prior to the erection of a dwelling house or apartment house shall be sited on the rear yard.
- (ii) On a corner site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited so that the nearest part of the building is not more than 1.5 metres from the intersection point of the side boundaries.

2.2.3.2 (contd)

- (e) (iii) On a rear site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited not less than 6 metres from the street.

2.2.3.3 Additional Requirements for Parks, Playgrounds and Recreation Grounds:

- (i) No land or building shall be used for such purposes or such times or in such manner as to be a nuisance or annoyance to the inhabitants or detrimental to the amenities of the neighbourhood.

2.3 RESIDENTIAL 2 ZONES:

2.3.1 PREDOMINANT USES:

The predominant uses shall be -

- (a) Dwellinghouses
- (b) Conversion of existing dwellinghouses into apartment houses containing not more than two household units on a front, corner or rear section where the access strip is not subject to right of way in favour of more than one other site.
- (c) Apartment houses, not exceeding two storeys in height, with a maximum of -
 - (i) four household units on front and corner sites,
 - (ii) two household units on rear sites, where the entrance strip to the site is not subject to right of way in favour of more than one other site.
- (d) Professional offices situated in a dwellinghouse or an apartment house as aforesaid so long as the predominant use of the premises as a whole is that of a residential building where the design of the building is in accordance with the residential character of the locality.
- (e) Parks, playgrounds and recreation grounds, but excluding buildings on these except public toilets and buildings required for ground maintenance purposes.

2.3.1 (contd)

- (f) Churches, Sunday schools and other places of public and private worship.
- (g) Accessory buildings for any of the foregoing uses.

2.3.2 CONDITIONAL USES:

The conditional uses shall be -

- (a) Buildings not complying with height, density, bulk or location requirements.
- (b) Apartment houses, not exceeding two storeys in height, which are not permitted as a predominant use.
- (c) Offices of a registered medical practitioner not permitted as a predominant use.
- (d) The conversion of existing dwellinghouses into apartment houses not permitted as a predominant use.
- (e) Nurseries, playcentres, kindergartens, private schools and other educational establishments.
- (f) Boardinghouses and hostels whether separately or in combination with any other permitted use.
- (g) Private residential clubs .
- (h) Licensed hotels
- (i) Public and private hospitals, health clinics, nursing homes, and convalescent homes but not premises used for the treatment of animals.
- (j) Gymnasiums, training sheds, pavilions and places of assembly.
- (k) Travellers accommodation.
- (l) Horticultural, market and nursery gardens, including glasshouse cultivation.

2.3.2 (contd)

- (m) Accessory buildings for any of the foregoing uses
- (n) Buildings on parks, playgrounds and recreation grounds which are not permitted as a predominant use.
- (o) Works of public utility not deemed to be predominant uses by virtue of Section 21 (9) of the Act.

2.3.3 REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 2 ZONE:

2.3.3.1 Bulk, Location, Height, Density and Parking Requirements -

USE:	MAXIMUM SITE COVERAGE	MAX. HEIGHT:	TYPE OF SITE	DENSITY: (persons per hectare)	MINIMUM DIMENSIONS FOR YARDS: (Metres)			VEHICLE PARKING	
					FRONT	SIDE:			REAR:
						HT. UNDER 4m:	HT. OVER 4m		
Dwellinghouse. Professional Offices in Dwellinghouse	35%	7m	Front	N.A.	5m *	2m & 3m	3m & 3m	7m	1 space per dwellinghouse 3 spaces per professional person
			Corner		2 of 5m	2m & 3m	3m & 3m	N.A.	
			Rear		N.A.	2 of 3m & 2 of 5m	all 5m	N.A.	
+ Apartment-houses. Conversion of dwellings to Apartment houses.	40%	7m	Front	150	5m *	2m & 5m	3m & 5m	5m	1 space per household unit
			Corner	150	2 of 5m	2m & 5m	3m & 5m	N.A.	
			Rear	100	N.A.	2 of 3m & 2 of 5m	all 5m	N.A.	
Churches Sunday Schools Etc.	35%	7m	Front		6m)	Other yards all 9m			1 space per 5 person capacity
			Corner		2 of 6m)				
			Rear		N.A.)				
Parks Playgrounds Recreation Grounds	N.A.	4m	N.A.	N.A.	5m	No building permitted as a predominant use may be sited within 6m of any adjoining residential site			N.A.

