

14. BUILDINGS - GENERAL:

14.1 GENERAL AS TO USE OF SITES FOR BUILDINGS:

14.1.1 LAND TO BE SUITABLE FOR PROPOSED USE:

- a) Notwithstanding conformity with the zoning requirements of these Ordinances, no building shall be altered, erected or placed, and no use shall be established or development commenced on any land which is not suitable for the use proposed; and for the purpose of determining whether any land is suitable for any particular use, regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines, to liability to flooding, erosion, or landslip, to stability of foundations, to traffic likely to be generated by the proposed use and to safety, health and amenity.
- b) In order to avoid or reduce danger, damage, or nuisance caused by flooding, any existing or proposed site may be required by the Council to be provided with a building platform and/or the height of floor levels of buildings or other structures on any site may be imposed by the Council. The Marlborough Catchment Board will assist the Council in this regard.

14.1.2 STREET WIDENING OR REALIGNMENTS:

Where a new street or street widening is proposed any front yard requirement prescribed under the Code shall be measured as though the proposed street boundary were the front boundary.

14.1.3 AREAS AND COVERAGE GENERALLY:

The permitted minimum site areas and yard areas and the proportionate part of the land which is permitted to be covered by buildings shall be those specified in these Ordinances, and no person shall so reduce or diminish any site, or cause or permit any site to be so used, reduced or diminished, that the areas thereof that are not built over will be smaller than are prescribed by these Ordinances. The area of any entrance strip shall not be included in the calculation of site coverage for a rear site. Provided however, that this shall not apply to existing sites referred to in Ordinance 14.1.4 below.

14.1.4 USE OF EXISTING SITES:

A building may be erected on a site of any size that was in existence within the pre 1974 area when the District Scheme became operative on 1st September, 1972, or was in existence within the post 1974 areas when the areas came within the Borough's District on 1st November 1974, and is held in one or more certificates of title, or for which a separate certificate of title could be obtained without application to the Council for consent, subject to the building and its siting complying with all requirements of the District Scheme and the Council's bylaws. Provided further that this shall still apply should any such site be later reduced in size by the dedication to Council of land for street widening other than as a requirement of a subdivision.

14.2. TEMPORARY BUILDINGS AND USES:

- a) In any zone, there shall be permitted temporary offices, storage sheds, storage yards, builders' workshops and other similar buildings and uses which are required as an incidental to a building or construction project, but only for the duration of that project, and not for a period exceeding 12 months unless the consent of the Council to a longer period is obtained.
- b) Other temporary uses for such purposes as carnivals, bazaars, public meetings and the like may be permitted for such periods and subject to such conditions as the Council may determine.
- c) In any residential zone, Council may permit a temporary building for the purpose of constructing a boat, a caravan or other structure that may reasonably be associated with a spare time or retirement pursuit, and is not intended in any way as a commercial enterprise by the applicant. Permission may be granted only after production of specific written consent of adjoining owners or occupiers including apartment dwellers living on the site in question for such period and upon such terms and conditions as the Council may determine.
- d) Any written consent offered shall contain enough information to clearly indicate that the owner or occupier consenting is fully aware of the proposal, its size, its construction and finish, and the length of time the applicant anticipates the temporary use to last.
- e) The applicant will be liable for any charges made in accordance with the scale of fees as laid down by Council as amended from time to time.

14.3 REQUIREMENTS AS TO YARDS AND FENCES:

14.3.1 NORMAL REQUIREMENTS:

- a) Yards to be provided - except as expressly provided in or under this Scheme, front, side and rear yards shall be provided on each site in each zone, as required by the Code. The bulk and location requirements of each zone are specified in the relevant Ordinance.

- b) Yards to remain unoccupied and unobstructed - except as expressly authorised under this Scheme, no person shall erect any building on any front yard, rear yard, or side yard, and all such yards shall be left unoccupied and unobstructed from the general ground level upwards, except for the projection of eaves of any building over any land but such eaves must not project more than 1.0 metres over any required yards.
- c) Yards provided are to relate to one site only - no portion of a yard or other space provided to meet requirements in respect of one site, shall be taken into account in computing the area of any yard or space provided to meet requirements in respect of any other site.
- d) A Fence, boundary wall or retaining wall may be erected on any yard, subject to: compliance with the definitions of this Code as well as all other relevant Town Planning and By-Law requirements. Except as provided below for corner sites, no fence shall exceed a height of 1.8 metres, provided that, if the adjoining neighbour's consent has been given the height may be increased, but to not more than 2.7 metres where at least one of the properties concerned is zoned residential or recreation.
- e) Hedges and fences on corners - every owner or occupier of a corner site, on the frontage or frontages of which live fences or hedges or shrubs are growing, shall on each road frontage from the corner point to a distance of 4.5 metres therefrom and in the triangle thereby enclosed keep such live fences or hedges or shrubs trimmed to a height not exceeding 0.9m from the level of the footpath; and no person shall construct on any such frontage or triangle any fence, gate or other structure of a greater height than 0.9m above the level of the footpath.

14.3.2 EXCEPTIONS TO NORMAL REQUIREMENTS:

- a) When owner provides land for access way or service lane - where land for a service lane, access way or other public purpose which will not result in the land being built upon, is provided at the rear and/or the side of the site, the yard requirements and/or coverage requirements as the case may be, may be diminished correspondingly.
- b) Rear sections served by existing service lanes as provided for in Ordinance 13.2.6 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.

14.4 HEIGHTS OF BUILDINGS:

14.4.1 NORMAL REQUIREMENTS:

For each zone see the Definition of "Height" in Ordinance 1, and the Maximum height requirements and the Daylight Admission controls to adjoining land zoned residential or recreation in the relevant Ordinances.

14.4.2 RECESSION PLANES FOR CONTROLLING HEIGHTS OF COMMERCIAL AND INDUSTRIAL BUILDINGS:

At the street frontage of any site the term "recession plane" means the plane commencing at the middle line of the street and subtending an angle of fifty degrees ( $50^{\circ}$ ) with a horizontal plane passing through the nominal kerb level adjacent to the site. The recession plane shall extend the full length of the site and shall incline towards the site. See Appendix V.

In any industrial or commercial zone the height of every building (including its parapet, cornice, roof ridge, or other solid element), or other structure or part thereof, shall be restricted so that every part thereof shall lie below the recession plane as above defined except as hereafter provided. In determining the width of a street and the middle line of a street with respect to a given site in an industrial or commercial zone, all streets more than 18.46 metres in width shall be considered to be 18.46 metres in width, and the middle line taken at 9.23 metres from the front boundary of the lot.

In the case of a corner site fronting streets of different widths, the middle line of the narrower street shall be deemed to lie at the same distance from the site as the middle line of the wider street for a distance of 30 metres from the corner or the length of the frontage to the narrower street, whichever is the lesser.

In determining whether any building or structure or part thereof lies below the recession plane as above defined, the following shall not be taken into account:-

- a) Lift wells, elevator and stair bulkheads, roof water tanks, and cooling towers (together with their enclosures); provided that the maximum dimension thereof parallel to the middle line of the street shall not exceed 6 metres;
- b) Chimneys and flues; provided that the maximum dimension thereof parallel to the street shall not exceed an aggregate of 4.5 metres for any 30 metres of frontage;
- c) Spires, flagpoles, aerials and wire, chain, link, or other open or transparent fences.

#### 14.5 BUILDINGS IN RELATION TO RIVER PROTECTION WORKS:

##### 14.5.1 BUILDINGS ADJACENT TO STREAMS AND WATERCOURSES:

Where the Scheme specifies streams and water courses which are subject to the by-law of the Marlborough Catchment Board, then no building or accessory building, fence or other structure shall be erected within 7.3 metres of any such streams or watercourse; provided that the Council may, with the consent of the Catchment Board, dispense with this restriction in accordance with Ordinance 3.1.

##### 14.5.2 BUILDINGS ADJACENT TO STOPBANKS:

Where it is proposed that any building or structure be erected within 7.3 metres of any stopbank, the application for such building or structure shall be referred to the Marlborough Catchment Board for consideration and comment before Council grants approval.

##### 14.5.3 STOPBANK ADJOINING R.J. AND P.A.P. BALLINGER PROPERTY, BUDGE STREET:

- a) Within 7.3m of the River Protection Zone boundary as amended by Variation 81/3 no material shall be removed by excavation and no buildings shall be erected, and also within that area the erection of fences, planting of trees, hard paving or filling shall be subject to the approval of the Marlborough Catchment Board.
- b) Any proposed excavation that will create a permanent lowering of the surface, whether it contains any structure or not, that is more than 1m in depth and is within 15m of the River Protection Zone boundary shall be subject to the approval of the Council after consultation with the Marlborough Catchment Board; and soakage pits shall not be permitted within 15m of the River Protection Zone boundary.

15. AMENITIES:

15.1 PRESERVATION OR CONSERVATION OF BUILDINGS, OBJECTS AND AREAS OF ARCHITECTURAL, HISTORIC, SCIENTIFIC OR OTHER INTEREST OR OF VISUAL APPEAL:

15.1.1 NOTATION AND REGISTRATION:

In respect of any building, object or area of architectural, historic, scientific or other interest or of visual appeal, from time to time notated on the planning maps as a Registered Object or Area the Council shall enter particulars thereof in a register to be kept at the office of the Council, and shall forthwith notify the owner and occupier of land upon which such object or area is situated that it has been registered and is required under the scheme to be preserved. The register shall be open during office hours for inspection by persons interested.

15.1.2 PRESERVATION:

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

The trimming or treatment of any registered tree in accordance with accepted arboricultural practices shall not amount to a breach of the requirements of this ordinance.

15.1.3 APPLICATION BY OWNER:

The Owner or occupier of the land upon which any registered object or area is situated may at any time apply to the Council for consent to the destruction, removal or damage of the object or place and/or for the cancellation of the registration of that object or place.

15.1.4 CANCELLATION OF REGISTRATION:

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

15.1.5 APPLICATION OR PROPOSAL TO BE ADVERTISED:

The Council shall not reach a decision on any application under Ordinance 15.1.3 or cancel registration pursuant to the power conferred by Ordinance 15.1.4 without having advertised the application or proposal in such manner as it thinks fit; and shall in enquiring into the merits thereof invite the owner or occupier of the land upon which the object or area is situated and such person or persons as it considers have a greater interest in the matter than the public in general to advance their views thereon in person at a meeting of the Council or one of its Committees.

15.1.6 RELAXATION:

Notwithstanding any other provisions of this District Scheme, the Council may relax, alter, reduce or substitute any provision of this Code relating to bulk and location, parking and loading, or subdivision of land in any zone, if the Council considers such relaxation, alteration, reduction or substitution would help preserve or conserve any object or area, whether registered as aforesaid or not, and that such relaxation, alteration, reduction or substitution is in the public interest. Such relaxations or waivers shall be subject to the provisions of Ordinance 3.1.

15.2 CONTROL OF ADVERTISING:15.2.1 GENERAL:

Without in any way derogating from or limiting the application of any Bylaw of the Council or of Ordinance 2.2, it is expressly declared that this part of the Code is complementary to and not in substitution for the Bylaws of the Council relating to the licensing and control of signs and advertising.

15.2.2 SIGNS IN RESIDENTIAL ZONES:

No sign shall be erected, or constructed or displayed in any residential zone other than:

- a) Traffic signs erected by or with the consent of the Council or signs denoting the name of the road, number of the premises or the location or other details of a public utility or facility:
- b) Signs not exceeding 1.1 square metre in area in connection with a kindergarden, school, church, church hall, hospital, public hall, apartment house, or on a park, playground or recreation ground:
- c) A sign on the site of a use if such sign is permitted by the Council as a conditional use or a specified departure in accordance with the Act and the Code:
- d) A sign not exceeding 0.2 square metres in area bearing only the name of the premises and the professional or trade names of occupiers and the name, occupation and hours of attendance of a person or a group of persons using the premises:
- e) A temporary sign advertising the intention to sell the land or premises on which it is situated.

15.2.3 SIGNS IN OTHER ZONES:

No sign shall be erected, constructed or displayed on land not situated in a residential zone or on or in any building erected thereon if it detrimentally affects the amenities of any residential zone, or if it tends to depreciate the value of any adjoining property.

15.2.4 SIGNS AFFECTING TRAFFIC SAFETY:

If at any time the Council, having regard to considerations of traffic safety or the requirements of traffic control, is of the opinion that the erection or display of any sign ought not to be permitted, the Council may prohibit the erection or display of any such sign.

15.3 VERANDAHS AND COVERED WALKWAYS IN COMMERCIAL ZONES:

15.3.1 GENERAL:

Every building in any of the Commercial zones and fronting a street or part of a street in the zone shall, on its erection, reconstruction, or alteration in a way that substantially changes the appearance of its face, be provided with a verandah: provided that the Council may, in its discretion, waive this requirement where it is of the opinion that the movement of pedestrians on the adjacent footpaths is or will be insufficient to necessitate verandah protection for pedestrians.

15.3.2 DESIGN OF VERANDAHS:

- a) Every verandah required to be provided shall, as far as is practicable, conform with adjoining verandahs in regard to height, width, and depth of fascia, unless otherwise directed or permitted by the Council.
- b) Every such verandah, or part of a verandah shall be erected to a height of not less than 2.9 metres or more than 3.5 metres above the level of the kerb of the footway. It shall extend from the supporting building to a distance of 0.45 metres inside a vertical line drawn from the face of the kerb unless otherwise directed or permitted by the Council. Where street widening is proposed this vertical line shall be drawn from the face of the future kerb line.
- c) The depth of fascia of the verandah shall be not less than 0.3 metres nor more than 0.45 metres in depth unless otherwise approved by the Council.
- d) No verandah shall be supported by posts on the street or footway unless permitted by the Council in circumstances where posts would not interfere with the parking of motor vehicles or the free movement of pedestrians.
- e) The construction of every verandah shall be in accordance with the relevant Council Bylaws.

15.3.3

COVERED WALKWAYS:

Where covered walkways on streets or other public places are likely to be a useful amenity by giving weather protection and providing continuity with adjacent verandahs the Council will give consideration to their construction and will encourage private developers to do likewise.

15.4

HARMONY IN DESIGN AND EXTERNAL APPEARANCE OF BUILDINGS:

- a) No structure, sign, excavation or other work shall be sited, or made or finished (notwithstanding that the design and materials may comply with the Council's building Bylaws) or shall be left unfinished or allowed to fall into such a condition that it would, in the opinion of the Council, be visually inappropriate to the neighbourhood, or would otherwise interfere with the amenities of the neighbourhood or would tend to depreciate private or public values therein, and no land shall be allowed to deteriorate to or remain in such condition as aforesaid.
- b) Commercial and Industrial buildings on sites visible from residential zones, recreation zones, or the river protection zones - such parts of Commercial or industrial buildings as are visible from residential properties or from recreation zones or from the River Protection zone shall be constructed in brick, concrete, concrete block or such other low maintenance, durable materials as Council may decide and shall be architecturally detailed and constructed to a high standard of workmanship to enhance the amenities of the neighbourhood.

15.5

LANDSCAPING:

Where pursuant to this Scheme any area is required to be landscaped, it shall be laid out and at all times maintained in a neat and tidy condition in flowers, shrubs, trees, lawn, rockery, statuary, sculpture or a combination thereof, or in such other manner or materials as may be approved so as to enhance the appearance of the area. Before commencing to landscape the owner or occupier shall prepare a plan of the proposed landscape and shall obtain the approval of Council's Superintendent of Parks and Reserves thereto. If the owner or occupier shall be dissatisfied with the decision of the said Superintendent, he may refer the matter to the Council whose decision shall be final. The landscape shall be carried out in accordance with the approved plan and within three months of the commencement of the use unless some longer time shall have been agreed either by the Superintendent or the Council.

15.6

USE OF AIR SPACE:

Air space above pedestrian accessways or service lanes in the Commercial 2 and 3 zones may be used for buildings at the discretion of Council. In deciding the suitability of any such proposal, Council shall take into account the adequacy of natural lighting and ventilation, the provision of exits from the accessway or service lane and the design appearance and materials of construction of the building proposed to be erected over the accessway or service lane. Pursuant to S. 341 of the Local Government Act 1974, the Council may grant a lease to any person of any such airspace.



15.7 PROVISIONS TO BE MADE FOR THE NEEDS OF DISABLED PERSONS:

15.7.1 FOOTPATHS AND CHANNELS (S. 331 LOCAL GOVERNMENT ACT 1974):

Unless the Director-General of Social Welfare has granted an exemption, the Council shall ensure that reasonable and adequate provision is made for the kerb and channel of any pedestrian-way along any street or thoroughfare or part thereof to be constructed or reconstructed, so as to permit safe and easy passage from kerb to kerb of any mechanical conveyance normally and lawfully used by a disabled person.

15.7.2 ACCESS TO, AND FACILITIES AT, PREMISES OPEN TO PUBLIC (SECTION 25 DISABLED PERSONS COMMUNITY WELFARE ACT 1975):

Unless the Director-General of Social Welfare has granted an exemption in any case where provision is being made for the construction, on any land of any new building or premises or for the major reconstruction of any building or premises, to which the public are to be admitted, whether on payment or otherwise, the person liable for the cost of the work shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary conveniences to be available (if any), ensure that reasonable and adequate provision is made for disabled persons who may be expected to visit or work in the building or premises to enter and carry out normal activities and processes therein.

The above provisions shall apply to, buildings and premises, and parts of buildings and premises, that are intended to be used for or associated with one or more of the following purposes:

- a) Passenger transport terminals;
- b) Public lavatories, whether on land belonging to the Crown, or any local authority or public body, or any other corporation or person;
- c) Banks;
- d) Churches and chapels;
- e) Commercial buildings and premises and professional offices;
- f) Educational and cultural institutions, including schools, universities, museums, and art galleries;
- g) Municipal offices;
- h) Government offices;
- i) Hospitals;
- j) Hotels and motels and other premises providing accommodation for the public;
- k) Medical consulting rooms;
- l) Public libraries;

- m) Restaurants, cafes, and canteens:
- n) Shops at the level of the street providing sole or primary pedestrian access thereto, and other shops connected to those shops by pedestrian ramps or passageways:
- o) Sports stadiums and public recreation centres:
- p) Swimming baths:
- q) Theatres, cinemas, and concert halls:
- r) Factories within the meaning of the Factories Act 1946 employing more than 10 persons:
- s) Public parking buildings.

