

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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- PURPOSE 4/1/21
- (f) Auction rooms providing access is not from the State Highway. (This activity to be considered similar to a place of assembly for the purposes of assessing car parking requirements);
 - (g) Service Stations, commercial garages and premises for the sale of motor vehicles, caravans or boats;
 - (h) Living quarters for a caretaker or other person whose employment is such that he is required to live on the premises;
 - (i) Veterinary clinics and other premises for the treatment of animals;
 - (j) Places of assembly, gymnasiums and recreational facilities;
 - (k) Accessory buildings for any of the foregoing uses.

6.1.3 CONDITIONAL USES:

The conditional uses shall be :

- PURPOSE 4/1/21
- (a) Any industry specified in Appendix II hereto if the process is so modified as to preclude objectionable aspects in relation to adjoining properties;
 - (b) Retailing not included as a predominant use where :
 - (i) the retailing activity is subsidiary to another or other activities on the site; and
 - (ii) it is reasonable to allow the subsidiary retailing to be conducted in association with the dominant activity; or
 - (iii) the scale of the proposed retailing activity is small and inconsequential; or
 - (iv) the goods to be retailed are of a nature on account of bulk, configuration, natural association with other goods or activities or otherwise however, that it is appropriate for them to be retailed in this zone; and
 - (v) in every case the overall integrity of the Central Business District resource is not duly threatened.
 - (c) Licensed Hotels or taverns;
 - (d) Accessory buildings for any of the foregoing uses;

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- (e) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act :
- (f) Funeral director's premises, including funeral chapels and associated car parking.

6.1.4

REQUIREMENTS FOR PREDOMINANT USES IN INDUSTRIAL 1 ZONE:

6.1.4.1

For predominant uses (a) to (q) inclusive-

- a) The Council shall be satisfied that the design, materials and construction of buildings, and the design and layout of all yards and open spaces about the buildings will enhance and promote the amenities of the neighbourhood, and that the use will not be a nuisance to nearby properties or the owners or occupiers thereof or be an annoyance to such owners or occupiers because of noise, smoke, smell, effluent, vibration, dust, glare or other objectionable elements.
- b) Maximum site coverage, including accessory buildings - 70% - Provided that additional site coverage may be permitted at the discretion of Council, for buildings complying with 6.1.4.2 (c) below.
- c) 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 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 that 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.
- d) Minimum yard requirements -
 Front - 5 metres but for local streets (Ordinance 11.1.1) the yard may be 3 metres.
 Side - 4.5 metres where adjoining a residential or recreation zone.
 Rear - 6 metres where adjoining a residential or recreation zone.

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

e) Performance Standards-

1) Noise-

On the boundary of the site	Monday to Friday (inclusive)	7am-7pm	55d BA,
	Saturday	7am-12noon	55d BA,
	Monday to Friday (inclusive)	7pm-7am	45d BA,
	Saturday 12 noon to Monday 7am		
	(including Sundays and Public Holidays)		45d BA,

On the boundary of any site zoned residential Monday to Friday (inclusive) 7am-7pm 50d BA,
 Saturday 7am-12 noon 50d BA,
 Monday to Friday (inclusive) 7pm-7am 40d BA,
 Saturday 12noon to Monday 7am
 (including Sundays and Public
 Holidays) 40d BA.

ii) Glare-

No building shall be constructed and finished and no lighting shall be installed so as to produce an objectionable amount of reflected or direct glare visible from the windows of any residential building.

- f) Landscaping - Not less than 60% of the front yard shall be landscaped and maintained to the satisfaction of the Council.
- g) Parking - (Service Stations)- 4 spaces per 100 square metres of floor area,
 (motor vehicle repair garage)
 Warehousing and storage only - 1 space per 100 square metres of floor area, or 1 for every 2 principals and employees whichever is the greater,
 other industrial uses - 2 spaces per 100 square metres of floor area, or 1 for every 2 principals and employees, whichever is the greater,
 additional requirement where there is a shop - 3 spaces per 100 square metres of the gross floor area of the shop,
 place of assembly uses - 1 space per 10 person capacity,
 caretaker or other persons's living quarters - 1 space per household unit.
- h) Where living quarters are provided for a caretaker or other person, these shall:
 - i) Comply with Chapter 4 of NZS 1900 and amendments thereto,
 - ii) have 150 square metres of open space provided about these quarters for the exclusive use of the occupants of such accommodation.

6.1.4.2

Accessory buildings for predominant uses:

- a) Maximum height of buildings - 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) Buildings shall comply 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.

6.2 INDUSTRIAL 2 ZONE:

6.2.1 ZONE STATEMENT: These mainly central industrial zones provide for a wider range of industrial activities 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.

6.2.2 PREDOMINANT USES:

The predominant uses shall be:

- a) Any industry, except those specified in Appendices I and II, including a shop for the sale only of goods manufactured on the site:
- b) Warehousing and bulk storage (excluding petrol and oil storage) including a shop for the sale of bulky items, which in the opinion of Council are inappropriate to be sold within the Commercial 3 Zone, such as building supplies and farm equipment:
- c) Showrooms and offices associated with any of the above predominant uses:
- d) Service stations, commercial garages, and premises for the sale of motor vehicles, caravans or boats:
- e) Living quarters for a caretaker or other person whose employment is such that he is required to live on the premises:
- f) Veterinary clinics and other premises for the treatment of animals:
- g) Places of assembly, gymnasiums and recreational facilities:
- h) Accessory buildings for any of the foregoing uses.

6.2.3 CONDITIONAL USES:

The conditional uses shall be:

- a) Any industry specified in Appendix II:
- b) Any industry specified in Appendix I if the process is so modified as to preclude every element of noxiousness or danger in relation to adjacent properties and the surrounding neighbourhood:
- c) Licensed hotels or taverns:
- d) Intensive commercial market gardening and glasshouses, with residential accommodation used exclusively with these uses:
- e) Accessory buildings for any of the foregoing uses:

6.2 INDUSTRIAL 2 ZONES:

6.2.1 ZONE STATEMENT: These mainly central industrial zones provide for a wider range of industrial activities 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.

6.2.2 PREDOMINANT USES:

The predominant uses shall be :

- (a) Any industry , except those specified in Appendices I and II, including a shop for the sale only of goods manufactured on the site:
- (b) Warehousing and bulk storage (excluding goods included under the provisions of the Dangerous Goods Act 1974 and its successors).
- (c) Showrooms and offices associated with any of the above predominant 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:
- (f) Auction rooms providing access is not from the State Highway. (This activity to be considered similar to a place of assembly for the purposes of assessing car parking requirements):
- (g) Service Stations, commercial garages and premises for the sale of motor vehicles, caravans or boats:

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- (h) Living quarters for a caretaker or other person whose employment is such that he is required to live on the premises:
- (i) Veterinary clinics and other premises for the treatment of animals:
- (j) Places of assembly, gymnasiums and recreational facilities:
- (k) Accessory buildings for any of the foregoing uses.

6.2.3 CONDITIONAL USES:

The conditional uses shall be :

- (a) Any industry specified in Appendix II:
- (b) Any industry specified in Appendix I if the process is so modified as to preclude every element of noxious or danger in relation to adjacent properties and the surrounding neighbourhood:
- (c) Retailing not included as a predominant use where :
 - (i) the retailing activity is subsidiary to another or other activities on the site; and
 - (ii) it is reasonable to allow the subsidiary retailing to be conducted in association with the dominant activity; or
 - (iii) the scale of the proposed retailing activity is small and inconsequential; or
 - (iv) the goods to be retailed are of a nature on account of bulk, configuration, natural association with other goods or activities or otherwise however, that it is appropriate for them to be retailed in this zone; and
 - (v) in every case the overall integrity of the Central Business District resource is not duly threatened.
- (d) Licensed Hotels or taverns:
- (e) Intensive commercial market gardening and glasshouses, with residential accommodation used exclusively with these uses:
- (f) Accessory buildings for any of the foregoing uses:

~~6.2.3. (contd) f) Works of public utility not deemed to be predominant uses by virtue of Section 64 - of the Act.~~

6.2.4 REQUIREMENTS FOR PREDOMINANT USES IN INDUSTRIAL 2 ZONE:

6.2.4.1 For predominant uses (a) to (g) inclusive-

- a) The Council shall be satisfied that the use will not be a nuisance to nearby properties or the owners or occupiers thereof or be an annoyance to such owners or occupiers because of noise, smoke, smell, effluent, vibration, dust, glare or other objectionable elements or noxiousness or danger or detraction from amenities.
- b) Maximum site coverage, including accessory - Provided that additional site coverage buildings, 80% may be permitted at the discretion of Council for buildings complying with 6.2.4.2 (c) below.
- c) 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 $0.7x$ 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.
- d) Minimum yard requirements -
 Front - 5*metres, provided that front yards may be decreased to 3*metres for not more than 1/3 of the frontage of each site where the building fronting such yard is office accommodation or showroom not exceeding 4.5 metres in height.*For local streets
 Side - 4.5 metres where adjoining a residential or recreation zone. (Ordinance 11.1.1) the yard may be 3m and 1.5m
 Rear - 6 metres where adjoining a residential or recreation zone. _____ respectively