2m = 6'7" 3m = 9'10" 4m = 13'1" 5m = 16'5" 6m = 19'8" 7m = 23'0" 8m = 26'3" 9m = 29'6"

- Provided that any part of the building used for the parking of a motor vehicle shall provide 6 metres of standing space between that part of the building and the street.
- + Applies also to two dwellings on one site as permitted under 2.3.3.2 of this Ordinance.

NOTE: Eaves may encroach on to yards by not more than 1 metre. Where an eave encroaches by a greater distance the minimum yard width shall be increased correspondingly.

For normal requirements and exceptions as to yards see 4.3 of Ordinance 4

Site coverage includes accessory buildings.

Parking spaces required by this clause shall be deemed to be covered for the purpose of calculating the site coverage of each site. For this purpose each parking space shall be taken as 15 square metres. Where covered parking space is physically provided i.e. as a garage or carport - the minimum clear internal dimensions shall be 3m x 4.5m (9'10" x 14'9") per space.

2.3.3.2 Additional Requirements for Dwellinghouses -

Where a site cannot be subdivided to comply with the requirements of Ordinance 3 the following uses shall be permitted -

- (a) A dwellinghouse may be erected on the same site as an apartment house or vice versa provided that the requirements for bulk, height, location, density and site coverage shall be those for the apartment house use and the dwellinghouse shall count as an apartment house block, with two household units, for this purpose.
- (b) Two dwellinghouses may be erected on one site provided that the requirements for bulk, height, location, density and site coverage shall be those for an apartment house use and each dwellinghouse shall count as an apartment house block, with two household units, for this purpose.

2.3.3.3 Additional Requirements for Apartment houses -

- (a) An apartment house may be erected on a site containing one dwelling house as set out in 2.3.3.2 (a)
- (b) Spacing between blocks - Apartment houses may be erected in separate blocks on any one site; provided that if more than one block is erected on the same site, there shall be a distance of not less than 6 metres between each block; and provided further that in the case of blocks not

2.3.3.3. (contd)

parallel in plan the average distance between blocks may be not less than 6 metres with no part of any block encroaching within 4 metres of any other block.

- (c) Maximum attached apartment house and units - No more than 2 attached units may be built in any one block; provided that the maximum number of attached units permissible as a predominant use may be erected in one block if a set in plan of at least 1.5 metres measured at right angles to the long axis of the block is made to each outer wall at each vertical division between units, or every alternate division between units.
- (d) Where three or more household units including dwellinghouses as permitted in 2.3.3.2 above are erected, whether in one block or not, then one side yard shall have a minimum depth of 5 metres and the other side yard shall have a minimum depth determined as follows -
- | | | |
|--|--------------------|-----------------------|
| for a building less than 20 metres long | -2 metre sideyard) | For the purpose of |
| for a building less than 40 metres long | -3 metre sideyard) | this calculation the |
| For a building less than 60 metres long | -4 metre sideyard) | building length shall |
| for a building greater than 60 metres long | - 6 metre) | be the sum of |
| | sideyard) | individual building |
| | | lengths |
- (e) Apartment houses shall be provided with storage facilities either in buildings designed for the purpose or within the residential buildings. Such storage space shall not be less than 3 square metres per household unit and may with the approval of the Borough Engineer be part of a laundry, garage or carport. Such storage, however, is to be additional to that required by Chapter 4 of NZS 1900, and the amendments thereto.