Where any provision as required above is complied with, a notice or sign that indicates in accordance with the international access symbol that provision is made for the needs of disabled persons shall be displayed outside the building or so as to be visible from outside it.

16.0 COMMUNITY FACILITIES ZONE16.1 Zone Statement

In a newly developing community it may be many years before churches, other places of worship, community centres, pre-school facilities, creches, day care centres and medical centres become established. Such facilities are increasingly expensive to establish and occasionally when they are provided are found to be poorly located, and frequently underutilised.

The advantages of grouping community facilities in one area include:

- joint use can be made of car parking areas, particularly of any adjacent commercial area car park. Sites can be smaller and development costs lower.
- multiple use of buildings and facilities is encouraged.
- all community facilities are conveniently located and can be easily accessible by pedestrians, cyclists and motorists from all parts of the neighbourhood.
- availability of land is more likely to be assured

16.2 Predominant Uses

- A. Places of Assembly (see definition - Ordinance 1) including gymnasiums, clubrooms (whether chartered or not) and premises having a general ancillary liquor licence.
- B. Places of Worship.
- C. Medical Centres and Plunket Rooms.
- D. Veterinary Clinics (not including boarding of animals)
- E. Educational facilities including pre-school facilities, schools, youth learning centres, adult learning centres, and libraries.
- F. Child care centres not included as educational facilities.
- G. Professional offices, excluding banks, Post Offices, financial institutions and similar uses which generate significant pedestrian movement.
- H. Garden Centres and nursery gardens provided that the area of buildings (excluding shade houses and glass houses) does not exceed 100 square metres.
- I. Taverns - limited to a maximum of 200 persons maximum occupancy.
- J. Service Stations.
- K. Residential accomodation associated with any of the above, but not more than one household unit per site.
- L. Accessory buildings to the above.

Note: unless otherwise stated these requirements apply to all the above uses A - L.

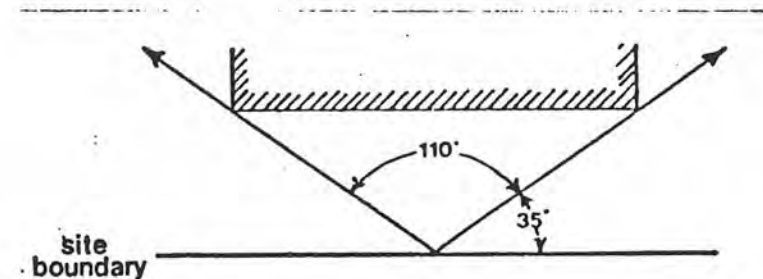
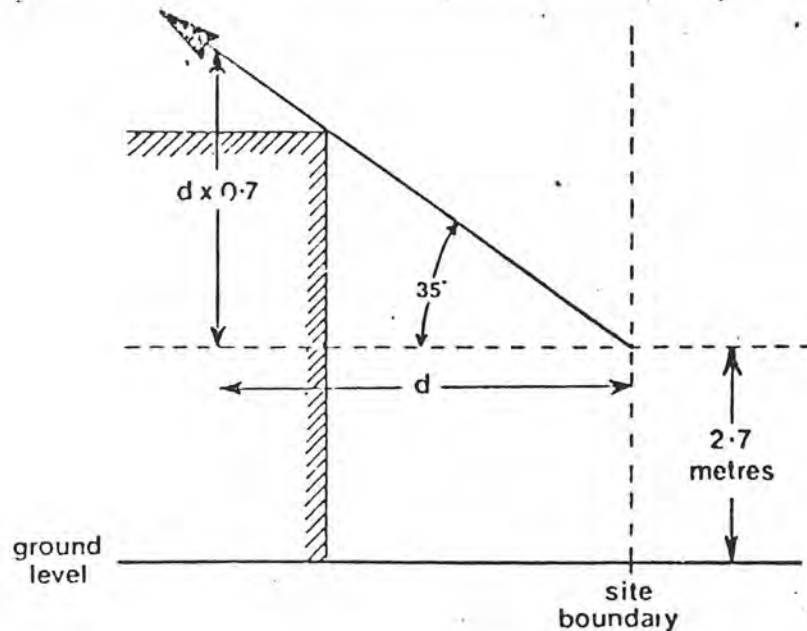
(i) Street Setback

No building shall be erected closer than 5 metres to a road. Except for vehicular and pedestrian access, the remainder of the land between the building and the road shall be landscaped within 3 months of the use being established (see Ordinance 15.5).

(ii) Distance from Boundaries

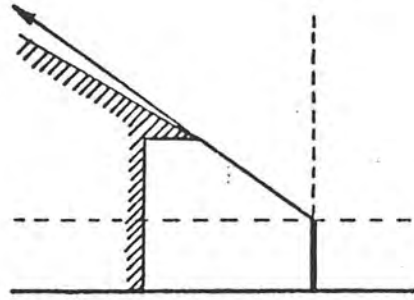
(a) Daylight Admission to Residential Neighbours

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  $110^{\circ}$  included angle between two lines drawn from any point on, and each at  $35^{\circ}$  to, the nearest site boundary.

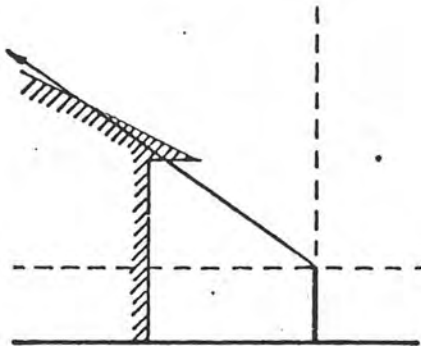


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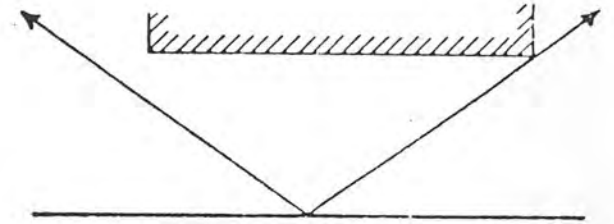
Example 1 - complies



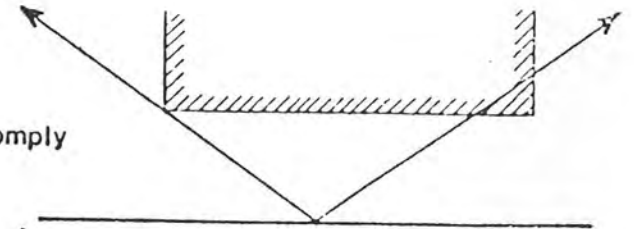
Example 2 - does not comply



Example 1 - complies



Example 2 - does not comply



Except where Ordinance 16.3(i) and 16.3(ii) above specify a greater distance, no building used or intended to be used as a place of assembly, place of worship, tavern or licensed premises shall be erected closer than 9 metres to a residential site boundary and no closer than 4 metres to any other boundary. All other buildings shall be sited at least 2 metres from a site boundary.

(iii) Open Space and Landscaping

10% of the total area of each site shall be landscaped in accordance with ordinance 15.5. In particular such landscaping and required planting shall be provided along the frontage of the site and shall be integrated with such car parks as may be required. One tree of a species capable of attaining at least 6 metres in height shall be planted and maintained (if necessary by replacement) for each four off street car parking spaces required to be provided.

Adjoining owners are encouraged to combine and co-operate to achieve a uniformity of landscaping.

(iv) Soundproofing of Places of Assembly

All buildings used or intended to be used (whether regularly or intermittently) for assembly, worship or entertainment shall have sound absorbing material incorporated at the time of construction adequate to ensure compliance with Ordinance (v) below.

(v) Noise Control

Measured at the boundary of any residentially zoned site the noise emitted from any site in this zone shall not intrude more than 10 dBA above the background noise level. Noise levels shall be measured and assessed as L10 in accordance with the methods described in NZS 6801 and 6802:1977 or their successors for the assessment of nuisance noise.

(vi) Off Street Parking

The following are minimum standards for off-street parking for each permitted use in this zone. Dispensation may be available where a particular user is able to demonstrate that at the time of maximum useage surplus off-street parking is available on publicly owned car parking nearby. Property owners are urged to consider joint use of car parks.

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Dispensation from the car parking provisions will only be considered after receipt of the written consent of the owner(s) of the car park.

Places of Assembly/Places of Worship: 1 car parking space per 10 square metres of gross floor area/

Medical Centres/Veterinary Clinics/Professional Offices: 4 spaces per professional person plus 1 space for every 2 staff

Educational Facilities/Child Care Centres: 1 parking space per staff member plus 3 parking spaces for visitors.

Taverns: The maximum number of car parking spaces that is permitted in association with a tavern is 20 spaces per 100 square metres of bar-room space. For clearly defined restaurant and games areas within the tavern the minimum car parking requirement shall be 5 spaces per 100 square metres of public area and the maximum shall be 10 spaces per 100 square metres of public area.

Service Stations: 4 spaces per 100 square metres of gross floor area.

Residential Accommodation: 1 space per residential unit (no dispensation available).

Garden Centres and Nursery Gardens: 1 space per 300 square metres land area.

Access

Vehicular access shall be provided to all sites (see ordinance 11). Owners are encouraged to combine to provide joint vehicular access. Access to service stations and the internal vehicle movement thereon shall conform to "Traffic Engineering Information Bulletin No. 1 - Standard for Service Stations 1983", Road Transport Division, Ministry of Transport, New Zealand.

Subdivision

Subdivision in this zone shall be in accordance with Ordinance 13.3.

Explanation: no standard requirements are specified but the proposed lot must be capable of accommodating the proposed building, car parking, yards, landscaping, and required access.

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16.4 Conditional Uses

1. Works of a public utility not provided for as predominant use pursuant to Section 64 of the Act.
2. Taverns with a maximum occupancy greater than 200 persons.
3. Licensed Hotels and Licensed Tourist House premises.
4. Garden Centres and Nursery Gardens with buildings (excluding shade houses and glass houses) exceeding 100 square metres in area.

**17.0. TERTIARY EDUCATION ZONE:****17.1. ZONE STATEMENT:**

This zone covers approximately 5.37 hectares of land in Riversdale fronting 85 Budge Street and Ballinger Drive.

The purpose of the zone is to promote tertiary education and training.

**17.2. PREDOMINANT USES:**

The Predominant uses shall be :-

- a) Tertiary education and training.
- b) Accessory buildings for any of the foregoing uses, including on site accommodation facilities.

**17.3. CONDITIONAL USES:**

- a) Buildings not complying with predominant use requirement but not exceeding 25 metres in height.

**17.4. REQUIREMENTS FOR PREDOMINANT USES IN TERTIARY EDUCATION ZONE:****17.4.1. For predominant uses :-**

- 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 be in harmony with the amenities of the neighbourhood.
- b) Maximum site coverage including accessory buildings - 35%.
- c) Maximum height - 15.0 metres.
- d) Daylight admission control 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 of the site boundary from which the shortest horizontal distance has been measured.
- e) Parking - 1 space per 7 effective full-time staff or students.
- f) Minimum yard requirements :  
Front - 10 metres.  
Side - 5 metres  
Rear - as provided in Clause 14.5.3. of the District Scheme.
- g) Landscaping - the site shall be landscaped for a minimum depth of 2 metres from road boundaries.



A P P E N D I X I

(Industries requiring segregation because of noxious or dangerous aspects)

Abattoirs and slaughterhouse	Glue manufacture
Acetylene gas manufacture	Glue-size manufacture
Animal by-products extraction and processing	Gypsum manufacture
Arsenic production	Knacker yards
Battery Manufacture	Lead works
Candle manufacture	Lime manufacture and packing and bag cleaning works
Celluloid manufacture	Linoleum manufacture
Cement manufacture and packing and bag cleaning works	Oil boiling, distillation and refining
Chlorine, ammonia and bleaching powder manufacture	Paper and pulp manufacture
Concrete mixing works except on sites approved by the Council	Quarrying
Detergent manufacture	Railway workshops
Explosive and fireworks manufacture	Rubber products
Fat (liquid and solid) extraction, refining and processing	Smelting metals (all types)
Fellmongering	Soap processing including making, boiling and treating
Fertilizer manufacture	Sulphuric, nitric, hydrochloric or other acid works
Fibrous plaster manufacture	Tallow melting, refining and processing
Fish cleaning and curing and treatment of by-products	Tanning and curing of hides and skins
Fuel and lubrication oils refining, and bulk stores and wholesale distribution thereof	Timber treating
Gas manufacture and storage and treatment of by-products including tar and tar products	Turpentine manufacture
Gelatine manufacture	Varnish, french polish, paint, enamel and lacquer manufacture
	Wool scouring
	Zinc works
	Any industry for the time being and from time to time scheduled as an offensive trade under the Health Act 1956 and its Amendments.

Any industry employing processes for the time being included in Part A or Part B of the Second Schedule of the Clean Air Act, 1972.

Any industry that is, or under any condition may become, noxious or dangerous in relation to adjacent properties or public places, or being an industry not specifically included in Appendix I or II hereof will detrimentally affect the amenities by the emission of noise, dust, effluent, smoke, odours or gases or causes vibration or dangerous conditions or by pollution of any watercourse, drain, creek, stream, river or the banks thereof.

A P P E N D I X II

(Industries requiring segregation because of noise, smoke, smell, effluent, vibration, dust, glare or other like objectionable elements).

Aeroplane assembly, overhauling and repairing, but not testing of air frames or engines	Fruit and vegetable preserving
Asbestos cement products manufacture	Flax mills
Asphalt products wholesale stores	Flock, shoddy or mungo manufacture
Bacon and ham curing and cold storage	Flour mills
Bitumen and bitumen products storage in paving and roofing contractors' depots	Gas storage (including charging and re-charging of containers)
Boiler works	General Engineering
Breweries	Glass manufacture
Briquette manufacture	Glass products manufacture
Burnt clay products manufacture	Junk and scrap yards
Carpet and rug manufacture	Motor-body building
Casein manufacture	Motor vehicle wrecking
Concrete products manufacture	Nail manufacture
Constructional engineering	Panelbeating works
Cooperage works	Polish manufacture
Creosote manufacture and treatment of materials with creosote	Pottery
Disinfectant manufacture	Railway goods yard
Distilleries	Rolling mills
Dried milk manufacture	Sandblasting
Drugs manufacture	Seed Cake manufacture
Dyes manufacture	Sheet metal manufacture
Electroplating works	Sheet metal works for structural, roofing and fencing materials and for heavy containers

Shell crushing  
 Ship building  
 Starch manufacture  
 Stone crushing  
 Stone cutting and dressing  
 Sugar extraction and refining  
 Tar and tar products storage in paving and roofing contractors' yards  
 Timber mills, saw-mills, recutting mills and factories using woodworking machinery

Vinegar manufacture  
 Wire manufacture  
 Wool, hides and tallow warehouse or store  
 Yeast manufacture

Any industry employing processes for the time being included in Part C, of the Second Schedule of the Clean Air Act, 1972.

provided that nothing herein contained shall prevent the operation of a power saw or a hand saw for cutting firewood in a wood yard or the establishment of a cabinet making factory or a furniture making factory

A P P E N D I X IIA

(Industries requiring segregation because of noise, smoke, smell, effluent, vibration, dust, glare or other like objectionable elements in respect of the undesignated I3 zoned land fronting Taylor Pass Road and Wither Road)

Fruit and vegetable preserving  
 Handcraft manufacture employing pottery, weaving, dyes, glass and sandblasting processes.