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

e) Performance Standards-

- i) Noise
 On the boundary of the site
- | | | |
|---|------------|---------|
| Monday to Friday (inclusive) | 7am -7pm | 60d BA, |
| Saturday | 7am-12noon | 60d BA, |
| Monday to Friday (inclusive) | 7pm -7am | 45d BA, |
| Saturday 12noon to Monday 7am | | |
| (including Sundays and Public Holidays) | | 45d BA; |

- 6.2.4.1 (contd) On the boundary of any site zoned residential
- | | | |
|---|----------------------|---------|
| Monday to Friday (inclusive) | 7am-7pm | 50d BA, |
| Saturday | 7am-12noon | 50d BA, |
| Monday to Friday (inclusive) | 7pm-7am | 40d BA, |
| Saturday | 12noon to Monday 7am | |
| (including Sundays and Public Holidays) | | 40d BA. |

ii) Glare-

No building shall be constructed and finished and no lighting shall be installed so as to produce an objectionable amount of reflected or direct glare visible from the windows of any residential building.

- f) Landscaping - Not less than 60% of the front yard shall be landscaped and maintained to the satisfaction of the Council.
- g) Parking - (Service Stations) - 4 spaces per 100 square metres of floor area,
(Motor vehicle repair garage)
- Warehousing and storage only - 1 space per 100 square metres of floor area, or 1 for every 2 principals and employees, whichever is the greater,
- other industrial uses - 2 spaces per 100 square metres of floor area, or 1 for every 2 principals and employees, whichever is the greater,
- additional requirement where there is a shop - 3 spaces per 100 square metres of the gross floor area of the shop,
- Place of assembly uses - 1 space per 10 person capacity,
- Caretaker or other person's living quarters - 1 space per household unit.
- h) Where living quarters are provided for a caretaker or other person, these shall:
- i) comply with Chapter 4 of NZS 1900,
- ii) have 150 square metres of open space provided about these quarters for the exclusive use of the occupants of such accommodation.

6.2.4.2 Accessory buildings for predominant uses:

- a) Maximum height of buildings - 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 0.7xshortest horizontal distance between that part of the building where the height is being measured and the nearest zone boundary.

- 6.2.4.2. (contd) b) Buildings shall comply 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.

6.3 INDUSTRIAL 3 ZONE:

6.3.1 ZONE STATEMENT: This zoning for suburban light industrial parks with high standards of development makes provision for employment opportunities in those localities. In the case of the undesignated land in the vicinity of Taylor Pass Road and Wither Road the range of permitted uses is not as wide as those for the land in the remainder of the Zone. See the Reserves policy in the scheme statement regarding reserves contributions in respect of Industrial and Commercial development and redevelopment.

6.3.2 PREDOMINANT USES:

The predominant uses shall be:

- a) Service industries and industries restricted to craft or light but labour intensive types excepting industries specified in Appendices I, II and IIA, in the case of the undesignated land in the vicinity of Taylor Pass Road and Wither Road, including a shop for the sale only of goods manufactured on the site:
- b) Service industries and any other industry except those specified in Appendices I and II, in the case of land where a) above does not apply, including a shop for the sale only of goods manufactured on the site:
- c) Medical Centres:
- d) Living quarters for a caretaker or other person whose employment is such that he is required to live on the premises:
- e) Accessory buildings for any of the foregoing uses.

6.3.3 CONDITIONAL USES:

The conditional uses shall be:

- a) Any industry specified in Appendix IIA hereto, in the case of the undesignated land in the vicinity of Taylor Pass Road and Wither Road, if the process is so modified as to preclude objectionable elements in relation to properties in the vicinity:
- b) Any industry specified in Appendix II hereto, in the case of land where a) above does not apply, including shop for the sale only of goods manufactured on the site:
- c) Accessory buildings for any of the foregoing uses:
- d) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

6.3.4 REQUIREMENTS FOR PREDOMINANT USES IN INDUSTRIAL 3 ZONE:6.3.4.1 For predominant uses (a) to (d) inclusive

- a) The Council shall be satisfied that the design, materials and construction of buildings, and the design and layout of all yards and open spaces about the buildings will enhance and promote the amenities of the neighbourhood, and that the use will not be a nuisance to nearby properties or the owners or occupiers thereof or be an annoyance to such owners or occupiers because of smoke, fumes, noise or other objectionable elements.
- b) Maximum site coverage, including accessory buildings - 60%.

- 6.3.4.1 (contd) c) 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 0.7x 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.
- d) Minimum yard requirements -
- Front - 7 metres
- Side - 4.5 metres where adjoining a residential or recreation zone
- Rear - 6 metres where adjoining a residential or recreation zone.
- NOTE: For normal requirements and exceptions to yards see Ordinance 14.3.
- e) Performance Standards -
- i) Noise -
- | | | |
|---|------------|---------|
| On the boundary of any site zoned residential | 7am - 7 pm | 45d BA |
| | 7pm - 7 am | 38d BA. |
- ii) Glare -
- No building shall be constructed and finished and no lighting shall be installed so as to produce an objectionable amount of reflected or direct glare visible from the windows of any residential building.
- f) Landscaping -
- Not less than 60% of the front yard shall be landscaped and maintained to the satisfaction of the Council.
- g) Parking -
- | | |
|--|---|
| | 2 spaces per 100 square metres of floor space, or 1 for every 2 principals and employees, whichever is the greater, |
| additional requirement where there is a shop | - 3 spaces per 100 square metres of the gross floor area of the shop |
| caretaker or other person's living quarters | - 1 space per household unit. |

- 6.3.4.1. (contd)
- h) Where living quarters are provided for a caretaker or other person, these shall:
 - i) comply with Chapter 4 of N.Z.S.1900 and amendments thereto,
 - ii) have 150 square metres of open space provided about these quarters for the exclusive use of the occupants of such accommodation.

6.3.4.2

Accessory buildings for predominant uses:

- a) Maximum height of buildings - 4.5 metres.
- b) Buildings shall comply with all relevant Acts, Regulations, Ordinances and Bylaws.

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

7. HOME EMPLOYMENT ZONE:7.1 ZONE STATEMENT:

Council proposed this zoning for a particular locality but did not proceed with it by allowing an objection from the landowners concerned. However the ordinances are retained in case other localities wish to utilise these provisions following scheme changes. This zoning is intermediate in type between the residential zones which permit home occupations and the suburban Industrial 3 zones, and within it high environmental standards are required. Uses excluded from the zone are any industry specified in Appendices I and II, shops and warehouses.

7.2 PREDOMINANT USES:

The predominant uses shall be:

- a) A dwellinghouse together with an employment building on the same site, with those buildings being sited respectively to the rear and to the front of the site. The principal building closest to the adjoining residential zone shall be the dwellinghouse:
- b) Accessory buildings for the foregoing uses.

7.3 CONDITIONAL USES:

- a) Predominant uses not complying with bulk and location requirements;
- b) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

7.4 REQUIREMENTS FOR PREDOMINANT USES IN HOME EMPLOYMENT ZONE:7.4.1 For predominant uses (a)

- a) The Council shall be satisfied that the design, materials and construction of buildings, and the design and layout of all yards and open spaces about the buildings will enhance and promote the amenities of the neighbourhood, and that the use will not be a nuisance to nearby properties or the owners or occupiers thereof or be an annoyance to such owners or occupiers because of smoke, fumes, noise or other objectionable elements.
- b) Maximum site coverage including accessory buildings - 40%.
- c)
 - i) Maximum height as defined in Ordinance 1- dwellinghouse 7.5 metres, employment building 5.0 metres
 - 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 $0.7x$ 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.

d) Minimum yard requirements -

- Front - 5 metres to the employment building, such yard to be landscaped and maintained to the satisfaction of Council.
- Side - 5 metres.
- Rear - 5 metres to the dwellinghouse.

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

e) Minimum separation between the dwellinghouse and the employment building - 6 metres.

f) Performance standards-

- i) Hours of use - the use of the employment building shall be restricted to the hours between 7.00am and 9.00pm.
- ii) Number of principals and employees - The number of principals and employees working in the employment building on any site shall not exceed 4 in total at least one of whom shall live in the dwellinghouse on the same site.
- iii) Noise - On the boundary of any site zoned residential 7 am - 7 pm 45dBA, 7 pm - 9 pm 38dBA.
- iv) Glare - No building shall be constructed and finished and no lighting shall be installed so as to produce an objectionable amount of reflected or direct glare visible from the windows of any residential building.

g) Screening - All boundaries with the Residential 2 zone shall be effectively screened, preferably with planting, but to the satisfaction of Council and the adjoining owner.

h) Parking - 1 space per dwellinghouse plus 2 spaces per employment building.