2.3.3.4 Additional requirements for churches, Sunday Schools and other places of public and private worship -

- (a) Where any of these uses are sited on a rear section the access strip shall be not less than 6 metres wide and shall be constructed to provide a sealed carriageway, kerbed and channelled on one side, not less than 4.8 metres wide and a concrete footpath not less than 1.2 metres wide.
- (b) The design and soundproofing of the buildings shall be to the satisfaction of Council.
- (c) No activity may be carried out before 8.30 a.m. or after 10.00 p.m. except that this shall not apply to church services.
- (d) Car parking shall not be provided on the front yard or yards (Refer to 5.3.3 (d) of Ordinance 5).
- (e) The whole of the site shall be landscaped to the satisfaction of Council.

2.3.3.5 Accessory Buildings for Predominant Uses

(a) General Requirements

- (i) Total floor area of accessory buildings shall not exceed 80 square metres (860 square feet) provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- (ii) Maximum height of buildings - 3 metres
- (iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and By-laws.
- (iv) Notwithstanding the definition of accessory buildings a garage or carport not exceeding 3 metres in height attached to a dwelling or apartment house shall be deemed to be an accessory building. Other accessory buildings must be separated by a minimum distance of 1.5 metres from the main building.

2.3.3.5 (contd)

(b) Additional Requirements for Accessory Buildings on Rear or Side Yards -

Front and Corner Sites -

- (i) No part of the accessory building within 1.5 metres of a boundary shall exceed 2.5 metres in height.
- (ii) No accessory building on a rear yard shall exceed 10 metres in length.
- (iii) Only one accessory building may be sited on any one side yard and this shall be not less than 6 metres from the street boundary and shall not exceed 6 metres in length
- (iv) Private garages and carports only may be erected forward of the front line of the dwelling provided that there is no encroachment on the front yard and the structure is designed and built in keeping with the dwellinghouse and there is 6 metres of standing space between the structure and the street. See Appendix "L".

Rear Sites -

- (v) Accessory buildings may be erected in any yard, but shall be sited to provide 4.5 metres of clear space on or adjoining any access strip and be not less than 6 metres from the street.
- (vi) No part of the accessory building within 1.5 metres of a boundary shall exceed 2.5 metres in height.
- (vii) The total length of accessory building on any one yard shall not exceed 10 metres.

(c) Additional Requirements for Accessory Buildings on Front Yards -

Garages and carports, only, whether attached or detached may be erected on front yards, provided they comply with all of the following conditions -

- (i) If the site contains a dwellinghouse erected prior to 25th March 1970
- (ii) if vehicular access to the rear or side of the dwelling is not available or it is not practicable to make it available.

2.3.3.5 (contd)

- (iii) subject to the written consent of the adjoining owners, the design and construction of the building being in keeping with the dwellinghouse on the site and on the adjoining properties and the length not exceeding 6 metres.

(NB: no new dwellinghouse or apartment house may be erected with an attached garage or carport encroaching on a front yard)

- (d) Additional Requirements for Accessory Buildings providing temporary Residential Accommodation -

Such buildings shall be permitted under the following conditions -

- (i) No additional site coverage shall be permitted.
- (ii) No kitchen facilities shall be provided.
- (iii) The accommodation provided shall be restricted to a floor area not exceeding 20 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres.
- (iv) The occupancy of the outbuilding to be limited to not more than two persons, to be named, who are bona fide close relatives and/or dependants of the occupier of the permanent dwellinghouse situated on the property.
- (v) The period of such occupancy to be for two years with any extension of the period being at the pleasure of Council.
- (vi) The owner or occupier of the permanent dwelling on the property entering into a bond and agreement with Council to secure the demolition of the accessory building or its conversion for non-residential uses.
- (vii) The accessory building complying with Chapter 4 of NZS 1900 in respect of size and height of rooms, windows, courts, prevention of dampness and concrete floors on the ground.