Monumental and ornamental stone cutting and dressing and concrete products manufacture  
 Pharmaceutical drugs manufacture

provided that nothing herein contained shall prevent the operation of a power saw or a hand saw for cutting firewood in a wood yard or the establishment of a cabinet making factory or a furniture making factory

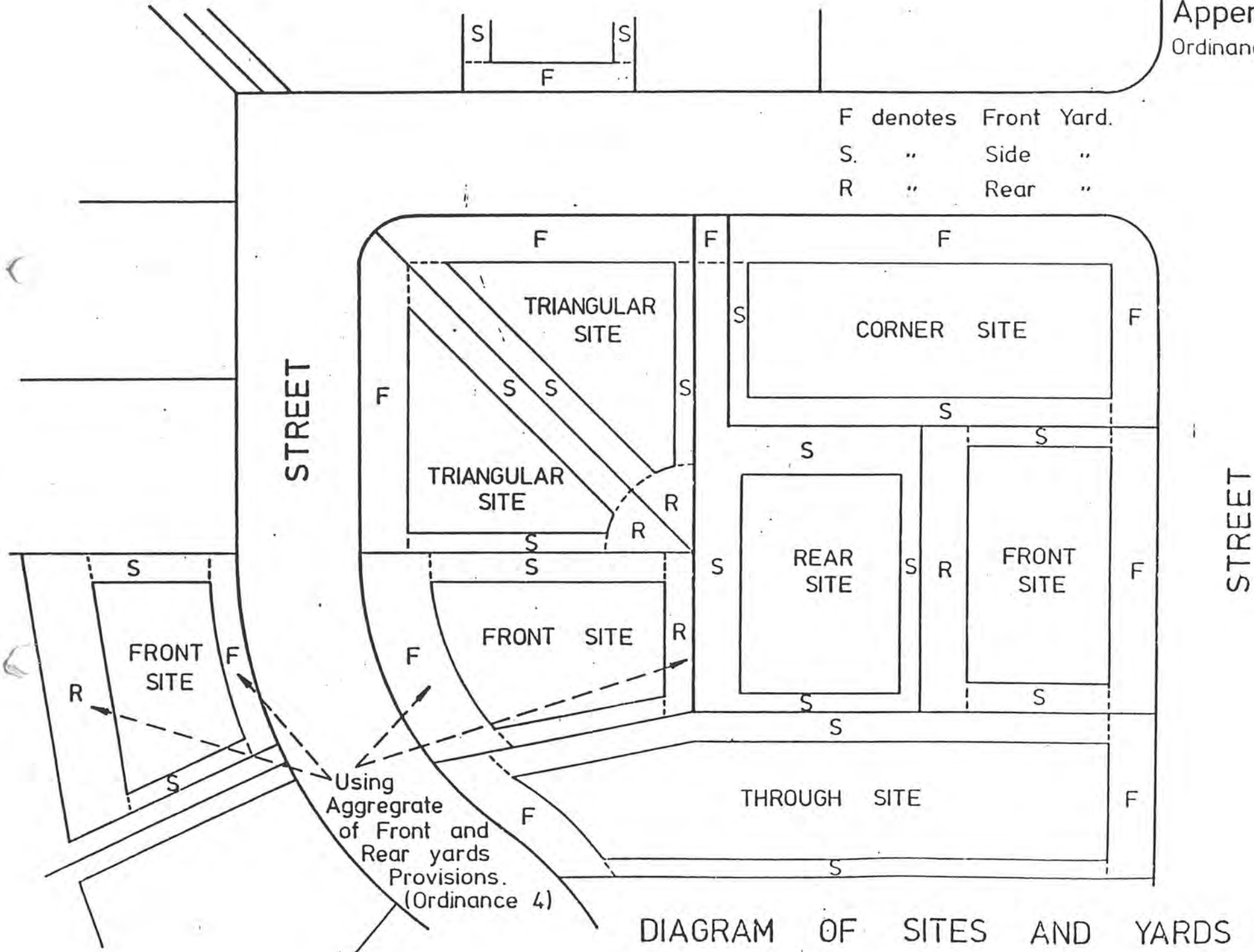
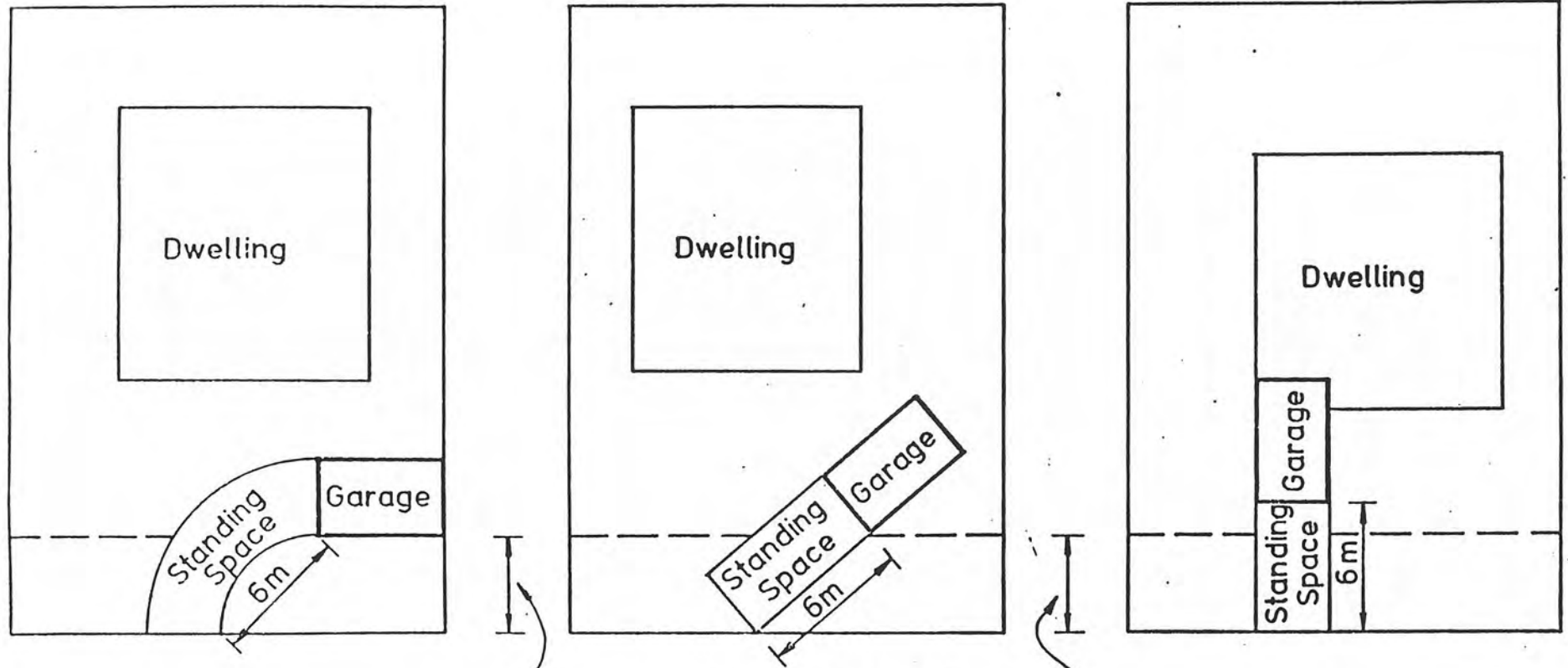
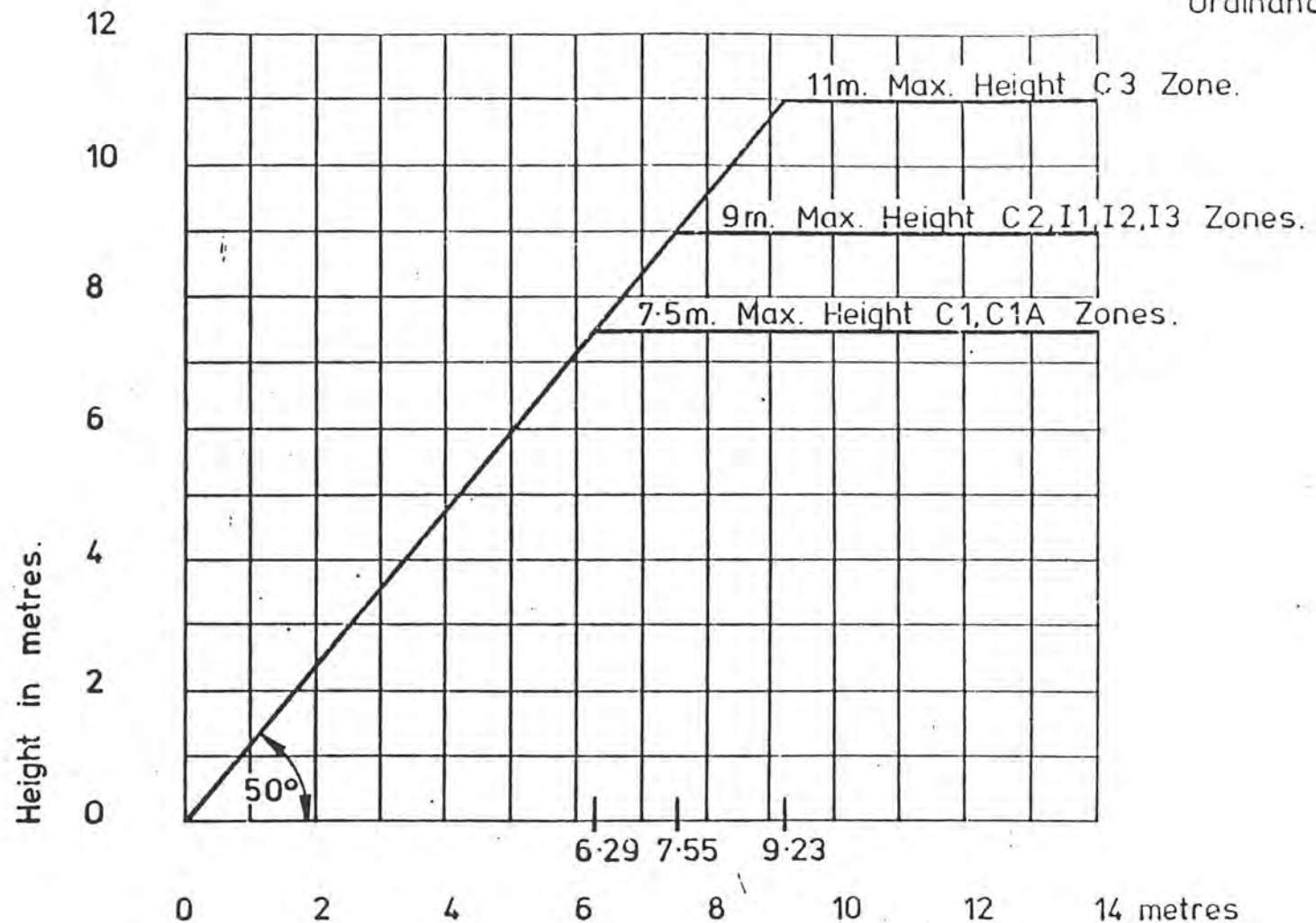


DIAGRAM OF SITES AND YARDS



Variable widths for front yards  
according to classification of streets.

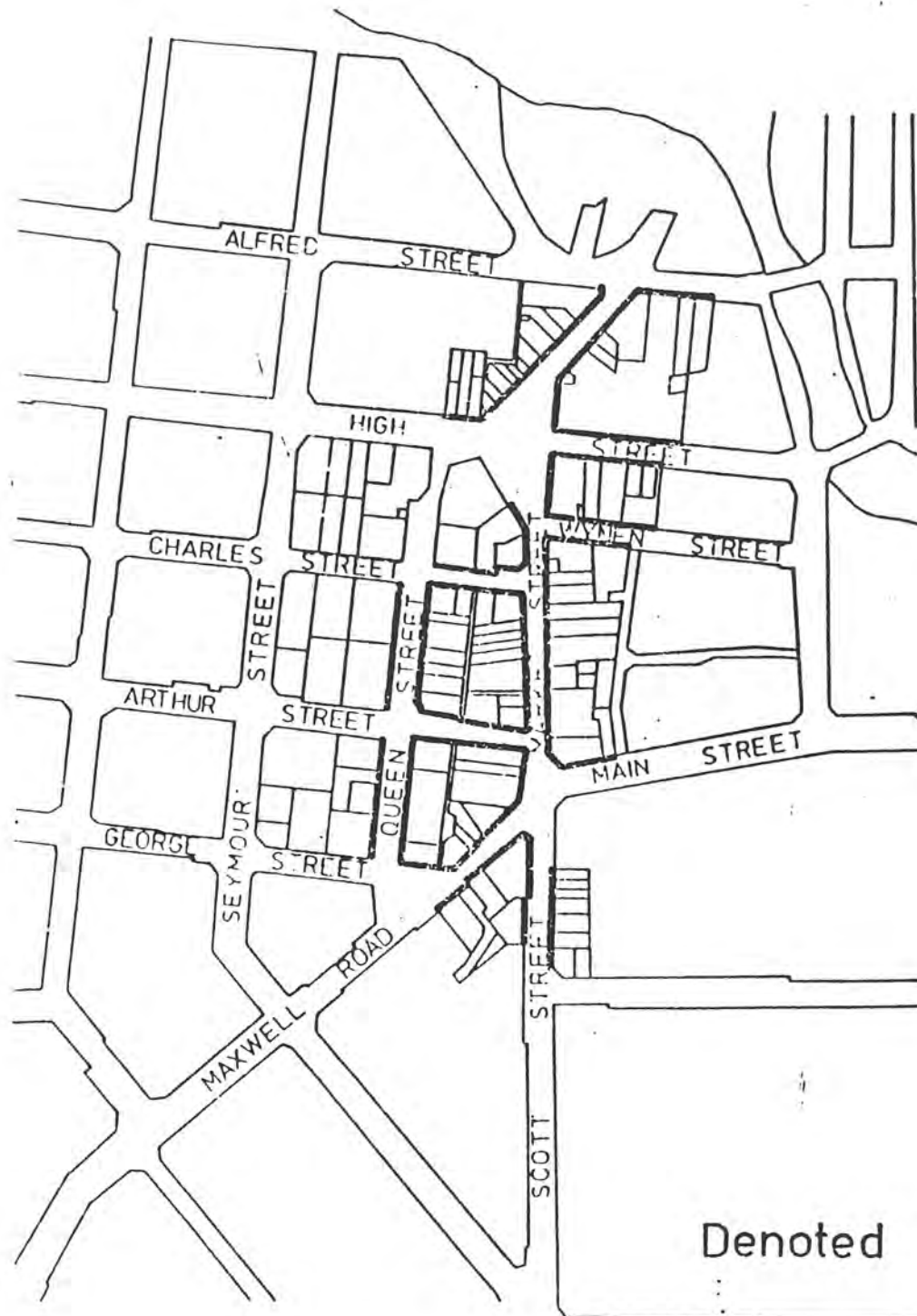
Required Standing Space



0 2 4 6 8 10 12 14 metres  
 ↑ Middle line of street, or 6.29, 7.55 or 9.23 metres from the street frontage as relevant, whichever is the lesser

Permitted height relative to distance from centre line of street with a recession plane of 50 degrees.

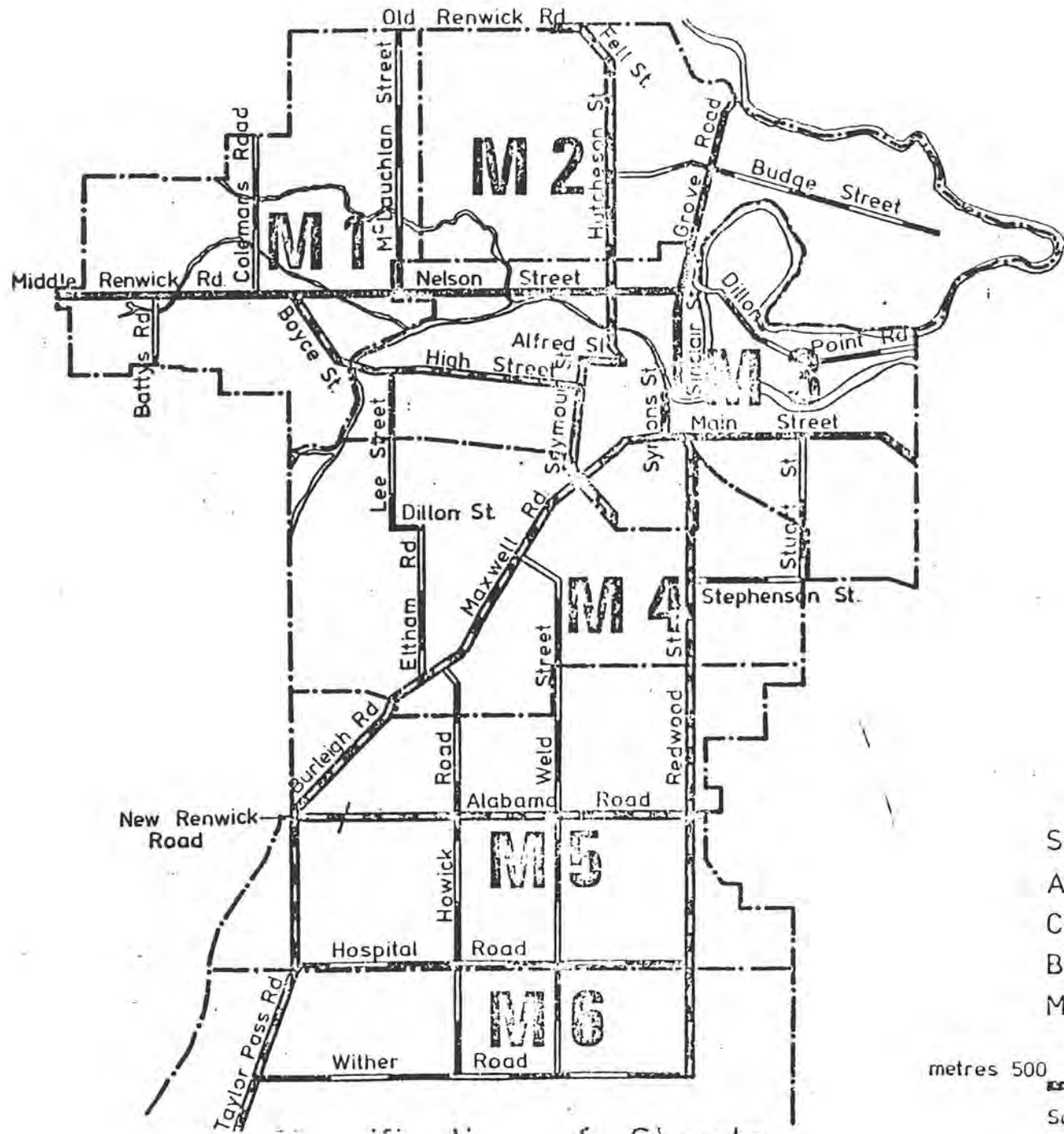
Scale 1:100



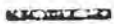

Denoted Shopping Streets



Appendix VII  
Ordinance 11-1-1 (i)



KEY

- State Highways 
- Arterial Streets 
- Collector Streets 
- Borough and Map Boundaries 

metres 500 0 500 1000  
Scale 1:25,000

APPENDIX VIII

SCHEDULE OF CLASSIFICATION OF STREETS

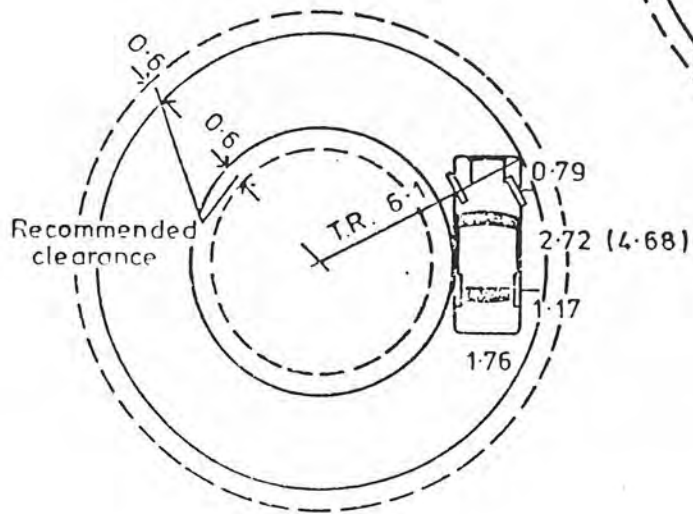
PURSUANT TO ORDINANCE 11.1.1 (ii)