7.4.2

Accessory buildings for predominant uses:

a) General requirements:

- i) Buildings shall comply with all relevant Acts, Regulations, Ordinances and Bylaws.
- ii) A garage or carport attached to a main building shall be deemed to be an accessory building. Other accessory buildings must be separated by a minimum distance of 1.5 metres from the main buildings.

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

b) Residential Accessory buildings:

- i) Maximum height 3.6 metres and if on a rear or side yard no part of any building shall exceed

a height of 2.7 metres plus $0.7 \times$ 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.
- c) Employment accessory buildings:
- i) Maximum height - 3.6 metres and if proposed to be sited on a side yard the consent of the adjoining owner shall first be obtained, and no part of any building shall exceed a height of 2.7 metres plus $0.7 \times$ shortest horizontal distance between that part of the building where the height is being measured and the nearest site boundary.

8.

RURAL ZONE:

8.1

ZONE STATEMENT: The areas zoned rural are primarily to allow the existing farming operations to continue.

8.1.1

PREDOMINANT USES:

The Predominant Uses shall be:

- a) Arable farming:
- b) Sheep and Cattle farming excepting the keeping of animals within any building or enclosure within 30 metres from any residential building or less than 15m from any boundary of the site:
- c) Fruit and vegetable growing:
- d) New parks, playgrounds, recreation grounds and walkways on land not having an existing Recreation Zoning, but excluding buildings on these, except public shelters and toilets and buildings required for ground maintenance purposes:
- e) Accessory building for any of the foregoing uses.

8.1.2

CONDITIONAL USES:

The Conditional Uses shall be:

- a) A building for the sale of farm or garden produce:
- b) Buildings on new parks, playgrounds, and recreation grounds which are not permitted as a predominant use:
- c) Works of Public Utility not deemed to be predominant uses by Section 64 of the Act.

8.1.3

BULK, LOCATION, HEIGHT AND DENSITY REQUIREMENTS:

	Front Yard	Rear Yard	Side Yard	Maximum Height
Accessory Buildings	10m	10m	10m	10m.

RIVER PROTECTION (RIV PROT) ZONE

9. RIVER PROTECTION ZONE:

- 9.1 ZONE STATEMENT: This Zone is defined by flood protection stopbanks and flood protection walls along the Taylor and Opawa Rivers. The land is generally under the direct control of the Marlborough Catchment Board, though some is in private ownership. Because of the purposes of flood protection, uses within Zone have to be strictly controlled. The whole area, however, is increasingly being used for recreational purposes in addition to that land, subject to the Reserves Act 1977, designated as public works on the planning maps as Res (Rec) i.e. as Reserve (Recreation), within this Zone.

9.1.1 PREDOMINANT USES:

- a) River protection works and river control works:
- b) Parks, playgrounds and recreation grounds, but excluding buildings on these:
- c) The cropping of land and the grazing of stock.

The above uses shall be subject to compliance with the Bylaws of the Marlborough Catchment Board.

9.1.2 CONDITIONAL USES:

The conditional uses shall be:

- a) Any use permitted in zones adjoining the River Protection Zone, subject to:
 - i) Approval of Marlborough Catchment Board, including any conditions relevant to river protection and river control which the Board may impose: and
 - ii) Compliance with the Bylaws of the Board.

RECREATION 1 (REC 1) ZONE

10. RECREATION ZONES:10.1 RECREATION 1 ZONES:

10.1.1 ZONE STATEMENT: This zoning caters for informal recreation on primarily open space land in public ownership.

Land subject to the Reserves Act 1977 is designated as public works on the planning maps as Res(Rec) i.e. Reserve (Recreation).

10.1.2. PREDOMINANT USES:

The predominant uses shall be:

- a) Gardens, trees and bush, landscaping features, monuments, open spaces, footpaths:
- b) Childrens play areas and equipment:
- c) Rest areas and seating:
- d) Buildings limited to public shelters and toilets and those for ground maintenance purposes.

10.1.3 CONDITIONAL USES:

The conditional uses shall be:

- a) Works of public utility not deemed to be predominant uses by virtue of Section 64 of the Act.

10.1.4. BULK AND LOCATION REQUIREMENTS:

Any building shall be sited so as not to detract from the amenities of the adjoining zone or zones, and in particular shall not be less than 5 metres from any street or 6 metres from any residential site.

10.2. RECREATION 2 ZONES:

10.2.1 ZONE STATEMENT: This zoning caters for multiple recreational and sporting uses on land in public ownership.

Land subject to the Reserves Act 1977 is designated as public works on the planning maps as Res(Rec) i.e. Reserve (Recreation) or Res(Loc P) i.e. Reserve (Local Purposes), as appropriate.

In relation to any particular reserve or site, or part thereof, the Council may prescribe, regulate or prohibit the taking place of any games, sports or other activities for public recreation or enjoyment.

10.2.2. PREDOMINANT USES:

The predominant uses shall be:

- a) Gardens, trees and bush, landscaping features, monuments, open spaces, footpaths:
- b) Childrens play areas and equipment:
- c) Rest areas and seating:
- d) Buildings for public shelters and toilets and ground maintenance purposes:
- e) Outdoor recreation activities including rugby, soccer, hockey, netball, golf, cricket, tennis, softball, bowls, croquet, athletics, swimming or any sport which causes no hazard or offence to other persons:
- f) Stands, pavilions, gymnasiums or other buildings and structures associated with and necessary for the use of the reserve/^{or site} for outdoor recreation, including the share use of those buildings for indoor sports:
- g) Community Centres:
- h) Halls for youth groups or indoor sports.

PROVIDED THAT - in relation to uses e) to h), only one principal building may be sited on any one Reserve or site and the use of the land or building does not become a nuisance or annoyance to the inhabitants, or cause detraction from the existing and foreseeable future amenities, of the neighbourhood.

10.2.3 CONDITIONAL USES:

- a) Any new principal building where there is an existing principal building on the same Reserve or site:
- b) Works of public utility not deemed to be predominant Uses by virtue of Section 64 of the Act.

10.2.4 BULK AND LOCATION REQUIREMENTS:

10.2.4.1 Any building shall be sited so as not to detract from the amenities of the adjoining zone or zones and in particular shall not be less than 5 metres from any street or 6 metres from any residential site.

10.2.4.2 The maximum site coverage shall not exceed 1% of the net site area.

10.2.4.3 i) Maximum height as defined in Ordinance 1 - 9.0 metres; but

ii) No part of that 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 residential 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.

10.2. RECREATION 2 ZONES:

10.2.1 ZONE STATEMENT: This zoning caters for multiple recreational and sporting uses on land in public ownership.

Land subject to the Reserves Act 1977 is designated as public works on the planning maps as Res(Rec) i.e. Reserve (Recreation) or Res(Loc) i.e. Reserve (Local Purposes), as appropriate.

In relation to any particular reserve or site, or part thereof, the Council may prescribe, regulate or prohibit the taking place of any games, sports or other activities for public recreation or enjoyment.

10.2.2. PREDOMINANT USES:

The predominant uses shall be:

- a) Gardens, trees and bush, landscaping features, monuments, open spaces, footpaths:
- b) Childrens play areas and equipment:
- c) Rest areas and seating:
- d) Buildings for public shelters and toilets and ground maintenance purposes:
- e) Outdoor recreation activities including rugby, soccer, hockey, netball, golf, cricket, tennis, softball, bowls, croquet, athletics, swimming or any sport which causes no hazard or offence to other persons:
- f) Stands, pavilions, gymnasiums or other buildings and structures associated with and necessary for the use of the reserve/^{or site} for outdoor recreation, including the shared use of those buildings for indoor sports:
- g) Community Centres:
- h) Halls for youth groups or indoor sports.

PROVIDED THAT - in relation to uses e) to h), only one principal building may be sited on any one Reserve or site and the use of the land or building does not become a nuisance or annoyance to the inhabitants, or cause detracton from the existing and foreseeable future amenities, of the neighbourhood.

10.2.3 CONDITIONAL USES:

- a) Any new principal building where there is an existing principal building on the same Reserve or site:
- b) Works of public utility not deemed to be predominant Uses by virtue of Section 64 the Act. 14
- c) Premises for which an Ancillary Liquor Licence, pursuant to the Sale of Liquor 143

10.2.4

BULK AND LOCATION REQUIREMENTS:

10.2.4.1

Any building shall be sited so as not to detract from the amenities of the adjoining zone or zones and in particular shall not be less than 5 metres from any street or 6 metres from any residential site.