- (e) Additional Requirements for Accessory Buildings erected on vacant sites -

- (i) On a front site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited on the rear yard.

2.3.3.5 (contd)

- (e) (ii) On a corner site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited so that the nearest part of the building is not more than 1.5 metres from the intersection point of the side boundaries.
- (iii) On a rear site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited not less than 6 metres from the street.

Additional Requirements For -

2.3.3.6 Parks, Playgrounds and Recreation Grounds:

- (i) No land or building shall be used for such purposes or at such times or in such manner as to be a nuisance or annoyance to the inhabitants or detrimental to the amenities of the neighbourhood.

2.4 RESIDENTIAL 3 ZONE:

2.4.1 PREDOMINANT USES:

The predominant uses shall be -

- (a) Dwellinghouses.
- (b) Conversion of existing dwellinghouses into apartment houses containing not more than two household units on a front, corner or rear section where the access strip is not subject to right of way in favour of more than one other site.
- (c) Apartment houses, not exceeding two storeys in height, with -
 - (i) a maximum of 10 household units on a front, corner or rear section where the access strip is not subject to right of way in favour of any other site;
 - (ii) a maximum of two household units on a rear section where the access strip is subject to right of way in favour of not more than one other site.
- (d) Professional offices situated in a dwellinghouse or an apartment house as aforesaid so long as the predominant use of the premises as a whole is that of a residential building where the design of the building is in accordance with the residential character of the locality.
- (e) Parks, playgrounds and recreation grounds, but excluding buildings on these, except public toilets and buildings required for ground maintenance purposes.
- (f) Churches, sunday schools and other places of public and private worship.
- (g) Accessory buildings for any of the foregoing uses.

2.4.2 CONDITIONAL USES:

The conditional uses shall be -

- (a) Buildings not complying with height, density, bulk or location requirements.
- (b) Apartment houses not permitted as a predominant use.

2.4.2. (contd)

- (c) Offices of registered medical practitioners not permitted as a predominant use.
- (d) The conversion of existing dwellinghouses into apartment houses not permitted as a predominant use.
- (e) Nurseries, playcentres, kindergartens, private schools and other educational establishments.
- (f) Boardinghouses and hostels whether separately or in combination with any other permitted use.
- (g) Private residential and non-residential clubs.
- (h) Licensed hotels.
- (i) Public and private hospitals, health clinics, nursing homes and convalescent homes, but not premises used for the treatment of animals.
- (j) Gymnasiums, training sheds, pavilions and places of assembly.
- (k) Motels
- (l) Horticultural, market and nursery gardens, including glasshouse cultivation.
- (m) Accessory buildings for any of the foregoing uses.
- (n) Buildings on parks, playgrounds and recreation grounds which are not permitted as predominant uses.
- (o) Works of public utility not deemed to be predominant uses by virtue of Section 21 (9) of the Act.
- (p) Carparks where the site adjoins the C2 Zone and without intervention of a street.

2.4.3. REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 3 ZONE2.4.3.1 Bulk, Location, Height, Density and Parking Requirement

USE:	MAXIMUM SITE COVERAGE	MAX. HEIGHT:	TYPE OF SITE:	DENSITY (Persons per Hectare)	MINIMUM DIMENSIONS FOR YARDS: (METRES)				VEHICLE Parking:
					FRONT:	SIDE		REAR:	
						Ht. Under 4m	Ht. Over 4m		
Dwellinghouse, Professional Offices in Dwellinghouse ..	40%	7m	Front Corner Rear	N.A.	5m * 2 of 5m N.A.	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	3m & 3m 3m & 3m all 5m	5m N.A. N.A.	1 space per household unit 3 spaces per professional person
*** Apartment Houses Conversion of Dwellings to Apartment House	50%	7m	Front Corner Rear	250 250 150	5m * 2 of 5m N.A.	2m & 5m 2m & 5m 2 of 3m & 2 of 5m	3m & 5m 3m & 5m all 5m	5m N.A. N.A.	1 space per household unit for first 4 units; 1.5 spaces for every additional unit over 4
Churches Sunday Schools Etc.	50%	7m	Front Corner Rear	N.A.	6m * 2 of 6m N.A.	Other yards all 9m			1 space per 5 person capacity
Parks Playgrounds Recreation Grounds	N.A.	4m	All	N.A.	5m	No building permitted as a predominant use may be sited within 6m of any adjoining residential site.		N.A.	