(See Appendix VII for Map)

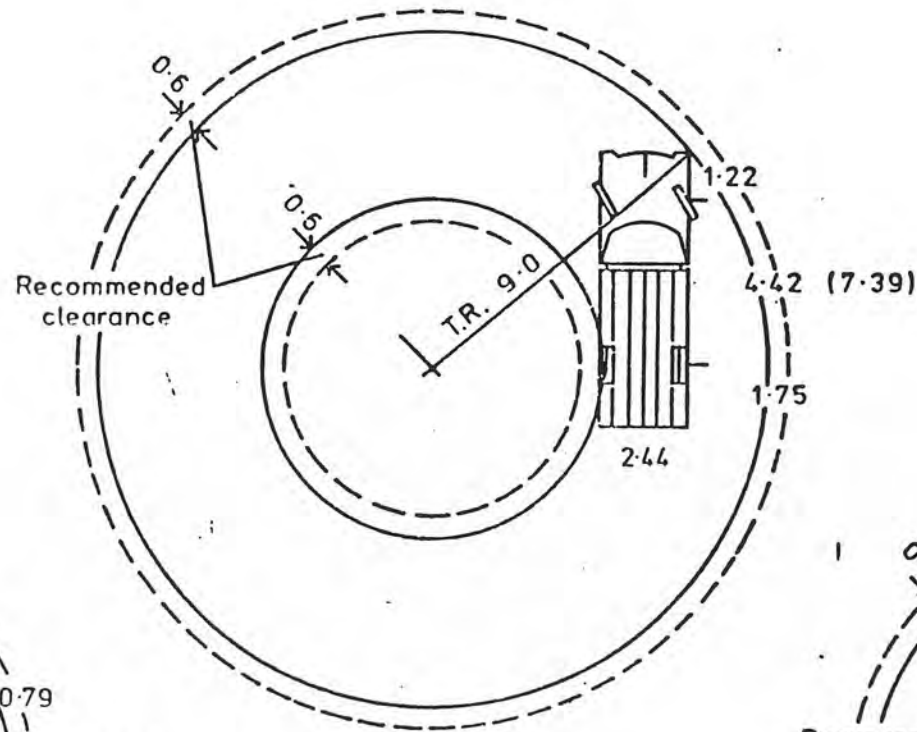
CLASSIFICATION	STREETS	PLANNING MAPS
a) STATE HIGHWAYS	S.H. 6 Middle Renwick Road/Nelson Street	M1, M3
	S.H. 1 Grove Road/Sinclair Street/Lower High Street Bridge/Symons Street/Main Street	M2, M3, M3a
b) ARTERIAL STREETS	Boyce Street/High Street (to Seymour Street)	M1, M3, M3a
	Old Renwick Road/Fell Street/Hutcheson Street/Alfred Street/Seymour Street	M2, M3, M3a, M4
	Main Street/Maxwell Road/Burleigh Road/Unformed Road/Taylor Pass Road	M3, M3a, M4, M5, M6
	Redwood Street (from Main Street to Wither Road)	M3, M3a, M4, M5, M6
	New Renwick Road/Alabama Road	M5
c) COLLECTOR STREETS	Battys Road	M1
	Colemans Road	M1
	McLauchlan Street	M1, M3
	Budge Street (from Hutcheson Street to Holdaway Street)	M2
	Lee Street/Dillon Street/Eltham Road	M3, M4
	Dillons Point Road	M3
	Stuart Street/Stephenson Street (from Main Street to Redwood Street)	M3, M4

APPENDIX VIII (Cont'd)

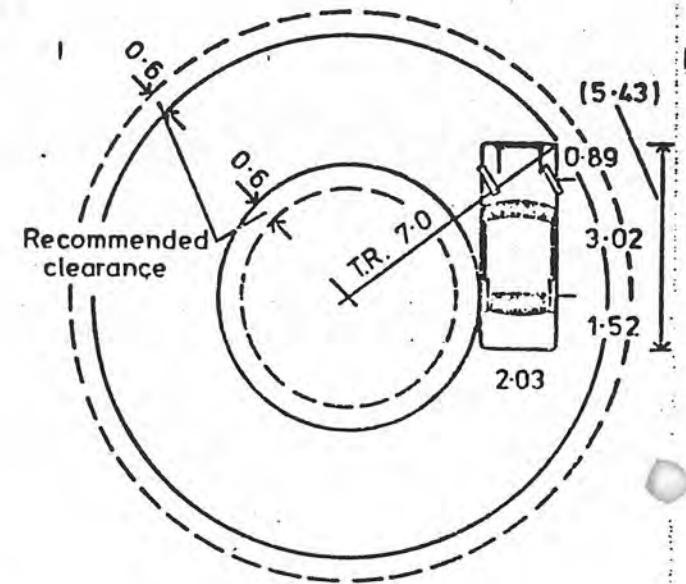
Howick Road (from Maxwell Road to Wither Road)	M4, M5, M6
Weld Street (from Maxwell Road to Wither Road)	M4, M5, M6
Hospital Road (from Taylor Pass Road to Redwood Street)	M5, M6
Wither Road (from Taylor Pass Road to Redwood Street)	M6



90 Percentile Design Motor Car  
Figure 1.  
Ordinance 11.3.4(a)

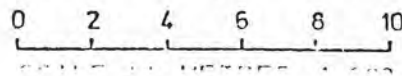


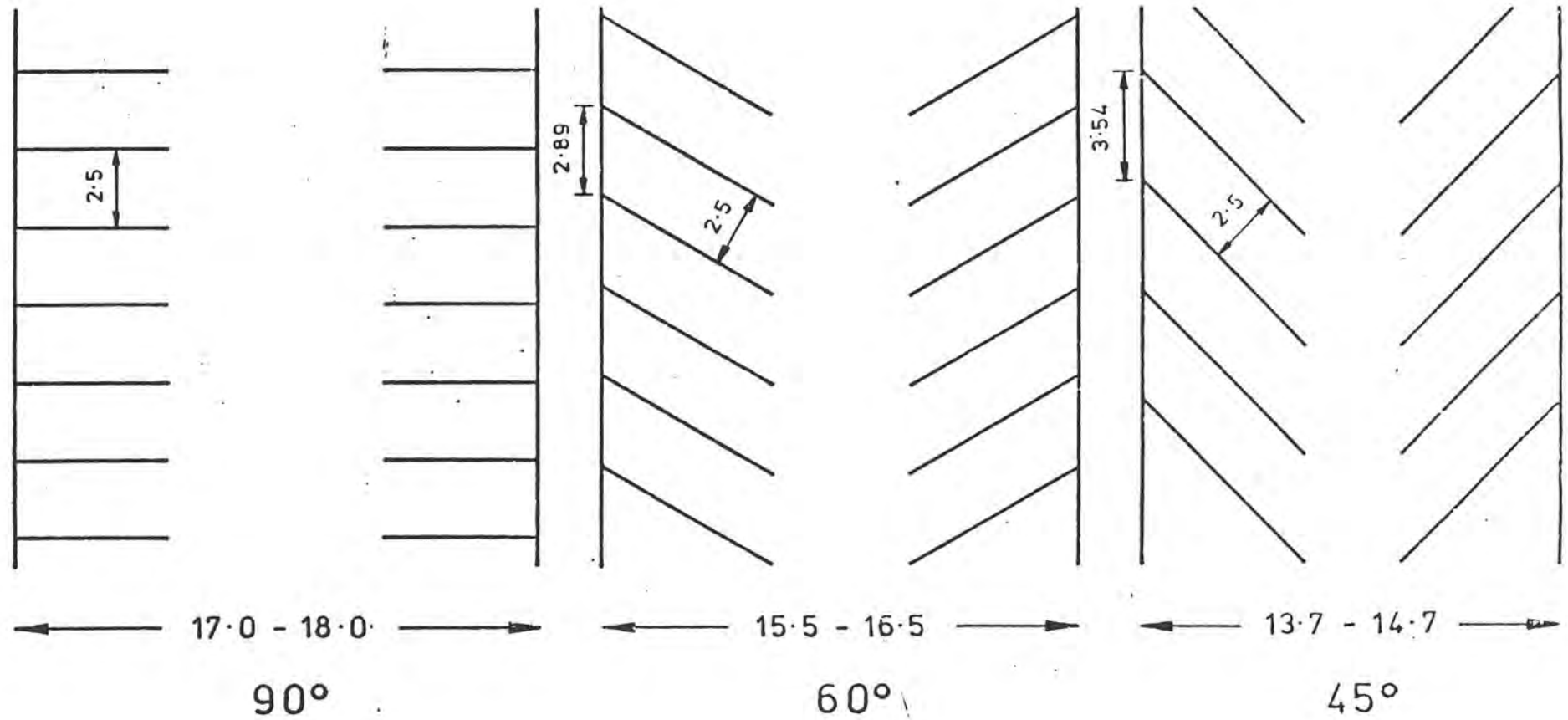
90 Percentile Two-axled  
Truck  
Figure 3  
Ordinance 11.4.2(a)(i)



99 Percentile Design Motor Car  
Figure 2  
Ordinance 11.4.2(a)(ii)

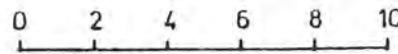
Standard Design Vehicles

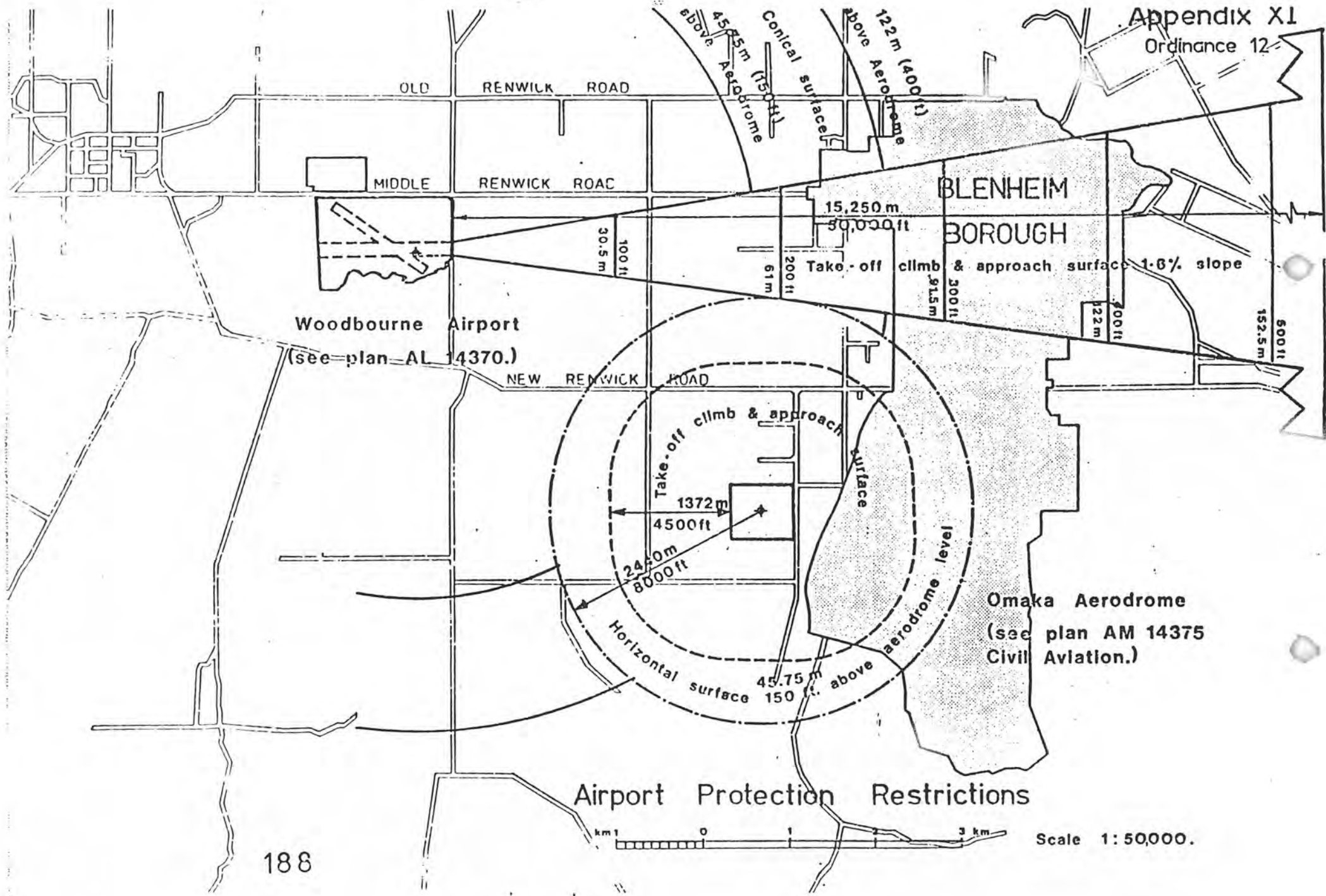




Typical Parking Layouts






Note : Larger dimensions suitable for shopper parking and other casual use.  
 Smaller dimensions suitable for private or staff parking.







Airport Protection Restrictions

## SYMBOLS

	BOROUGH BOUNDARY
	ZONE BOUNDARY
	DESIGNATED AREA
	STREET TO BE CLOSED OR STOPPED TO VEHICULAR TRAFFIC
	WATERCOURSE SUBJECT TO M.C.B. BYLAWS

	PROPOSED STREET
	PROPOSED PUBLIC WORK

Base map reproduced from  
NZMS 189, BLENHEIM,  
by permission of the  
Dept of Lands & Survey, NZ.

## ZONES

<b>R/1 to R/3</b>	RESIDENTIAL
<b>C 1 to C/3</b>	COMMERCIAL
<b>I/1 &amp; I/2</b>	INDUSTRIAL
<b>Riv. Prot.</b>	RIVER PROTECTION (MCB)

Maps updated 26 February 1978

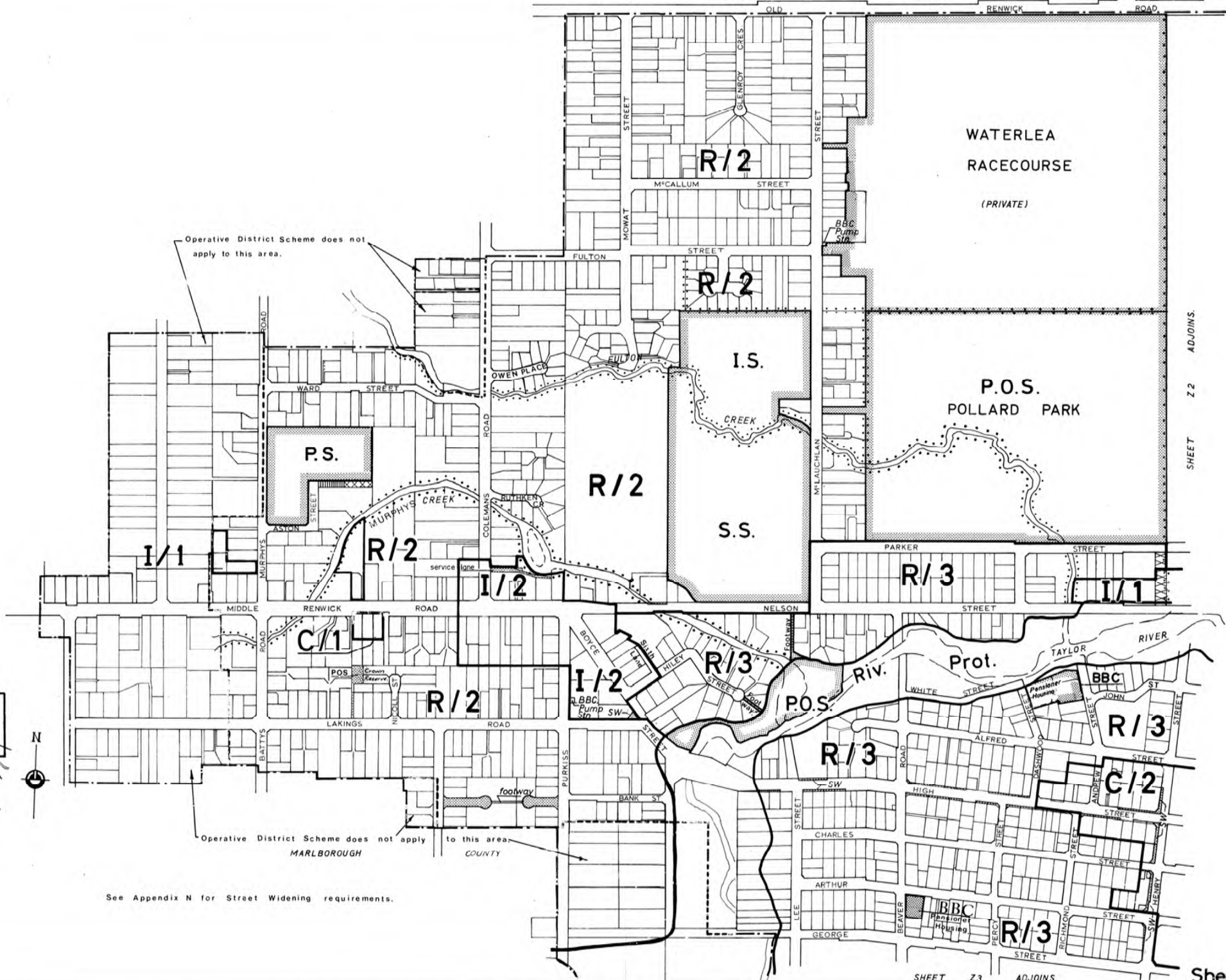
## DESIGNATIONS

<b>BBC</b>	BLENHEIM BOROUGH COUNCIL.	<b>MEPB</b>	MARLBOROUGH ELECTRIC POWER BD.
<b>GOVT</b>	GOVERNMENT	<b>POS</b>	PUBLIC OPEN SPACE.
<b>HOSP</b>	HOSPITAL	<b>PS.</b>	PRIMARY SCHOOL
<b>I.S.</b>	INTERMEDIATE SCHOOL	<b>S.S.</b>	SECONDARY SCHOOL
<b>MCB.</b>	MARLBOROUGH CATCHMENT BD.	<b>SW.</b>	STREET WORKS.
<b>M.C.C.</b>	MARLBOROUGH COUNTY COUNCIL.	<b>REC.</b>	RECREATION

