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PICTON BOROUGH DISTRICT SCHEME



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A District Planning Scheme prepared under the provisions of the Town and Country Planning Act 1953 and 1977 containing -

SCHEME STATEMENT
CODE OF ORDINANCES
DISTRICT PLANNING MAPS

Certified a true and correct copy of the Picton Borough District Scheme as approved by resolution of the Picton Borough Council on the 11th day of June 1981.

(signed) B.W.Tapp Town Clerk.

The Common Seal of the Mayor, Councillors and Citizens of Picton Borough was hereto affixed this 11th day of June 1981 in the presence of:

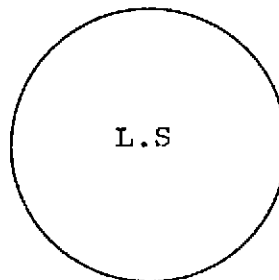
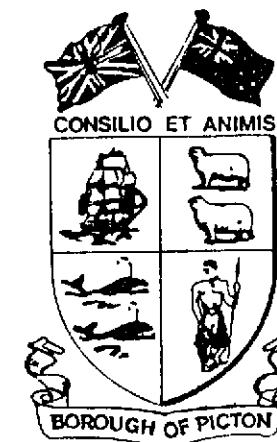
(signed) A.J.Beaton Mayor.

B.W.Tapp Town Clerk.

Prepared by:

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PICTON BOROUGH DISTRICT SCHEME



Date Recommended 18 December 1973
Date Operative 20th June 1981

Part I Scheme Statements

SCHEME STATEMENT

BEING A DESCRIPTION OF THE PARTICULAR PURPOSES OF THE
DISTRICT SCHEME AND OTHER PARTICULARS NECESSARY FOR
ITS PROPER EXPLANATION

TABLE OF CONTENTS

	PAGE
PART I - INTRODUCTORY	1
1. DOCUMENTS COMPRISING DISTRICT SCHEME	1
2. AREA AND PLANNING PERIOD	1
3. INTERPRETATION	1
PART II - POPULATION, OCCUPATIONAL STRUCTURES AND FUNCTIONS OF DISTRICT	 2
1. PAST POPULATION CHANGES	2
2. SEX AND AGE STRUCTURES OF POPULATION	3
3. ESTIMATES OF FUTURE POPULATION	4
4. PRESENT FUNCTIONS OF DISTRICT	5
5. PRESENT OCCUPATIONAL STRUCTURE	5 & 6
6. POTENTIAL DEVELOPMENT OF DISTRICT	6
PART III - LAND USE	8
1. PRESENT DISTRIBUTION AND USES OF LAND	8

	PAGE
PART IV - ZONING AND DESIGNATED LAND	9
1. INFORMATION OF RELEVANCE TO ZONING PROPOSALS	9
2. THE TOWN CENTRE	9 & 10
3. PERMITTED USES	10
4. NON-CONFORMING EXISTING USES	11
5. DESCRIPTION OF ZONES	11
PART V - LAND SUBDIVISION	14
PART VI - RESERVES AND OPEN SPACES	15
1. RESERVES AND BUILDINGS	15
2. PRIVATE OPEN SPACE	15
PART VII - PUBLIC UTILITIES	17
1. WATER SUPPLY	17
2. SEWERAGE	17
3. ELECTRICITY	18
PART VIII - BUILDINGS	19
1. SITING	19
2. HEIGHT	19
3. USE OF UNCOVERED SPACE	19

	PAGE
PART IX - TRANSPORT AND COMMUNICATIONS	20
1. PRESENT FACILITIES	20
2. FUTURE PROPOSALS	20
PART X - PARKING AND LOADING OF VEHICLES	24
PART XI - AMENITIES	25
1. GENERAL INTENTION	25
2. OBJECTS AND PLACES OF SPECIAL INTEREST	25
3. CONTROL OF ADVERTISING	26
4. VERANDAS IN COMMERCIAL STREETS	26
5. MAINTENANCE OF BUILDINGS AND STRUCTURES	27
6. LANDSCAPING AND TREE PLANTING	27
PART XII - FUTURE CHANGES TO THE SCHEME	28

PART I

INTRODUCTORY

SCHEME STATEMENT

This Scheme Statement is an explanation of the purposes and reasoning behind the Picton Borough District Scheme.

DOCUMENTS COMPRISING THE DISTRICT SCHEME

Sections 19 and 21 of the Town and Country Planning Act, 1953, and Regulation 15(1) of the Town and Country Planning Regulations, 1960, require every council to provide and maintain a district scheme and outline the manner in which this should be done. The Picton Borough District Scheme (referred to later as the district scheme, or the scheme) has been prepared in accordance with the Act and comprises this Scheme Statement, the Code of Ordinances and the District Planning Map.

The Code forms the basis for the administration and implementation of the district scheme and the Planning Map shows the zoning of the land, designated areas and proposals for development of the town.

AREA AND PLANNING PERIOD

The scheme provides for the future development of Picton Borough as envisaged by the Borough Council for the planning period of twenty years from 1971 to 1991. Picton extends over 425.78 hectares (1052 acres) and its extent is outlined in the District Planning Maps.

INTERPRETATION

Unless the context otherwise requires, words and phrases in this Statement shall have the same meanings as in the Code of Ordinances.

POPULATION, OCCUPATIONAL STRUCTURES
AND FUNCTIONS OF DISTRICT

PAST POPULATION CHANGES

Picton was founded in 1848 and originally flourished as the official seat of the Marlborough Provincial Government. This function provided much of the initial growth.

Since the 1920's Picton has experienced steady, if slow, growth whereas the adjacent Sounds County (now incorporated in Marlborough County) has shown a steady decline. It is therefore possible that some part of Picton's expansion has been due to migration from outlying rural areas.

A major factor in Picton's growth was the opening of the Picton-Christchurch railway in 1945 and since that time the township has developed primarily as a transport terminal and tourist centre with continually expanding port facilities and increasing capacities for visitor accommodation. Future population growth is likely to be associated with these functions.

The following table shows how the population of Picton has changed since the 1951 census. New Zealand average annual changes (expressed as percentages) are given for comparative purposes:

Census	Total Population	Inter-censal Change (Numbers)	Average Annual Change (per cent)			
			Picton Borough	Marlb. Region	S.I.	N.Z.
1951	1,924					
1956	2,079	155	1.56	2.34	1.80	2.31
1961	2,315	236	2.17	1.50	1.53	2.11
1966	2,560	245	2.07	1.19	1.44	2.11
1971	2,824	264	1.99	1.38	0.69	1.35

Note: These figures include de facto population; for instance on 22 March 1966, 2,560 people were present but of these 369 were non-residents; however, 119 residents were elsewhere in N.Z. at the time, making actual residential population 2310.