10.2.4.2

The maximum site coverage shall not exceed 1% of the net site area.

10.2.4.3

i) Maximum height as defined in Ordinance 1 - 9.0 metres; but

ii) No part of that 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 residential 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.

- 11 TRANSPORTATION:
- 11.1 CLASSIFICATION AND WIDTH OF STREETS AND GENERAL:
- 11.1.1 As explained in the Scheme Statement, all streets in the Borough have been classified in accordance with their function. The classification in descending hierarchy is:
- a) State Highways:
 - b) Arterial Streets:
 - c) Collector Streets:
 - d) Local Streets.
- Classifications a) b) and c) are:
- i) illustrated in Appendix VII,
 - ii) scheduled in Appendix VIII.
- 11.1.2 A new, proposed or existing street shall be of a width sufficient in the particular circumstances and for the number of sites served.
- Accordingly, on the one hand, some classified streets are shown on the planning maps to require widening. Conversely, notwithstanding the provisions of S.325 of the Local Government Act 1974, pursuant to S.78 of the Town and Country Planning Act 1977, if in the circumstances it is warranted, a Local Street (classification d) may be approved at, or reduced to, a width not less than 6m.
- 11.1.3 In order to protect both the function of the streets in Classifications a) b) and c) and the amenities of the adjoining properties, the relevant Zone Ordinances, with some exceptions, require those front yards to have a greater minimum depth than those for the streets in Classification d).
- 11.1.4 Ordinance 11 sets out, as regards any owner or occupier who wishes to construct or substantially reconstruct or add to any building or change the use of any land or building, his obligations in respect of vehicular access to property (from the street on to which it fronts), off-street parking, and facilities for loading and unloading. No building permit will be issued until the Council is satisfied, either from plans submitted or legally enforceable undertakings given, that the applicant will comply fully with this Ordinance 11 or will be in a position to comply fully therewith when requested by the Council so to do, and in any event will also comply with all other relevant Ordinances and all relevant Acts, Regulations and By-laws.

11.2 VEHICULAR ACCESS TO PROPERTY:11.2.1 GENERAL:

- a) Access to be provided - Except where, in the opinion of the Council, this provision need not apply, every owner or occupier shall provide vehicular access to his property for parking, loading and unloading, over his own land or by mutual right-of-way or service lane.
- b) Types of access - Access shall be by channel and crossing as described in paragraph (a) of 11.2.2 of this ordinance, except that, in the case of major developments, a drive-in access, as also described in the said paragraph (a) shall be provided if the Council, in its discretion, so requires.
- c) Responsibilities of Council and Developer - All work on channels and crossings within the street shall be done by the Council at the expense of the owner or occupier. This shall be done on a prepaid basis, the rates being the standard cost of construction of the channel and crossing as determined from time to time. In the case of drive-in accesses, the rate shall be the actual cost of constructing the kerb and channel, formation and surfacing of the access within the legal street. The cost of erecting signs, signals and any other traffic or pedestrian measures will normally be borne by the developer.
- d) Maintenance within the legal street - The ordinary maintenance of a channel and crossing or drive-in access is the responsibility of the Council within the public street, but any person responsible for damaging any channel and crossing is liable for the cost of restoration.
- e) Standard of Construction for Vehicle Accessways - All vehicle accessways into commercial and industrial properties shall comply with the following general requirements:
 - i) The accessway shall be formed and sealed so as adequately to prevent deleterious material such as mud, stone, chip and gravel being carried on to a street or footpath. The requirements of this paragraph will be met if the first 12 metres of accessway measured from the street boundary is so treated:
 - ii) Stormwater originating from the accessway shall be disposed of within the property or by sump and pipe to the street channel or stormwater drain:
 - iii) Accessways shall not remain open outside of the normal hours of the associated predominant use where to do so would create a nuisance.

- f) Drive-in facilities - Where the use of the property requires drive-in facilities such as service stations, bottle stores or bus-stations, the location of access and the layout of the site shall be subject to specific approval of the Council to ensure that:
- i) Interference with pedestrian movements is kept to a minimum:
 - ii) Use of the site is consistent with smooth traffic flow in the adjoining street.
- g) Mutual Rights-of-Way and Service Lanes - Where in respect of any property it is not physically possible for an owner or occupier thereof to comply with the access requirements of this Ordinance 11, or where because of conflict with pedestrian or vehicular traffic or for any other good and sufficient reason the Council considers it expedient so to do, the Council may, in its discretion, acquire such area or areas of land from adjoining owners as may be necessary for the creation of service lanes, or may negotiate mutual rights of way to serve the property or properties affected and any other property or properties which, in the opinion of the Council, ought to be so served.

11.2.2

DESIGN OF ACCESS:

- a) General - Access from the carriageway to the property shall be gained by channel and crossing except that, in the case of major developments, access shall, if the Council in its discretion so requires, be a continuation of the carriageway kerb into the property. This latter form of access is known as a drive-in access.
- There are two types of channels and crossings: residential (built to carry car traffic) and commercial (built to carry heavier traffic). "Crossing" means the pavement or footpath between the carriageway channel and the property boundary, while "Channel" means the part of the carriageway channel which is crossed for access purposes.
- b) Residential Standards - For front and corner lots the minimum width of each crossing is 3.0 metres. Each site is entitled to crossing widths equal in total to one quarter ($\frac{1}{4}$) of frontage. For rear lots the following shall apply:
- Width of access way 3.5 metres, minimum width of crossing 3.0 metres:
 - Width of access way 6.0 metres, minimum width of crossing 4.0 metres.

The standard of construction for residential crossings shall be as determined by the Council from time to time. Where access for vehicles heavier than car traffic is required to residential property, this shall be by means of channel and crossing constructed to commercial standard.

- c) Commercial Standards - Where vehicle access is required to commercial or industrial property, this shall be by means of channel and crossing constructed to commercial standard, as may be required by the Council. The minimum width of crossing is 4.0 metres. This may be increased to 4.5 metres, where, in the opinion of the Council, local traffic conditions or the type of vehicle commonly used to serve the property justify this increase. Each site is entitled to crossing widths equal in total to one quarter ($\frac{1}{4}$) of its frontage on that road, or one third ($\frac{1}{3}$) in the case of a site fronting a street having a carriageway width of less than 9.0 metres.

Where a property fronts on to more than one street, and subject to satisfying all other requirements, a developer may amalgamate all or part of his crossing entitlement for each frontage. The location of the accesses so created shall be at the discretion of the Council.

- d) Distances of Access from Intersections - no access to any property shall be sited closer than 12.0 metres from any intersection, such distance to be measured from the intersecting kerb-lines. The Council may require greater distance in the case of major intersections, or where development of a property near an intersection will generate traffic likely to interfere with the normal flow of traffic through that intersection.

11.3 OFF-STREET PARKING:

11.3.1 PARKING OF VEHICLES - GENERAL:

- a) Obligation of Owner or Occupier - Every owner or occupier who constructs or who substantially reconstructs or adds to any building or changes the use of any site, shall make provision for off-street public or private parking in accordance with the requirements of the relevant Zone Ordinance for vehicles used in conjunction with the site (whether by occupiers, employees or invitees, customers, or other persons) or shall make provision sufficiently close to the site but not on a street.

Note: That in the Commercial 3 Zone there is no requirement for off street parking.

- b) Counting of Spaces - The assessment of the number of spaces provided by any developer shall be in accordance with the dimensions and vehicle characteristics set out in 11.3.4 of this Ordinance.

- c) Diminution of Land Available - The space that is available about a building to meet the requirements of both this Ordinance and the relevant Zone Ordinance for off-street parking shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.
- d) Yard Space may be used - The provision for parking in respect of any site may be made as part of the yard space of that site, except in the case of front yards of properties zoned Residential and Home Employment. The use of front yards of commercial or industrial properties for parking purposes may be permitted provided that, the minimum landscaping requirements of Ordinances 5, 6 and 15 must be satisfied.

11.3.2

PROVISION OF PUBLIC PARKING:

- a) Ordinance and By-laws - Parking for the use of the public shall, as regards layout and access and all other matters, be in accordance with the requirements of this Ordinance 11 and all relevant By-laws.
- b) Council Policy - Public parking may be developed either by the Council or private enterprise or jointly. Council may from time to time as opportunity offers or necessity dictates, acquire at suitable places, by agreement or compulsorily, such areas of land as may be necessary to achieve the aims of its parking policy, and develop that land and apply it to that use either exclusively or in combination with any other use, and with, so far as may be practicable, the co-operation of private enterprise.
- c) Jointly Used Parking Sites - Council may permit two or more developers to construct a public parking site for their common use, the number of spaces to be the sum of their individual requirements, unless it can be shown that the parking demand of one or more of the developers occurs at a different time of day from that of the remaining developers. In this case a partial or complete dispensation may be allowed in respect of the parking requirements for one or more of the developers. Developers may also enter into an agreement to use an existing parking facility when their parking demand occurs at a different time from that of the owner(s) of the facility or where there is sufficient capacity to accommodate the additional parking. Council reserves the right to re-impose the individual requirement should circumstances change with respect to the right of any developer to use the joint parking site, and may require a legal undertaking or other form of guarantee from the parties concerned, acknowledging their responsibility to provide and maintain the amount of parking required under the relevant Zone Ordinance.