## BOROUGH OF BLENHEIM DISTRICT PLANNING SCHEME

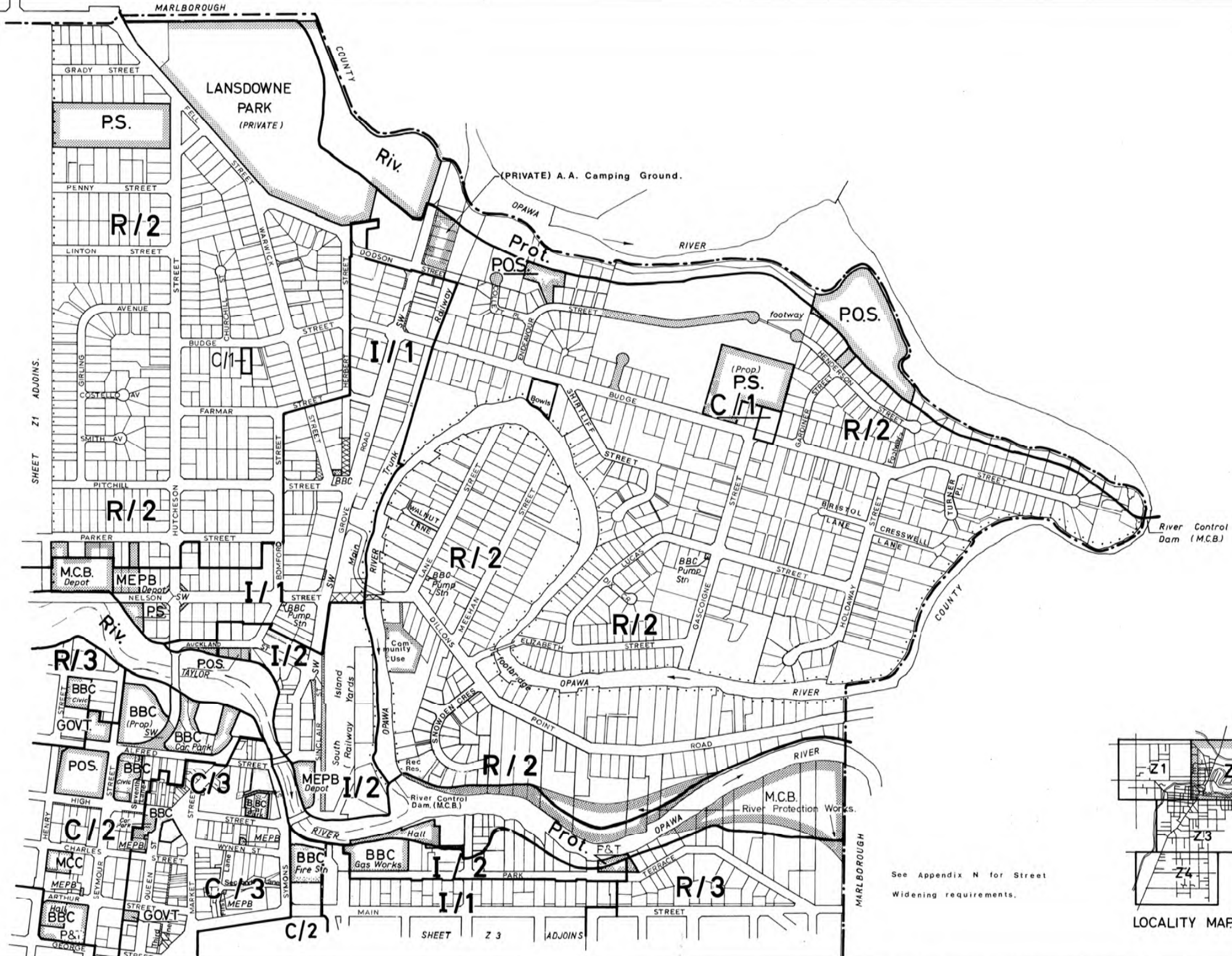


Scale of Chains.



See Appendix N for Street Widening requirements.

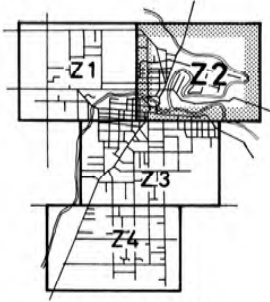




SHEET Z1 ADJOINS.

SHEET Z 3 ADJOINS

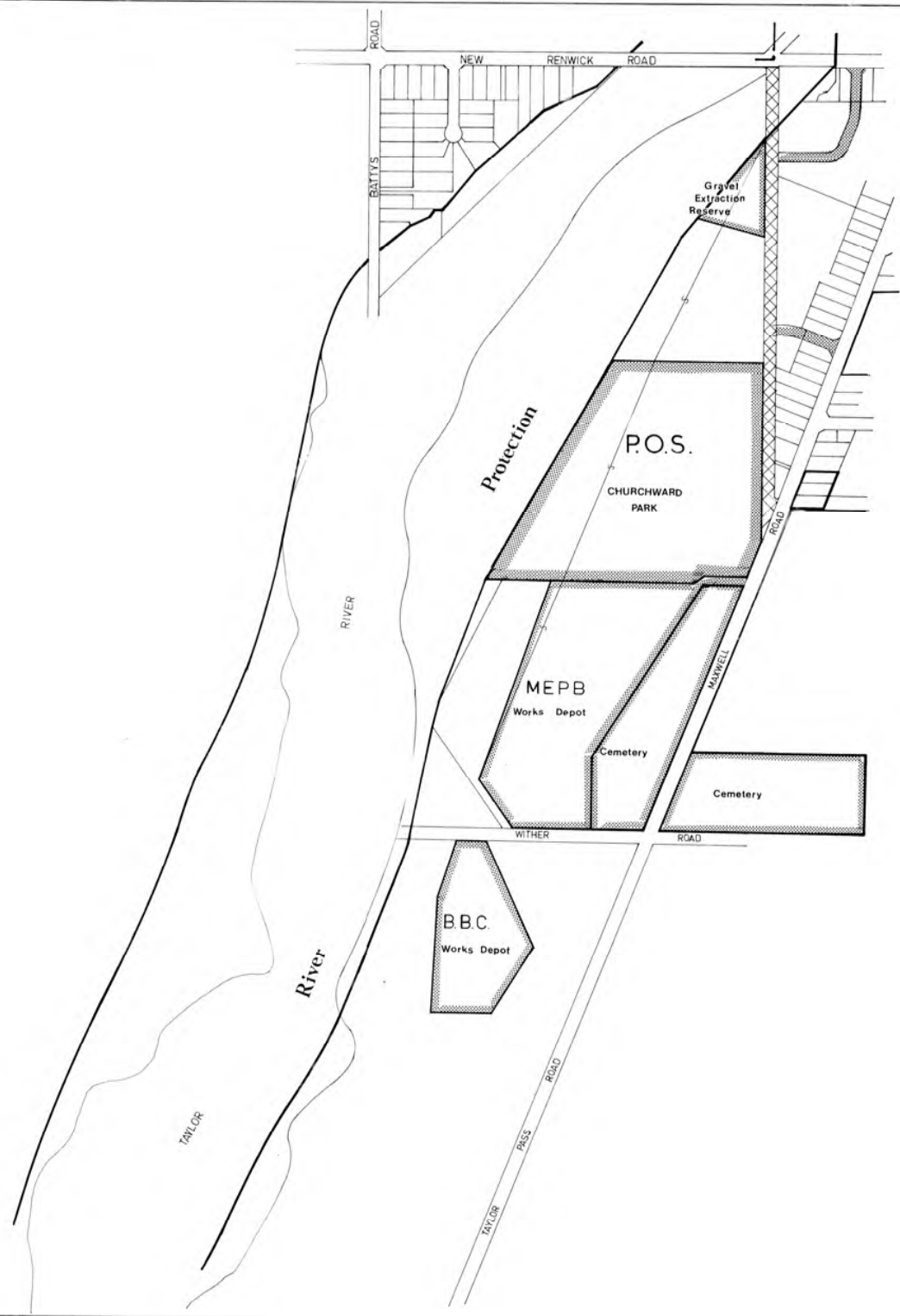
See Appendix N for Street Widening requirements.

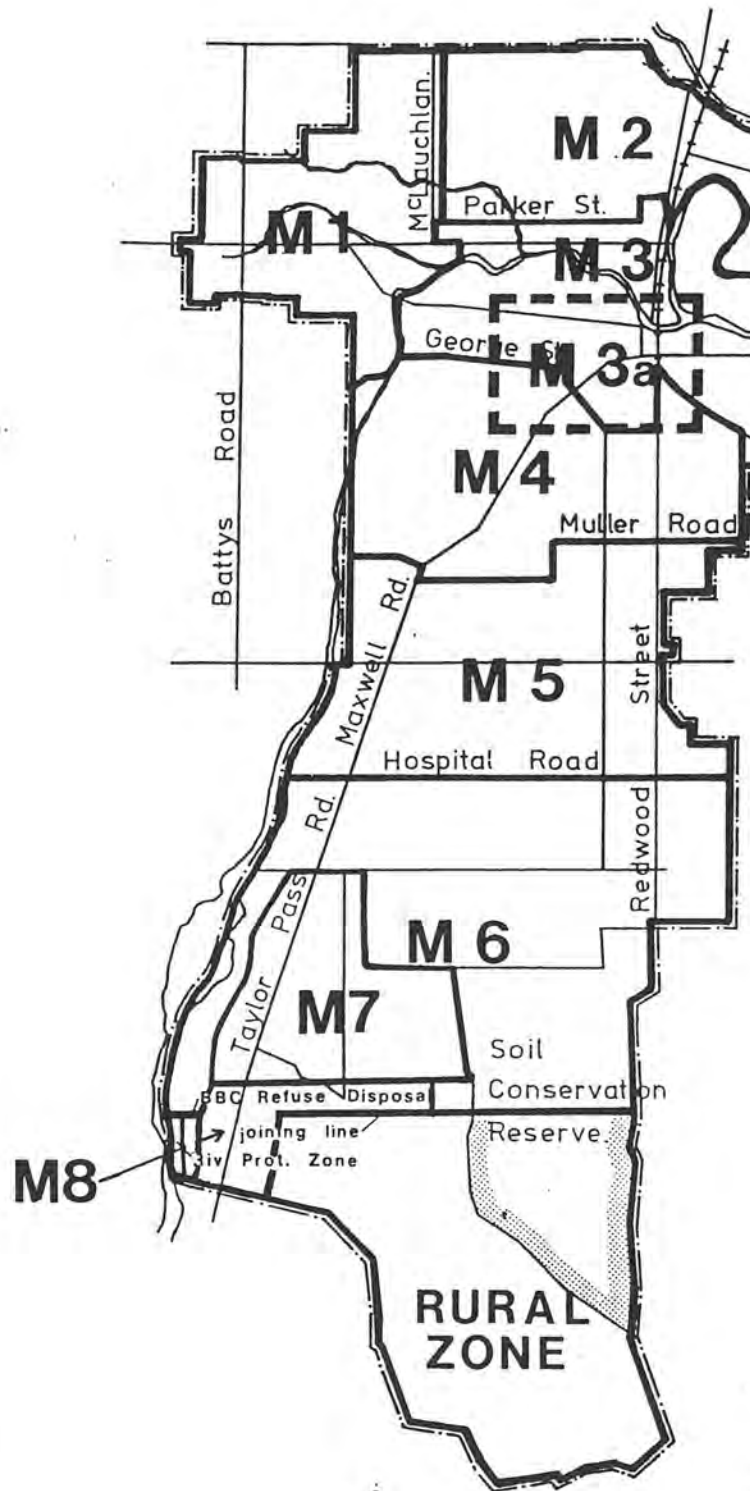


LOCALITY MAP









# BOROUGH OF BLENHEIM

## INDEX TO PLANNING MAPS AND PLANNING MAP SOUTH OF M6 & M8

See Foldout Sheet For Notations

400 0 400 800 1200 metres

Scale 1 : 40,000

# BOROUGH OF BLENHEIM




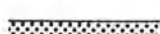
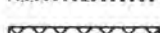
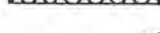







FIRST REVIEW OF THE DISTRICT SCHEME INCORPORATING  
THE NEW SCHEME FOR THE BOUNDARY EXTENSIONS OF 1-11-1974.

## NOTATIONS FOR PLANNING MAPS

### ZONES

RESIDENTIAL	R1,R1S,R2,R3
COMMERCIAL	C1,C1A,C2,C3
INDUSTRIAL	I1,I2,I3
HOME EMPLOYMENT	HE
RURAL	Rural
RIVER PROTECTION	Riv Prot.
RECREATION	Rec 1, Rec 2
UNDERLYING ZONING	U/Z

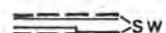
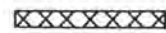
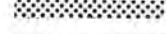
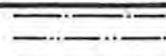
### SYMBOLS

BOROUGH BOUNDARY	
ZONE BOUNDARY	
DESIGNATED LAND	
SPECIFICALLY IDENTIFIED LAND	
STREETS TO BE CLOSED	
WATERCOURSE SUBJECT TO M.C.B. BYLAWS	
PROPOSED STREETS & SERVICE LANES	
SERVICE STATIONS	
PROPOSED STREET WIDENINGS	
PRIVATE SPORTS GROUND	
REGISTERED OBJECTS OR AREAS.	
SOCIETY FOR THE INTELLECTUALLY HANDICAPPED.	
PROPOSED PUBLIC WORK	

### DESIGNATIONS

BLENHEIM BOROUGH COUNCIL	BBC
GOVERNMENT	GOVT
MARLBOROUGH HOSPITAL BOARD	HOSP
MARLBOROUGH COUNTY COUNCIL	MCC
MARLBOROUGH CATCHMENT BOARD	MCB <small>○ Pump Stn.</small>
MARLBOROUGH ELECTRIC POWER BOARD	MEPB
PRIMARY SCHOOL	PS
INTERMEDIATE SCHOOL	IS
SECONDARY SCHOOL	SS
NEW ZEALAND POST OFFICE	NZPO

Post 1974  
Pre 1974



RESERVE FOR RECR-  
EATION PURPOSES  
RESERVE FOR LOCAL  
PURPOSES

Res (Rec)

Res (Loc P)

PSG

SIH

(Prop)

Planning maps M1 - M6 are  
at a scale of 1:10,000

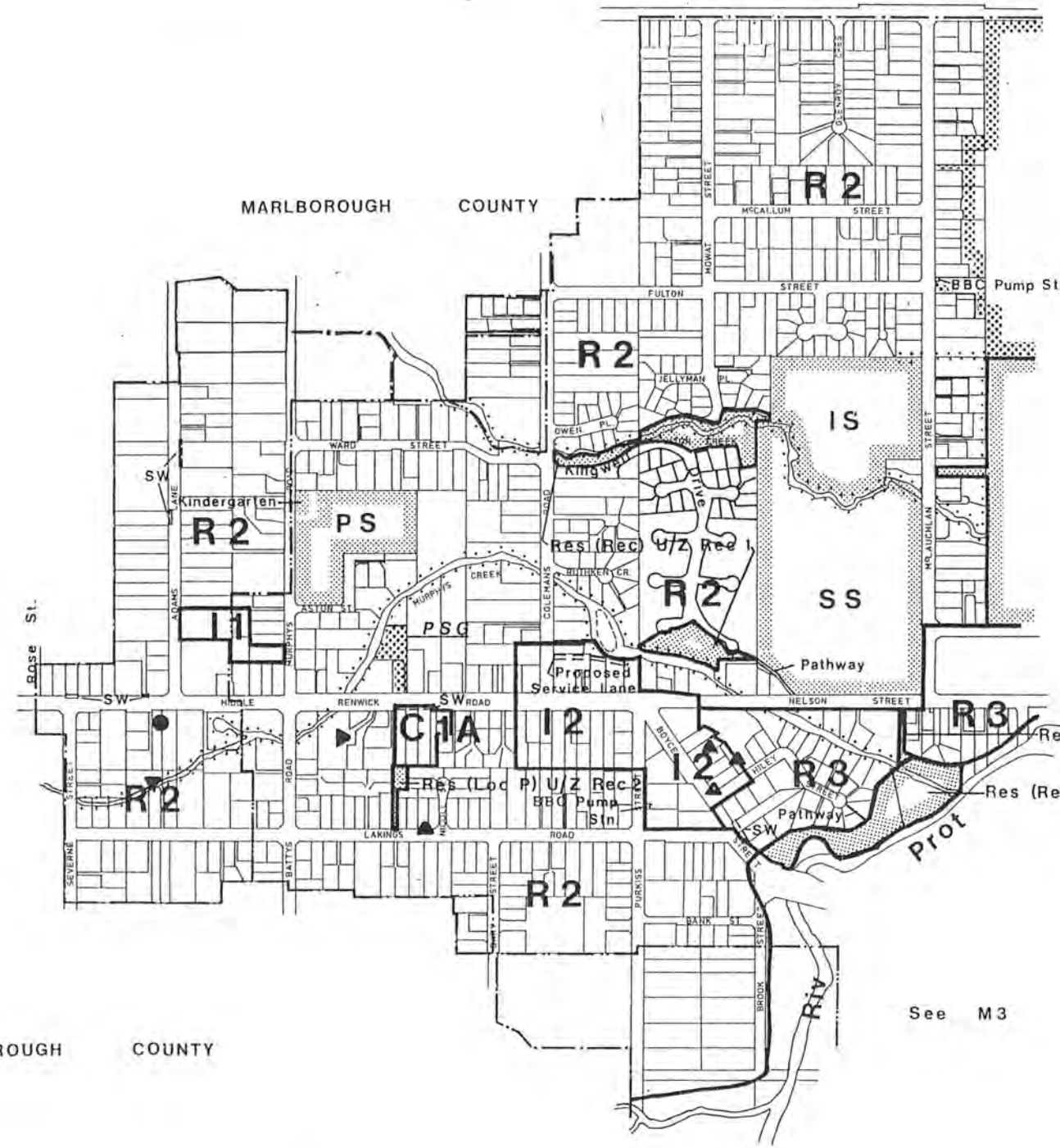
100 0 100 200 300 400 metres

North point vertical.