SEX AND AGE STRUCTURES OF POPULATION

At the 1966 and 1971 censuses the sex and age structures of the population were as follows:

(a) Sex Structure

	PICTON BOROUGH				NEW ZEALAND	
	No.	Male % of total	No.	Female % of total	Male % of total	Female % of total
1966	1275	49.80	1285	50.20	50.20	49.80
1971	1435	50.81	1389	49.19	49.98	50.02

(b) Age Groupings

New Zealand averages (expressed as percentages) are given for comparative purposes. (1966 census)

Age Groups	Picton Borough		New Zealand		
	Numbers M	Numbers F	Percentage of total pop. in each age group	Percentage of total pop. in each age group	
Pre-School	0-4 yrs	125	135	10.15	11.46
School	5-9	154	115	10.50	11.18
School	10-14	128	109	9.26	9.96
School/Work	15-19	91	94	7.22	9.16
Work	20-24	91	79	6.64	7.12
Work	25-29	78	72	5.86	6.25
Work	30-34	67	61	5.00	5.58
Work	35-39	57	57	4.46	6.12
Work	40-44	68	71	5.43	5.98
Work	45-49	64	62	4.92	4.55
Work	50-54	79	96	6.84	5.16
Work	55-59	81	75	6.09	4.55
Work	60-64	66	59	4.88	3.71
Over work age	65-69	47	65	4.38	2.96
	70-74	39	63	3.98	2.19
	75-79	25	36	2.39	1.62
	80-84	12	23	1.37	0.99
	85-89	3	11	0.55	0.44
	90+	-	2	0.08	0.12
Source: Department of		1275	1285	100.00	100.00

ESTIMATES OF FUTURE POPULATION

The following table gives an estimate of population growth for the next twenty years and is taken from nation-wide population estimates made by the Town and Country Planning Division of the Ministry of Works:

<u>Year</u>	<u>Population</u>	
1971	2824	
1976	3150	
1981	3300	3500
1986	3300	3900
1991	3300=	4350+

= Present Borough

+ Town of Picton

The preceding population data assists the Council to ascertain the nature of Picton's population and to plan accordingly. It is possible to assess the likely future labour supply and to see if there are any special features warranting separate planning provisions. The age groupings, for instance, may have considerable significance. There is a preponderance of people above normal working age, indicating Picton's function as a retirement centre. There is a similar preponderance of people in the 50-64 age category, and this may be an indication that in future there will be a demand for pensioner housing.

It will be noticed that, compared with the national average, Picton appears to have low percentages in pre-working and working-age categories. This situation has arisen largely because of the considerable numbers of people who come to Picton to retire. If the preponderance of retired people was discounted, the younger categories would assume proportions of the total that would more closely resemble average national characteristics. Thus, for instance, it would not necessarily be correct to assume that Picton suffers from a particular shortage of labour in relation to other towns.

The future estimates of population are also important. The vacant land within the present Borough boundary should provide for further expansion till about 1978 by means of resubdivision and development of vacant lots. By this time it is estimated that the population will have reached 3,300. It is apparent that in a relatively short time the district will, for all practical purposes, be completely developed and any further population increases inside present Borough boundaries could be accommodated only from development of existing areas. It will eventually be necessary for Picton to extend the boundaries and consequently the population estimates for the next twenty years assume this occurrence.

PRESENT FUNCTIONS OF DISTRICT

Picton functions in a dual role as a tourist and holiday centre, and as a port and road and-rail terminal. The port serves as the South Island terminal of the Cook Strait road-rail ferries; as the home port for the launches serving Queen Charlotte Sound; and as the export port for Marlborough district.

These functions show clearly in the Borough's employment figures, which indicate an unusually high percentage engaged in transport and communications and domestic and personal services.

Note also that the percentage of employment in seasonal industry is exceptionally high. This is largely due to the freezing works.

It would be of great benefit in helping to balance the present labour situation in the Borough if suitable industries could be established to provide work in the off-season for those men whose main employment is the seasonal labour of the freezing works.

PRESENT OCCUPATIONAL STRUCTURE

The following table shows the occupational structure of the Borough at April 1970. New Zealand averages (expressed as percentages) are given for comparative purposes:

<u>Industrial Group</u>	<u>No.</u>	<u>Subtotal</u>	<u>% of Total Labour Force</u>	<u>N.Z. Percentage</u>
<u>Engineering & Metalwork:</u>				
Ships, locomotive, etc. manufacture	38			
Vehicle repair, aircraft	22	60	8.5	12.4
<u>Miscellaneous Manufacture:</u>				
Printing and publishing	2	2	.06	6.0
<u>Building & Construction:</u>	29	29	4.1	8.0
<u>Transport & Communication:</u>				
Rail transport	65			
Road transport	20			
Water transport	48			
Post Office	23	156	22.1	9.7
<u>Commerce:</u>				
Wholesale & Retail trade	69			
Finance	8	77	10.9	18.9

<u>Industrial Group</u>	<u>No.</u>	<u>Subtotal</u>	<u>% of Total Labour Force</u>	<u>N.Z. Percentage</u>
<u>Domestic & Personal:</u>				
Lodging, food, etc.	71			
Laundries, cleaning	6	77	10.9	4.4
<u>Admin. & Professional</u>				
Hospitals	12			
Education & Instruction	29			
Local Authorities	4	45	6.4	19.5
<u>Total (excluding Seasonal)</u>		446	63.2	94.9
<u>Seasonal Industry</u>		260	36.8	5.1
		706	100.0	100.0
		=====	=====	=====

PICTON BOROUGH'S POTENTIAL

The fast handling of vehicles and railway freight made possible by the three drive-on drive-off inter-island ferries has resulted in an increase of communication between the North and South Islands. A continuation of this trend is expected and one more ferry is due to be put into service in the near future. Picton's function as a transport exchange point will therefore continue to expand and a new ferry terminal is now completed. Though most of the resultant traffic is not connected with Picton itself, it is expected that some expansion of commercial and industrial facilities will result.

The extension of the export functions of the port, however, is likely to have a much greater effect upon the town. Considerable alterations and extensions of wharf space are contemplated by the Marlborough Harbour Board along the western shore of Picton Harbour. Such improvements as bulk handling facilities, for instance, may encourage the establishment of industries benefiting from direct access to port facilities.

The Borough will support in general principle any moves by the Marlborough County and the Marlborough Harbour Board to provide further port facilities and industrial zoning in Shakespeare Bay.

One of Picton's natural assets is the bush-clad hills which surround the town and form a pleasant backdrop to the urban uses in the town. The hills themselves are easy slopes to steep inclines. Their geology suggests basement rock overlaid with weathered rock and scree material and both the latter show signs of instability. To control slipping and creep in these areas it is essential to maintain the vegetation cover and exercise control of any uses which are likely to be detrimental to the areas themselves

and the residential area at the foot of the hills. It is the intention of the Council to restrict the uses in these areas in order to maintain the cover and provide a natural "green belt" to the town. This will ensure that the natural environment remains and such a pleasant physical feature is not lost to the townspeople and visitors alike by incursions of development on to the steeper slopes. Much of the land involved within the district is owned by either the Council or the Crown. Control of the gentler slopes, where the instability may be greater because of the greater depth of scree material, is provided for in the Ordinances for the particular zones.

Picton has long been associated with the tourist trade and it serves as a holiday centre for the Marlborough Sounds. This function is likely to expand with the growth of the country's population and with the increased mobility provided by improved transport services to the port.

PART IIILAND USEPRESENT DISTRIBUTION OF USES OF LAND

The distribution of land uses within the Borough as at September 1970 is shown on the planning data map which is available for inspection at the Council's office. The map is to a large degree self-explanatory but a short explanation of its significance in terms of the zoning in the planning map should be made.

