

3. DISPENSATIONS AND WAIVERS:

3.1 (1) Pursuant to Sections 36(6) and 76 of the Act, 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 permitted to be used for any urban purpose;

(b) The height, bulk and location of buildings permitted on site;

(c) The provision of parking and loading spaces;

(d) The design and appearance of buildings and signs and the provision, design, and appearance of verandahs;

(e) Landscaping; and

(f) Such other matters as may be specified in that behalf by any regulations in force under the Act;

if the Council is satisfied that:-

(i) The dispensation or waiver would encourage better development of the site or that it is not reasonable or practicable to enforce the provision in respect of the particular site; and

(ii) 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

(iii) The written consent of every body or person whose interests might in the Council's opinion be prejudiced by the proposed dispensation or waiver has first been lodged with the Council unless, in the Council's opinion, it is unreasonable in the circumstances existing to require such consent to be obtained.

(2) If such consents have not been lodged and the Council has not found it unreasonable to require them to be obtained, such powers may be exercised only on a notified application.

(3) 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.

(4) Limitations:

No dispensation or waiver from subdivisional standard shall be granted which would produce allotments of a lesser area than that set out in Ordinance 13.2.1 for the minimum areas for "reduced standard" subdivisions.

3.1 (Cont'd) (5) Scope:

Without limiting the scope of dispensations and waivers and having due regard to the criteria therefor, where there is likely to be no gain to the general community by enforcing compliance with the normal standards, Council could give favourable consideration e.g.:

- (a) to a small extension along the line of an existing building:
- (b) to help preserve or conserve any object or area whether registered under Ordinance 15.1 or not:
- (c) to permit part of a principal residential building to be erected on a side or rear yard of a site in a residential zone, provided that, in that yard the maximum length and height requirements shall be deemed as being those for accessory buildings in that zone, and the predominant use requirements for bulk, density and parking for the site are also satisfied.

(6) Delegation of Authority by Council:

The Council may delegate such of its powers, duties and discretions relating to applications which may be made without notice as the Council considers necessary for the proper operation and administration of the scheme to any committee, sub-committee, Councillor, officer or officers of the Council.

4. RESIDENTIAL ZONES:4.1 RESIDENTIAL 1 ZONES:

4.1.1 ZONE STATEMENT: This is a low density zoning embracing areas which have existing or potential for high standards of both housing and amenity.

4.1.2 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) Comprehensive residential developments on sites not less than 1000 square metres in area;
- e) A professional office carried out in part of a residential building or a building accessory thereto so long as the principal use of the site as a whole is for residential purposes where the design of the residential building or building accessory thereto is in accordance with the residential character of the locality. The professional office use shall be carried out only by not more than one non-resident person plus those living in the residential building and there shall be no attraction of traffic significantly more than for a purely residential use;
- f) A cottage for dependent relatives on the same site as a principal dwellinghouse, provided that the requirements for bulk, location, height, density, parking and courts shall be those for an apartment house use.
- g) Accessory buildings for the above uses including those providing temporary living accommodation;
- h) New parks, playgrounds, recreation reserves on land not having an existing Recreation Zoning, but excluding buildings on these, except public toilets and buildings required for ground maintenance purposes.

4.1.3 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;

4.1.3 (contd)

- c) Buildings on new parks, playgrounds, recreation reserves which are not permitted as a predominant use:
- d) A Home Occupation not permitted as a predominant use:
- e) Two detached dwelling houses 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, provided that, in any particular case, the site cannot be subdivided to comply with the requirements of Ordinance 13.
- f) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

4.1.4 REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 1 ZONE:

4.1.4.1 Bulk, Location, Height, Density, Parking and Courts Requirements -

USE:	MAXIMUM SITE COVERAGE (See Note 1)	MAX HEIGHT (See Ordinance 1 Definitions but also see Note 2)	TYPE OF SITE	DENSITY (Bedspaces per Hectare)	MINIMUM DIMENSIONS FOR YARDS: (Metres) (See Notes 3 and 4)			VEHICLE PARKING (See Note 7)
					FRONT (See Note 5)	SIDE: (See note 2)	REAR (See Notes 2 & 6)	
Dwellinghouse. Professional office in Dwellinghouse	35%	7.5m	Front Corner Rear	100 100 100	5m 2 of 5m NA	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	6m NA NA	1 space per household unit plus 2 per professional office
Apartment House; Conversion of Dwelling to Apartment House (See Note 8)	35%	7.5m	Front Corner Rear	100 100 100	5m 2 of 5m NA	2 of 3m 3 & 5m all yards 5m	6m NA NA	1 space per household unit
New Parks, Playgrounds, Recreation Grounds	N.A.	4.5m	N.A.	N.A.	5m	No building permitted as a predominant use may be sited within 6m of any adjoining residential site.		N.A.

4.1.4.1 (contd)

- Note 1: Site coverage includes accessory buildings. Following the construction of buildings and driveways, 50% of the remaining open space on any site shall be maintained in vegetative cover.
- Note 2: Daylight admission control to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purposes of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
- Note 3: For normal requirements and exceptions as to yards see Ordinance 14.3.
- Note 4: 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.
- Note 5: For 'local streets' as defined in Ordinance 11.1.1, the front yard may be reduced to 3m, provide that, the aggregate of the front and rear yards shall be not less than 11 metres.
- Note 6: The rear yard may be reduced to 3 metres, provided that, the aggregate of the front and rear yards shall be not less than 11 metres.
- Note 7: 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 2.7m x 4.5m per space.
- Note 8: Courts for Household Units -
For each household unit on the ground floor there shall be:
- i) an outdoor living court having a minimum area of 50m² with one boundary at least 7m in length and no boundary measuring less than 3m.
The court shall adjoin and have direct access from the living area of the unit for which it is provided. No part of the court shall be used for access or any other purpose related to any other unit. 50% of the court shall be screened from other units.
 - ii) a service court having a minimum area of 12m² with no boundary measuring less than 2m.
- For a household unit above the ground floor there shall be:
- i) an open balcony attached to and accessible from the living area for the exclusive use of the occupants of that unit. Each balcony is to have a minimum area of 7m² and a minimum width of 1.5m.
 - ii) a service court at ground level having a minimum area of 9m² with no boundary measuring less than 2m.
- Obstruction to living and service courts:

4.1.4.1 (contd)

The living and service courts shall be contained within the boundaries of the site and shall be unoccupied and unobstructed from the ground level upwards by any building, parking space, manoeuvring area, access drive except that: A balcony serving a household unit may project over a living or service court by not more than 1.5 m provided it is more than 2.4m above the living room floor level of the ground floor unit.

4.1.4.2

Additional Requirements for Apartment Houses -

- a) 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 additive to that required by Chapter 4 of NZS 1900, and the amendments thereto.
- b) Where an apartment house is erected on any site the width of the access strip shall be 3.5 metres, with a sealed carriageway 2.5metres wide which shall be maintained to the satisfaction of the Council.

4.1.4.3

Accessory Buildings for Predominant Uses -a) General Requirements:

- i) Total floor area of accessory buildings shall not exceed 80 square metres or 10% of the net site area whichever is the greater, provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- ii) Maximum height of buildings -3.6metres.
- iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and Bylaws.
- iv) A garage or carport attached to a dwelling or apartment house shall be deemed to be an accessory building for the purpose of assessing the total floor area of accessory buildings, but where it is designed as an integral part of the building, the maximum height may be that permissible for the dwellinghouse. 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 shall exceed a height of 2.7 metres plus 0.7times the shortest horizontal distance between that part of the building where the height is being measured and the nearest site boundary.
- ii) No accessory building on a rear yard shall exceed 10 metres in length.
- iii) Only one accessory building may be sited along a side boundary and this shall not exceed 10 metres in length. Also see Appendix IV for standing space requirements.

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- 4.1.4.3(cont'd) 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 IV.

Rear Sites -

- v) Accessory buildings may be erected in any yard, but shall be sited not less than 6 metres from the street, and shall be sited to provide 3.5 metres of clear space on or adjoining any entrance strip.
- vi) No part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building and the nearest site boundary.
- 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 within the pre 1974 areas or prior to 1 November 1974 within the post 1974 areas.
- 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)

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 25 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres.

4.1.4.3 (cont'd)

- iv) The accessory building complying with Chapter 4 of NZS 1900 and the amendments thereto.

4.1.4.4

Additional Requirements for New Parks, Playgrounds and Recreation Reserves:

- 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.

4.1.5

REQUIREMENTS FOR CONDITIONAL USES IN RESIDENTIAL 1 ZONE:

4.1.5.1

Additional Requirements for Two Detached Dwellinghouses on One Site:

- a) An additional density requirement shall be 450m² minimum area per household unit net site area.
- b) The requirements for predominant use apartment houses in an R1 Zone shall be met in relation to courts, maximum site coverage, maximum height, density, vehicle parking, and the requirements for front, side and rear yards shall be met at the perimeter of the site.
- c) The minimum separation between the two dwelling houses shall be 6 metres.

4.1S

RESIDENTIAL 1 SPECIAL ZONE:

4.1S.1

ZONE STATEMENT: This is a very low density zoning on the periphery of the Borough which creates a transition from traditional residential to truly rural development. There is no provision for further subdivision following the initial subdivision of the property where the size of the lots shall be not less than 3000m².

4.1S.2

PREDOMINANT USES:

The predominant uses shall be:

- a) Dwellinghouses:
- b) A professional office carried out in part of a residential building or a building accessory thereto so long as the principal use of the site as a whole is for residential purposes where the design of the residential building or building accessory thereto is in accordance with the residential character of the locality. The professional office use shall be carried out only by not more than one non-resident person plus those living in the residential building and there shall be no attraction of traffic significantly more than for a purely residential use:
- c) Accessory buildings for the above uses including those providing temporary living accommodation:
- d) New parks, playgrounds, recreation reserves on land not having an existing Recreation Zoning, but excluding buildings on these, except public toilets and buildings required for ground maintenance purposes.

4.1S.3

CONDITIONAL USES:

The conditional uses shall be:

- a) Apartment houses containing not more than two household units:
- b) A Home Occupation not permitted as a predominant use:
- c) A cottage for dependent relatives on the same site as a principal dwellinghouse:
- d) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

RESIDENTIAL 1 SPECIAL (R1S) ZONE ORDINANCE 4

4.1S.4 REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 1S ZONE:

4.1S.4.1 Bulk, Location, Height, Density and Parking Requirements -

USE:	MAXIMUM SITE COVERAGE (See Note 1)	MAX HEIGHT (See Ordinance 1 Definitions but also see Note 2)	TYPE OF SITE	DENSITY (Bedspaces per Hectare)	MINIMUM DIMENSIONS FOR YARDS: (Metres) (See Notes 3 and 4)			VEHICLE PARKING (See Note 5)
					FRONT	SIDE: See Note 2	REAR See ₂ Note	
Dwellinghouse Professional office in Dwellinghouse	15%	7.5m	Front Corner Rear	40 40 40	12m 2 of 12m NA	5m & 6m 5m & 6m 2 of 5m & 2 of 6m	10m NA NA	1 space per household unit plus 2 per professional office
New Parks, Playgrounds, Recreation Grounds	NA	4.5m	NA	NA	5m	No building permitted as a predominant use may be sited within 6m of any adjoining residential site.		NA

- 4.1S.4.1 (contd) Note 1: Site coverage includes accessory buildings. Following the construction of buildings and driveways, 50% of the remaining open space on any site shall be maintained in vegetative cover.
- Note 2: Daylight admission control to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purposes of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
- Note 3: For normal requirements and exceptions as to yards see Ordinance 14.3.
- Note 4: 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.
- Note 5: 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 2.7m x 4.5m per space.