2m = 6'7" 3m = 9'10" 4m = 13'1" 5m = 16'5" 6m = 19'8" 7m = 23'0" 8m = 26'3" 9m = 29'6"

* Provided that any part of the building used for the parking of a motor vehicle shall provide 6 metres of standing space between that part of the building and the street.

*** Applies also to two dwellinghouses on one site as permitted under 2.4.3.2 of this Ordinance.

NOTE: Eaves may encroach on to yards by not more than 1 metre. Where an eave encroaches by a greater distance the minimum yard width shall be increased correspondingly.

For normal requirements and exceptions as to yards see 4.3 of Ordinance 4.

Site coverage includes accessory buildings.

Parking spaces required by this clause shall be deemed to be covered for the purpose of calculating the site coverage of each site. For this purpose each parking space shall be taken as 15 square metres. Where covered parking space is physically provided i.e. as a garage or carport - the minimum clear internal dimensions shall be 3m x 4.5m (9'10" x 14'9") per space.

2.4.3.2. Additional Requirements for Dwellinghouses -

Where a site cannot be subdivided to comply with the requirements of Ordinance 3 the following uses shall be permitted.

- (i) A dwellinghouse may be erected on the same site as an apartment house or vice versa provided that the requirements for bulk, height, location, density and site coverage shall be those for the apartment house use and the dwelling house shall count as an apartment house block, with two household units, for this purpose.
- (ii) Two dwellinghouses may be erected on one site provided that the requirements for bulk, height, location, density and site coverage shall be those for an apartment house use and each dwellinghouse shall count as an apartment house block, with two household units, for this purpose.

2.4.3.3. Additional Requirements for Apartment Houses -

- (a) An apartment house may be erected on a site containing one dwellinghouse as set out in 2.4.3.2 above.

2.4.3.3. (contd)

- (b) Spacing between blocks - Apartment houses may be erected in separate blocks on any one site; provided that if more than one block is erected on the same site there shall be a distance of not less than 6 metres between each block; and provided further that in the case of blocks not parallel in plan the average distance between blocks may be not less than 6 metres with no part of any block encroaching within 4 metres of any other block.
- (c) Maximum attached apartment house and units - No more than 2 attached units may be built in any one block; provided that the maximum number of attached units permissible as a predominant use may be erected in one block if a set in plan of at least 1.5 metres measured at right angles to the long axis of the block is made to each outer wall at each vertical division between units, or every alternate division between units.
- (d) Where three or more household units including dwellinghouses as permitted in 2.4.3.2 above are erected whether in one block or not then one side yard shall have a minimum depth of 5 metres and the other side yard shall have a minimum depth determined as follows -
- | | | | |
|---|--------------------|---|--------------------------|
| for a building less than 20 metres long | - 2 metre sideyard |) | For the purpose of this |
| for a building less than 40 metres long | - 3 metre sideyard |) | calculation the building |
| for a building less than 60 metres long | - 4 metre sideyard |) | length shall be the sum |
| for a building greater than 60 metres | |) | of individual building |
| long | - 6 metre sideyard |) | lengths. |
- (e) Apartment houses shall be provided with storage facilities either in buildings designed for the purpose or within the residential buildings. Such storage space shall not be less than 3 square metres per household unit and may, with the approval of the Borough Engineer be part of a laundry, garage or carport. Such storage, however, is to be additional to that required by Chapter 4 of NZS 1900, and the amendments thereto.