The zoning and designation shown on the planning map takes cognisance of the present uses of land, though it may not confirm many uses on their present sites. The zoning in some areas confirms existing land uses where their continuance is in harmony with the objectives of planning. In other areas it encourages changes in the character of land use in order to meet the demands likely to occur within the planning period. The zoning and designation is more fully explained in Part IV.

Water Use: Provision is made for water uses within the Aquatic Recreational Zone. A somewhat novel feature, this is intended to provide for water-oriented recreational use for the general benefit of the public.

PART IVZONING AND DESIGNATED LANDINFORMATION OF RELEVANCE TO ZONING PROPOSALSProvision for Growth of Population

Picton occupies an area of relatively flat (partly low-lying and partly undulating) land at the head of Queen Charlotte Sound and extends along adjacent valleys to the southwest (along the road to Blenheim) and to the northeast (along the road to Waikawa Bay). The town site is bounded on the north by the sea and on all other sides by steep hills. Existing subdivisions cover all the flatter areas and in many cases extend up on to the lower slopes of the hills. Most of the area that is now left, is unbuildable and prices of residential, commercial and industrial land have become unreasonably high in recent years. Of the residential sections that are still available within the Borough, many are unsuitable on account of water seepage or difficulty of access.

The large area of industrial land adjacent to the railway yards will be required largely for railway, and Harbour Board purposes, although it is anticipated that the sports field in Dublin Street will eventually be available for industrial development pending its replacement.

By 1978 it is probable the present Borough will, for all practical purposes, be fully developed. Clearly, substantial overspill will soon occur and territorial expansion must be considered now as part of the Council's policy of achieving such planning objectives as stable fair land prices, and the availability of a variety of types of land for development. In the meantime, the Council has zoned the Borough in a manner that, in its opinion, is most likely to cope with the pressures and demands occurring before about 1978. The only direction in which the buildable area can be substantially extended is to the north-east towards Waikawa Bay. Because of the physical confinement of its site, the town has developed with an elongated shape whose extremities are comparatively far distant from the town centre. Obviously any extension of the Borough boundary towards Waikawa would accentuate this characteristic so it may be necessary to provide for further commercial development at Waikawa if it becomes part of the Borough.

THE TOWN CENTRE:

Picton's present town centre not only provides for the 2,800 or so of its residents, but during the summer months serves, for a time at least, almost double that number due to the influx of holiday crowds. Expansion within the Commercial B zone will be able to take place by the filling in of vacant land and by the eventual changing over from residential to commercial uses.

The scheme provides for the continued development of land in the Borough by zoning areas suited to residential, commercial and industrial purposes in a manner calculated to provide the best format for the development of the town as a whole. These zones are outlined on the district planning map. The areas zoned for residential and industrial purposes are not considered adequate to meet the needs of the Borough over the next twenty years. Clearly territorial expansion is necessary and must be considered and implemented in the near future to assure development consistent with sound planning objectives.

Future development within the Borough will be so directed as to avoid the mixture of incompatible uses, to economise in servicing and to provide and maintain amenities appropriate to each locality.

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

PERMITTED USES

Each zone provides for two types of permitted uses of land and buildings. These are "predominant uses" and "conditional uses".

Predominant Uses

A predominant use of any land or building is a use that is normally permitted in the code of ordinances without having to be subject to planning application in terms of Regulation 32. It should be pointed out, however, that compliance with the district scheme does not necessarily mean that the Council will approve a subdivision or building application. Reference to Ordinance III (1) and V (1) will show that the Council may not approve a proposal if it does not meet with any one of a number of planning principles. The range of predominant uses in each zone has been made as broad as is consistent with the preservation of amenities in each area. Predominant uses are, nevertheless, subject to compliance with all relevant by-laws and any Acts and Regulations administered by the Council as well as relevant provisions of the district scheme.

Conditional Uses

A conditional use of any land or building is one which will be permitted only with the special approval of the Council and may be subject to special conditions. Applications for approval to a conditional use under Section 28c of the Act are required to be made to the Council in accordance with Regulation 32 of the Town and Country Planning Regulations 1960.

Any proposals that do not fall into the category of either a predominant or conditional use as set out in the code usually require application for consent to specified departure under Section 35 of the Act and in accordance with Regulation 32, although in some cases a change to the district scheme may be necessary.

NON-CONFORMING EXISTING USES

The provisions of the scheme do not prevent existing non-conforming uses from continuing. Even if the use of the land or building does not conform with the zoning provisions, as long as it was in existence before the scheme became operative, with the approval of the Council, it will generally have existing use rights. These rights remain valid with changes of ownership, but the use must not significantly change in character or expand. One of the objects of the zoning, however, is to gradually eliminate uses which do not conform with the scheme and this is achieved by restricting any extensions or reconstructions of buildings containing non-conforming uses (and changes in use of any such building) to those permitted under the provisions of the Act.

DESCRIPTION OF ZONESRural Zones

These comprise steep hillside areas adjacent to the west and southeast of the town. Most of the land is unsuited for residential development and would be best left to revert to natural cover to ensure future stability. Provision is made in the ordinances for this zone to ensure that if any building does occur, adequate safeguards are required to overcome the possibility of slip or slump. Any such proposals would constitute a departure from the Scheme provisions.

Residential Zones

The land is intended primarily for the residential uses and related services specified in the code of ordinances as permitted in that zone. Residential zoning protects residential uses against detriment arising out of the mixing of incompatible uses; and provides for economic use of urban services. Again, in the areas of rising ground where problems are likely to occur from the cutting into the overlaying scree and the removal of the vegetation cover, special provisions are set out in the scheme. The predominant uses are subject to various requirements that should encourage a good standard of development.

The Residential S zone is a special zone created in recognition of the visual impact and land stability problems of the hillsides around the town. The steepness of much of this land makes it unsuitable for types of urban and rural development yet ideally suited to permanent vegetative cover for public enjoyment. Land in the zone is however well fragmented into freehold titles and therefore vulnerable to independent individual actions. Council is willing to acquire and accept the maintenance responsibilities for this land vested in Council as scenic reserves. Other portions of this land are suitable for residential development and Council has included special ordinances in recognition of this fact. When the suitable pockets of land have been approved for subdivision Council will consider designating the remaining unsuitable portions as scenic reserves if these have not already been vested in Council.

Residential A Zone. This zone provides mainly for permanently occupied low density housing for town residents.

Residential B Zone. This zone provides mainly for temporarily or permanently occupied medium density development for town residents or visitors. Council considers that the different effects of visitor from resident accommodation on the amenities are not as significant in this zone as in the Residential A zone.

Commercial Zones

These provide primarily for business or commercial development, and consist predominantly of areas for shops, offices and retail storage. The uses of land in commercial zones shall, as far as possible, provide continuity of shop frontages without street level intrusions of uses that could detrimentally affect retail operations or could cause unnecessary or obstructive vehicular traffic onto the streets fronting retail development. *

*Note that motels are a predominant use in the Commercial B zone.