4.1S.4.2

Accessory Buildings for Predominant Uses -a) General Requirements:

- i) Total floor area of accessory buildings shall not exceed 10% of the net site area, provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- ii) Maximum height of buildings - 3.6 metres.
- iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and Bylaws.
- iv) A garage or carport attached to a dwelling house shall be deemed to be an accessory building for the purpose of assessing the total floor area of accessory buildings, but where it is designed as an integral part of the building, the maximum height may be that permissible for the dwelling house. Other accessory buildings must be separated by a minimum distance of 1.5 metres from the main building.

4.1S.4.2 (contd)

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

Front and Corner Sites -

- i) No part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building where the height is being measured and the nearest site boundary.
- ii) No accessory building on a rear yard shall exceed 10 metres in length.
- iii) Only one accessory building may be sited along a side boundary and this shall not exceed 10 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.

Rear Sites -

- v) Accessory buildings may be erected in any yard, but shall be sited not less than 12 metres from the street, and shall be sited to provide 3.5 metres of clear space on or adjoining any entrance strip.
 - vi) No part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building and the nearest site boundary.
 - vii) The total length of accessory building on any one yard shall not exceed 10 metres.
- c) 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 25 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres:
- iv) The accessory building complying with Chapter 4 of NZS 1900 and the amendments thereto.

4.1S.4.3

Additional Requirements for New Parks, Playgrounds and Recreation Reserves:

- 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.

4.15 RESIDENTIAL 1 SPECIAL ZONE (R1S)

4.15.4.4 Landscaping Requirements in the Solar Heights Area

The rural-residential part of the Solar Heights area has the potential to be an extremely pleasant and desirable living environment. The intention of the landscape objectives for this area is to fully realise that potential.

The landscape objectives in this area are:

- (a) to provide a transition between suburban residential and the rural zone. The overall impression should be of a country lane, semi rural appearance rather than of large suburban allotments;
- (b) to assist in providing a backdrop of planting to Blenheim;
- (c) to provide visual harmony in this area and to give the area a distinctive character;
- (d) to provide shelter and shade;
- (e) to provide a visual link between the extensive planting at the foot of the Wither Hills and the Residential 2 (Solar) zone.

Landscaping is not simply the planting of trees and shrubs to beautify a site after the buildings and site works have been completed. If the landscape objectives of this area are to be achieved it will be necessary for site owners to carefully consider from the outset the overall visual and amenity character that each owner wishes to achieve on their site. For this reason owners are strongly encouraged to prepare or have prepared for them a landscape proposal.

The landscape proposal should be drawn to an appropriate scale and should show:

- (a) the siting of all proposed buildings and structures. Where possible buildings should be grouped rather than scattered about the site;
- (b) major planting. Generally planting will be more effective if grouped rather than regularly spaced.

The Council intends to prepare guideline handbooks on how best to achieve the landscape objectives in this area. Within its resources Council will provide guidance and advice to owners.

Owners are urged to consult with the Council and particularly to co-operate with each other to achieve an overall harmonious result which will directly be of benefit to all property owners in this area as well as providing a visual contribution to Blenheim as a whole.

For suggestions and guidelines with regard to landscaping in this area see:

- Boffa Jackman and Associates Landscape Design for this area, 1979.
 - Blenheim Landscape Masterplan, 1984.
- (Both are available for study at the Council Offices.)

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- 4.2 RESIDENTIAL 2 ZONES:
- 4.2.1 ZONE STATEMENT: This zoning although permitting medium density housing also provides for a wide range of housing types from the traditional detached family dwelling up to 4 unit apartment houses on one section. See the Reserves policy in the Scheme Statement regarding reserves contributions in respect of residential and commercial developments.
- 4.2.2 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) A Home occupation carried out in part of a residential building or a building accessory thereto so long as the principal use of the site as a whole is for residential purposes where the design of the residential building or building accessory thereto is in accordance with the residential character of the locality;
 - e) Comprehensive residential developments on sites not less than 1000 square metres in area;
 - f) Churches, Sunday Schools and other places of public and private worship;
 - g) A cottage for dependent relatives on the same site as a principal dwellinghouse, provided that, the requirements for bulk, location, height, density, parking and courts shall be those for an apartment house use.
 - h) Accessory buildings for any of the foregoing uses including those providing temporary living accommodation;
 - i) New Parks, playgrounds and recreation reserves on land not having an existing Recreation Zoning, but excluding buildings on these except public toilets and buildings required for ground maintenance purposes;
 - j) Existing Service Stations, indicated by the symbol therefor on planning maps M1 and M5, of the same character, scale and intensity as at the date the Scheme was publicly notified.

4.2.3

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, halls and places of assembly:
- k) Travellers accommodation:
- l) On sites under 4000 square metres in area, horticultural, market and nursery gardens, including glasshouse cultivation:
- m) Uses, not of the same character, scale and intensity as at the date the Scheme was publicly notified, of - or extensions to - the existing service stations, indicated by the symbol therefor on planning maps M1 and M5:
- n) Accessory buildings for any of the foregoing uses:
- o) Buildings on new parks, playgrounds and recreation reserves which are not permitted as a predominant use:
- p) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act:
- q) Carparks where the site adjoins an Industrial or Commercial Zone without the intervention of a Street.

4.2.4

REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 2 ZONE:

4.2.4.1

Bulk, Location, Height, Density, Parking and Courts Requirements

USE:	MAXIMUM SITE COVERAGE (See Note 1)	MAX. HEIGHT (See Ordinance 1 Definitions but also See Note 2)	TYPE OF SITE	DENSITY: (Bedspaces per hectare)	MINIMUM DIMENSIONS FOR YARDS: (Metres) (See Notes 3 & 4)			VEHICLE PARKING (See Note 7)
					FRONT (See Note 5)	SIDE: (See note 2)	REAR (See Notes 2 & 6)	
Dwelling-house Home Occupation in Dwelling-house	35%	7.5m	Front Corner Rear	175 175 175	5m 2 of 5m NA	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	5m NA NA	1 space per dwelling-house plus 2 spaces per home occupation
+Apartment-house. Conversion of dwelling to Apartment house (See Note 8)	40%	7.5m	Front Corner Rear	175 175 175	5m 2 of 5m NA	2 of 3m 2m & 5m 2 of 3m & 2 of 5m	5m NA NA	1 space per household unit
Churches Sunday Schools Etc	35%	7.5m	Front Corner Rear	NA	6m 2 of 6m NA	Other yards all 9m		1 space per 10 person capacity
New Parks Playgrounds Recreation Grounds	NA	4.5m	N.A.	NA	5m	No building permitted as a predominant use may be sited within 6m of any adjoining residential site		NA

+ Applies also to two dwellings on one site as permitted under 4.2.4.2 of this Ordinance

- Note 1: Site coverage includes accessory buildings. Following the construction of buildings and driveways, 50% of the remaining open space shall be maintained in vegetative cover.
- Note 2: Daylight admission control to adjoining land zoned residential or recreation- No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purposes of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
- Note 3: For normal requirements and exceptions as to yards see Ordinance 14.3.
- Note 4: 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.
- Note 5: For local streets as defined in Ordinance 11.1.1 the front yard may be reduced to 3 metres provided that, the aggregate of the front and rear yards shall be not less than 10 metres.
- Note 6: The rear yard may be reduced to 3 metres, provided that, the aggregate of the front and rear yards shall be not less than 10 metres.
- Note 7: 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 2.7m x 4.5m per space.
- Note 8: Courts for Household Units -
For each household unit on the ground floor there shall be:
- i) an outdoor living court having a minimum area of 40m^2 with one boundary at least 6m in length and no boundary measuring less than 3m. The court shall adjoin and have direct access from the living area of the unit for which it is provided. No part of the court shall be used for access or any other purpose related to any other unit. 50% of the court shall be screened from other units.
 - ii) a service court having a minimum area of 12m^2 with no boundary measuring less than 2m.

4.2.4.1 (contd)

For each household unit above the ground floor there shall be:

- i) an open balcony attached to and accessible from the living area for the exclusive use of the occupants of that unit. Each balcony is to have a minimum area of 7m² and a minimum width of 1.5m.
- ii) a service court at ground level having a minimum area of 9m² with no boundary measuring less than 2m.

Obstruction to living and service courts:

The living and service courts shall be contained within the boundaries of the site and shall be unoccupied and unobstructed from the ground level upwards by any building, parking space, manoeuvring area, access drive except that:

A balcony serving a household unit may project over a living or service court by not more than 1.5m provided it is more than 2.4m above the living room floor level of the ground floor unit.

4.2.4.2

Additional Requirements for Dwellinghouses -

Where a site cannot be subdivided to comply with the requirements of Ordinance 13 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, location, height, density, parking and courts 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, location, height, density, parking and courts 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.

4.2.4.3

Additional Requirements for Apartment houses -

- a) An apartment house may be erected on a site containing one dwelling house as set out in 4.2.4.2 (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 parallel in plan the average distance between blocks may be not less than 6 metres

4.2.4.3 (Contd)

with no part of any block encroaching within 4 metres of any other block. Provided however, that the Council may reduce the spacing between apartment house blocks down to a minimum of 3 metres if the design and layout of the units preserves the privacy of, and sunlight admission to, the individual household units.

- c) Maximum attached apartment house and units - No more than 3 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 at the second or third division between units
- d) Restriction on continuous linear building - Notwithstanding compliance with height requirements, any proposed building (including accessory buildings attached thereto) must be wholly contained within the 150° included angle between two lines drawn from any point on, and each at 15° to, the nearest side boundary.
- 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.
- f) Where an apartment house is erected on any site the width of the access strip shall be 3.5 metres with a sealed carriageway 2.5 metres wide which shall be maintained to the satisfaction of the Council.

4.2.4.4

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 appropriate to the residential character of the locality and to the satisfaction of Council.
- c) No activity may be carried out before 8.30am or after 10.00pm except that this shall not apply to church services.
- d) Car parking shall not be provided on the front yard or yards (Refer to Ordinance 11.3.3.d).
- e) The site shall be landscaped to the satisfaction of Council.

4.2.4.5.

Accessory Buildings for Predominant Uses -

- a) General Requirements-
 - i) Total floor area of accessory buildings shall not exceed 80 square metres or 10% of the net site area whichever is the greater, provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.

4.2.4.5 (contd)

- ii) Maximum height of buildings - 3.6 metres.
 - iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and Bylaws.
 - iv) A garage or carport attached to a dwelling or apartment house shall be deemed to be an accessory building for the purpose of assessing the total floor area of accessory buildings, but where it is designed as an integral part of the building, the maximum height may be that permissible for the dwelling house. 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 shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building and the nearest site boundary.
 - ii) No accessory building on a rear yard shall exceed 10 metres in length.
 - iii) Only one accessory building may be sited along a side boundary and this shall not exceed 10 metres in length. Also see Appendix IV for standing space requirements.
 - 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 IV for standing space requirements.
- Rear Sites -
- v) Accessory buildings may be erected in any yard, but shall be sited not less than 6 metres from the street and shall be sited to provide 3.5 metres of clear space on or adjoining any entrance strip.
 - vi) No part of the accessory building shall exceed a height of 2.7 metres plus $0.7 \times$ the shortest horizontal distance between that part of the building where the height is being measured and the nearest site boundary.
 - 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 within the pre 1974 areas or prior to 1 November 1974 within the post 1974 areas:
 - ii) if vehicular access to the rear or side of the dwelling is not available or it is not practicable to make it available;

4.2.4.5 (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 25 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres;
- iv) The accessory building complying with Chapter 4 of NZS 1900 and the amendments thereto.

4.2.4.6

Additional Requirements for New Parks, Playgrounds and Recreation Reserves:

- 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.

4.2S RESIDENTIAL 2 (SOLAR) ZONE [R2 (SOLAR)]

4.2S.1 ZONE STATEMENT AND EXPLANATION

This medium density residential zone permits a wide range of housing types from the traditional detached family dwelling to a maximum of four household units on one site.