- d) Assessing Parking Requirements - In assessing the number of spaces to be provided with respect to the floor area of any building, vehicle accesses and parking spaces (but not loading spaces) contained within the building shall not be included in the area. Where the number of spaces required is based on the number of employees, guests, audience, staff, tables, units of accommodation or any other factor not directly related to floor area, the developer shall indicate the total expected. The Council will have the power to re-assess the total should it be deemed unreasonably low, and base the parking requirement on the amended total.
- e) Multiple Uses on one Site - Where several activities are proposed by one developer on any site, each of which requires a parking provision, Council may permit a reduction in the total requirement of spaces where such activities do not generate a maximum parking demand at the same time.

11.3.3 PROVISION OF PRIVATE PARKING:

- a) Ordinance and By-laws - Parking for private use shall, as regards layout and access and all other matters, be in accordance with the requirements of this Ordinance 11 and all relevant By-laws.
- b) Turning Space for Vehicles - Where the Scheme provides for three or more off-street car parking spaces on any particular site, then adequate space shall be provided so that vehicles normally using the car parking spaces are not required to reverse either on to or off the street.
- c) Residential site coverage - The parking spaces required to be provided in accordance with the Scheme on sites in residential zones used for dwelling houses and apartment houses shall be deemed to be covered for the purposes of assessing the site coverage of each site. For this purpose each parking space shall be assessed as 15 square metres.
- d) Use of Front Yards for Parking - The front yards of sites in Residential zones used for dwellinghouses or apartment houses and of sites in the Home Employment Zone shall not be used for the provision of off-street car parking spaces required by the Scheme. The use of front yards for car parking purposes for any other uses permitted in residential zones shall be at the discretion of the Council, which may require equivalent areas of open space to be provided in front of buildings on the particular site and landscaped to a satisfactory standard.

11.3.4

DESIGN OF PARKING AREAS:

- a) Vehicle Dimensions - Parking spaces provided under this Ordinance shall be of sufficient size and suitability laid out to accommodate a "90 Percentile Design Motor Car" as defined by the Ministry of Transport. The dimensions and turning circle of this vehicle are shown in Figure 1 of Appendix IX.
- b) Typical Layouts - The layout adopted will depend on the area and shape of the space available and the purpose for which parking is required - i.e. short, medium or long term parking, and whether for general public use or staff. There are usually several alternative methods of achieving a satisfactory parking layout having adequate access and manoeuvring space. The layouts shown in Appendix X are suitable for most conditions.
- c) General Design and Constructional Details - All public parking areas, car sales yards, and private parking in association with commercial or industrial uses shall comply with the following general requirements:
 - i) The parking area shall be formed and sealed or otherwise maintained so as not to create a dust nuisance or permit vehicles to carry deleterious material such as mud, stone, chips or gravel on to the street or footpath:
 - ii) Stormwater originating from the parking area shall be adequately disposed of either within the site or by pipe to the street channels or stormwater drains:
 - iii) Vehicles using the parking area shall be prevented from entering or leaving the site except by the accessways provided, or from approaching and damaging boundary fences, or from encroaching on any footway:
 - iv) Any areas not used for car parking shall be landscaped:
 - v) The parking area shall not be left open outside the normal hours of the associated predominant use where to do so would create a nuisance:
 - vi) Where the parking area adjoins residential property a 1.8m high fence of approved design shall be erected where considered desirable by the Council:
 - vii) All of the above shall be provided and maintained to the satisfaction of the Council.

11.4

LOADING AND UNLOADING OF VEHICLES:

11.4.1

GENERAL:

- a) Off-street loading to be provided - Except in the case of a dwellinghouse or of an apartment house containing two household units, and except as provided in paragraph (c) below every owner or occupier who constructs or who substantially reconstructs or adds to any buildings or changes the use of any site, shall make adequate provision on his own property, or by approved mutual agreement on an adjacent property, for the loading and unloading of all goods associated with the site. The method of loading and unloading shall at no time cause the footpath or access to adjacent property to be blocked, nor shall it create a traffic hazard on the street.
- b) Yard space may be used - The provision of loading areas in respect of any site may be made as part of the yard space of that site, except in the case of front yards of properties zoned Residential or Home Employment. The use of front yards of commercial or industrial properties for loading purposes shall be at the discretion of the Council which may require equivalent areas of yard space to be provided in front of buildings on the site.
- c) Council may waive requirements or require developers to enter into an agreement - where the configuration or location of the site precludes the provision of off-street loading, and at the same time kerbside loading would not cause undue traffic hazard or congestion on the street then -
 - i) Council may fully or partially waive the requirement under paragraph (a) above:
 - ii) Council may require the developer to enter into an agreement with other adjacent developers to provide and maintain a jointly used loading area, or enter into a bond in such form as may be required by Council.

In considering the above provisions Council shall take into account the reasonable possibility of loading facilities being able to be provided in the future.

11.4.2

DESIGN OF LOADING AREAS:

- a) Vehicle Dimensions and Layout - The layout adopted will depend on the area and shape of the land available, the purpose for which loading is required, and functional design of the building. The layout shall generally be of sufficient size to accommodate the following design vehicles -
- i) In all industrial and commercial zones except in Commercial 1 Zone -
"90 percentile two-axled truck" as defined by the Ministry of Transport. The dimensions and turning circle of this vehicle are shown in Figure 3 of Appendix IX.
 - ii) In the Commercial 1 Zone -
"99 percentile motor car" as defined by the Ministry of Transport. The dimensions and turning circle of this vehicle are shown in Figure 2 of Appendix IX.
- b) Loading Docks Facing Street - Where loading docks are permitted to front directly on to the street their position shall conform with the access requirements of this Ordinance 11. The minimum dimensions for a loading dock shall be 3.6 metres wide and 7.6m deep, measured from the street boundary. Access to any loading dock shall be substantially at footpath level for a distance of not less than 7.6 metres from the street boundary.
- c) General Design and constructions details - All loading or manoeuvring areas shall conform with the relevant requirements of Ordinance 11.3.4.(c).

ORDINANCE 12- AIRPORT PROTECTION:12.1 OMAKA AERODROME:12.1.1 GENERAL:

Omaka Aerodrome is a multi-vector grass airfield situated outside the south-western boundary of Blenheim Borough, and is used by small aircraft only.

12.1.2 TAKE-OFF CLIMB/APPROACH SLOPES:

The take-off climb/approach slope commences at ground level at the airfield boundary and for the full circumference of the airfield and rises at a gradient of 3.3% (1 in 30) until it intercepts the horizontal surface (see Appendix XI and Civil Aviation Plan A M 14375).

12.1.3 HORIZONTAL SURFACE:

The horizontal surface is a plane, circular in shape, with its height 45.75 metres (150 feet) above the established aerodrome elevation datum (100 ft AMSL) and having a radius of 2,440 metres (8,000 feet) from the geographical centre of the airfield. (see Appendix XI and Civil Aviation Plan A M 14375).

12.1.4 RESTRICTIONS:

No new construction or tree growth shall penetrate the take-off climb/approach slopes or the horizontal surface as defined in paragraphs 12.1.2 and 12.1.3 above; provided -

- a) where ground rises so that it penetrates or becomes close to either of the surfaces referred to above, then this surface may be adjusted in conformity with the ground so as to provide a vertical clearance of 10.7 metres (35 feet) above the ground level;
- b) where there exists any conflict between the surfaces referred to above, the more stringent limitation shall govern and prevail.

12.2 WOODBOURNE AIRPORT:

12.2.1 GENERAL:

Woodbourne airport is a combined civil R N Z A F airfield situated approximately 6 kilometres (4 miles) west of Blenheim Borough. The main strip is 1,547 metres (5,075 feet) long, x 152.5 metres (500 feet) wide and is oriented on a bearing of $86^{\circ} 00'$ true and has a sealed surface. The subsidiary strip is 1,296 metres (4,250 feet) long x 91.5 metres (300 feet) wide and is oriented on a bearing of $121^{\circ} 53'$ true and has a grassed surface. For full details of safety restrictions see Marlborough County district planning scheme and Civil Aviation Plan A L 14370.