Industrial Zones

The industrial zones are intended to minimise interference of industry with other uses, and within industrial areas to minimise interference of industries with one another. Industries will be grouped according to common characteristics and differences, distinguishing between groups in accordance with the classification set forth in the code of ordinances.

In order to protect residential property and to ensure that sufficient areas zoned, serviced and roaded will be available for industry, residential uses shall, except as provided in the code of ordinances, be excluded from industrial zones.

Although the area actually zoned Industrial A appears small, several of the main uses recorded under the Industrial A category on the land use map are located in the Commercial zones and are actually permitted in those zones. Therefore, although there may appear to be an over-zoning for Commercial and an under-zoning for Industrial A uses, the combination of these will in fact make adequate provision for the type of service industry needed in close association with shopping facilities. Other types of service industry, if necessary, can be accommodated in the Industrial B zone.

While the total ultimate provision for industry may appear excessive, development of the Industrial C zone - the largest - will almost entirely be given over to Railways and Harbour Board purposes.

The Council's policy is to maintain a high degree of aesthetic values in the Industrial zones and to this end it has made provision for the landscaping of industrial sites in the areas which will be readily seen by the local people and visitors alike.

Deferred Industrial Zones

The planning map shows a narrow extension to the Industrial B zone into an area of predominantly residential character at the northern ends of Kent, York and Devon Streets. This area is shown as Deferred Industrial B and Deferred Industrial C, the deferment time being ten years. The strip of Industrial B is subject to more strenuous conditions and is intended as a protective buffer between future industrial and residential areas.

It is very important to understand the purpose of deferring the zoning. A Deferred Industrial zone should not be regarded as being similar to a purely Industrial zone. When Deferred Industrial zones are established in residential areas it is reasonable to expect that these areas will remain substantially residential in character for some time. Interim uses should not detract from the original residential character of the area, nor be incompatible with industrial land uses. A basic objective of establishing Deferred Industrial zones in residential areas is to allow continued economic use and enjoyment of properties during the deferment period. Another purpose is to render the process of transition from residential to industrial uses a gradual one, not only in terms of real extent, but also in terms of industrial character, the more objectionable industries being the last to develop. This ensures very little disruption to the residential neighbourhood. Thus, the period over which the change to purely industrial zoning takes place is a period of careful management of land uses. Successful administration of the Deferred zone will provide certainty as to the preservation of existing residential amenities in the short term while the area is of mainly residential character, and at the same time maintain a degree of flexibility to meet longer term changes as and when the area becomes industrial.

This policy should result in the eventual establishment of a compact industrial area bearing a meaningful relationship to transport and port facilities and, at the same time, existing harmoniously with the adjacent residential zone.

Aquatic Recreational Zone

This comprises part of the enclosed waters of the Queen Charlotte Sound that comes within the area covered by the district. It is intended as a control of the area for uses of a recreation nature. This includes all water-oriented sports and pastimes.

Designated Land and "Underlying Zoning"

Land within some zones is set aside for Public or Private Recreation reserves or for existing or proposed "Lands and buildings for other specific community uses". These include such uses as public and private schools, hospitals, railway land and public uses such as courthouses, police stations and fire stations. Other privately owned lands used for semi-public purposes, such as camping grounds or bowling greens, are set aside as "Private Recreation Areas".

A number of authorities besides the Council may be responsible for the facilities for which the land is designated. These designating authorities have required the Council to show the designations on the district planning map.

All designated land is zoned as well, this feature being quite separate from the designation. Should it transpire that the designating authority decides it no longer requires the land and the designation is uplifted, then the zoning remains unaffected. In addition, the zoning is still in operation while the land is designated and, should the designating authority be agreeable to an interim use of the land, then this use will be controlled by the zoning provisions.

PART VLAND SUBDIVISION

Every plan for the proposed subdivision of land must be submitted for Council's approval under Section 351 of the Municipal Corporations Act 1954 and may be approved subject to such conditions as the Council may impose under the Municipal Corporations Act or the district scheme.

Standards for new subdivision in each zone are specified in the code of ordinances and, except as otherwise provided for in the Act, no plan of subdivision can be accepted for deposit by the District Land Registrar, unless the Council certifies on the plan that the subdivision complies with the provisions of the district scheme.

PART VIRESERVES AND OPEN SPACESRESERVES AND BUILDINGS

These are large areas of permanent open space within the Borough, and are all shown on the district planning maps.

For recreation and open space

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

	<u>Existing</u>	<u>Proposed</u>
Active recreation areas	5.02 hectares	1.24 hectares
Passive recreation areas	20.88 hectares	

Plus 3.48 hectares in camping grounds and 22.45 hectares of Victoria Domain - mainly steep bush and pine-covered hillside.

For national, civic and other purposes

Land or buildings owned or proposed to be acquired by public authorities for national, civic, cultural and community purposes have been shown as so reserved in accordance with notations assigned to them on the district planning map. In this category are municipal offices and library, courthouse and police station, fire station, primary school, hospital, cemetery, rubbish tip, council yards, community centre, car park, camping ground, waterfront reserves and other parks and recreation grounds. The edge of Picton Harbour adjacent to London Quay falls into this category as it is to be developed for water-oriented recreation by the Harbour Board.

Land to be acquired

The land reserved for proposed recreation is already publicly owned. A new sports ground is planned, however, in an area at present just outside the Borough, adjacent to the college.

Private open space

It is the Council's policy to encourage land owners to provide and maintain open spaces that would be of value to the community. Land used by sports clubs is in this category.

Land or buildings used for purposes of value to the community and not intended to be publicly owned are shown on the district planning map specifically for their particular uses, and are so zoned. In this category are: churches, a private school, the motor camp in Waikawa Road and a bowling green.

PART VIIPUBLIC UTILITIES

The whole of the developed part of the Borough is serviced with water, sewerage and electricity. So as to ensure the economic use of public utilities the Council has adopted the policy of consolidating development in areas that are already reticulated before permitting expansion elsewhere. Very little land that can be economically serviced is now available within the Borough. Obviously, however, this policy will apply to any future territorial extensions to the Borough.

Water Supply

At present, Picton Borough obtains its water from the Borough Reservoir and a well in the Koromiko Valley. This water supply also services the freezing works at Shakespeare Bay and the Waikawa area. The present water supply will be adequate to serve Picton, Waikawa and any further development in these areas until the end of the planning period and it is not envisaged that any further sources will be required.

Sewerage

At the present time macerated raw sewage from the Borough is discharged to the waters of Picton Harbour off Kaipupu Point between Shakespeare Bay and Picton Harbour. The proposed sewage treatment works is designed to serve a population of 11,000 which is in excess of the expected population of Picton in the planning period. However, provision has been made for the summer influx of visitors and for the inclusion of sewage from Waikawa. The target date for completion of treatment works is November 1978 when Council's present Water Right for the Kaipupu Point discharge expires. The level of treatment provided is designed to meet the required standards of receiving waters as contained in the schedule of standards for sea water within the Water and Soil Conservation Act, as are appropriate for the present recreational use of the Picton Harbour; with the possible exception of bacteriological standards. Provision has been made for later inclusion of a further stage of treatment to meet any bacterial standards appropriate to the use of these waters, or to any future Classification of Picton Harbour and the Sounds in terms of the Water and Soil Conservation Act. Land has been designated in the vicinity of Gravesend Place to provide for treatment works and facilities. The Borough effluent will be discharged into a deep water zone off Kaipupu Point and will be substantially free from suspended solids, grease and oil. Effluent from the freezing works will be treated and discharged separately.