A primary objective of the zoning is to encourage the erection of residential buildings deliberately designed to collect and utilise solar energy (solar buildings).

Important considerations in the design of a solar building are:

- (i) Orientation of the building. Most solar buildings are designed to receive direct sunlight into the main living areas. The north facing wall is generally the longest wall of the house and therefore the site needs to be reasonably wide East to West. The north facing wall should be orientated no more than 20° East or West of North.

The subdivision ordinance 13.8 requires that all sites in this zone be at least 25 metres wide across the East-West axis.

- (ii) Adequate protection from overshadowing. A solar building must not be overshadowed by buildings or vegetation on adjacent sites to the extent that the solar energy features become ineffective. Most applications of solar energy will be for internal heating of the house and therefore the zone ordinances are intended to ensure that the north facing wall and roof of a correctly orientated, carefully sited, solar building will not be significantly overshadowed from 10.30am to 2.30pm on June 22 (the shortest day) by buildings, structures or vegetation on other sites. 70% of the solar energy available on any one day is received between 10.30am and 2.30pm.

- NOTE:
- (a) The purpose of this zone and ordinances to encourage solar buildings by providing correctly orientated sites and adequate protection from overshadowing. The zone ordinances cannot guarantee these things absolutely. The designer of the solar building must accept responsibility to ensure that the building is correctly orientated and is located in a suitable position on the site to receive unobstructed sunlight. The Council will not be sympathetic to the owner of a poorly sited solar building who complains of overshadowing. Generally, in this zone, to ensure unobstructed sunlight the solar collecting features of a solar building should be located at least 5 metres from the Eastern and Western site boundaries and at least 10 metres from the Northern boundary.
 - (b) To achieve the maximum benefit of this zoning prospective section buyers, home builders and those persons already living in the zone who are considering major landscaping or building projects are strongly urged to discuss their proposals with their neighbours and the Council. The zone ordinances are in part intended to prevent excessive overshadowing. Better results can be achieved by neighbourly co-operation. The Council intends to prepare guidelines and handbooks illustrating the many ways in which the objectives of this zone may be best achieved.

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EXPLANATION OF SOLAR PRINCIPLES

The following principles are important in the design and siting of a solar building and in determining the shadow cast by any building or object. The measurements as specific only to the latitude (distance from the Equator) of Blenheim (41° 31').

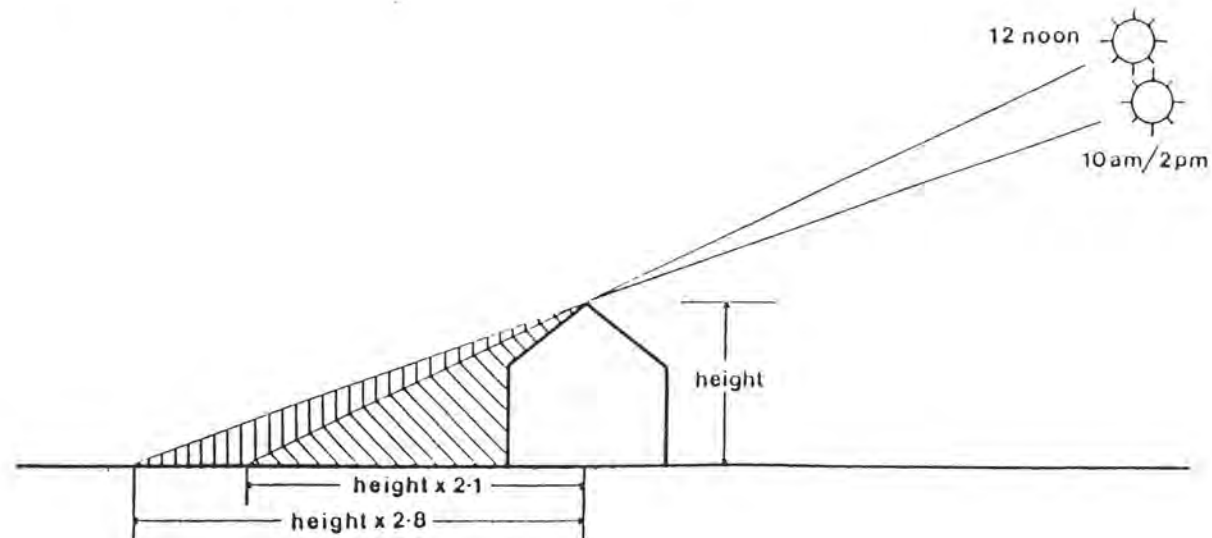
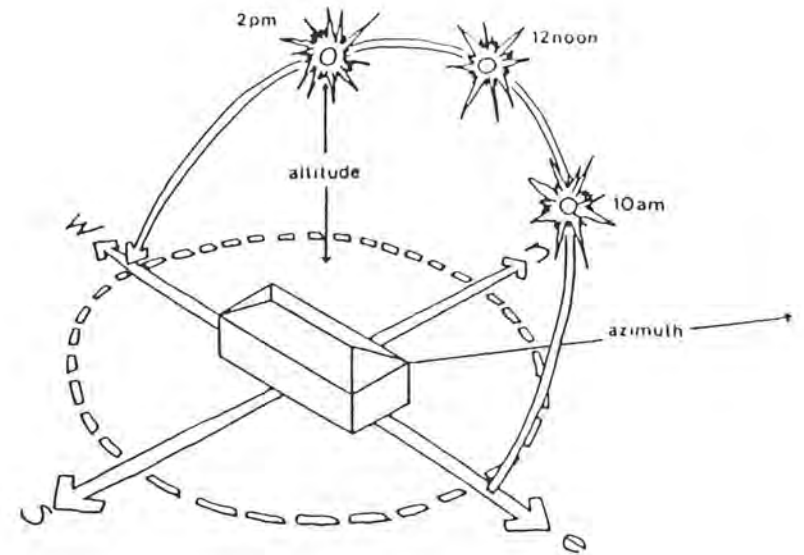
1. Solar Path (Figure 1)

The sun rises in the East and sets in the West. It is higher in the sky in summer than in winter. On any one day the sun is highest at 12 noon, and at that time the sun is due North.

2. Altitude

The altitude is the angle of the sun above the horizon. On June 22 in Blenheim the sun has an altitude of 19.5° at 10am, reaches a maximum altitude of 25° at 12 noon and is again at the 10am altitude of 19.5° by 2pm.

The altitude determines the length of shadow cast by an object. At 12 noon an object will cast a shadow 2.1 times its length. At 10am and at 2pm the shadow will be 2.8 times the height of the object (Figure 2).



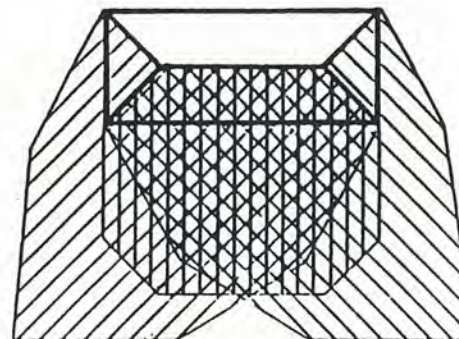
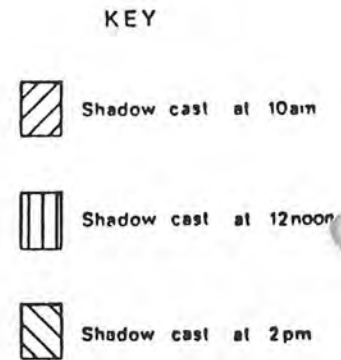
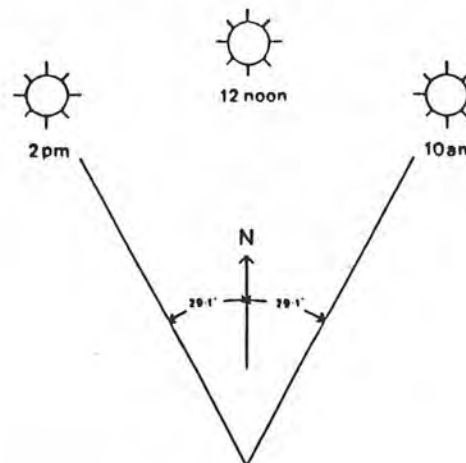
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3. Azimuth

Although the sun has the same altitude at 10am as at 2pm it has moved from East to West between those times. At 10am the sun is 29.1° East of true North. At 12 noon the sun is at true North and at 2pm the sun is 29.1° West of true North. The angle of the sun East or West of true North is called the azimuth.

The Azimuth has an influence on the extent and shape of the shadow cast by an object. The shadow at 10am is cast 29.1° to the West of an object, at 12 noon the shadow is due South of the object and at 2pm it is 29.1° East of the object.

NOTE: The 12 noon time specified in this ordinance refers to Local Mean Time (sun is due North at 12 noon). The equivalent New Zealand standard time (clock time) on June 22 is 12.32pm.



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4.2S.3

PREDOMINANT USES

Summary of Predominant Uses

- A. Dwelling-houses
- B. Accessory Buildings to Dwelling-houses and Apartment
- C. Two, Three and Four Unit Apartments and conversion of an Existing Dwelling to Apartments
- D. Elderly Person's Housing
- E. Home Occupation
- F. Parks and Public Open Space
- G. Public Utility works as listed in Section 64 of the Act.

Avoidance of Overshadowing of Neighbours

Eastern and Western Site Boundaries

No building, fence, wall or other structure shall be of such height or so positioned on the site so to cast a shadow across either the Eastern or the Western site boundary greater than 5 metres in length measured at ground level at any time between 10am and 2pm on 22 June.

No tree, shrub or other plant shall be permitted by the property owner to grow to such height or be so positioned on the site so as to cast a shadow across either the Eastern or the Western site boundary greater than 5 metres in length measured at ground level at any time between 10am and 2pm on 22 June.

Southern Site Boundaries

No building, fence, wall or other structure shall be of such height or so positioned on the site so to cast a shadow across the Southern boundary greater than 10 metres in length measured at ground level at any time between 10am and 2pm on 22 June.

No tree, shrub or other plant shall be permitted by the property owner to grow to such height or be so positioned on the site so as to cast a shadow across the Southern site boundary greater than 10 metres in length measured at ground level at any time between 10am and 2pm on 22 June.

Exceptions: In determining shadow length the following shall be exempted:

- (a) The shadow cast by a chimney, pole, mast, vent or similar structure that projects no more than 3 metres vertically above the point at which it connects with the building and has a total solid width of no more than 0.9 metre when measured in any one dimension.
- (b) Variations in the local topography and other factors may affect shadow length. Therefore a 5% variance shall be permissible in the administration of this ordinance.

Explanation: (a) There are no side or rear yard requirements in this zone. Neither is there a maximum building height. There is however a limitation on the length of shadow that may be cast across a site boundary. The taller the building or tree the further it must be from the site boundaries, particularly the Southern boundary.

- (b) The method of determining shadow length is described in section 4.2S.2 "Solar Principles".

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(c) Trees and large shrubs make a very significant contribution to the amenities of an area. This is one reason why the Council will plant a large number of street trees and trees on public land in and about the area. Carefully sited trees and large shrubs can also be used to modify the climate by providing shade in summer and shelter from cold winter and hot summer winds.

However, even deciduous trees can significantly obstruct sunshine. The intention of this ordinance is not to discourage planting, but to ensure that adequate consideration is given at the time of planting to the possible future overshadowing caused by the tree or shrub.

(d) A 3.57 metre high building or other object casts a 10 metre long shadow at 10am and at 2pm.

Dispensation

The procedure for dispensation is set out in Ordinance 3. Generally the written consent of those persons whom Council considers to be affected (i.e. neighbours) is required before Council will consider the application.