2.4.3.3 (contd)

(f) Where an apartment house is erected on a rear section with an access strip not subject to right of way in favour of any other site then the access strip shall comply with the following requirements:-

No of Units	Width of Access Strip	Standard of Formation
2	3.5 metres	sealed 3 metre width
3 or 4	4.0 metres	sealed 4 metres width
5 or 6	5.0 metres	sealed 4.8 metres width
7 - 10	6.0 metres	sealed 4.8 metres and kerbed one side and 1.2 metres concrete footpath
Over 10	-	not permitted as a predominant use:

The requirement in (f) above shall be contained in a document registered against the title of the land concerned.

(g) Density Control - in addition to the density control set out in 2.4.3.1 of this Ordinance, the following conditions shall apply:-

For one-storey apartments the minimum site area per household unit shall be 200 square metres.

For 2 or 3 storey apartments the minimum site area per household unit shall be 160 square metres.

2.4.3.4 Additional requirements for churches, sunday schools and other places of public and private worship:-

(i) Where any of these uses are sited on a rear section the access strip shall be not less than 6 metres wide and shall be constructed to provide a sealed carriageway, kerbed and channelled on one side, not less than 4.8 metres wide and a concrete footpath not less than 1.2 metres wide.

2.4.3.4 (contd)

- (ii) The design and soundproofing of the buildings shall be to the satisfaction of Council
- (iii) No activity may be carried out before 8.30 a.m. or after 10.00 p.m. except that this shall not apply to church services.
- (iv) Car parking shall not be provided on the front yard or yards (Refer to 5.3.3 (d) of Ordinance 5).
- (v) The whole of the site shall be landscaped to the satisfaction of Council.

2.4.3.5 Accessory Buildings for Predominant Uses -

(a) General Requirements

- (i) Total floor area of accessory buildings shall not exceed 80 square metres (860 square feet) provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- (ii) Maximum height of buildings - 3 metres.
- (iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and By-laws.
- (iv) Notwithstanding the definition of accessory buildings a garage or carport not exceeding 3 metres in height attached to a dwelling or apartment house shall be deemed to be an accessory building. Other accessory buildings must be separated by a minimum distance of 1.5 metres from the main building.

(b) Additional Requirements for Accessory Buildings on Rear or Side Yards -

Front and Corner Sites -

- (i) No part of the accessory building within 1.5 metres of a boundary shall exceed 2.5 metres in height.
- (ii) No accessory building on a rear yard shall exceed 10 metres in length.
- (iii) Only one accessory building may be sited on any one side yard and this shall be not less than 6 metres in length.

2.4.3.5. (contd)

- (iv) Private garages and carports only may be erected forward of the front line of the dwelling provided that there is no encroachment on the front yard and the structure is designed and built in keeping with the dwellinghouse and there is 6 metres of standing space between the structure and the street. See Appendix "L".

Rear Sites -

- (v) Accessory buildings may be erected in any yard, but shall be sited to provide 4.5 metres of clear space on or adjoining any access strip and be not less than 6 metres from the street.
- (vi) No part of the accessory building within 1.5 metres of a boundary shall exceed 2.5 metres in height.
- (vii) The total length of accessory building on any one yard shall not exceed 10 metres.

(c) Additional Requirements for Accessory Buildings on Front Yards -

Garages and carports, only, whether attached or detached may be erected on front yards provided they comply with all of the following conditions -

- (i) If the site contains a dwellinghouse erected prior to 25th March, 1970.
- (ii) if vehicular access to the rear or side of the dwelling is not available or it is not practicable to make it available.
- (iii) subject to the written consent of the adjoining owners, the design and construction of the building being in keeping with the dwellinghouse on the site and on the adjoining properties and the length not exceeding 6 metres.