Any newly developed areas should be able to be reticulated without any difficulty. The sewer along Waikawa Road has been laid at sufficient depth to carry sewage by gravity flow from much of the land towards Waikawa Bay. This will reduce the need for pumping of sewage, should this area be later included in the sewerage reticulation scheme.

Stormwater

Picton's rainfall is relatively substantial, and therefore, stormwater systems must be adequate to prevent scouring of land and damage to property. Stormwater runoff must also be controlled to prevent contamination of the water by various pollutants, including sand and silt from earthworks, and the consequent decline in the attractiveness and purity of the waters adjacent to Picton. Stormwater systems are at present inadequate to cater for the runoff. However, during the planning period, Council will be pursuing a programme to pipe the majority of the existing watercourses and to develop a comprehensive stormwater system throughout the Borough. This will help to substantially reduce pollution of Picton Harbour from uncontrolled runoff.

Council may obtain the advice of the Water and Soil Division of the Ministry of Works and Development regarding approval for any subdivision where there is likely to be increased soil erosion or uncontrolled stormwater runoff. Council may then place any conditions it sees fit on the control of stormwater and erosion in the subdivision.

Rubbish Disposal

The existing rubbish dump near Gravesend Place will be inadequate for the future requirements of Picton, however, the Borough Council is in the process of extending the dump site to be adequate to serve the needs of the Picton area for at least the next 10 years.

Electricity

Supply of electricity is the responsibility of the Marlborough Electric Power Board. Supplies are available all over the Borough and can be supplied to any land that is not yet serviced. Electricity supply lines are being placed underground as opportunity permits.

PART VIIIBUILDINGSSITING

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

HEIGHT

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

USE OF UNCOVERED SPACE

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

PART IXTRANSPORT AND COMMUNICATIONSPRESENT FACILITIES

Picton is the northern terminal of the South Island portion of State Highway No. 1 and the main trunk railway. Goods vehicles and rolling stock are transhipped from sea to land or vice versa for continued transport either north or south. The road-rail ferries have caused a considerable increase in the freight passing through Picton, although it is doubtful that much greater employment opportunities have yet resulted because more modern techniques require less handling of cargo.

The expansion of the ferry services, the port traffic and associated industrial expansion is meaning accelerated wear on local streets and greater maintenance costs. Fortunately, however, most of the traffic, including that from the secondary roads to Waikawa and Havelock, is able to by-pass the town centre.

Picton also functions as the export port for Marlborough. From the port are shipped such products as timber, salt, lucerne, fruit and meat.

For air transport Picton is served by Woodbourne Airport, near Blenheim, 37 km away. A local airstrip does exist near Waikawa but this is of little commercial significance.

FUTURE PROPOSALSEstablishment of routes

It is proposed to re-route the main road to the wharf and ferry terminals across the reclaimed Waitohi lagoon. This will enable traffic from the freezing works and Havelock to proceed more directly to the wharves. By using Kent Street in conjunction with the new road, traffic from the south will have a more direct route to the wharf and ferry terminal and will not have to pass through the town centre.

Future roading standards

Each proposed street is to be specifically designed both in layout and structural strength to cope with the frequencies and weights of traffic likely to use it. Through-traffic streets will be wider, straighter and more heavily constructed than those for local traffic; and the traditional standard width of 20 m (66 ft) will not be universally applied. Motorways and State highways will normally be wider than this, but streets in areas permanently zoned as residential and carrying little traffic may in some circumstances, with safety and economy, be no wider than the minimum of 12m (39.4 ft).

The objective of street layout in residential areas is to provide for the circulation of vehicles, including pedal cycles, whilst maintaining an environment which provides for the safety of pedestrians and the requirements of access to residential properties. The Council's aim is to encourage subdivisional layouts in which the function of each street is clearly expressed by its location and alignment and its relation to other streets.

Carriageway widths

(i) The following shall be provided by the subdividers:

<u>TYPE OF STREET</u>	<u>CHARACTER</u>	<u>CARRIAGEWAY</u>	<u>OPTIMUM CATCHMENT</u>
Cul-de-sac		7m(23')	12 household units
Minor Residential	A street which has the primary function of providing access to abutting properties and through which traffic, not having an origin or destination, will not be attracted.	8m (26.2')	12-60 " "
Residential	A street which has the primary function of providing access to abutting properties but which may provide for traffic using the street as a means of circulation from one street to another in a minor way	9m(29.5')	60-150 " "
Residential Collector	A street which provides for access to abutting properties and for the collection and distribution of local traffic in an area.	11m(36.1')	150-450 " "
Arterial	Streets having a catchment in excess of 450 household units will require carriageways specifically designed to cater for the traffic they will be required to carry, preferably having no access to property. The subdivider will be required to provide these streets but his liability financially will be limited to that required		

<u>TYPE OF STREET</u>	<u>CHARACTER</u>	<u>CARRIAGEWAY</u>	<u>OPTIMUM CATCHMENT</u>
	<p>to meet his own optimum catchment and the additional cost will be borne by the Council. However, when the Council requires an Arterial Road because such a road will, at a future time, service other subdivisions of adjoining or nearby lands, the Council will require the subdividers of such adjoining or nearby lands when subdivided to refund (on a fair and reasonable basis where there is more than one subdivider involved) the additional cost previously borne by the Council in respect of that Arterial Road.</p>		
(ii)	<p>The definition of catchment shall be deemed to include all such household units, the traffic from which could reasonably be assigned to that part of the street having regard to distance and time of travel. Provided that: special consideration shall be given to specific traffic generators such as schools, shopping areas, parks for organised sport, etc.</p>		
(iii)	<p>In deciding the carriageway appropriate for any residential streets regard shall be given to the optimum catchment of that street as herein defined. Provided that: regard also shall be given to the character and function of each street in determining its appropriate carriageway.</p>		
(iv)	<p>Further factors which can arise in Picton because of its particular topographical features are the grade of streets and the general steepness of certain areas. In order to allow for unknown factors of this nature the Council may, in deciding the width of carriageway, take into account any peculiar factors not generally arising but being present in a particular case.</p>		

Explanatory note:

Cases may arise where strict interpretation of the optimum catchment could result in part of a particular street being required to have a carriageway in excess of that generally appropriate to streets of that character or to that applying to the majority of its length. Clauses (ii) and (iii) above are designed to introduce a degree of flexibility in the application of the catchment method of assessment of carriageway widths.

Street Width

All streets shall be wide enough to allow for the provision of all services underground and positioned in accordance with the Council's requirements and specifications. The minimum width shall be the carriageway width as defined above, plus 9m (29.5 ft).

Footpaths and Berms

All streets shall where possible provide for two footpaths of 1.4 m (4.5 ft) in width and the residue of the street width shall be occupied by grassed berms. Such berms shall allow for the planting of street trees as the Council's policy dictates. This planting may be either a requirement by the Council or by agreement between Council and subdivider. The Council intends to carry out planting in existing streets as part of its policy of beautification. (See also under 'AMENITIES')

Street grades

All streets shall where possible be of no greater grade than 1 in 8. Notwithstanding the Council may, in special cases where the terrain dictates, consent to a grade of up to 1 in 5, although generally 1 in 7 would be the maximum acceptable in the steepest areas.