The extent of dispensation from this ordinance shall be limited to:

- (a) Buildings - a maximum of 20% increase in shadow length and up to 25% where such dispensation is necessary for the installation of solar collectors or related equipment.
- (b) Evergreen trees and plants - a maximum of 20% increase in shadow length.
- (c) Deciduous trees - a maximum of 50% increase in shadow length.

No dispensation shall be granted unless the Council is satisfied that as a consequence of the dispensation the aggregate area of any site overshadowed between 10am and 2pm on June 22 will not exceed 70% of the total site area.

A. Dwelling-houses

(i) Maximum Site Coverage

A maximum of 35% of the site may be covered by buildings (including accessory buildings, but excluding outdoor swimming pools). 50% of the space that is not covered by buildings shall be maintained in vegetative cover.

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(ii) Front Setback

No building shall be erected closer than 3 metres to a road boundary provided that no residential building shall be erected closer than 5 metres to Wither Road or Taylor Pass Road.

(iii) Off Street Parking

At least one off street parking space with dimensions of at least 5.5 metres x 2.7 metres shall be provided on the site.

(iv) Avoidance of Overshadowing of Neighbours

See Ordinance 4.2S.4

B. Accessory Buildings to Dwelling-houses and Apartments

(i) Maximum Floor Area

The total floor area of all accessory buildings (excluding outdoor swimming pools) on any site shall not exceed 80 square metres or 10% of the net site area, whichever is the greater. Provided that the total area of the site covered by buildings (excluding outdoor swimming pools) does not exceed 35% where the principal use of the site is a dwellinghouse and 40% where the principal use is household units.

(ii) Set back from Road/Standing Space

Garages and Carports

Where the vehicle opening generally faces the road the garage shall be set back from the road at least 6 metres.

Where the vehicle opening is generally at right angles to the road the garage may be located no closer than 3 metres to the road. Provided that:

- (i) At least 6 metres of standing space is provided between the garage and the road (see Diagrams below), and;
- (ii) The space between the garage and the road is planted and maintained in vegetative cover.

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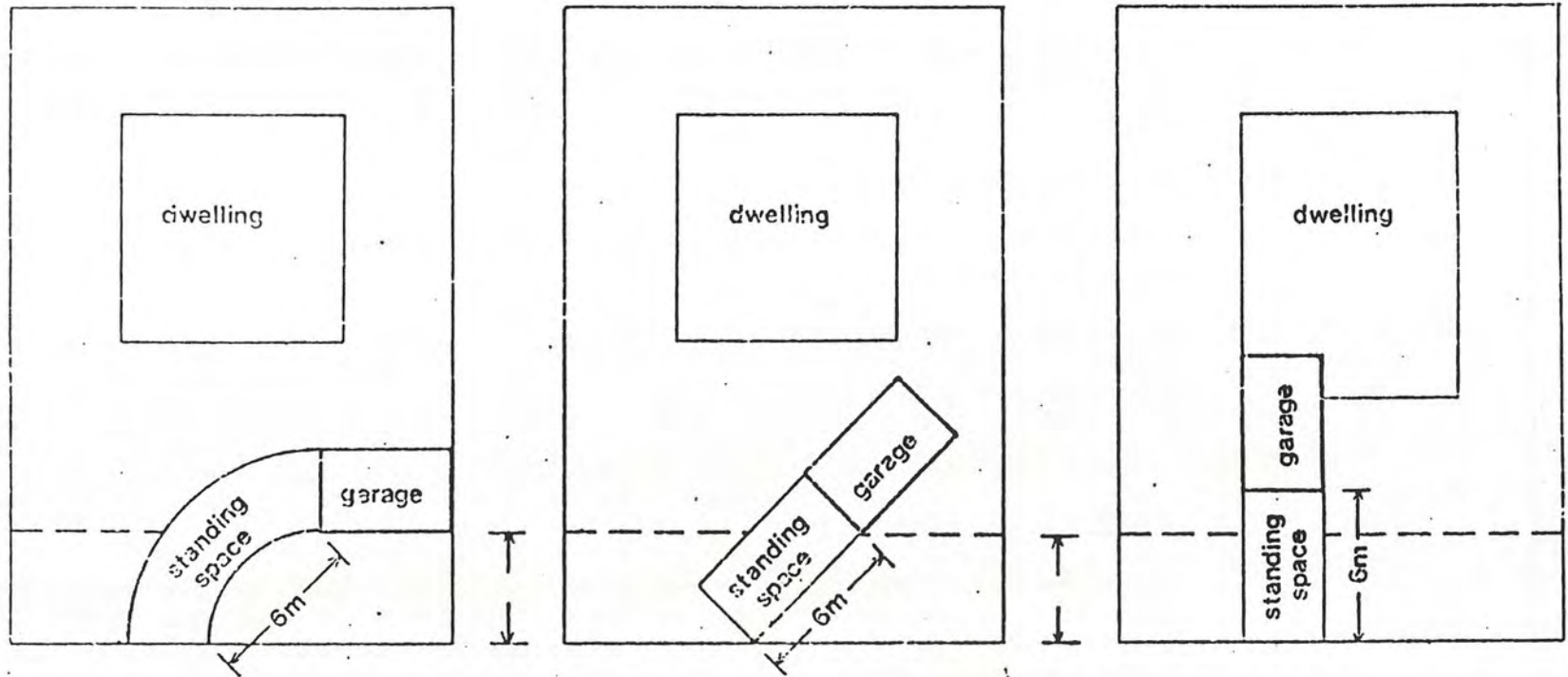


Figure 4

Scheme
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Scheme
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(iii) Accessory building in front of Dwelling-houses

Garages, carports and outdoor swimming pools only may be sited forward of the front line of a dwelling-house. Provided that;

- (a) the design and finish of such buildings is in harmony with the design and finish of the dwelling-house. In particular all uncoated galvanised metal cladding which may be used on building, whether on the roof and/or walls, shall be painted in colours to harmonise with the dwelling-house within twelve months of the building being erected. Semi-circular corrugated galvanised metal shall not be used as a wall cladding for accessory buildings in front of dwelling-houses.
- (b) Outdoor swimming pools forward of the dwelling-house shall be screened from the road.
- (c) Dispensation may be granted for other types of accessory building forward of the dwelling-house where no alternative location is available on the site and all other district scheme requirements are satisfied.

(iv) Avoidance of Overshadowing of Neighbours

See Ordinance 4.2S.4.

The method of determining shadow length is described in section 4.2S.2 "Explanation of Solar Principles".

(v) Accessory Buildings Used for Residential Purposes

A cottage for dependant relatives (granny flat) sleepouts and other accessory buildings used for human habitation shall only be erected on those sites where the principal use of the site is, or is intended to be, a dwelling house.

Where the accessory building has (or is intended to have) kitchen, cooking and ablution facilities the accessory building shall be deemed to be a household unit and the provisions of Ordinance 4.2S.4C (below) shall apply accordingly.

C. Two, Three and Four Household Units and Conversion of an Existing Dwelling to Household Units

- Note:
- (a) Household Units may be attached (contained in the one building) or detached.
 - (b) A reserves contribution shall be payable to Council where any site is developed for 3 or more household units (see: Reserves Policy, Clause 7.5).

(i) Maximum Site Coverage

A maximum of 40% of the site may be covered by buildings (including accessory buildings, but excluding outdoor swimming pools). 50% of the space that is not covered by buildings shall be maintained in vegetative cover.

(ii) Maximum Site Density

Front and Corner Sites - subject to compliance with all other requirements a maximum of four units may be erected on one front or one corner site.

Rear Site - subject to compliance with all other requirements a maximum of two units may be erected on one rear site.

The maximum density of development for all sites is 175 bedspaces per hectare (see definition - Ordinance 1).

(iii) Front Setback

No building shall be erected closer than 3 metres to a road boundary provided that no residential building shall be erected closer than 5 metres to Wither Road or Taylor Pass Road.

(iv) Avoidance of Overshadowing of Neighbours (not on the same site)

See Ordinance 4.2S.4.

The method of determining shadow length is described in Section 4.2S.2 "Explanation of Solar Principles."

(v) Outdoor Living Court

(a) Ground Floor Units

Each ground floor unit shall be provided with an outdoor living court having a minimum area of 40 square metres with one boundary at least 6 metres in length and no boundary less than 3 metres in length.

The living court shall be designed and located to receive sunshine in mid winter and shall adjoin and have direct access to the living area of the unit.

No part of the living court shall be used for access to any other unit, nor used as a parking space, or vehicle manoeuvring area.

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No building shall be erected in the outdoor living court, except that a balcony may project over a living court by not more than 1.5 metres. The balcony shall be at least 2.4 metres above the living room floor area of the ground floor unit.

At least 50% of the area of the living court shall be screened from view from other units.

(b) Upper Floor Units

For each household unit above the ground floor there shall be provided for the exclusive use of the occupants of the unit an open balcony attached to and accessible from the living area of the unit. The balcony shall be positioned to receive sunshine in mid winter and shall have a minimum area of 7 square metres and a minimum width of 1.5 metres.

(vi) Service Court for outdoor storage, rubbish bags and clothes drying.

Every unit shall be provided with a service court having a minimum area of 12 square metres with no boundary measuring less than 2 metres.

The service court shall be screened from adjoining sites, public places, and adjoining outdoor living courts.

(vii) Storage Space

Each unit shall be provided with enclosed storage facilities either in buildings designed for the purpose or within the unit. Such storage space shall have a floor area of not less than 3 square metres and be at least 2 metres high. The storage space may be an additional part of a laundry, garage or carport.

Such storage is additional to that required by Chapter 4 of NZS 1900 and subsequent amendments.

(viii) Separation Between Units

Where a window of a main living area of one unit faces a window of the main living area of another unit on the same site, the minimum separation between shall be 6 metres.

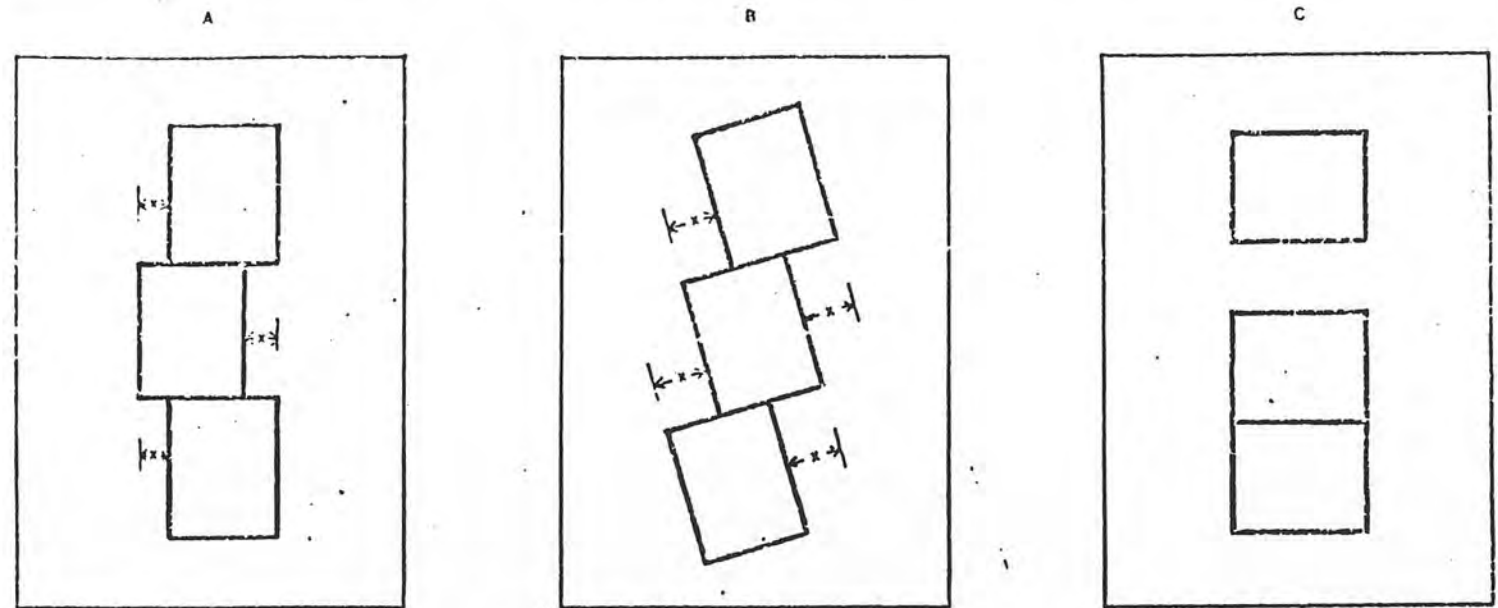
Where a window of a main living area of one unit faces another unit the minimum separation between shall be 4 metres.