*Re Interest  
DP 32037*

MARLBOROUGH COUNTY



See M2

Res (Rec) U/Z Rec 1

Res (Rec) U/Z Riv Prot

See M3

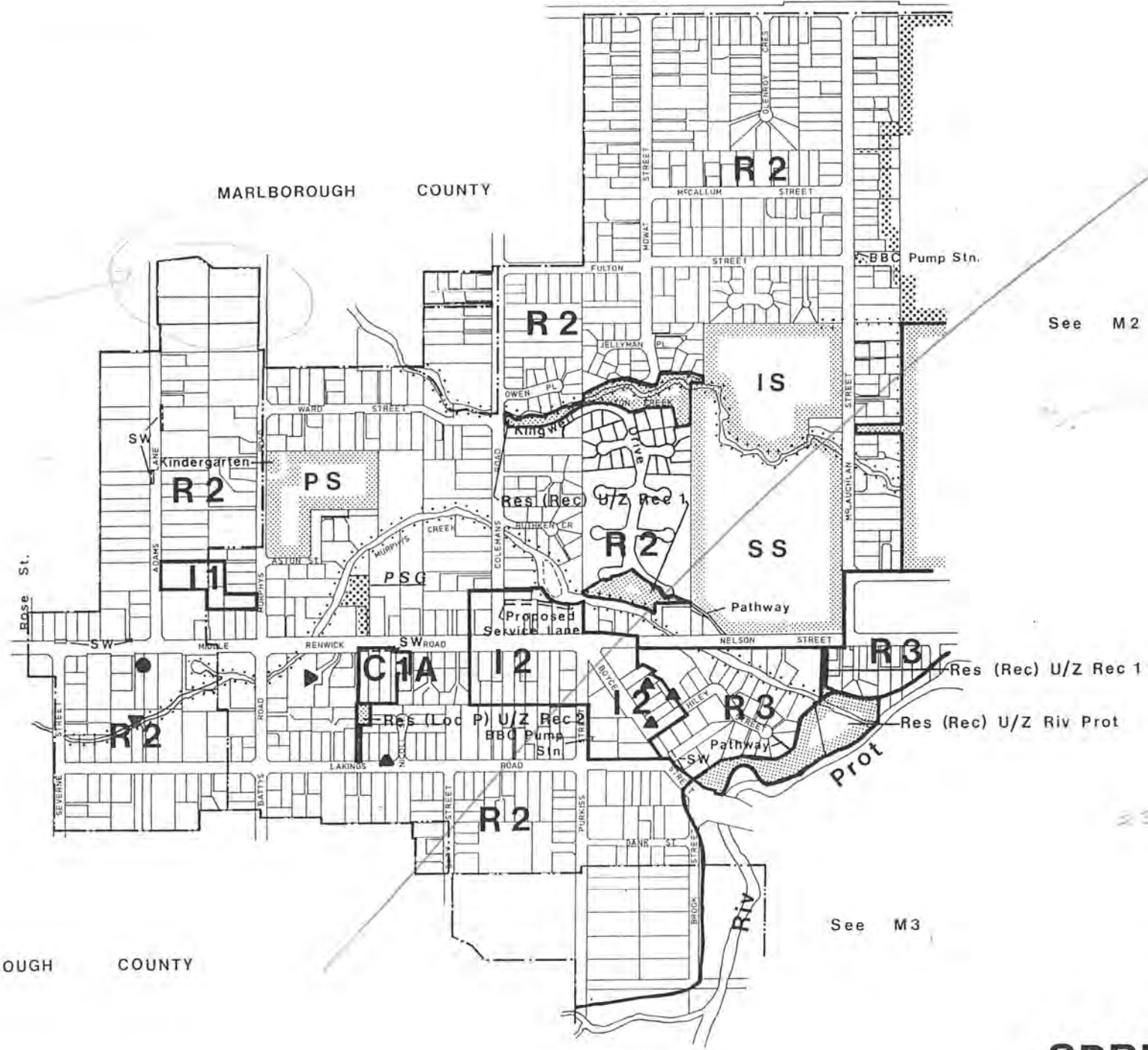
MARLBOROUGH COUNTY

# M1 SPRINGLANDS

DP 32037 16.1.96

26-4-91  
22-3-96  
19-9-96

MARLBOROUGH COUNTY



See M2

See M3

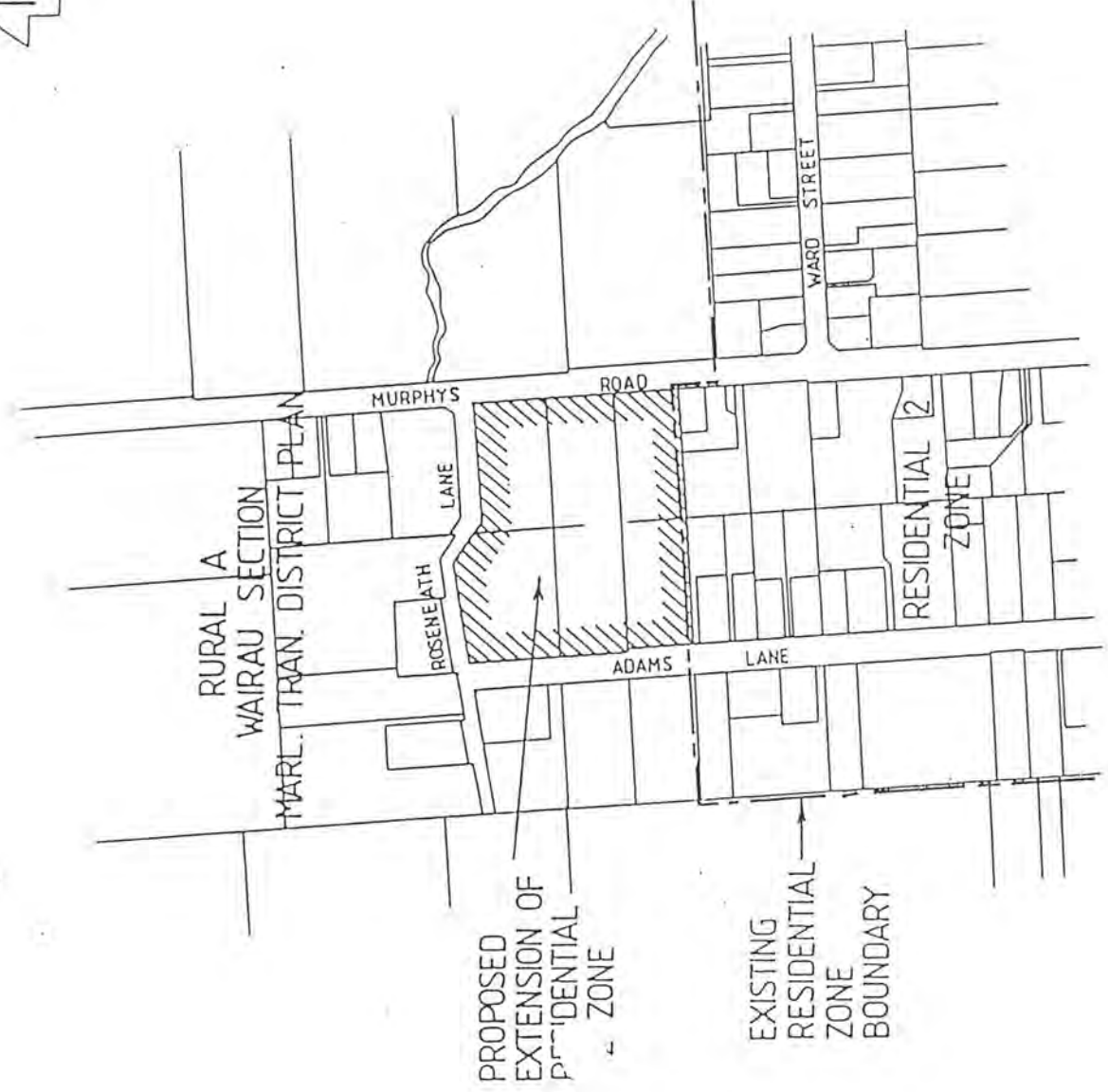
MARLBOROUGH COUNTY

# M1

## SPRINGLANDS

23/2/95



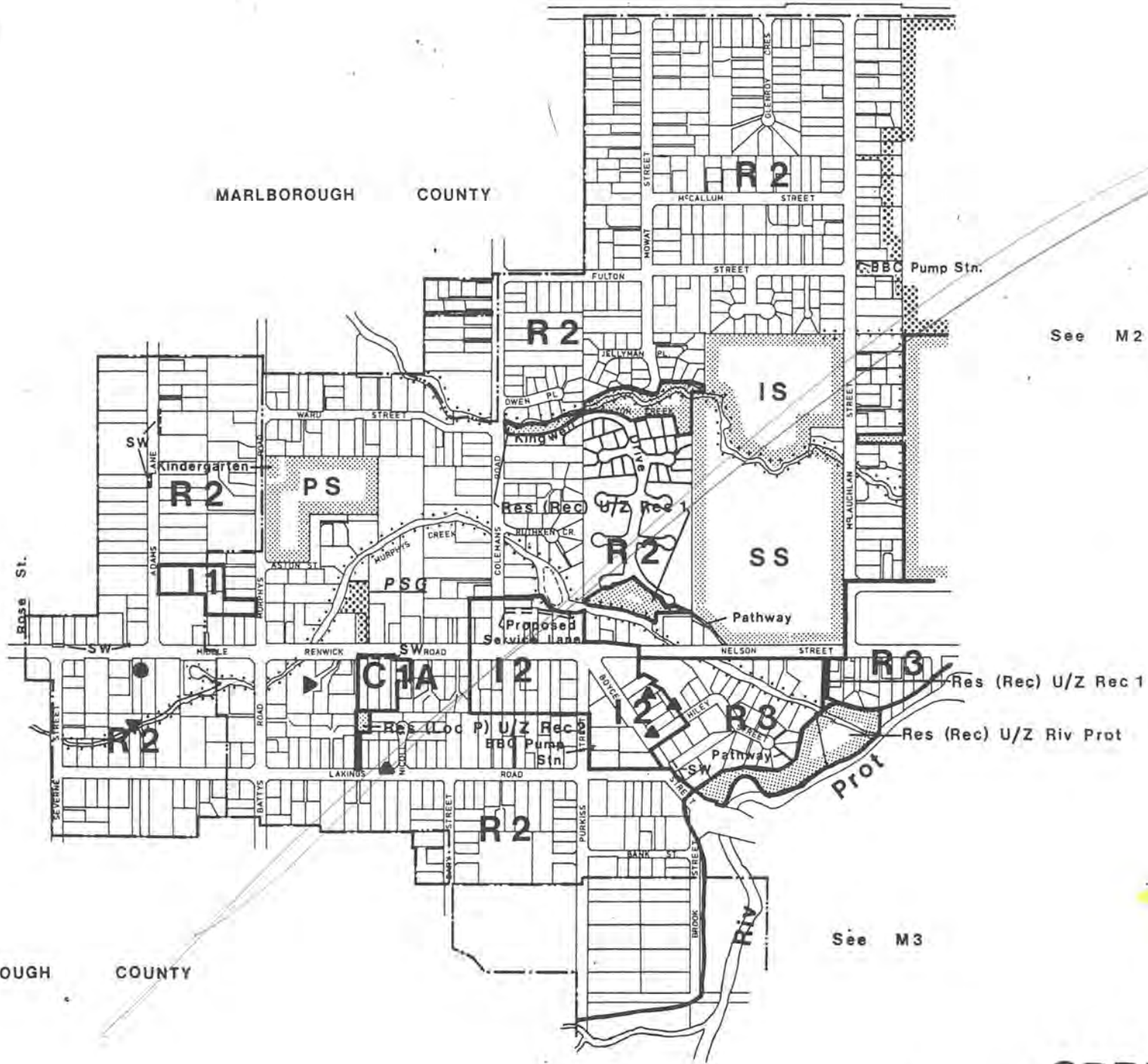


PLANNING MAP N° M1A  
BLENHEIM SECTION  
MARLBOROUGH TRANSITIONAL DISTRICT PLAN

Scale 1:5,000

Publicly Notified : \_\_\_\_\_  
Operative Date : \_\_\_\_\_

MARLBOROUGH COUNTY



See M2

See M3

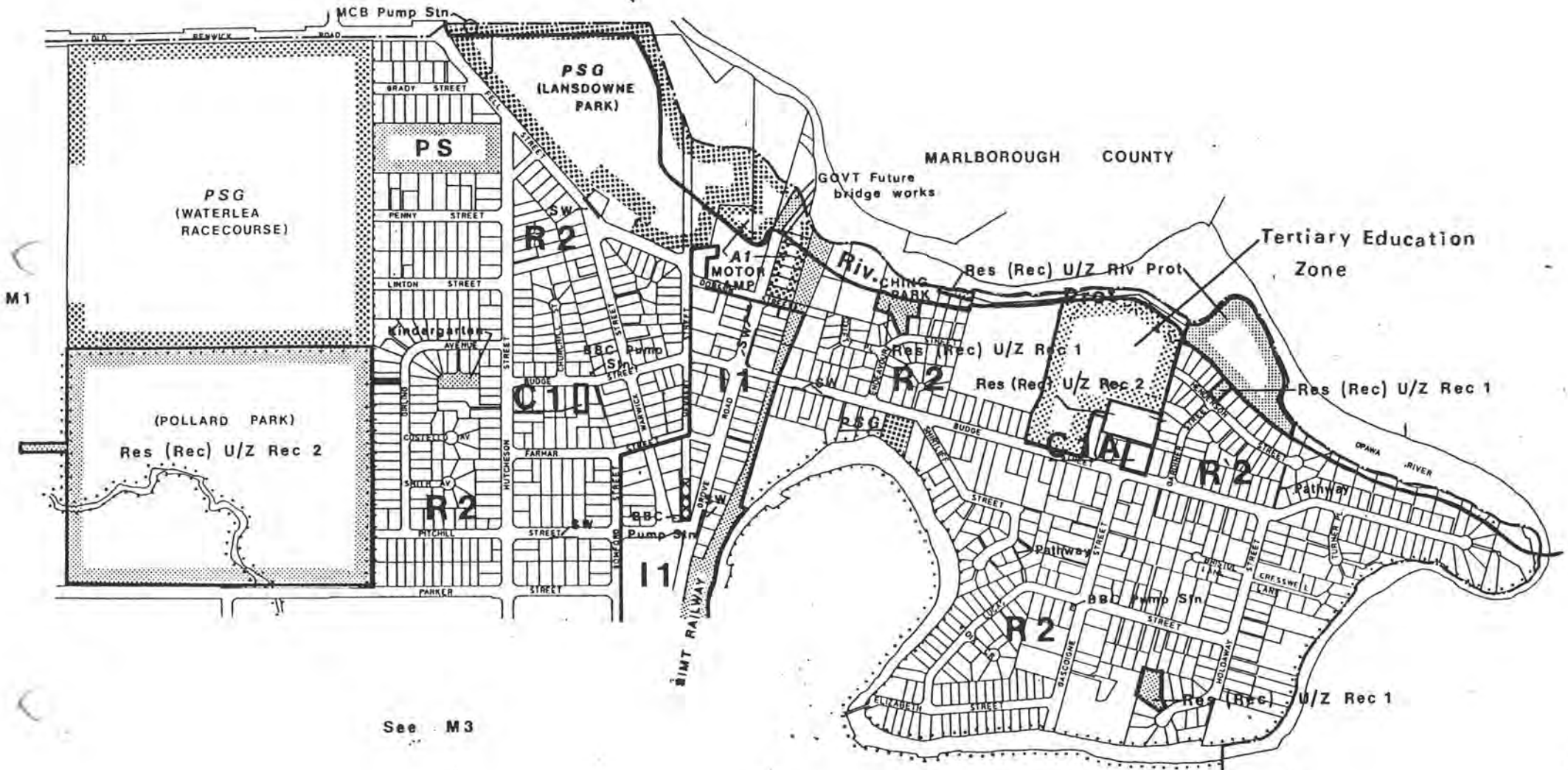
MARLBOROUGH COUNTY

# M1

## SPRINGLANDS

26-4-91  
 22-3-94  
 13-9-94

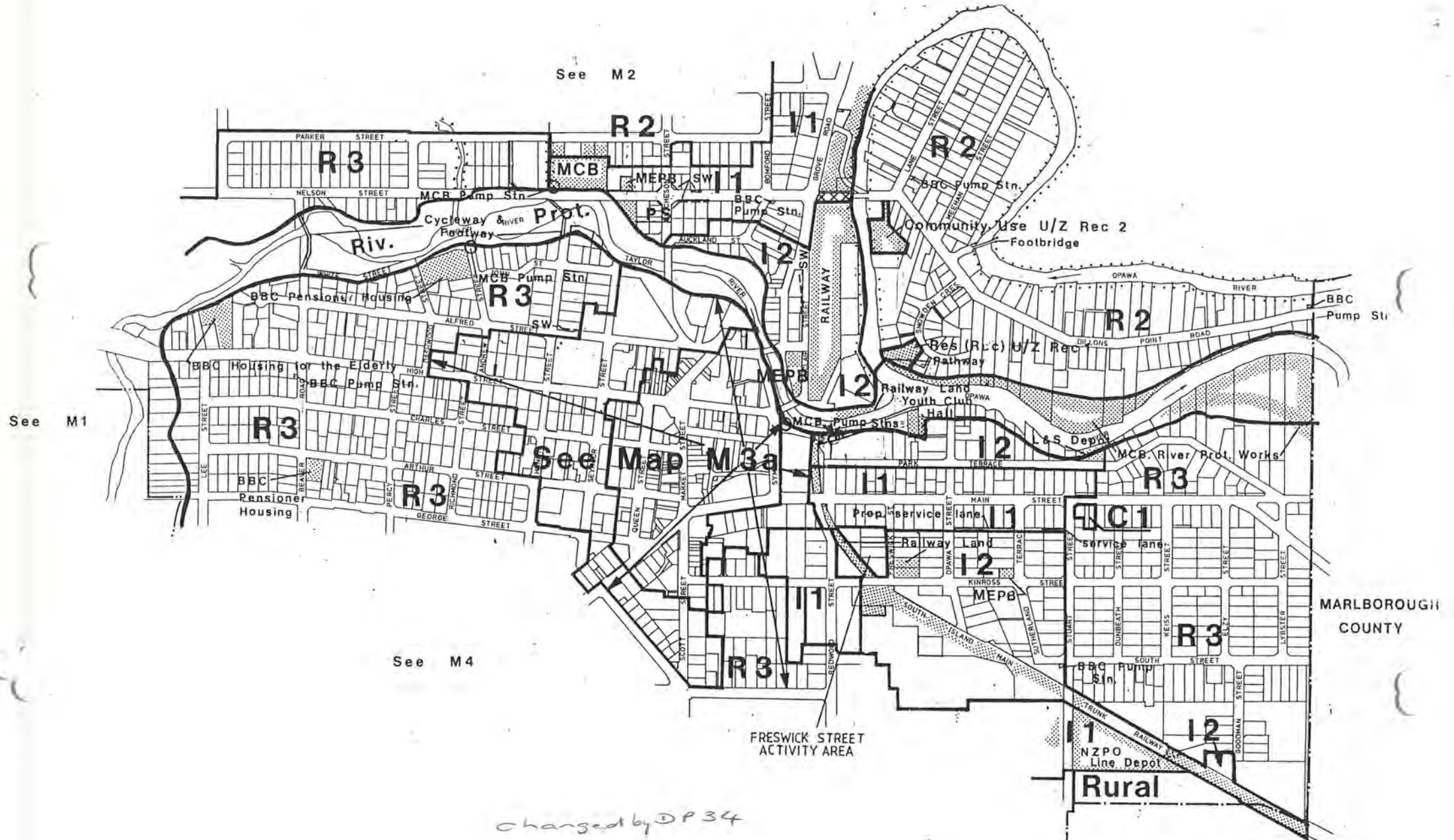




See M3

# M 2 MAYFIELD

30-12-82 26-10-93  
26-3-90



See M2

See M1

See M4

changed by DP 34

# M 3 BLENHEIM

DP 34 14-10-95 2-9-83 18-2-87  
11-3-85  
24-6-85

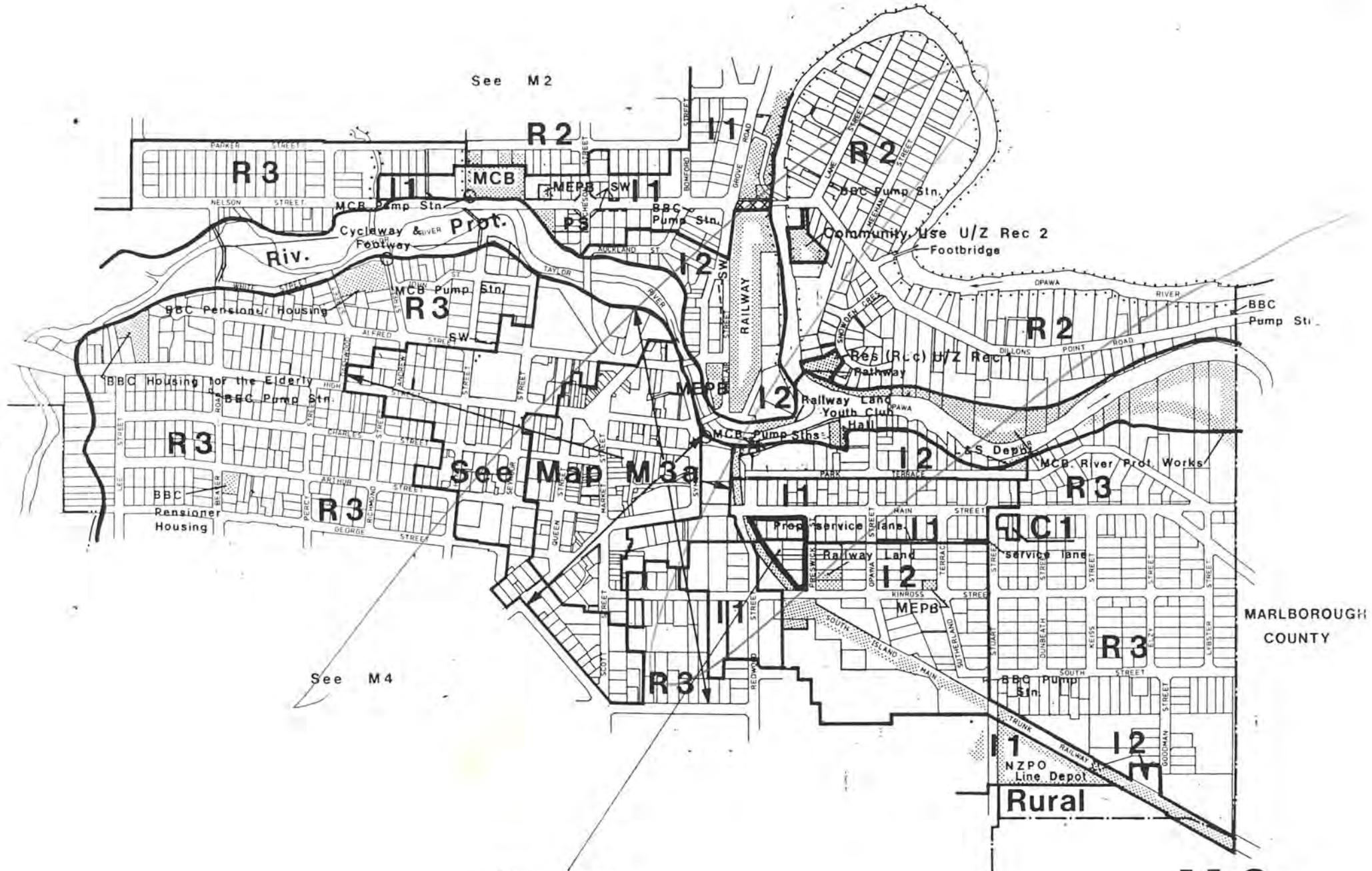
See M1

See M2

See M4

See Map M3a

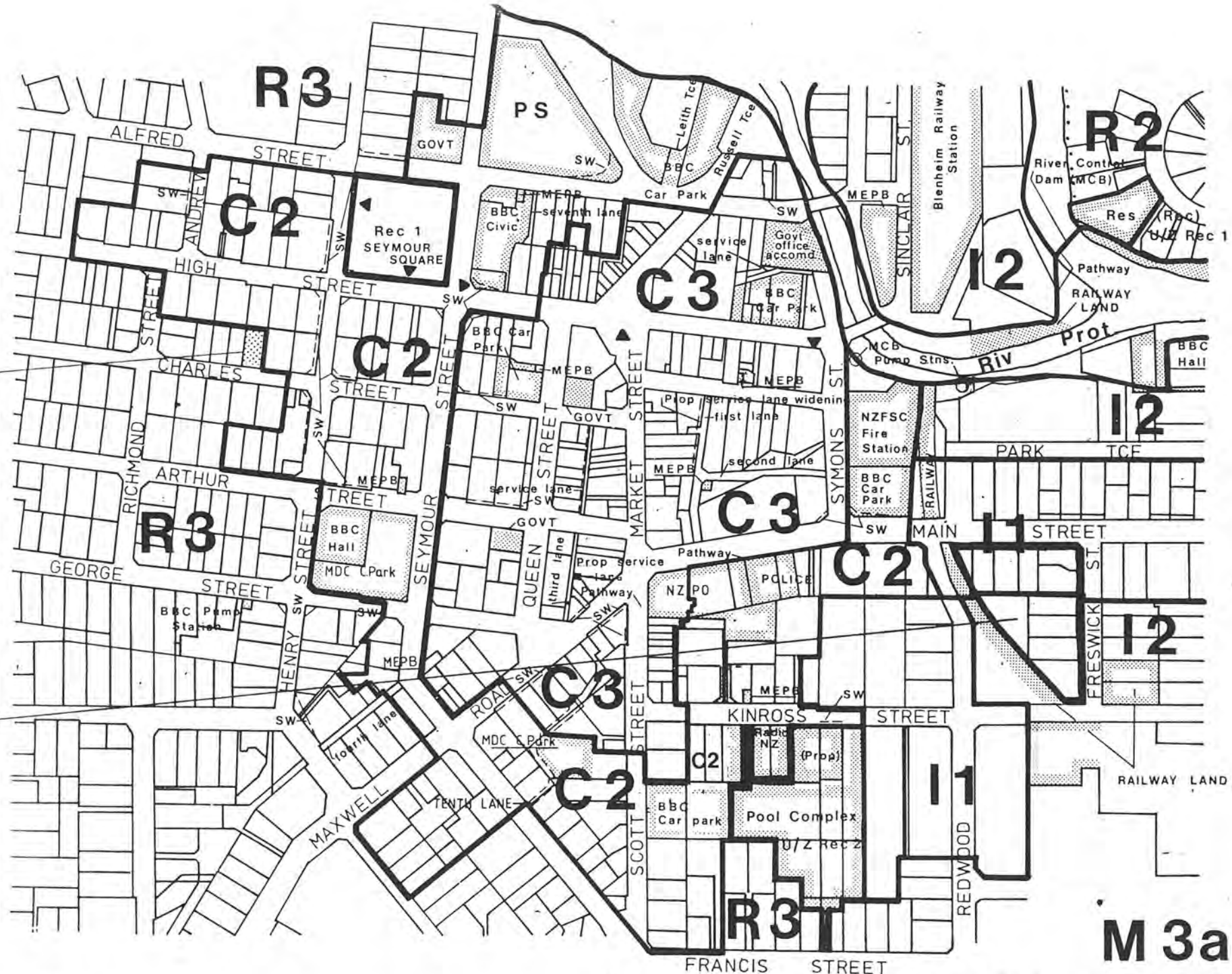
FRESWICK STREET  
ACTIVITY AREA



MARLBOROUGH  
COUNTY

# M 3 BLENHEIM

2-9-83 13-2-87  
11-3-85  
24-6-85



DEPT. OF JUSTICE -  
NON RESIDENTIAL PERIODIC  
DETENTION CENTRE

FRESWICK STREET  
ACTIVITY AREA



**M 3a**  
**CENTRAL BUSINESS DISTRICT**





MARLBOROUGH COUNTY

See M4

Res (Loc P)  
U/Z Rec 2  
Museum & Archives

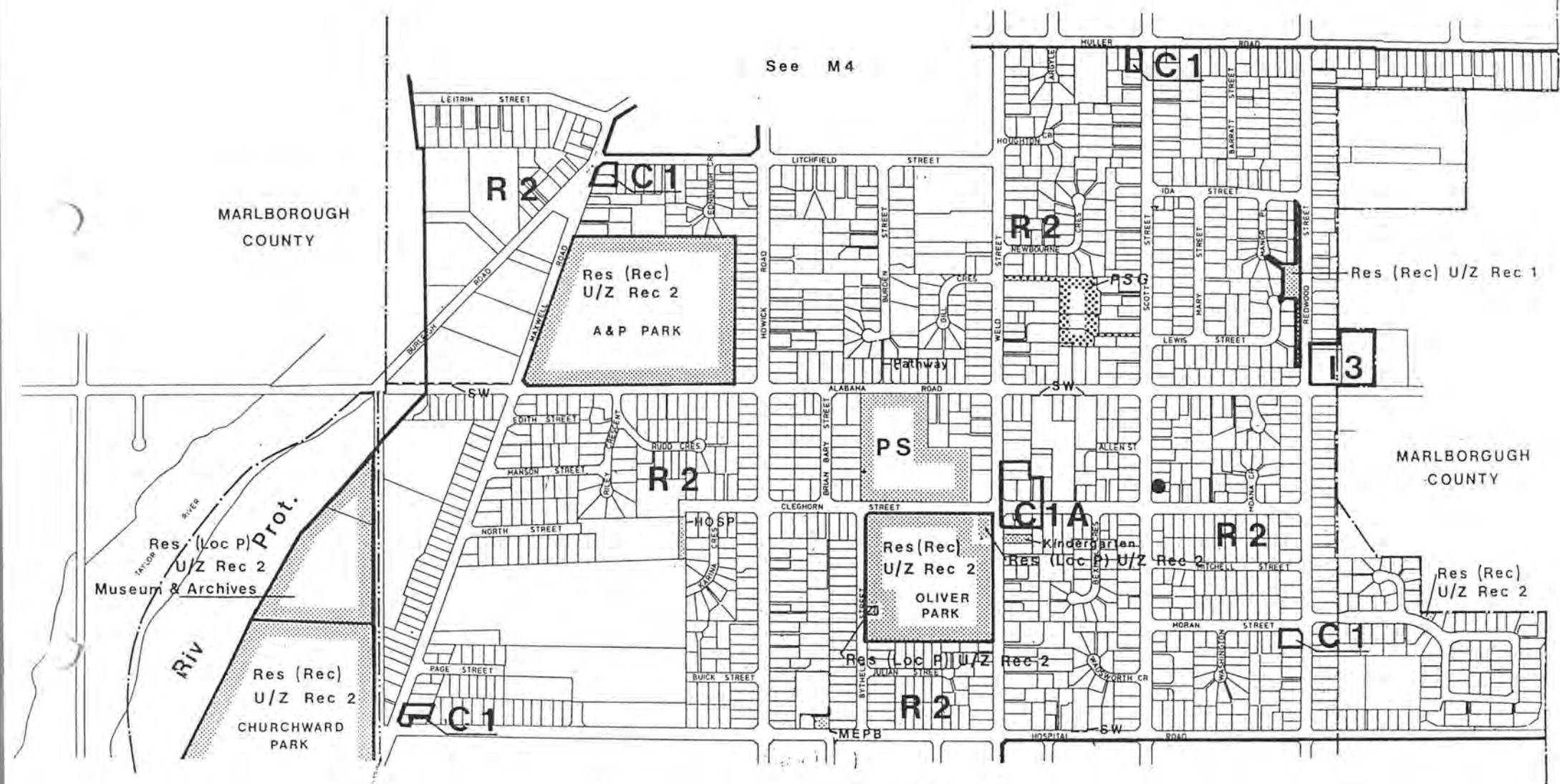
Res (Rec)  
U/Z Rec 2  
CHURCHWARD PARK

Res (Rec)  
U/Z Rec 2  
A & P PARK

Res (Rec)  
U/Z Rec 2  
OLIVER PARK

Res (Rec) U/Z Rec 1

Res (Rec)  
U/Z Rec 2



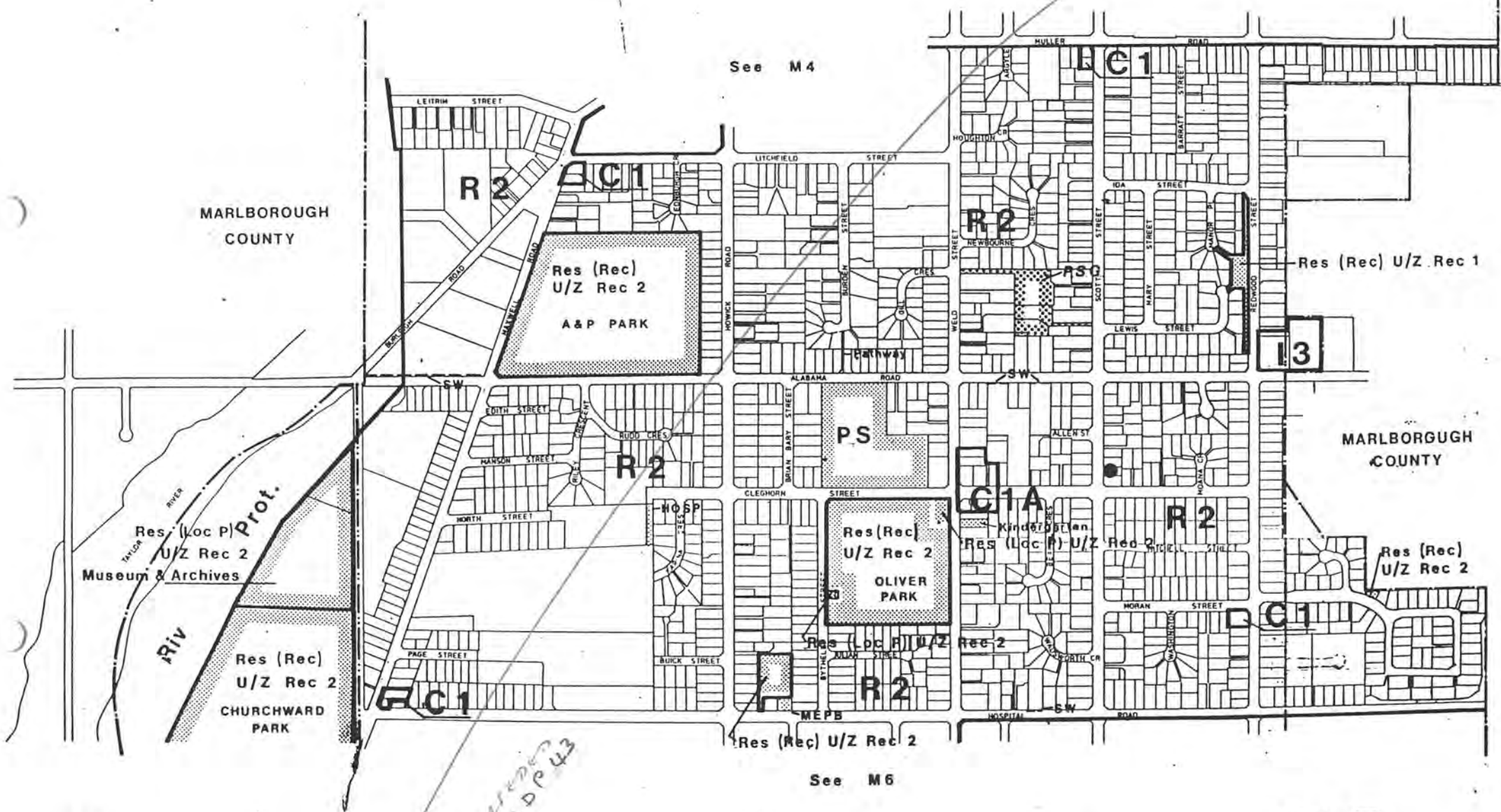
See M6

DP 43

# M 5

## REDWOODTOWN

10-12-82 26-7-96  
24 7 86



MARLBOROUGH COUNTY

MARLBOROUGH COUNTY

See M4

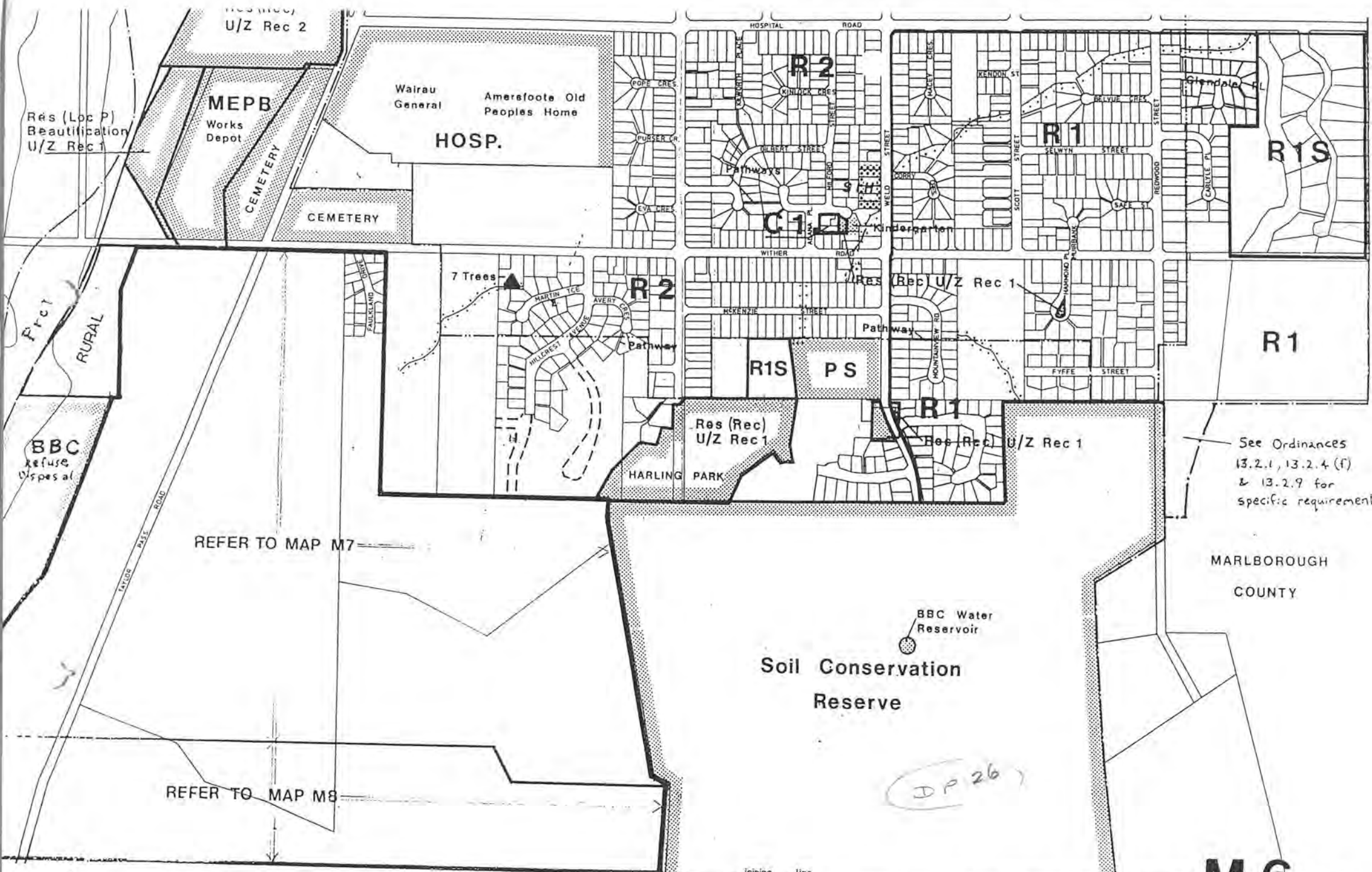
See M6

*Superseded by DP 43*

**M 5**

**REDWOODTOWN**

10-12-82  
24-7-86  
29-5-90



See Ordinances  
13.2.1, 13.2.4 (f)  
& 13.2.9 for  