Specific changes

The existing street system will be modified or varied as shown on the district planning map. Portions of existing streets shown as reserves are for pedestrian traffic only - either because the land is too steep for a vehicular road to be formed, or for the improvement of traffic circulation. Road widening is proposed on both sides of Waikawa Road, Hampden Street and Milton Street.

Proposed streets and service lanes

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

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

PART XPARKING AND LOADING OF VEHICLES

Picton's main shopping street - High Street - is 30.48 m (100 ft) wide. It has the advantage of enabling angle parking on both sides of the street, thus providing more available parking spaces than would be the case with parallel parking. The other streets in the town centre - Auckland, Wellington and Dublin Streets and London Quay - have space for parallel parking. In addition, there is off-street parking available near the launch jetty, at the ferry terminal and in the waterfront recreation park.

Parking problems only arise from the influx of holiday population and it has therefore been the Council's policy to provide liberal off-street parking as close as possible to the boat sheds, the boat anchorage and the launch jetty. A large area has been reclaimed for this purpose and is shown on the district planning map. It is expected that, provided adequate standards are maintained in developing industrial areas, there will be no great parking problems in Picton over the planning period.

PART XIAMENITIES

One of the general purposes of the Scheme is to promote and safeguard the amenities of every part of the Borough. This is to be achieved by the requirements for predominant uses as set out in each zone, by conditions imposed by Council on conditional use or specified departure applications, by special provisions for advertising and by special provisions for protection of trees, historic buildings and sites, and other objects and places of historic, scientific or architectural interest or natural beauty.

Objects and Places of Special Interest

Throughout the Borough there are numerous objects and places worthy of preservation for their natural beauty (e.g. trees), architectural interest (e.g. historic buildings) and historic interest (e.g. archaeological and historic sites). It is important to preserve these records of New Zealand's natural heritage and history, and although such sites may have existed for several hundred years they are often very vulnerable to the destructive processes of erosion, land development and human curiosity. Numerous objects and places have already been destroyed, without adequate record being retained, often due to inadequate protection or knowledge about these sites.

The Historic Places Trust was established by the Historic Places Act, 1954, to record and preserve places and things of local or national historic interest. The permission of this Trust is required before any modification can be made to an archaeological site, which has been defined as a site affected by human activity more than 100 years ago. Such sites are adequately protected by the Historic Places Trust and it is the responsibility of the Council through the District Scheme only to provide protection for objects and places of historic, scientific or architectural interest or natural beauty, which are not protected under the Historic Places Act.

Those objects and places of historic, scientific or architectural interest or natural beauty, which have been drawn to Council's attention as worthy of preservation by recognised authorities on such matters and which are not protected by the Historic Places Act and Amendments, are included in Appendix I as specified for protection under the District Scheme, and are indicated on the District Planning Maps.

Those objects and places protected by the Historic Places Act and Amendments are included in Appendix I as specified for information only, and are indicated on the District Planning Maps.

Ordinance VII sets out provisions relating to the rights to modify, remove or destroy objects listed for protection under the Scheme as well as rights of objection to listings, rights of appeal and also rights of compensation. Council will also permit special subdivisions of land,

on which objects and places are situated, if this is necessary to facilitate their protection.

Council will encourage persons and bodies to purchase and maintain objects and places of interest where appropriate.

Control of Advertising

Council's policies and objectives in respect of advertising are all set out in this part of the District Scheme. The regulation of siting and sizes of advertising signs are specified in Ordinance VII along with the powers of Council to dispense with standards or to prohibit certain signs. The issue of permits and licenses for signs and the regulation of such matters are contained in the Borough By-laws. The Borough Building Inspector has the power to issue permits and licences for any sign which fully complies with the provisions of the District Scheme except where it is specified that Council must consider any particular sign. Signs which do not fully comply will require consent of the Council by way of a dispensation or specified departure before a permit or licence can be issued by the Building Inspector. Council alone has the power to prohibit the erection or display of any sign, and signs likely to be prohibited would be referred to Council by the Building Inspector. The National Roads Board discourages the erection of advertising signs on State Highways. The only signs normally permitted are those erected by the Automobile Association or, in special cases those which provide the travelling Public with helpful information. However, the latter requires the express approval of the National Roads Board and are controlled as to size and design. There are a number of signs in the town which detract from the visual pleasantness of a locality. With better design and location and possible co-operation between Commercial establishments, signs could be made more effective and in some cases eliminated altogether. The compact character and topography of Picton mean that signs may be visible from many places.

Council wishes to ensure that signs are only displayed where necessary and carefully designed so as to preserve the visual qualities of the town especially the residential areas. To this end the provisions of Ordinance VII are designed to restrict signs to situations where they refer to a particular use of land or building and are located upon that particular land or building, to permit signs which are necessary to inform the general public, have pleasant visual properties and which do not detract from the amenities of the locality, to enable more liberal standards in Commercial, Industrial and Marine Services zones than in Residential and Travellers Accommodation zones, and to encourage a high standard of construction and design, simplicity in information displayed, sensitivity for areas of scenic beauty and attractive and effective display of information.

Verandahs in Commercial Streets

Streets and parts of streets giving frontage to Commercial A and B zones are designated as shopping frontage where continuity of verandah design and shelter is required.