(xi) Design and Appearance

Where new units are attached to an existing dwelling or to existing units the design and external appearance of the new units shall harmonise with the existing building.

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When attached units are built in one block there shall be a minimum step in plan between each unit of at least 1.5 metres. (Figure 5)



LAYOUTS A & B - 3 ATTACHED UNITS IN ONE BLOCK

- STEP IN BETWEEN UNITS TO BE A MINIMUM OF 1.5 METRES

(STEP INS MARKED 'x')

LAYOUT C - ONLY 2 ATTACHED UNITS

IN ONE BLOCK

- NO STEP IN REQUIRED

Figure 5

Scheme
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(x) Off-Street Carparking

At least one car parking space shall be provided for the exclusive use of the occupants of each household unit, plus one additional space for each three units.

D. Elderly Person's Housing

(i) Definition

Elderly Person's Housing means housing, other than a nursing home or a convalescent home, built for occupation by elderly and retired people and under the management of the Council, the Crown or an incorporated society recognised by the Inland Revenue Department as a charitable institution.

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(ii) Requirements

The requirements for Elderly Person's Housing are the same as for Household Units in this zone except that:

- (a) No maximum number of units is specified for the site, but the maximum density of development is 200 bedspaces per hectare.
- (b) One off-street car parking space shall be allocated for every 3 single units and 1 for every 2 double units.

E. Home Occupation

(i) Definition

A home occupation means an occupation, business, trade, craft or profession carried out in part of a residential building or in a conforming accessory building by a member or members of the household permanently residing on the site, who may be assisted by one other person not resident on the site.

A home occupation shall be an incidental and secondary part of the use of the site for residential purposes.

"Home Occupation" does not include any activity involving any panel beating, spray painting, motor vehicle repairs of any type, fibre glassing, heavy trade vehicles, bottle or scrap metal storage, rubbish collection service, wrought iron work or manufacture, fish processing, massage parlour, breeding or boarding of dogs or cats or any other occupation, business, trade, craft, or profession which could detract from the amenities of the neighbourhood.

(ii) Other Requirements

No goods shall be displayed for sale and no retail sales shall be made from the site.

There shall be no noise, dust, smoke, odour, glare or vibration associated with the home occupation discernible at the boundary of the site.

The home occupation shall not increase traffic generation to the extent that it would cause a detraction from the amenities of nearby residents.

One only sign not exceeding 0.2 square metres in area shall be permitted (see Ordinance 15.2.2)

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F. Parks and Public Open Space Including Pedestrian Paths and Cycleways(i) Avoidance of Overshadowing of Neighbours

See Ordinance 4.2S.4

Explanation: It is expected that all larger parks and recreation areas will be appropriately zoned and designated. This use provides for pedestrian paths, areas of public open space and cycleways as a predominant use. Planting associated with such uses shall be so located so as to avoid overshadowing neighbouring residential properties to an extent greater than provided for by Ordinance 4.2S.4.

4.2S.5 CONDITIONAL USES

- A. Old Peoples Homes, Nursing Homes, Convalescent Homes
- B. Places of Assembly, including places of worship
- C. Boarding House (see definition - Ordinance 1) and Hostels
- D. Private Residential Clubs
- E. Private Non-Residential Clubs
- F. Extension of predominant uses in the Community Facilities zone onto adjoining sites
- G. Educational Establishments such as preschool facilities, schools, youth and adult learning centres
- H. Works of a Public Utility not included as predominant uses by virtue of Section 64 of the Act.

NOTE: In the Wither Run neighbourhood provision is made for uses such as places of assembly, places of worship, and educational establishments as predominant uses in the adjacent community facilities zone. An applicant for a conditional use must show good reason why the particular proposal is more suitable in the Residential 2 (Solar) zone than in the Community Facilities zone.

4.2S.6 COMPREHENSIVE HOUSING AREA4.2S.7 Area Statement

This is a special area set aside within the Residential 2 (Solar) Zone in the Wither Run Development. Carefully designed higher density residential development is specifically encouraged within the area. The area has been selected because it is centrally located in the Wither Run Development with a long road frontage, adjacent to a proposed reserve and conveniently located to the primary school, community facilities area and the commercial area.

Within the area the emphasis is on the relationship of one residential building to others. Rather than in a conventional subdivision where section boundaries are decided first, then houses designed for the sections, in the comprehensive housing area house design and siting will be determined first and then subdivisional boundaries drawn to suit.

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The advantages of this approach are:

- a greater range of housing choice is offered
- higher densities of development and consequent economies can be achieved but at least as good if not better standards of residential amenity (privacy, usable open space, building appearance and individual lifestyle) can be achieved as in a conventional subdivision.
- better, less wasteful use of land
- reduced energy costs
- opportunity for increased social contact
- greater flexibility of design. For instance close knit family groups would be able to achieve a particular relationship with house siting unconstrained by conventional section boundaries.

Permitted Uses

The predominant and conditional uses shall be as for the Residential 2 (Solar) Zone except that provision and encouragement is given specifically to Comprehensive Residential Development.

- A. Dwelling houses
- B. Elderly Person's Housing
- C. Home Occupation
- D. Household Units
- E. Comprehensive Residential Development (see definition - Ordinance 1)
- F. Buildings Accessory to the above.

Requirements for all Uses in this Area

To encourage innovative design the zone requirements have deliberately been reduced to the minimum necessary to safeguard the public. It is the merits of the overall concept and careful site planning and design which are the most important considerations, and a competent and prudent designer should easily be able to achieve a substantially better than minimum standard of design.

In this area the Council is also the landowner and thus close contact with the developer is assured. To encourage the maximum potential of the comprehensive housing approach Council will in due course prepare guidelines and suggestions. Close co-operation between developers and Council, particularly in the initial stages is likely to produce the best results.

Minimum site Area

The parent site area of each comprehensive housing project shall have a minimum site area of at least 1,000 square metres.

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Maximum Site Density

200 bedspaces per hectare, provided that to facilitate developments that offer a very high standard of residential amenity and in which all residential building are solar buildings the Council may grant dispensation to permit densities of up to 250 bedspaces per hectare. (See Ordinance 1 for definition of bedspaces per hectare)

Minimum Standards of Development

The absolute minimum standard of development that will be accepted is that which can be achieved by the relevant ordinances of the Residential 2 (Solar) Zone, and in particular the ordinances applicable to Household Units.

NOTE: The above are minimum standards inserted as a safeguard to prevent mediocre developments. The Council will expect particularly in larger projects that a substantially better standard can be attained.

Setback on Perimeter of Comprehensive Housing Area

No building shall be erected closer than 3 metres to the perimeter of the defined comprehensive Housing Area (see Map M7). The daylight admission control applicable in the Residential 2 Zone shall also apply.

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4.3 RESIDENTIAL 3 ZONE:

4.3.1 ZONE STATEMENT: Being sited close to the town's centre and embracing areas where redevelopment is likely, this zoning permits higher density housing as well as all the other types, and experimental and innovative designs will be encouraged. See the Reserves policy in the scheme statement regarding reserves contributions in respect of Residential and commercial developments.

4.3.2 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) A Home occupation carried out in part of a residential building or a building accessory thereto so long as the principal use of the site as a whole is for residential purposes where the design of the residential building or building accessory thereto is in accordance with the residential character of the locality:
- e) Comprehensive residential developments on sites not less than 1000 square metres in area:
- f) Churches, Sunday schools and other places of public and private worship:
- g) A cottage for dependent relatives on the same site as a principal dwellinghouse, provided that, the requirements for bulk, location, height, density, parking and courts shall be those for an apartment house use:
- h) Accessory buildings for any of the foregoing uses including those providing temporary living accommodation:
- i) New parks, playgrounds and recreation reserves on land not having an existing Recreation Zoning, but excluding buildings on these, except public toilets and buildings required for ground maintenance purposes.
- j) For Lots 11 to 15 DP 1530, commonly known as the Assembly of God Church, Nelson Street, places of assembly, gymnasiums and recreational facilities are permitted subject to meeting clause 6.1.4 of Ordinance 6.

4.3.3 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:

4.3

RESIDENTIAL 3 ZONE:

4.3.1

ZONE STATEMENT: Being sited close to the town's centre and embracing areas where redevelopment is likely, this zoning permits higher density housing as well as all the other types, and experimental and innovative designs will be encouraged. See the Reserves policy in the scheme statement regarding reserves contributions in respect of Residential and commercial developments.

4.3.2

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) A Home occupation carried out in part of a residential building or a building accessory thereto so long as the principal use of the site as a whole is for residential purposes where the design of the residential building or building accessory thereto is in accordance with the residential character of the locality:
- e) Comprehensive residential developments on sites not less than 1000 square metres in area:
- f) Churches, Sunday schools and other places of public and private worship:
- g) A cottage for dependent relatives on the same site as a principal dwellinghouse, provided that, the requirements for bulk, location, height, density, parking and courts shall be those for an apartment house use:
- h) Accessory buildings for any of the foregoing uses including those providing temporary living accommodation:
 - i) New parks, playgrounds and recreation reserves on land not having an existing Recreation Zoning, but excluding buildings on these, except public toilets and buildings required for ground maintenance purposes.

4.3.3

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:

- 4.3.3 (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, halls and places of assembly:
 - k) Motels:
 - l) On sites under 4000 square metres in area, horticultural, market and nursery gardens, including glasshouse cultivation:
 - m) Accessory buildings for any of the foregoing uses:
 - n) Buildings on new parks, playgrounds and recreation reserves which are not permitted as predominant uses:
 - o) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act:
 - p) Carparks where the site adjoins an Industrial or Commercial Zone without the intervention of a street.

4.3.4

REQUIREMENTS FOR PREDOMINANT USES IN RESIDENTIAL 3 ZONE:

4.3.4.1

Bulk, Location, Height, Density, Parking and Courts Requirements

USE:	MAXIMUM SITE COVERAGE (See Note 1)	MAX HEIGHT (See Ordinance 1 Definitions but also see Note 2)	TYPE OF SITE	DENSITY Bedspaces per hectare)	MINIMUM DIMENSIONS FOR YARDS: (METRES) (See notes 3 and 4)			VEHICLE PARKING: (See Note 7)
					FRONT: (See Note 5)	SIDE: (See note 2)	REAR: (See Notes 2 & 6)	
Dwellinghouse, Home Occupation in Dwellinghouse	40%	7.5m	Front Corner Rear	250 250 250	5m 2 of 5m NA	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	4m NA NA	1 space per household unit plus 2 spaces per home occupation
+Apartment House Conversion of Dwelling to Apartment House (See Note 8)	50%	7.5m	Front Corner Rear	250 250 250	5m 2 of 5m NA	2 of 3m 2m & 5m 2 of 3m & 2 of 5m	4m NA NA	1 space per household unit for first 4 units 1.5 spaces for every additional unit over 4
Churches Sunday Schools Etc	50%	7.5m	Front Corner Rear	NA	6m 2 of 6m NA) Other yards all 9m)		1 space per 10 person capacity
New Parks Playgrounds Recreation Grounds	NA	4.5m	All	NA	5m	No building permitted as a predominant use may be sited within 6m of any adjoining residential site		N.A.