specific requirement

MARLBOROUGH  
COUNTY

REFER TO MAP M7

REFER TO MAP M8

Joining line

REFER TO INDEX

(DP 26)

**M6**

**WITHERLEA**

See M5

Res (Rec)  
U/Z Rec 2

Res (Loc P)  
Beautification  
U/Z Rec 1

MEPB  
Works  
Depot

Wairau  
General

Amerstools Old  
Peoples Home

HOSP.

CEMETERY

CEMETERY

R2

R1

R1S

RURAL

7 Trees

R2

Res (Rec) U/Z Rec 1

R1

BBC  
Refuse  
Disposal

R1S

PS

Res (Rec)  
U/Z Rec 1

R1

Res (Rec) U/Z Rec 1

HARLING PARK

REFER TO MAP M7

REFER TO MAP M8

*SUBMITTED  
by DP26*

BBC Water  
Reservoir

Soil Conservation  
Reserve

MARLBOROUGH  
COUNTY

joining line

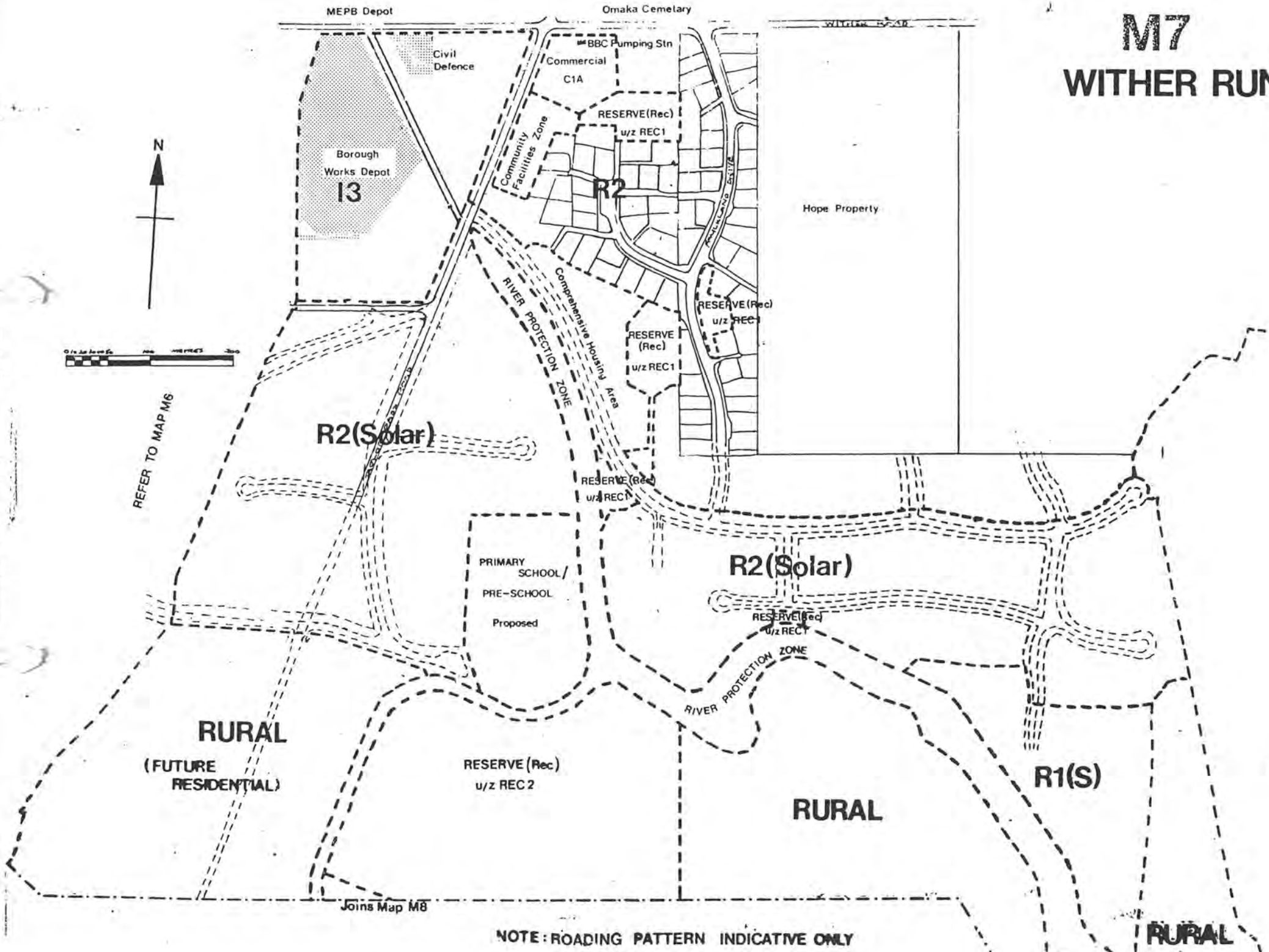
REFER TO INDEX

M6

WITHERLEA

10-12-82  
24-7-91

# M7 WITHER RUN

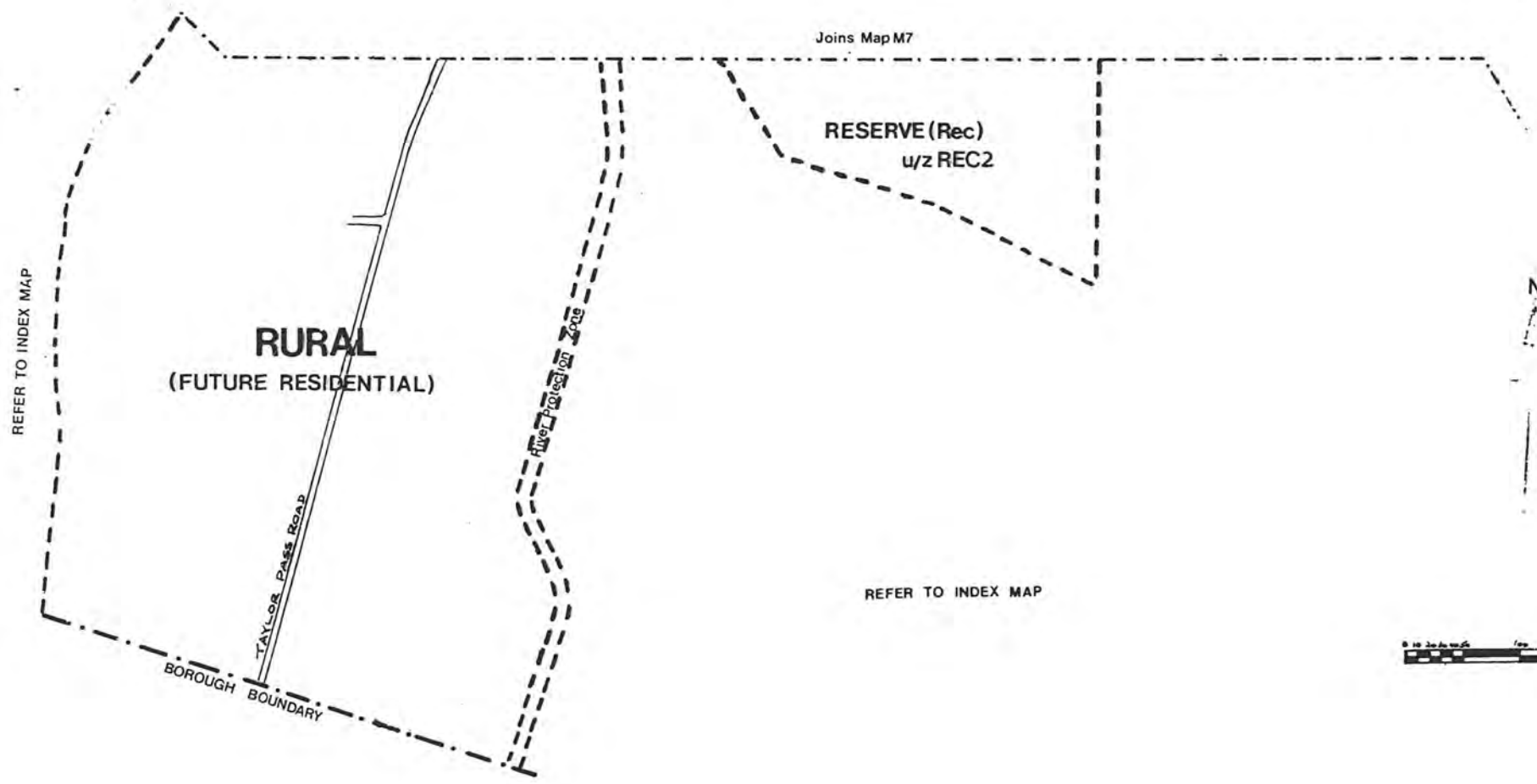


REFER TO MAP M6

REFER TO MAP M6

NOTE: ROADING PATTERN INDICATIVE ONLY

RURAL



REGISTERED OBJECTS OR AREAS PURSUANT TO ORDINANCE 15.1.1 OF THE DISTRICT SCHEME FIRST REVIEW.

(being buildings, objects and areas of architectural, historic, scientific or other interest or of visual appeal).

Object or Area:	Location: Inside or Outside	Notated by Symbol ▲ on Planning Map:
<i>Agathis australis</i> , Kauri	82A Lakings Road	M1
<i>Acer negundo</i> , Box Elder, U.S.A.	42 Lakings Road	M1
<i>Morus-nigra</i> , Black Mulberry, W. Asia, on the property previously owned by the Hale family, nurserymen and horticulturists for three generations.	18 Boyce Street	M1
<i>Sequoia sempervirens</i> - Redwood, California, planted by John Hale in 1886.	12 Boyce Street	M1
<i>Ulmus procera</i> 'Argenteovariegata', Variegated Elm.	5 Hiley Street	M1
<i>Agathis australis</i> , Kauri	143 Middle Renwick Road	M1
<i>Quercus palustris</i> , Pin Oak, U.S.A.	Seymour Square	M3a
Old Cannon (Blenkinsopp's Carronade)	25 Seymour Street	M3a
Cleghorn Memorial Band Rotunda	Market Place	M3a
Plaque on building - site of James Wynen's raupo Store, Blenheim's first place of business, 1850	1 High Street	M3a