Maintenance of Buildings and Structures

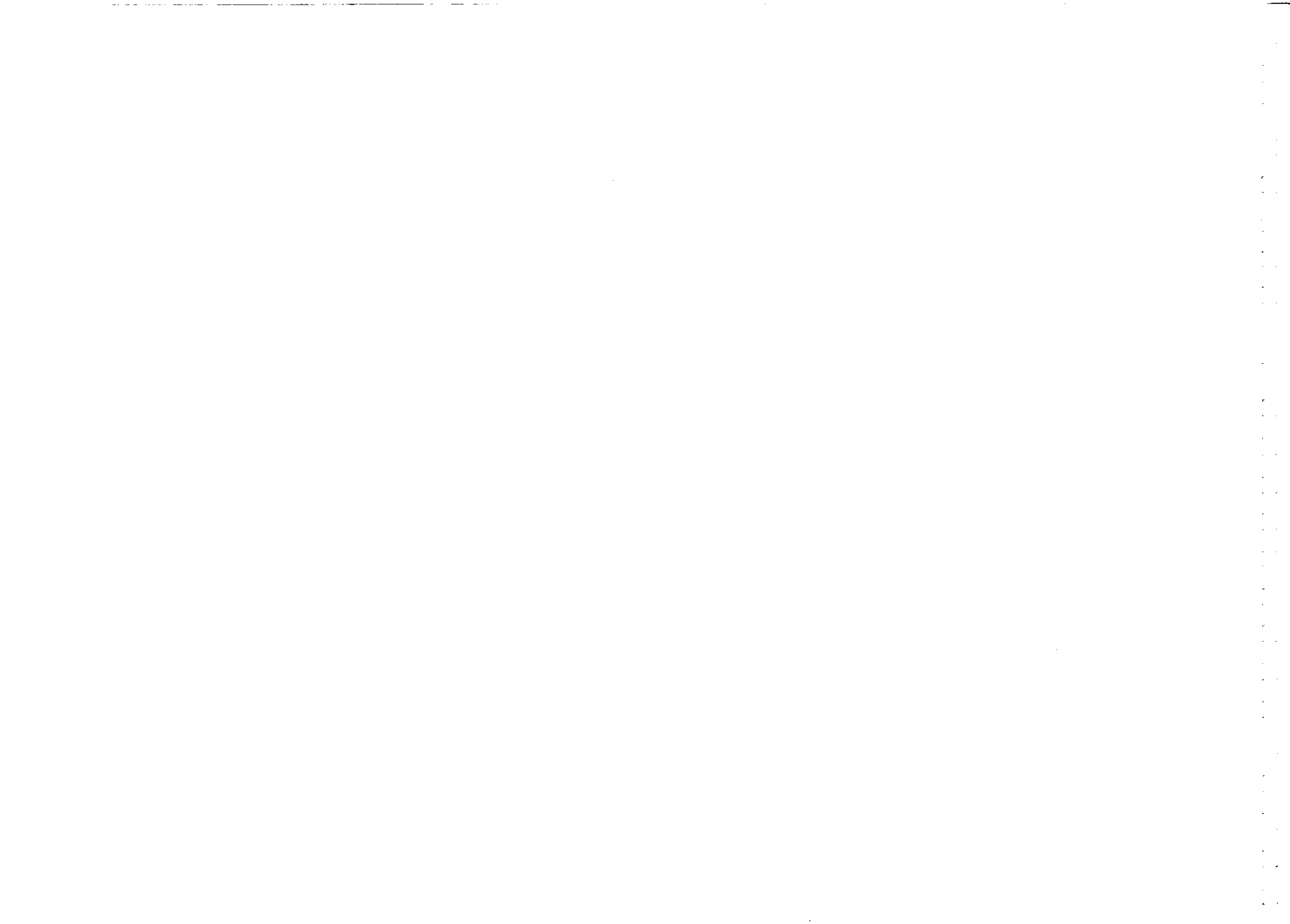
For the better preservation of amenities, the code of ordinances requires adequate maintenance of land and buildings.

Landscaping, Tree Planting etc.

It is the Council's policy to promote street planting and landscaping of suitable areas and to encourage the public to participate in such proposals. Ordinance VII sets out provisions relating to landscaping.

PART XIIFUTURE CHANGES TO THE SCHEME

The operative district scheme becomes due for review every five years; however, provision is made under the Act for the Council to introduce a change to the district scheme at any time, should circumstances sufficiently change to require corrective measures to be taken. The Council, if it proposes any change, is required to publicly notify the proposal in accordance with the procedure laid down in the Act and all persons adversely affected have rights of objection and appeal.



Part II Code Of Ordinances

CODE OF ORDINANCES

COMPRISING ORDINANCES FOR THE ADMINISTRATION AND IMPLEMENTATION
OF THE DISTRICT SCHEME

ARRANGEMENT OF CODE

		<u>PAGE</u>
ORDINANCE I	INTRODUCTORY	33
ORDINANCE II	USE ZONING	41
ORDINANCE III	SUBDIVISION OF LAND	73
ORDINANCE IV	RESERVATION OF LAND	81
ORDINANCE V	BUILDINGS - SITING, COVERAGE, HEIGHT AND ALTERATIONS	83
ORDINANCE VI	VEHICLES - PARKING, LOADING, ACCESS	90
ORDINANCE VII	AMENITIES	101
APPENDIX A	INDUSTRIES REQUIRING SEGREGATION	105
APPENDIX B	INDUSTRIES REQUIRING SEGREGATION	106
APPENDIX C	PERMITTED HEIGHT RELATIVE TO WIDTH OF STREET	108
APPENDIX D	MANOEUVRING AND PARKING SPACE DIMENSIONS	109
APPENDIX E	STANDARD DESIGN VEHICLES	110
APPENDIX F	PARKING LAYOUTS AND ACCESS GRADES	111
APPENDIX G	DIAGRAMS OF ENTRANCE STRIPS	112
APPENDIX H	YARD REQUIREMENT DIAGRAM	113
APPENDIX I	OBJECTS AND PLACES OF INTEREST	114

TABLE OF CONTENTS

		PAGE			PAGE
<u>ORDINANCE I</u>	<u>INTRODUCTORY</u>				
Clause 1	Documents comprising district scheme	33	4.1	Commercial A zones	57
2	Relationship of code to bylaws	33	4.2	Commercial B zones	59
3	Interpretation	33	5	Industrial zones	61
4	Implementation of district scheme	39	5.1	Industrial A zones	61
4.1	General obligations	39	5.2	Industrial B zones	63
4.2	Information to be supplied in application for permits	39	5.3	Industrial B zones deferred	65
4.3	Application of requirements where uses or areas change	39	5.4	Industrial C zones	67
4.4	Dispensations and waivers	39	5.5	Industrial C zones deferred	69
			5.6	Marine services zone	70
			6	Aquatic recreation zone	71
<u>ORDINANCE II</u>	<u>USE ZONING</u>		<u>ORDINANCE III</u>	<u>SUBDIVISION OF LAND</u>	
Clause 1	General	41	Clause 1	General	72
1.1	Method of presentation	41	1.1	Definitions	72
1.2	Zone titles and notations	41	1.2	Subdivisions to conform with planning principles	72
1.3	Uses in deferred development partitions	41	1.3	Shape factor	73
1.4	Control of uses within zones	41	2	Standard area and frontage requirements	73
1.4.1	Uses authorised	41	3	Exceptions to standard requirements	75
1.4.2	Uses not expressly mentioned	42	3.1	Rural zones	75
1.4.3	Uses in deferred development partitions	42	3.2	Residential zones	75
1.4.4	Public utilities in relation to zoning	42	3.3	Boundary adjustments	78
1.4.5	Designated open spaces in relation to zoning	42	3.4	Public utility sites	78
1.5	Regulation and procedure in respect of uses	42	3.5	Pre-existing front sites	78
1.5.1	Predominant uses	42	3.6	Commercial or Industrial zones	79
1.5.2	Conditional uses	42	4	Copy of plan of subdivision	79
1.5.2.1	General	42	<u>ORDINANCE IV</u>	<u>RESERVATION OF LAND</u>	
1.5.2.2	Procedure	42	Clause 1	Proposals	81
2	Rural zoning	43	2	Continuation of use	81
3	Residential zones	45	3	Buildings not to interfere	81
3.1	Residential A zones	45	3.1	Prohibition	81
3.2	Residential B zones	45	3.2	Definition of "interim use"	81
3.3	Travellers' accommodation zone	53	4	Changing locations of proposed streets and reserves	82
3.4	Residential S Zone	55			