+ Applies also to two dwellinghouses on one site as permitted under 4.3.4.2 of this Ordinance

4.3.4.1 (contd)

- Note 1:** Site coverage includes accessory buildings. Following the construction of buildings and driveways, 50% of the remaining open space on any site shall be maintained in vegetative cover.
- Note 2:** Daylight admission control to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purposes of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
- Note 3:** For normal requirements and exceptions as to yards see Ordinance 14.3.
- Note 4:** 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.
- Note 5:** For local streets as defined in Ordinance 11.1.1 the front yard may be reduced to 3 metres, provided that the aggregate of the front and rear yards shall be not less than 9 metres.
- Note 6:** The rear yard may be reduced to 3 metres provided that the aggregate of the front and rear yards shall be not less than 9 metres.
- Note 7:** 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 2.7m x 4.5m per space.
- Note 8:** Courts for Household Units -
For each household unit on the ground floor there shall be:
- i) an outdoor living court having a minimum area of 30m² with one boundary at least 5m in length and no boundary measuring less than 3m.
The court shall adjoin and have direct access from the living area of the unit for which it is provided. No part of the court shall be used for access or any other purpose related to any other unit. 50% of the court shall be screened from other units.
 - ii) a service court having a minimum area of 12m² with no boundary measuring less than 2m.

For each household unit above the ground floor there shall be:

- i) an open balcony attached to and accessible from the living area for the exclusive use of the occupants of that unit. Each balcony is to have a minimum area of 7m² and a minimum width of 1.5m.
- ii) a service court at ground level having a minimum area of 9m² with no boundary measuring less than 2m.

Obstruction to living and service courts:

The living and service courts shall be contained within the boundaries of the site and shall be unoccupied and unobstructed from the ground level upwards by any building, parking space, manoeuvring area, access drive except that: a balcony serving a household unit may project over a living or service court by not more than 1.5m provided it is more than 2.4m above the living room floor level of the ground floor unit.

Additional Requirements for Dwellinghouses -

Where a site cannot be subdivided to comply with the requirements of Ordinance 13 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, location, height, density, parking and courts 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, location, height, density, parking and courts 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.

Additional Requirements for Apartment Houses -

- a) An apartment house may be erected on a site containing one dwellinghouse as set out in 4.3.4.2 above.
- 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. Provided, however, that the Council may reduce the spacing between apartment house blocks down to a minimum of 3 metres if the design and layout of the units preserves the privacy of, and sunlight admission to, the individual household units.

4.3.4.3. (contd)

- c) Maximum attached apartment house and units - No more than 3 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 second division or every third division between units.
- d) Restriction on continuous linear building - Notwithstanding compliance with height and yard requirements, any proposed building (including accessory buildings attached thereto) must be wholly contained within the 150° included angle between two lines drawn from any point on, and each at 15° to, the nearest side boundary.
- 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.
- f) Where an apartment house is erected on any site the access strip shall comply with the following requirements:

No. of Units	Width of Access Strip	Standard of Formation
2 to 4	3.5 metres	sealed 2.5 metre width
5 to 10	6.0 metres	sealed 4.5 metres width

The required standard of formation of the access strip shall be maintained to the satisfaction of the Council.

4.3.4.3 (contd)

- g) Density Control - in addition to the density control set out in 4.3.4.1 of this Ordinance, the following conditions shall apply:

For one-storey apartments the minimum site area per household unit shall be 200 square metres averaged over the whole parent site.
For 2 storey apartments the minimum site area per household unit shall be 160 square metres averaged over the whole parent site.

4.3.4.4

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.
- ii) The design and soundproofing of the buildings shall be appropriate to the residential character of the locality and to the satisfaction of the Council.
- iii) No activity may be carried out before 8.30am or after 10.00pm except that this shall not apply to church services.
- iv) Car parking shall not be provided on the front yard or yards (Refer to Ordinance 11.3.3.d)
- v) The site shall be landscaped to the satisfaction of Council.

4.3.4.5

Accessory Buildings for Predominant Uses -

a) General Requirements

- i) Total floor area of accessory buildings shall not exceed 80 square metres or 10% of the net site area whichever is the greater, provided always that total permissible site coverage for the use of the site shall not thereby be exceeded.
- ii) Maximum height of buildings - 3.6 metres.
- iii) Buildings to comply with all relevant Acts, Regulations, Ordinances and Bylaws.
- iv) A garage or carport attached to a dwelling or apartment house shall be deemed to be an accessory building for the purpose of assessing the total floor area of accessory buildings, but where it is designed as an integral part of the building, the maximum height may be that permissible for the dwelling house. Other accessory buildings must be separated by a minimum distance of 1.5 metres from the main building

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

Front and Corner Sites -

- i) No part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building where the height is being measured and the nearest site boundary.
- ii) No accessory building on a rear yard shall exceed 10 metres in length.
- iii) Only one accessory building may be sited along a side boundary and this shall not exceed 10 metres in length. Also see Appendix IV for standing space requirements.
- 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 IV.

Rear Sites -

- v) Accessory buildings may be erected in any yard, but shall be sited not less than 6 metres from the street and shall be sited to provide 3.5 metres of clear space on or adjoining any entrance strip.
 - vi) No part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building and the nearest site boundary.
 - 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 25 March 1970 within the pre 1974 area or prior to 1 November 1974 within the post 1974 areas.
 - 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).

4.3.4.5 (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 25 square metres including ablution facilities which shall be restricted to a floor area not exceeding 6 square metres:
- iv) The accessory building complying with Chapter 4 of NZS 1900 and the amendments thereto.

4.3.4.6 Additional Requirements for New Parks, Playgrounds and Recreation Reserves :

- 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.

N.B. For each Zone see qualifying notes and additional requirements.

ZONE	USE	MAX SITE COVERAGE	MAX HEIGHT: (See Definitions Also)	TYPE OF SITE	DENSITY: (Bedspaces per hectare)	MINIMUM DIMENSIONS FOR YARDS (Metres)			VEHICLE PARKING
						FRONT	SIDE	REAR	
R1S	Dwellinghouse Professional Office in Dwellinghouse	15%	7.5m	Front Corner Rear	40 40 40	12m 2 of 12m NA	5m & 6m 5m & 6m 2 of 5m & 2 of 6m	10m NA NA	1 space per household unit plus 2 per professional office
R1	Dwellinghouse Professional office in Dwellinghouse	35%	7.5m	Front Corner Rear	100 100 100	5m 2 of 5m NA	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	6m NA NA	1 space per household unit plus 2 per professional office
R1	Apartment House Conversion of Dwelling to Apartment House	35%	7.5m	Front Corner Rear	100 100 100	5m 2 of 5m NA	2 of 3m 3m & 5m All yards 5m	6m NA NA	1 space per household unit
R2	Dwellinghouse Home Occupation in Dwellinghouse	35%	7.5m	Front Corner Rear	175 175 175	5m 2 of 5m NA	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	5m NA NA	1 space per dwellinghouse plus 2 spaces per home occupation
R2	Apartment House Conversion of Dwelling to Apartment House	40%	7.5m	Front Corner Rear	175 175 175	5m 2 of 5m NA	2 of 3m 2m & 5m 2 of 3m & 2 of 5m	5m NA NA	1 space per household unit
R3	Dwellinghouse Home occupation in Dwellinghouse	40%	7.5m	Front Corner Rear	250 250 250	5m 2 of 5m NA	2m & 3m 2m & 3m 2 of 3m & 2 of 5m	4m NA NA	1 space per household plus 2 spaces per home occupation
R3	Apartment House Conversion of Dwelling to Apartment House	50%	7.5m	Front Corner Rear	250 250 250	5m 2 of 5m NA	2 of 3m 2m & 5m 2 of 3m & 2 of 5m	4m NA NA	1 space per household unit for first four units; 1.5 spaces for every additional unit over 4.

5. COMMERCIAL ZONES:5.1 COMMERCIAL 1 ZONE:

5.1.1 ZONE STATEMENT: This zoning provides for the viable local shopping centres which have a trade catchment radius of approximately 400 metres being a comfortable walking distance from most residences. See the Reserves policy in the Scheme statement regarding reserves contributions in respect of commercial developme

5.1.2 PREDOMINANT USES:

The predominant uses shall be -

- a) Shops for the retail sale of food, beverages, groceries, and other daily needs of the public, pharmaceutical goods, stationery, newspapers and periodicals and for the receipt and delivery only of articles to be cleaned, laundered or dyed, including any shop as aforesaid which is incorporated in a building in which any one or more of the following types of accommodation are also situated:
- i) residential accommodation,
 - ii) professional and commercial offices,
 - iii) workrooms (including kitchens), provided that each such workroom shall be incidental to the shop of which it forms part and shall serve that shop only;
- b) Accessory buildings for any of the foregoing uses.

5.1.3 CONDITIONAL USES:

The Conditional uses shall be -

- a) Any predominant use not complying with bulk, location, height or parking requirements;
- b) Service Stations and Commercial garages;
- c) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act;
- d) Accessory buildings for any of the foregoing uses.

5.1.4 REQUIREMENTS FOR PREDOMINANT USES IN COMMERCIAL 1 ZONE:

5.1.4.1 Shops:- No shop shall have a maximum gross floor area in excess of 500 square metres.

- a) Maximum site coverage, including accessory buildings where there is no residential accommodation 60%; provided that increased site coverage may be permitted if development takes place in accordance with an approved comprehensive scheme of development providing off-street parking, access and service lanes for the whole block. Maximum site coverage where there is

5.1.4.1. (Cont'd)

residential accommodation 50%. In each case additional coverage may be permitted at the discretion of Council for structures complying with 5.1.4.2 (c) of this Ordinance.

- b) i) Maximum height as defined in Ordinance 1-7.5 metres; but
- ii) Daylight admission control to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purposes of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
- c) Minimum Yards
- | | |
|---------|---|
| Front - | 3.0 metres but, where the provision of off street parking is insufficient or footpath widening is necessary, the front yard requirement shall be up to 7.0 metres as specified by the Council according to the need to provide for setting-back of kerb for on-street parking or for footpath widening. |
| Side - | 5.0 metres where immediately adjoining a residential or recreation zone. |
| Rear - | 6.0 metres. |

NOTE: For normal requirements and exceptions as to yards See Ordinance 14.3.

- d) Parking - four spaces per 100 square metres gross floor area.
- e) Where residential accommodation is combined with commercial uses, 150 square metres of open space per household unit shall be provided adjoining the residential part of the building and for the exclusive use of the occupants of that part of the building, and parking to the extent of one space.
- f) Residential accommodation shall comply with the requirements of Chapter 4 of N Z S 1900, and amendments thereto.

Accessory buildings for predominant uses:

- a) Maximum height, 4.5 metres and if proposed to be sited on a rear or side yard adjoining a residential zone, the consent of the adjoining owner shall first be obtained, and no part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building where the height is being measured and the nearest zone boundary;
- b) Compliance with all relevant Acts, Regulations, Ordinances and Bylaws;
- c) Additional site coverage may be permitted by Council for a carport not exceeding 3.0 metres in height to be used exclusively for the garaging of vehicles registered as private motor vehicles or goods service vehicles not being heavy vehicles.

NOTE: For normal requirements and exceptions as to yards, see Ordinance 14.3.

5.2 **COMMERCIAL 1A ZONE:**5.2.1 **ZONE STATEMENT:**

These neighbourhood shopping zones each having a trading catchment radius of approximately 800 metres provide for an intermediate form of shopping and will have high standards of design and amenity. The retail floor space permitted is controlled so that the zones complement rather than compete with the Central Business District. With increased requirements for the provision of parking, the site coverage will be considerably less than the C1 Zones. See the Reserves policy in the Scheme Statement regarding reserves contributions in respect of commercial development and redevelopment.