(NB. No new dwellinghouse or apartment house may be erected with an attached garage or carport encroaching on a front yard)

2.4.3.5 (contd)

(d) Additional Requirements for Accessory Buildings providing temporary Residential Accommodation -

Such buildings shall be permitted under the following conditions -

- (i) No additional site coverage shall be permitted.
- (ii) No kitchen facilities shall be provided.
- (iii) The accommodation provided shall be restricted to a floor area not exceeding 20 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres.
- (iv) The occupancy of the outbuilding to be limited to not more than two persons, to be named, who are bona fide close relatives and/or dependants of the occupier of the permanent dwellinghouse situated on the property.
- (v) The period of such occupancy to be for two years with any extension of the period being at the pleasure of Council.
- (vi) The owner or occupier of the permanent dwelling on the property entering into a bond and agreement with Council to secure the demolition of the accessory building or its conversion for non-residential uses.
- (vii) The accessory building complying with Chapter 4 of NZS 1900 in respect of size and height of rooms, windows, courts, prevention of dampness and concrete floors on the ground.

(e) Additional Requirements for Accessory Buildings erected on vacant sites -

- (i) On a front site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited on the rear yard.

2.4.3.5. (contd)

- (e) (ii) On a corner site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited so that the nearest part of the building is not more than 1.5 metres from the intersection point of the side boundaries.
- (iii) On a rear site accessory buildings erected prior to the erection of a dwellinghouse or apartment house shall be sited not less than 6 metres from the street.

Additional Requirements for:

2.4.3.6. Parks, Playgrounds and Recreation Grounds:

- (i) No land or building shall be used for such purposes or at such times or in such manner as to be a nuisance or annoyance to the inhabitants or detrimental to the amenities of the neighbourhood.

RESIDENTIAL ZONES:

ZONE	USE	MAX . SITE COVERAGE.	MAX . HEIGHT:	TYPE OF SITE:	DENSITY:	MINIMUM DIMENSIONS FOR YARDS: (Metres)			VEHICLE PARKING	
						FRONT:	SIDE:			REAR:
							HT. UNDER 4m:	HT. OVER 4m		
R1	Dwellinghouse	35%	7m	Front Corner Rear	N.A. N.A. N.A.	5m 2 of 5m N.A.	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	3m & 3m 3m & 3m all 5m	8m N.A. N.A.	1 space per household unit
R1	Apartment Houses. Conversion of Dwellings to Apartment Houses	35%	7m	Front corner Rear	N.A. N.A. N.A.	5m 2 of 5m N.A.	3m & 5m 3m & 5m (5m yard along the longer boundary) All yards 5m		8m N.A. N.A.	1 space per household unit
R2	Dwellinghouses. Professional Offices in Dwellinghouses	35%	7m	Front Corner Rear	N.A. N.A. N.A.	5m 2 of 5m N.A.	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	3m & 3m 3m & 3m all 3m	7m N.A. N.A.	1 space per dwellinghouse 3 spaces per professional person
R2	Apartment Houses Conversion of Dwellings to Apartment Houses	40%	7m	Front Corner Rear	150 150 150	5m 2 of 5m N.A.	2m & 5m 2m & 5m 2 of 3m & 2 of 5m	3m & 5m 3m & 5m all 5m	5m N.A. N.A.	1 space per household unit for first four units; 1.5 spaces for every additional unit over 4.
R3	Dwellinghouse. Professional Offices in Dwellinghouse	50%	7m	Front Corner Rear	N.A. N.A. N.A.	5m 2 of 5m N.A.	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	3m & 3m 3m & 3m all 5m	5m N.A. N.A.	1 space per household, 3 spaces per professional
R3	Apartment Houses Conversion of Dwellings to Apartment Houses	50%	7m	Front Corner Rear	250 250 250	5m 2 of 5m N.A.	2m & 5m 2m & 5m 2 of 3m & 2 of 5m	3m & 5m 3m & 5m all 5m	5m N.A. N.A.	1 space per household unit for first four units; 1.5 spaces for every additional unit over 4.