12.2.2 MAIN TAKE-OFF CLIMB/APPROACH SLOPES:

The main take-off climb/approach slopes are symmetrically disposed about the extended centre line of the main strip with sides diverging uniformly outward at a rate of 15% ($8^{\circ} 32'$) from the corners of the strip. Each of the slopes rise at a gradient of 1.6% (1 in 62.5) over a horizontal distance of 15,250 metres (50,000 feet) (see Appendix XI).

12.2.3 HORIZONTAL SURFACE:

The horizontal surface is a plane, circular in shape, with its height 45.75 metres (150 feet) above the established aerodrome elevation datum (118 ft A M S L) and having a radius of 3,965 metres (13,000 feet) from the airport reference point. (see Appendix XI).

12.2.4 CONICAL SURFACE:

The conical surface extends from the periphery of the horizontal surface upwards and outwards at a slope of 5% (1 in 20) over a horizontal distance of 1,525 metres (5,000 feet) to a height of 122 metres (400 feet) above the established aerodrome elevation datum (118ft AMSL) (see Appendix XI).

12.2.5 RESTRICTIONS:

No building, structure, mast, tree or other object shall penetrate the approach slopes, horizontal surface, or the conical surface as defined in paragraphs 12.2.2 to 12.2.4 above: provided -

12.2.5 (contd)

- (a) where ground rises so that it penetrates or becomes close to either the horizontal surface or the conical surface, then these surfaces may be adjusted in conformity with the ground so as to provide a vertical clearance of 10.7 metres (35 feet) above the ground level:
- (b) where there exists any conflict between the surfaces referred to above, the more stringent limitation shall govern and prevail:
- (c) limited infringement of these restrictions may be permitted in exceptional cases subject always to the prior written consent of the Director of Civil Aviation Division, Ministry of Transport in conjunction with the Secretary of Defence, subject to any conditions they may require.

12.3 LEVEL DATUMS:

- 12.3.1 The established aerodrome elevation datum Omaka (100 ft AMSL) is 30.48 metres above mean sea level. In terms of the Blenheim Borough Council's datum this corresponds to a reduced level of 42.67 metres.
- 12.3.2 The established aerodrome elevation datum Woodbourne (118ft A M S L) is 35.97 metres above mean sea level. In terms of the Blenheim Borough Council's datum this corresponds to a reduced level of 48.16 metres.

ORDINANCE 13 - SUBDIVISION OF LAND13.1 GENERAL:13.1.1 CODE OF URBAN SUBDIVISION:

Pursuant to S.313 of the Local Government Act, 1974 the Council will prepare, publicly notify and adopt under resolution, a code of urban subdivision setting out -

- a) Minimum requirements that the Council requires to be observed by any person undertaking a subdivision of land within the district; and
- b) Such other matters as the Council considers will be of assistance to any person undertaking such a subdivision.

13.1.2 PRELIMINARY REQUIREMENTS:

Notwithstanding that a scheme of subdivision may comply with the requirements of the district scheme in respect of frontage and area, the Council shall not approve the scheme of subdivision if the site is not suitable or if the use proposed or the arrangement of sites or shape of any proposed site is not in conformity with recognised principles of town and country planning; provided that in determining whether a site is suitable, regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines, and to liability to flooding, erosion or subsidence or slippage, to stability of foundations, and to safety, health and amenities.

13.1.3 CONDITIONS OF APPROVAL:

The Council may approve a scheme plan of subdivision subject to any conditions contained in the Code or any Act, Regulation or By-Law with respect to height of floor levels of buildings, filling and compaction of the land, drainage, easements, services, road formation and construction, amalgamations of titles, reserves contributions, or any other conditions or restrictions. The survey plan for deposit, if satisfactory to Council, shall be approved by Council under Seal subject to such plan being received in the offices of the Blenheim Borough Council within 3 years after the date of the approval of the scheme plan. A survey plan shall not be deposited by the District Land Registrar unless a certificate has been signed by an authorised officer of the Council that the conditions on the approved scheme plan have been complied with to the satisfaction of the Council.

13.1.4 APPLICATIONS FOR APPROVAL:

Refer to Ordinance 2.4.2 regarding applications for Approval.

13.1.5 PUBLIC UTILITIES:

The Council may after consultation with the authorities wishing to subdivide adopt standards of subdivision for public utilities other than those required for predominant uses in any zone, subject to the provisions of Ordinance 2.7.

13.1.6 BOUNDARY ADJUSTMENTS:

In any zone the requirements of this Ordinance 13 shall not apply to a subdivision if the Council is satisfied that the subdivision is intended solely for the adjustment of boundaries which will leave each of the adjusted allotments of substantially the same area as before.

13.1.7 RESERVES CONTRIBUTIONS IN RESPECT OF SUBDIVISION:

In terms of Council's Reserves policy, as set out in Clause 7 of the Scheme Statement, where the Council is entitled to a reserves contribution upon the subdivision of land zoned residential, commercial, industrial, or home employment, this shall be met to the satisfaction of the Council either in land, or by money, or by a combination of land and money.

13.1.8 PROVISION OF UNDERGROUND ELECTRIC POWER AND TELEPHONE RETICULATION:

Except where in any particular subdivision it would be unreasonable for this provision to apply, it shall be a condition of approval to any subdivision of land involving the construction of a new street or service lane, that the subdivider shall provide underground electric power and telephone reticulation therein in accordance with the then current requirements of the Marlborough Electric Power Board and the New Zealand Post Office.

13.1.9 AREA AND FRONTAGE REQUIREMENTS:

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

13.2

RESIDENTIAL ZONES:

13.2.1

STANDARDS:

SECTION	ZONE	STANDARD	AREA:		DIMENSION:	
			MINIMUM	AVERAGE	MINIMUM FRONTAGE:	AVERAGE FRONTAGE:
Front	R1*	Normal	650 sq.m	N.A.	17m	20m
	R2) R3)	Normal	500 sq.m	600 sq.m	16m	17m
		Reduced	400 sq.m	N.A.	14m	N.A.
Corner	R1*	Normal	650 sq.m	N.A.	DIMENSIONS:	
					MINIMUM WIDTH	
					18m	
	R2) R3)	Normal	650 sq.m	N.A.	18m	
		Reduced	500 sq.m	N.A.	15m	
Rear	R1*	Normal	650 sq.m	N.A.	ENTRANCE STRIP	
					LOTS SERVED	MINIMUM WIDTH
		R2) R3)	Normal Reduced	600 sq.m 500 sq.m	N.A.	1
Comprehensive Residential Development Unit sites per 1000m ²	R1*	2			1	3.0m
	R2)	3				
	R3)					

* For land rezoned Residential 1 by way of Plan Change DP 26 at the southern end of Redwood Street, the minimum allotment size shall be 1200 m² and there shall be no greater than 11 residential allotments created within this rezoned land. Also see Ordinances 13.2.4(f) and 13.2.9.

13.2.2

"REDUCED STANDARD" SUBDIVISION:

Subdivision of an allotment to the reduced standard shall be permitted subject to all of the following conditions:

- (a) The parent allotment is such that a separate certificate of title could have been issued for it prior to 25 March 1970 in the case of allotments in the pre 1974 area, or prior to 1st November 1974 in the case of allotments in the post 1974 areas.
- (b) A new lot may be created to the reduced standard only if the siting of existing buildings of reasonable durability preclude compliance with the normal standard of subdivision.
- (c) Not more than 2 "reduced standard" sections will be created by the subdivision.

13.2.3

AVERAGE AREAS AND FRONTAGES:

- (a) The averaging of areas and frontages shall apply to subdivisions containing more than four residential allotments.
- (b) With subdivisions containing more than four residential allotments, average areas shall be calculated for front lots. Corner lots shall be excluded from the calculation. For calculation purposes every lot 750 square metres or over shall be treated as a 750 square metre lot. Surveyors shall supply an average area and frontage calculation schedule.

13.2.4

DESIGN OF LOTS AND MINIMUM AREAS:

- (a) A front lot with side boundaries diverging or opening out from the street may have a minimum frontage of 6 metres if the site width at a distance of 12 metres from the street is not less than 17 metres.
- (b) A corner lot shall have a minimum frontage of 34 metres comprising two contiguous straight lines each not less than 15 metres in length, the included angle between to be not more than 135°.
- (c) If a corner lot is included in any subdivision the corner must be rounded off to a radius of not less than 6 metres or provided with a corner splay to give the equivalent sight distances.
- (d) A rear lot shall be one which does not meet the minimum requirements for a front or corner site and shall have an average width in any direction of 18 metres. Where a rear lot adjoins a large permanent open space the minimum area and dimensions may be as for a front lot except that the area shall be not less than 550 square metres exclusive of entrance strip.
- (e) Any lot subdivided to normal standards shall be capable of containing a residential building, having an area of 150m² with a least dimension of 10m, clear of all yards.
- (f) For land rezoned Residential 1 by way of Plan Change DP 26 at the southern end of Redwood Street, the subdivisional boundaries shall be designed so that no residential allotments extend on to stream bank protection works (eg; batters) of the Sutherland Stream.