5.2.2 **SITE DEVELOPMENT PLANS:**

All development shall be undertaken in accordance with an overall Site Development Plan or Plans for the particular Commercial 1A Zone, which shall set out all the relative detail concerning the types of shops and the layout, siting and design of vehicular and pedestrian access, buildings, parking, landscape and open space provision; such plan or plans having been adopted for the time being by resolution of the Council. Also a childrens play area with play equipment shall be provided on the site.

5.2.3 **PREDOMINANT USES:**

The predominant uses shall be:

- a) Any use permitted as a predominant use in Commercial 1 Zones being day to day services, plus some comparison shopping to the extent shown on the Site Development Plans as adopted by Council:
- b) Banks and Post Offices.

5.2.4 **CONDITIONAL USES:**

- a) Any use permitted as a conditional use in the Commercial 1 Zones;
- b) Any use permitted as a predominant use in the Commercial 3 Zone which is not a predominant use in the Commercial 1 Zones.

5.2.5 **BULK AND LOCATION, HEIGHT AND PARKING REQUIREMENTS:**

- a) The gross retail floor areas shall not exceed:
 - i) In the Springlands C1A Zone (Map M1) 1600m²,
 - ii) In the Riversdale C1A Zone (Map M2) 700m²,
 - iii) In the Redwoodtown C1A Zone (Map M5) 2300m²,
 - iv) In the Wither Farm C1A Zone (Map M6) 1200m².

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- b) The location details, the yards for which will not be less than those for C1 Zones, shall be as set out in the Site Development Plans adopted by Council.
 - c)
 - i) The maximum height as defined in Ordinance 1 shall be 7.5 metres and for accessory buildings, 4.5 metres; but
 - ii) Daylight admission control to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purpose of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
 - d) The parking provision shall be 6 spaces per 100m² of gross floor area.

5.2 COMMERCIAL 1 A ZONE:5.2.1 ZONE STATEMENT: These are satellite shopping centres intended to complement rather than compete with the Central Business District.5.2.2. PREDOMINANT USES

The predominant uses shall be :

- (a) Supermarkets
- (b) Retail Shops
- (c) Banks and Post Offices
- (d) Carparking

5.2.3 Deleted5.2.4 CONDITIONAL USES

- (a) Administrative, professional, commercial offices, banks and exchanges, including such offices where apartment houses, meeting the requirements of Chapter 4 of NZS 1900, are incorporated either in the same building or elsewhere on the site:
- (b) Libraries, museums, and other public buildings:
- (c) Churches, Sunday schools, church halls and other places of public and private worship:
- (d) Theatres, halls and other places of public and private assembly or entertainment:
- (e) Printing and publication of newspapers, sewing workrooms, light repair workshops:
- (f) Licensed hotels, licensed tourist houses, licensed restaurants and chartered clubs:
- (g) Living quarters for a caretaker or other person whose employment requires that they live on the premises:
- (h) Accessory buildings for any of the foregoing uses.

5.2.5 BULK AND LOCATION, HEIGHT AND PARKING REQUIREMENTS(a) Minimum Yards

- | | |
|---------|---|
| Front - | 3.0 metres but, where the provision of off street parking is insufficient or footpath widening is necessary, the front yard requirement shall be up to 7.0 metres as specified by the Council according to the need to provide for setting-back of kerb for on-street parking or for footpath widening. |
| Side - | 5.0 metres where immediately adjoining a residential or recreation zone. |
| Rear - | 6.0 metres |

NOTE For normal requirements and exceptions as to yards see Ordinance 14.3.

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- (b) (i) The maximum height as defined in Ordinance 1 shall be 7.5 metres and for accessory buildings, 4.5 metres.
- (ii) Daylight Admission Controls to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purpose of this control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured. Alternatively the building may be wholly contained within the 110° included angle between two lines drawn from any point on, and each at 35° to, the nearest site boundary.
- (c) The parking provision shall be 5 spaces per 100m² of gross floor area.

5.2.6

PERFORMANCE STANDARDS

- (a) Lighting. External lighting of the site shall be located and operated so that there is no direct illumination of any adjoining or neighbouring property in a residential zone which is occupied by a dwelling.

- (b) Noise. Noise Performance Standard
At the boundary of any residentially zoned site

	DAYTIME	EVENING	NIGHT-TIME
Time	0700 - 1800 hrs	1800 - 2000 hrs	2000 - 0700 hrs
L 10	50 dBA	45 dBA	40 dBA
L Max	75 dBA	55 dBA	45 dBA

Saturdays from 1800 hours, Sundays and public holidays shall be treated as night time for the purpose of applying noise performance standards.

Sound levels shall be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6801 (1991) "Measurement of Sound" and NZS 6802 (1991) "Assessment of Environmental Sound".

5.3 COMMERCIAL 2 ZONE:

5.3.1 ZONE STATEMENT: This portion of the Central Business District provides for a diversity of commercial uses such as offices, warehousing, tourist accommodation and residential accommodation. Limited provision has been made for retail shops as a conditional use subject to meeting specified criteria so that the overall integrity of the Commercial 3 Zone is not unduly threatened

5.3.2 PREDOMINANT USES:

The predominant uses shall be :

- (a) Administrative, professional, commercial offices, banks and exchanges, including such offices where residential accommodation is incorporated either in the same building or elsewhere on the site:
- (b) Libraries, museums, and other public buildings:
- (c) Churches, Sunday schools, and church halls, and other places of public and private worship:
- (d) Theatres, halls and other places of public and private assembly or entertainment.
- (e) Printing and publication of newspapers, sewing workrooms, light repair workshops.
- (f) Warehousing and storage of merchandise:
- (g) Licensed hotels, licensed tourist houses, licensed restaurants and chartered clubs:
- (h) Living quarters for a caretaker or other person whose employment requires that he live on the premises.
- (i) Apartment houses, motels and tourist flats:
- (j) Accessory buildings for the above uses.

5.3.3 CONDITIONAL USES:

The conditional uses shall be :

- (a) Retail shops where :

PLAN CHANGE
9/1/22

PLAN CHANGE
9/1/22

COMMERCIAL 2 (C2) ZONE ORDINANCE 5

- Am Change 9/122
- (i) The overall integrity of the Central Business District Resource is not unduly threatened; and
 - (ii) The scale of the proposed retailing activity is small and inconsequential; or
 - (iii) The retailing is subsidiary to an activity on the site; and
 - (iv) It is reasonable to allow subsidiary retailing to be conducted in association with the dominant activity.
- (b) Service Stations, motor vehicle showrooms, and premises for the sale of motor vehicles, caravans or boats :
 - (c) Commercial garages for running repairs to vehicles, where the floor space for garaging and repairing does not exceed 500 square metres and where there is combined with this use on the same site one or more of the following :-
 - (i) a service station,
 - (ii) a motor vehicle showroom,
 - (iii) a motor vehicle sales yard with a permanent office building having a floor area of at least 30 square metres.
 - (d) Service industries not permitted as a predominant use:
 - (e) Rental car parks and car parking buildings:
 - (f) Accessory buildings for any of the foregoing uses:
 - (g) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

5.3.4 REQUIREMENTS FOR PREDOMINANT USES IN THE COMMERCIAL 2 ZONE

5.3.4.1 For predominant uses (a) to (j) inclusive:

- (a) Maximum site coverage

70% (including accessory buildings): Provided that the maximum site coverage where there are apartment houses, motels and tourist flats shall be 60%, and

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Provided that additional site coverage may be permitted at the discretion of Council for structures complying with 5.3.4.1.g) iii) below.

- (b) (i) Maximum height as defined in Ordinance 1- 9.0 metres, but
- (ii) Daylight admission control to adjoining land zoned residential or recreation - No part of any building shall exceed a height of 2.7 metres plus 0.7 x shortest horizontal distance between that point of the building where the height is being measured and the nearest site boundary. For the purpose of the control HEIGHT means the vertical distance between the part of the building being considered and ground level at the point on the site boundary from which the shortest horizontal distance has been measured.
- (c) Recession Plane - no building shall exceed the height defined by a plane set out at 50° from the middle line of the street, or 7.55 metres from the site frontage which-ever is the lesser (see Appendix V)
- (d) Minimum Yards
- Front - 3.0 metres reducible to 1.5 metres for not more than 1/3 of the frontage of each site with the exception of apartment houses, motels and tourist flats where the yard shall be 5* metres; and in all cases such front yard space to be landscaped and maintained to the satisfaction of the Council.* For local streets (Ordinance 11.1.1) the yard may be 3 metres.
- Side - where adjoining a residential or recreation zone, 5.0 metres.
- Rear - where adjoining a residential or recreation zone, 5.0 metres.
- NOTE: For normal requirements and exceptions as to yards See Ordinance 14.3

5.3.4.1 (contd)

- e) **Parking** - Administrative, professional and commercial offices
- 2 spaces per 100 square metres of non residential floor space; plus 1 space for each residential unit.
- Newspaper publication**
- 2 spaces per 100 square metres of floor space or 1 space for every 2 principals and employees whichever is the greater.
- Libraries, museums and other public buildings**
- 1 space per 100 square metres of floor space plus 1 space per 2 staff.
- Churches, Sunday Schools, church halls, and other places of public and private worship**
- 1 space per 10 seating accommodation.
- Theatres and halls and other places of public or private assembly or entertainment**
- 1 space per 10 seating accommodation
- Chartered Clubs, licensed hotels, licensed motels, tourist houses**
- 10 spaces per 100 square metres of bar space.
- Licensed Restaurants either separately or incorporated in a Licensed Motel or Tourist House**
- 1 space per 4 table patrons.
- Caretakers accommodation**
- 1 space per household unit.
- Apartment houses, motels and tourist flats**
- 1 space per unit for first 4 units plus 1.5 spaces per unit for every additional unit over 4.
- f) **Residential accommodation shall comply with the requirements of Chapter 4 of N Z S 1900 and amendments thereto.**

5.3.4.1 (Cont) g) Accessory Buildings:

- i) Maximum height 4.5 metres and if proposed to be sited on a rear or side yard adjoining a residential zone the consent of the adjoining owner shall first be obtained, and no part of the accessory building shall exceed a height of 2.7 metres plus 0.7 times the shortest horizontal distance between that part of the building where the height is being measured and the nearest zone boundary.
- ii) Compliance with all relevant Acts, Regulations, Ordinances and Bylaws.
- iii) Additional site coverage may be permitted by Council for a carport not exceeding 3.0 metres in height to be used exclusively for the garaging of vehicles registered as private motor vehicles or good service vehicles not being heavy vehicles.

NOTE: For normal requirements and exceptions as to yards see Ordinance .14.3.

h) Objectionable Elements:

- i) No process shall be used which would give rise to the noise, smoke, dust or other objectionable elements to such an extent as to contravene the performance standards for predominant uses in the Industrial 1 Zone.
- ii) Note that any use involving a process included in Part C of the Second Schedule of the Clean Air Act, 1972 is deemed to be a conditional use.

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5.4 COMMERCIAL 3 ZONE: - CENTRAL BUSINESS DISTRICT

5.4.1 ZONE STATEMENT: The Central Business District is the principal retail area of Blenheim. Blenheim has a coherence and balance which is contributed to by its strong central core, the Central Business District. Planning is on the basis that the core must be maintained and that its strength must not be unduly dissipated.

Certain streets have been denoted as shopping streets. The uses of land in the zone shall as far as possible provide a continuity of shop frontages. In order to provide for the free flow of traffic the east side of Seymour Street and the west side of Symons Street are excluded as both a shopping and commercial frontage.