<i>Colletia cruciata</i> , Anchor tree	Seymour Square	M3a
<i>Cedrus atlantica</i> - Atlas Cedar, Atlas mountains in Algeria and Morocco, N. Africa. Planted in 1875 by Alfred Rogers, a Solicitor.	Eltham Park Reserve.	M4
<i>Plantanus x hispanica</i> - London Plane, Planted by Alfred Rogers C. 1875	Eltham Park Reserve	M4
<i>Cinnamomum camphora</i> , Camphor tree, tropical Asia, Malaya to China and Japan. Planted by William Skillon C 1868	70 Maxwell Road	M4
<i>Betula pendula</i> , Silver Birch, Europe and Asia	70 Maxwell Road	M4
<i>Ginkgo biloba</i> , Maidenhair tree, China	70 Maxwell Road	M4

## OBJECTS OR AREA:

LOCATION:  
Inside or OutsideNOTATED BY SYMBOL  
ON PLANNING MAPS:

Sequoiadendron giganteum, Californian Big Tree	70 Maxwell Road	M4
Quercus robur, Common English Oak, Europe and Asia. Planted in 1902 by a pupil of the Marlborough College which was opened on this site in 1901.	Marlborough Boys College Grounds	M4
Oak tree planted by Prince of Wales (later Edward VIII) in 1920.	Marlborough Boys College Grounds	M4
5 Tilia x europaea, Common Lime Trees	108 Maxwell Road	M4
2 Ulmus procera, Common English Elms	108 Maxwell Road	M4
Sequoiadendron giganteum, Californian Big Tree	108 Maxwell Road	M4
Aesculus hippocastanum, Common Horse Chestnut	108 Maxwell Road	M4
Sequoiadendron giganteum, Californian Big Tree	16 Monro Street	M4
Sequoiadendron giganteum, Californian Big Tree	25 Percy Street - 2B Poynter Street	M4
<del>Araucaria bidwillii, Bunya Bunya Pine Queensland</del>	<del>28 Henry Street</del>	<del>M4</del>
Taxus baccata, English Yew	80 Maxwell Road	M4
Fagus sylvatica 'Purpurea', Copper Beech	32 Weld Street	M4
Betula pendula, Silver Birch	32 Weld Street	M4
Sciadopitys molle, Pepper Tree	32 Weld Street	M4
Chamaecyparis nookatensis, Big Tree	32 Weld Street	M4
Magnolia grandiflora, S. U.S.A.	88 Scott Street	M4
7 Leucoxydon rosea, Blairach Gums	28 Wither Road	M6