13.2

RESIDENTIAL ZONES:

13.2.1

STANDARDS:

SECTION	ZONE	STANDARD	AREA:		DIMENSION:	
			MINIMUM	AVERAGE	MINIMUM FRONTAGE:	AVERAGE FRONTAGE:
Front	R1*	Normal	650 sq.m	N.A.	17m	20m
	R2)	Normal	500 sq.m	600 sq.m	16m	17m
	R3)	Reduced	400 sq.m	N.A.	14m	N.A.
Corner	R1*	Normal	650 sq.m	N.A.	DIMENSIONS:	
	R2)	Normal	650 sq.m	N.A.	MINIMUM WIDTH	
	R3)	Reduced	500 sq.m	N.A.	18m	
Rear	R1*	Normal	650 sq.m	N.A.	ENTRANCE STRIP	
	R2)	Normal	600 sq.m	N.A.	LOTS SERVED	MINIMUM WIDTH
	R3)	Reduced	500 sq.m	N.A.	SEALED CARRIAGEWAY	
Comprehensive Residential Development Unit sites per 1000m ²	R1*	2			1	3.0m
	R2)	3			2-3	3.5m
	R3)				4	5.0m
					1	3.0m

* For land rezoned Residential 1 by way of Plan Change DP 26 at the southern end of Redwood Street, the minimum allotment size shall be 1200 m² and there shall be no greater than 11 residential allotments created within this rezoned land. Also see Ordinances 13.2.4(f) and 13.2.9.

13.2.2

"REDUCED STANDARD" SUBDIVISION:

Subdivision of an allotment to the reduced standard shall be permitted subject to all of the following conditions:

- (a) The parent allotment is such that a separate certificate of title could have been issued for it prior to 25 March 1970 in the case of allotments in the pre 1974 area, or prior to 1st November 1974 in the case of allotments in the post 1974 areas.
- (b) A new lot may be created to the reduced standard only if the siting of existing buildings of reasonable durability preclude compliance with the normal standard of subdivision.
- (c) Not more than 2 "reduced standard" sections will be created by the subdivision.

13.2.3

AVERAGE AREAS AND FRONTAGES:

- (a) The averaging of areas and frontages shall apply to subdivisions containing more than four residential allotments.
- (b) With subdivisions containing more than four residential allotments, average areas shall be calculated for front lots. Corner lots shall be excluded from the calculation. For calculation purposes every lot 750 square metres or over shall be treated as a 750 square metre lot. Surveyors shall supply an average area and frontage calculation schedule.

13.2.4

DESIGN OF LOTS AND MINIMUM AREAS:

- (a) A front lot with side boundaries diverging or opening out from the street may have a minimum frontage of 6 metres if the site width at a distance of 12 metres from the street is not less than 17 metres.
- (b) A corner lot shall have a minimum frontage of 34 metres comprising two contiguous straight lines each not less than 15 metres in length, the included angle between to be not more than 135°.
- (c) If a corner lot is included in any subdivision the corner must be rounded off to a radius of not less than 6 metres or provided with a corner splay to give the equivalent sight distances.
- (d) A rear lot shall be one which does not meet the minimum requirements for a front or corner site and shall have an average width in any direction of 18 metres. Where a rear lot adjoins a large permanent open space the minimum area and dimensions may be as for a front lot except that the area shall be not less than 550 square metres exclusive of entrance strip.
- (e) Any lot subdivided to normal standards shall be capable of containing a residential building, having an area of 150m² with a least dimension of 10m, clear of all yards.
- (f) For land rezoned Residential 1 by way of Plan Change DP 26 at the southern end of Redwood Street, the subdivisional boundaries shall be designed so that no residential allotments extend on to stream bank protection works (eg; batters) of the Sutherland Stream.

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Corner	R1	Normal	650 sq.m	N.A.	DIMENSIONS:	
	R2)	Normal	650 sq.m	N.A.	MINIMUM WIDTH	
	R3)	Reduced	500 sq.m	N.A.	18m	
Rear	R1	Normal	650 sq.m	N.A.	ENTRANCE STRIP	
	R2)	Normal	600 sq.m	N.A.	LOTS SERVED	MINIMUM WIDTH
	R3)	Reduced	500 sq.m	N.A.	SEALED CARRIAGEWAY	
Comprehensive Residential Development Unit sites per 1000m ²	R1	2			1	3.0m
	R2)	3			2-3	3.5m
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- (b) A new lot may be created to the reduced standard only if the siting of existing buildings of reasonable durability preclude compliance with the normal standard of subdivision.
- (c) Not more than 2 "reduced standard" sections will be created by the subdivision.

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- (c) If a corner lot is included in any subdivision the corner must be rounded off to a radius of not less than 6 metres or provided with a corner splay to give the equivalent sight distances.
- (d) A rear lot shall be one which does not meet the minimum requirements for a front or corner site and shall have an average width in any direction of 18 metres. Where a rear lot adjoins a large permanent open space the minimum area and dimensions may be as for a front lot except that the area shall be not less than 550 square metres exclusive of entrance strip.
- (e) Any lot subdivided to normal standards shall be capable of containing a residential building, having an area of 150m² with a least dimension of 10m, clear of all yards.

13.2.5

ENTRANCE STRIPS AND PRIVATE WAYS:

- (a) Where in the opinion of Council it would not be practical or economical to require a new street to

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- (a) Where in the opinion of Council it would not be practical or economical to require a new street to be constructed the Council may allow a subdivision with up to 4 Lots on one private way. Any private way serving 2 or more rear Lots shall as a minimum be subject to the conditions that the required width of carriageway be formed, drained and sealed or surfaced in permanent materials together with the prior installation of any underground services required to serve the rear Lots.
- (b) The area of entrance strips shall be excluded from area and average width calculations for rear sections.

13.2.6

EXISTING RESIDENTIAL SERVICE LANES AND NEW LOCAL STREETS:

- (a) In the past where an allotment having an area of less than 0.8 hectares for which a separate certificate of title could have been issued prior to 25 March 1970 was of such a configuration as to make it impracticable to lay off a new street Council permitted the creation of a maximum of 10 rear sections having frontage of 10cm provided these access strips were contiguous with a service lane of not less than 5m and not more than 8m width excluding a turning area at or near the end of the lane. The service lane was required to be constructed to provide a sealed carriageway not less than 4.8 metres wide, kerbed and channelled on one side, and a concrete footpath not less than 1.2 metres wide.
- (b) Pursuant to Ordinance 14.3.2 (b) existing sections served by these service lanes shall be deemed to be front sections for determining bulk and location requirements and the service lane shall be deemed to be the street for this purpose.
- (c) Henceforth, pursuant to Ordinance 11.1.2, if in the circumstances it is warranted, a new Local Street may be approved at a width not less than 6 metres instead of Council permitting a new residential service lane.

13.2.7

SEPARATE TITLES FOR EXISTING AND PROPOSED APARTMENT HOUSES:

13.2.8

The Council may approve a Land Transfer subdivision making provision for separate titles for apartment houses provided that -

- (a) In the case of proposed apartment houses the developer shall submit to the Council for approval simultaneously both subdivisional and building plans for the development of the site. The siting of buildings shall be taken into account in processing the application for a subdivision.
- (b) The buildings shall either be existing or be erected prior to a subdivision taking place.
- (c) The common walls between proposed units shall be divided equally by the common vertical boundaries between proposed lots and party wall easements shall be created over the vertical fire walls and the

- buildings as a whole and the utility services for the individual units shall comply with the relevant Act, Regulations, Ordinances and Bylaws.
- (d) Adequate provision shall be made for all necessary easements such as those providing physical access, practicable access to parking spaces, clotheslines, front and rear entrances and utility services.
 - (e) The issuing of separate titles would in the opinion of the Council be in the best interests of the occupants or residents.
 - (f) Thereafter the units shall be maintained so that the external appearance of the whole apartment house building is in harmony (See Ordinance 15.4a).

13.2.7.2

Subdivision Standards for Apartment Houses

LAYOUT	NO OF UNITS	MINIMUM FRONTAGE	AREA	SEALED CARRIAGEWAY
Party walls at right angles to street on parent Front or Corner Section	2	11m	300 sq.m	2.5m (if R.O.W)
	2 to 4 5 to 10	End units - 11m Inner units - 8m	End units - 300sq.m Inner units 200sq.m	2.5m (if R.O.W) 4.5m (if R.O.W)
Party walls parallel to street on parent Front Section	2	Rear 3.5m and Front not less than 12m	300 sq.m	2.5m (if R.O.W)
	3,4	Rear 3.5m total and front not less than 12m	End Units - 300sq.m Inner units -200sq.m	2.5m
	5 to 10	Rear 6m total and front not less than 12m	End Units - 300sq.m Inner Units - 200sq.m	4.5m
On parent Rear Section	2 to 4	3.5m total	End Units - 300sq.m	2.5m
	5 to 10	6m total	Inner Units - 200sq.m	4.5m

13.2.5 (contd)

be constructed the Council may allow a subdivision with up to 4 Lots on one private way. Any private way serving 2 or more rear Lots shall as a minimum be subject to the conditions that the required width of carriageway be formed, drained and sealed or surfaced in permanent materials together with the prior installation of any underground services required to serve the rear Lots.