5.4.2 PREDOMINANT USES:

The predominant uses shall be -

- (a) Retail shops including those with)
 - (i) Apartment houses, meeting the requirements of)
 - Chapter 4 of NZS 1900, above ground floor level,)
 - (ii) Workrooms incidental to the shop of which it forms) Provided that where any site fronts a denoted shopping street
 - part :) the ground floor frontage shall be devoted to retail selling
 -) space (this includes banks or similar with display window type
 -) frontage).
 - (b) Administrative, professional, commercial offices, banks and)
 - exchanges, including such offices where apartment houses,) See Appendix VI for denoted shopping streets,
 - meeting the requirements of Chapter 4 of NZS 1900, are)
 - incorporated either in the same building or elsewhere on the)
 - site.)
 - (c) Libraries, museums, and other public buildings)
 - (d) Churches, Sunday schools, church halls and other places)
 - of public and private worship.)
 - (e) Theatres, halls and other places of public and private)
 - assembly or entertainment.)

5.4 COMMERCIAL 3 ZONE:

5.4.1 ZONE STATEMENT:

This retail zoning portion of the Central Business District is the principal retail area of Blenheim and the Marlborough Region. Certain Streets have been denoted as shopping streets to assist in the consolidation and ongoing renewal of the central area. The uses of land in this zone 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. In order to provide for the free flow of traffic the east side of Seymour Street is specifically excluded as both a shopping and a commercial frontage. See the Reserves policy in the Scheme Statement regarding reserves contributions in respect of commercial, industrial and residential developments and redevelopments.

5.4.2 PREDOMINANT USES:

The predominant uses shall be -

- a) Retail shops including those with -
 - i) Apartment houses, meeting the requirements of Chapter 4 of NZSS 1900, above ground floor level,
 - ii) Workrooms incidental to the shop of which it forms part:
- b) Administrative, professional, commercial offices, banks and exchanges, including such offices where apartment houses, meeting the requirements of Chapter 4 of NZS 1900, are incorporated either in the same building or elsewhere on the site:
- c) Libraries, museums, and other public buildings:
- d) Churches, Sunday schools, church halls and other places of public and private worship:
- e) Theatres, halls and other places of public and private assembly or entertainment:

) Provided that where any site fronts a denoted shopping street the ground floor frontage shall be devoted to retail selling space (this includes banks or similar with display window type frontage.)

) See Appendix VI for denoted Shopping Streets.

5.4.2 (contd)

- f) Printing and publication of newspapers, sewing workrooms, light repair workshops:)
- g) Licensed hotels, licensed tourist houses, licensed restaurants and chartered clubs:)
- h) Living quarters for a caretaker or other person whose employment requires that he live on the premises:)
- i) Accessory buildings for any of the foregoing uses.)

5.4.3

CONDITIONAL USES:

The conditional uses shall be -)

- a) Service stations, motor vehicles showrooms and premises for the sale of motor vehicles caravans or boats:)
- b) Commercial garages for running repairs to vehicles, where the floor space for garaging and repairing does not exceed 500 square metres and where there is combined with this use on the same site one or more of the following -)
 - i) A service station,)
 - ii) A motor vehicle showroom,)
 - iii) A motor vehicle sales yard with a permanent office building have a floor area of at least 30 square metres.)
- c) Apartment houses and motels of two or more storeys:)
- d) Service industries not permitted as a predominant use:)
- e) Rental car parks and car parking buildings:)
- f) Accessory building for any of the foregoing uses:)
- g) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act:)

Provided that none of these uses shall be permitted at ground level on a site having frontage to a denoted shopping street.

See Appendix VI for denoted Shopping Streets

5.4.4

REQUIREMENTS FOR PREDOMINANT USES IN COMMERCIAL 3 ZONE:

5.4.4.1

For predominant uses (a) to (i) inclusive:

- a) Maximum site coverage, including accessory building
- sites having frontage to a denoted shopping street 100% subject to provision of off-street loading space and car parking where required,
 - other sites, 80% provided that in the latter case additional site coverage may be permitted at the discretion of Council for structures complying with 5.4.4.1 f) iii) below,
- b) Maximum height - 11.0 metres.
- c) Recession plane - no building shall exceed the height defined by a plane set out at 50° from the middle line of the street or 9.23 metres from the site frontage whichever is the lesser (see Appendix V)
- d) Parking - Chartered clubs - 4 parking spaces per 100 sqm of floor space,
 Apartment houses - 1 space per unit for the first 4 units plus 1.5 spaces per unit for every additional unit over 4,
 Caretakers Accommodation - 1 space per household unit.
- e) Off-street Loading - see Ordinance 11.4.
- f) Accessory Buildings:
- i) Maximum height - 4.5 metres.
 - ii) Compliance with all relevant Acts, Regulations, Ordinances and Bylaws.
 - iii) Additional site coverage may be permitted by Council for a carport not exceeding 3.0 metres in height to be used exclusively for the garaging of vehicles registered as private motor vehicles or goods service vehicles not being heavy vehicles.
- g) Objectionable Elements:
- i) No process shall be used which would give rise to noise, smoke, dust or other objectionable elements to such an extent as to contravene the performance standards for predominant uses in the Industrial 1 Zone.
 - ii) Note that any use involving a process included in Part C of the Clean Air Act, 1972 is deemed to be a conditional use.
- h) Special yard adjoining the east side of Seymour Street.- Having regard to the Zone Statement, the set back of the side walls of buildings shall be 3.0 metres reducible to 1.5 metres for not more than 1/3 of the frontage. Such special yard is to be landscaped and maintained to the satisfaction of the Council.

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5.5 FRESWICK STREET ACTIVITY AREA:

5.5.1 AREA STATEMENT: The area provides for vehicle orientated bulk retail activity for which there is a growing demand and will assist the central business area by reducing car parking demands close to or immediately outside shops which require trolleying of goods to vehicles and thus allowing better utilisation of carparking space.

5.5.2. PREDOMINANT ACTIVITIES

There are no permitted activities.

5.5.3 CONTROLLED ACTIVITIES

- (a) Supermarket.
- (b) Service industries.
- (c) Fast food outlet and associated restaurant.
- (d) Licensed Hotel, Tavern or Club.
- (e) All activities permitted as predominant uses in the Industrial 2 Zone.

5.5.4 SITE DEVELOPMENT PLANS

All development shall be undertaken in accordance with an overall site development plan or plans which shall set out all the relevant details including siting and design of vehicular and pedestrian access, including safety and lighting, buildings (including provision for disabled persons), parking, public services, landscaping (including planting and maintenance schedules) and open space provision. Such plan or plans shall be considered by way of a non-notified resource consent as a controlled activity and will be assessed against the results set out in Ordinance 5.5.6. Such plan or plans must comply with the rules of 5.5.6.

5.5.5 DISCRETIONARY ACTIVITIES

(a) The normal rules set out in Ordinance 3 apply, however the matters which Council has restricted the exercise of its discretion are:

- 1. The height of the buildings.
- 2. The provision of car parking spaces.
- 4. The design and appearance of signs.
- 4. Noise.

(b) Terms under which a waiver will be determined.

Council may grant a waiver provided that :

- (i) The waiver does not defeat the purpose of the rule from which it is sought.

(ii) In respect to building height

The additional height will enable a superior building design or is required to accommodate additional facilities to meet other rules and the additional height will not detract from the design and appearance of the building or adjoining buildings.

(iii) In respect of carparking provisions

If it can be demonstrated that the numbers employed on the site and the number of visitors to the site are likely to be less than that provided for in the rules or where shared use of parking enables a reduction in parking provisions.

(iv) In respect to signs

Where the proposed sign would not be out of keeping with the visual amenities sought for the area and the sign would not detract from the architecture of the building to which it is attached.

(v) In respect of noise

Where the additional noise being created is to advertise the presence of activities on the site when the activity is open for normal business e.g. piped music which would add an element of vitality and interest without causing an adverse impact.

(c) The standard of the Waiver:

(i) Height maximum extent 2 metres.

(ii) Parking - A reduction of up to the maximum of 20%.

(iii) Signs - An increase in size of up to 100% but no waiver shall be allowed in respect to height of primary indicators.

(iv) Noise - up to a maximum of 65 dBA L10.

5.5.6

RULES APPLYING TO ALL ACTIVITIES IN ORDINANCE 5.5

(a) Location details shall be set out in the Site Development Plan adopted by Council provided that:

(i) Main Street - at least 60% of the road frontage on Main Street shall be landscaped to a depth of 5 metres and subsequently maintained. Such landscaping and maintenance to be in accordance with the approved Site Development Plan (see Site Development Plan - 5.5.4 above). Notwithstanding the above where a licensed hotel, tavern or club adjoins the State Highway frontage the boundary must be fenced and landscaped and the buildings set back a minimum of 5 metres.

Note: subject to the above, buildings may be built up to the street boundary in this yard.

(ii) Freswick Street - Buildings in Freswick Street should be built up to the street boundary or set back a minimum of 5 metres and this set back landscaped appropriately.

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(b) Maximum height: (as defined in Ordinance 1) 9 metres.

(c) Performance Standards

Noise: On the site boundary 55 dBA L10.

Glare: No building shall be constructed and finished and no lighting shall be installed so as to produce a distracting amount of direct glare to motorists using adjoining streets.

Other Nuisances: Activities shall not generate dust, vibration, fumes, smoke or electro magnetic effects or odours which will adversely affect the environment of any persons beyond the boundaries of the site.

(d) Transportation: All vehicular access shall be via Freswick Street to a minimum distance of 20 metres from the property boundary at the Freswick/Main Street intersection.

(e) All parking shall be provided on site.

Requirements:

Supermarkets:

6 spaces per 100 metres square gross floor area.

Restaurants:

1 space per 4 table patrons.

Place of Assembly:

1 space per 10 persons.

Caretaker or Other Persons Using Living Quarters:

1 space per household unit.

Licensed Hotel, Tavern or Clubs

4 spaces per 100 square metres gross floor area.

(f) **Signs**

Signs are to be restricted to a maximum of three primary indicators (as defined in Ordinance 1) two on Main Street and one on the south side of the site. The area of signs shall not be greater than 2.5 square metres. Lettering should be not less than 150mm high with a minimum vertical gap between lines of 50mm. The following colour combination not to be used:

yellow and black.

blue and white.

(g) **Signs on Walls and Façades of Buildings**

Restricted to one sign, which is visible from off the site, on the wall or facade of each side of each building, including the name or use of the building.

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(h) **Servicing Areas**

All exterior storage areas including waste storage areas and any activity which occurs outside shall be adequately screened from adjoining properties and public areas or in accordance with the approved Site Development Plan. Such details are to be included in the approved Site Development Plan. See Ordinance 5.5.4.

(i) **Safety**

All pedestrian areas are to be well lit and any area not clearly visible to passing motorists or people in vehicles passing through the principle car parking area are to be secured outside hours of operation.

6. INDUSTRIAL ZONES:

6.1 INDUSTRIAL I ZONES:

6.1.1 ZONE STATEMENT: These mainly central industrial zones which front on to State Highways and other main traffic routes are required to have a high standard of development and appearance than the other central industrial zones. See the Reserves policy in the scheme statement regarding reserves contributions in respect of industrial and commercial developments and redevelopments.

6.1.2 PREDOMINANT USES:

The predominant uses shall be :

- (a) Service industries and any other industry, except those specified in Appendices I and II, including a shop for the sale only of goods manufactured on the site:
- (b) Warehousing for the storage and distribution of goods of a light nature:
- (c) Showrooms and offices associated with any of the above uses:
- (d) Retail sales of the following :
 - engineering supplies, automotive products, parts and accessories for machinery and appliances.
 - farm supplies and equipment
 - building (including plumbing and drainage) materials, componentry and equipment (excluding materials for decoration and furnishing) and joinery.
 - gardening and landscaping material and equipment.
 - floor coverings.
 - solid fuel heaters and ancillary equipment required for their operation.
- (e) Shops selling second hand or used goods:

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