- (b) The area of entrance strips shall be excluded from area and average width calculations for rear sections.

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- (d) buildings as a whole and the utility services for the individual units shall comply with the relevant Act, Regulations, Ordinances and Bylaws. Adequate provision shall be made for all necessary easements such as those providing physical access, practicable access to parking spaces, clotheslines, front and rear entrances and utility services.
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	2 to 4	End units - 11m	End units - 300sq.m	2.5m (if R.O.W)
	5 to 10	Inner units - 8m	Inner units 200sq.m	4.5m (if R.O.W)
Party walls parallel to street on parent Front Section	2	Rear 3.5m and Front not less than 12m	300 sq.m	2.5m (if R.O.W)
	3,4	Rear 3.5m total and front not less than 12m	End Units - 300sq.m Inner units -200sq.m	2.5m
	5 to 10	Rear 6m total and front not less than 12m	End Units - 300sq.m Inner Units - 200sq.m	4.5m
On parent Rear Section	2 to 4	3.5m total	End Units - 300sq.m	2.5m
	5 to 10	6m total	Inner Units - 200sq.m	4.5m

REQUIREMENTS FOR SUBDIVISION OF LAND WHICH HAS BEEN REZONED BY WAY OF PLAN CHANGES DP 32 AND DP 37

- (a) All levies referred to in this section will be set to recover the cost to Council of providing infrastructure for the development and future residential expansion. The formula for calculating levies will be a costing schedule which combines the anticipated development of sections (and, therefore, the collection of levies), the timing of costs and the interest component of levies collected or loans taken out.
- (b) Where the existing sewer and stormwater services need to be upgraded to accommodate the additional demand an Upgrade Development Levy (UDL) will be applied to recover the cost of upgrading.
- (c) The cost of providing bulk services and 50% of the cost of upgrading existing roading to accommodate the development will be met by a Zone Development Levy (ZDL).
- (d) The Upgrading Costs and Zone Costs be reviewed annually, with the first review in May 1996, and adjusted if necessary on the basis of Council cost projections and changes in interest rates as well as changes in the number of sections developed.
- (e) It shall be a requirement that every allotment in a proposed subdivision be provided with the following services to Council approved standards:
 - (i) Sewer disposal off site by means of a water borne sewer connected to the Council sewer reticulation system.
 - (ii) Stormwater disposal off site by means of a connection to the Council stormwater reticulation system.
 - (iii) Water supply by means of a connection to the Council's water reticulation system.
 - (iv) Roads including footpaths.
 - (v) Underground electricity supply and street lighting.
 - (vi) Underground Telecom connection.
- (f) Where developers are required, due to the position of their property in relation to future development, to increase the diameter of piped services over and above that which would serve their development, Council will contribute to the marginal cost (by way of reduction in Zone Development Levy) if the service pipes are over the following minimum sizes:

Sewer	150 mm
Stormwater	375 mm
Water	100 mm

- (g) All levies will be payable by property owners/developers before their survey plans for the provision of internal roads and services are approved by Council. Payment can be made in full at this stage or by entering into an approved bond agreement. If a bond agreement is entered into a pro-rata payment in cost will be required per subdivided allotment before title is granted. Settlement in full will be required within 12 months from the granting of the title for the first subdivided section. The bond will only be released on full settlement of all levies due.
- (h) Developers are further required to appoint suitably qualified representatives to undertake the following responsibilities:
 - (i) Design of the subdivision and preparation of engineering drawings and specifications for the provision of internal roads and services.
 - (ii) Supervision of the construction of internal roads and services.
 - (iii) Certification on completion that these services have been installed to the attached drawings and specification.
- (i) The zone development levy has been calculated at \$47,257/ha, with the total development levy being \$76,825/ha for land which has been rezoned by way of Plan Change DP 32. The zone development levy has been calculated at \$69,670/ha., with the total development levy being \$99,238/ha for land which has been rezoned by way of Plan Change DP 37.
- (j) The developers are required to comply with any other conditions that may be imposed by Council when the Scheme Plan of subdivision is approved.

13.2.9 ADDITIONAL REQUIREMENTS FOR SUBDIVISION OF LAND WHICH HAS BEEN REZONED BY WAY OF PLAN CHANGE DP 26

The costs of operating and maintaining the water supply system for Residential 1 land rezoned by way of DP 26 at the southern end of Redwood Street, shall be met by a financial contribution by the developer of \$35,000 (as at February 1996) and will be subject to a capital construction index adjustment. Payment, or an approved bond agreement, will be required before survey plans are approved by Council.

13.3

COMMERCIAL ZONES(a) STANDARDS

There shall be no standard requirements for the subdivision of land in the Commercial 1, 1A, 2 and 3 Zones.

- (b) If a corner lot is included in any subdivision the corner must be rounded off to a radius of not less than 5.5 metres or cut back 4.5 metres along each street line unless the Council considers that such rounding off or cut back is not required in any particular case.
- (c) The Council may approve subdivisions subject to:-
- (i) The proposed lots being suitably designed to enable the establishment on each of a suitable building for a predominant use.
 - (ii) Compliance with all requirements as to loading, parking and access contained in the Code.
 - (iii) Compliance with relevant Acts, Regulations, Ordinances and Bylaws, with particular reference to fire partitions and party walls.
 - (iv) All lots adjoining residential or recreation zones being capable of complying with side yard and rear yard requirements.

13.4

INDUSTRIAL ZONES(a) STANDARDS

Front Lots -

Minimum area	500 sq.m
Minimum frontage	15 m.

Rear Lots -

Minimum area	500 sq.m
(excluding entrance strip)	
Minimum frontage	4m
Minimum total entrance strips serving 2 or more lots	6m, Sealed carriageway 5.0m.

- (b) If a corner lot is included in any subdivision the corner must be rounded off to a radius of not less than 5.5 metres or cut back 4.5 metres along each street line unless the Council considers that such

13.4 (cont)

rounding off or cut back is not required in any particular case.

(c) The Council may approve subdivisions to other standards subject to:-

- (i) Suitable buildings for predominant uses being designed and built to suit the proposed lots.
- (ii) Compliance with all requirements as to loading, parking and access contained in the Code.
- (iii) Compliance with all relevant Acts, Regulations, Ordinances and Bylaws, with particular reference to fire partitions and party walls.
- (iv) All lots adjoining residential or recreation zones being capable of complying with side yard and rear yard requirements.

13.5

HOME EMPLOYMENT ZONE:

(a) STANDARDS

Front Lots -

Minimum area	800 sq.m
Minimum frontage	20 m.

Rear Lots -

Minimum area	800 sq.m
(excluding entrance strip)	
Minimum frontage	6 m.

13.6

RURAL ZONE:

No further subdivision of land in the Rural Zone shall be permitted.

13.7

RIVER PROTECTION ZONE:

No further subdivision of land in the River Protection Zone shall be permitted. Where any land partly in the River Protection Zone is subdivided that portion within the zone shall remain as one allotment. This may be either a rear allotment having an access strip 5 metres wide to an existing legal street or it may be amalgamated in the same title as adjoining land partly or wholly in the same zone or it may be amalgamated with an allotment in an adjoining zone where the latter allotment complies with the District Scheme and otherwise qualifies for a separate Certificate of Title.

13.8 RESIDENTIAL 2 (SOLAR) ZONE

13.8.1 APPLICATION

This ordinance is additional to and should be read in conjunction with the remainder of Ordinance 13 (Subdivision of Land).

13.8.2 SITE ORIENTATION

The dimension of each site measured from East to West shall be at least 25 metres, except for subdivisions pursuant to Ordinance 13.2.7. (Separate Titles for Apartment Houses).

Explanation: A primary objective of this zone is to encourage the erection of residential buildings deliberately designed to collect and utilise solar energy. Generally a solar building has its longest wall on the north side and direct sunlight is admitted to all the main living areas. Correct orientation is the most important consideration in the design of a solar building, and this can only be achieved if the site is of sufficient width.

13.8.3 STANDARDS FOR SUBDIVISION

With the exception of Ordinance 13.8.2 (Site Orientation) all other subdivisional standards in this zone shall be the same as in the Residential 2 zone.

Scheme
Change
85/1