<u>ORDINANCE V</u>	BUILDINGS: SITING, COVERAGE, HEIGHT AND ALTERATIONS	PAGE	<u>ORDINANCE VI</u>	VEHICLES: PARKING, LOADING AND ACCESS	PAGE
Clause 1	General as to use of sites for buildings	83	3.3	Definitions of 'height' and 'height-control line'	88
1.1	Land to be suitable for proposed use	83	3.3.1	Definition of 'height'	88
1.2	Buildings to be set back from street	83	3.3.2	Definition of 'height-control line'	88
1.3	Areas and coverage generally	83	3.4	Points of origin of height-control line	88
1.4	Residential buildings	83	3.4.1	Definition of 'street' relating to height	88
1.4.1	Multi-housing development and travellers' accommodation development	83	3.4.2	Definition of 'rear' relating to height	88
1.4.2	Rear sites	84	3.4.3	Extra wide streets	88
1.5	Residential buildings about a place	84	3.5	Exclusions from measurements	89
1.5.1	Definition of 'place'	84	4	Alterations of existing non-conforming buildings	89
1.5.2	Requirements for residential buildings about a place	84			
1.6	Rear sites in commercial and industrial zones	84			
1.7	Maximum floor area for accessory buildings	84			
2	Requirements as to yards	85	Clause 1	Provision of private parking	90
2.1	Normal requirements	85	1.1	General	90
2.1.1	Yards to be provided	86	2	Off-street parking	90
2.1.2	Yards to remain unoccupied and unobstructed	86	2.1	Parking of vehicles - general	90
2.1.3	Yards provided are to relate to one site only	86	2.1.1	Obligations of owner or occupier	90
2.1.4	Fences or boundary walls	86	2.1.2	Counting spaces	90
2.2	Exceptions to normal requirements	86	2.1.3	Diminution of available land	90
2.2.1	Modifications by Council	86	2.1.4	Yard space can be used	90
2.2.2	Where physical difficulties exist	86	2.1.5	Joint provision for parking	91
2.2.3	When dedicated for street widening	87	2.1.6	Council may waive requirements or require developers to enter into an agreement	91
2.2.4	When owner provides land for access way or service lane	87	2.2.1	Assessing parking requirements	91
2.2.5	Adjoining shop sites in residential zones	87	2.2.2	Multiple uses on one site	91
2.2.6	Corner sites	87	2.2.3	Site Plan	92
2.2.7	Through sites	87	2.2.4	Turning spaces	93
3	Heights of buildings	87	2.2.5	For non-residential zones	93
3.1	Normal requirements	87	2.2.6	Normal Requirements	93
3.2	Height in commercial and industrial zones	88	3	Provision for public parking	94
			3.1	Ordinance and bylaws	94
			3.2	Council policy	94

	PAGE		PAGE		
3.3.	Public parking shall conform to layout, access, etc.	94	2	Control of advertising	102
4	Design of parking areas	95	2.1	General	102
4.1	Vehicle dimensions	95	2.2	Definitions	102
4.2	Typical layouts	95	2.3	Approval of Council	102
4.3	General design and constructional details	95	2.4	Residential and rural zones	102
5	Loading	97	2.5	Commercial and industrial zones	103
5.1	Obligations of owner or occupier	97	3	Verandas in commercial streets	104
5.1.1	Off-street loading to be provided	97	4	External appearance of buildings	104
5.1.2	Council may waive requirements or require developers to enter into an agreement	97	5	Maintenance of land and buildings	104
5.1.3	Yard space may be used	97	6	Landscaping	104
5.2	Design of loading areas	97	<u>APPENDIX A</u>	Industries requiring segregation because of noxious or dangerous aspects	105
5.2.1	Vehicle dimensions and layout	97	<u>APPENDIX B</u>	Industries requiring segregation because of noise, smoke, smell, effluent, vibration, dust, glare or other like objectionable aspects	106
5.2.2	Loading docks facing street	97	<u>APPENDIX C</u>	Permitted height relative to width of street	108
5.2.3	General design and construction details	98	<u>APPENDIX D</u>	Manoeuvring and parking space dimensions	109
6	Access to property	98	<u>APPENDIX E</u>	Standard design vehicles - 90 and 99 percentile design motorcars and 90 percentile design two-axle trucks	110
6.1	Obligations - general	98	<u>APPENDIX F</u>	Parking layouts and access grades	111
6.2	Responsibilities of Council and developer	98	<u>APPENDIX G</u>	Diagrams of entrance strips	112
6.3	Standard construction for accessway	98	<u>APPENDIX H</u>	Diagrams of yard spaces	113
6.4	Drive-in facilities	99	<u>APPENDIX I</u>	Objects and Places of interest	114
6.5	Mutual rights-of-way and service lanes	99			
6.6	Length of crossings	99			
6.6.1	Change of grade	99			
6.7	Distance of access from inter-sections	99			
6.8	Manoeuvring areas	99			
6.9	Where streets proposed to be closed	99			
<u>ORDINANCE VII</u>	<u>AMENITIES</u>				
Clause 1	Objects and places of historical or scientific interest or natural beauty	101			
1.1	Designation and registration	101			
1.2	Preservation	101			
1.3	Historic Places Act	101			
1.4	Acquisition	101			
1.5	Removal or Addition of Objects or	101			

CODE OF ORDINANCES

INTRODUCTORY

ORDINANCE 1

CLAUSE 1 - DOCUMENTS COMPRISING DISTRICT SCHEME

This code of ordinances, together with the scheme statement and the district planning maps, comprise the Picton Borough District Scheme (hereinafter called the district scheme or the scheme), as required by Section 21 of the Town and Country Planning Act 1953 and Regulation 15 (1) of the Town and Country Planning Regulations 1960.

CLAUSE 2 - RELATIONSHIP OF CODE TO BYLAWS

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

CLAUSE 3 - INTERPRETATION

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

"The Act" means the Town and Country Planning Act 1953, and includes its amendments and any re-enactment thereof -

Accessory Buildings: In relation to any site means a building the use of which, in the opinion of the Council is incidental to that of any building or buildings on the site, and in relation to a site on which no building has been erected is one which, in the opinion of the Council, is incidental to any permitted use. For the purposes of determining yard requirements an accessory building attached to a residential building shall be considered part of that building except where otherwise provided for in these ordinances.

Accommodation Building: means a residential building designed to accommodate five or more people not of the same family and who share facilities, and includes a private hotel, guest house, private residential club, boarding house or hostel.

Bedroom: means any room which would or might in the opinion of the Council be used for sleeping purposes.

Building: means any structure, whether temporary or permanent, movable or immovable, of not less than 1.5m (4.9 ft) in height and includes any fence or wall other than a retaining wall and any stack or heap of building materials.

Carport: means a building which consists of only a roof supported by posts at intervals of not less than 1.5m (4.9 ft) and is otherwise uncovered around all sides except where it is attached to other buildings, which is used for the housing of one or more vehicles.

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

"Code" means this code of ordinances.

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

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

Comprehensive Development: means a group of dwelling units or travellers units designed and related to one another and to the site in such a way as to achieve the effect of standards specified in the scheme while complying with all relevant statutes, by-laws, density, coverage and landscaping ordinances and any further conditions.

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

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

Dairy: means a shop selling mainly food and beverages, and deriving a substantial part of its turnover from the retail sale of milk and dairy products.

Deferred Development: in relation to any zone means that development of the type prescribed for the zone is not permitted to take place until a date specified by the Council in the district scheme.

Density: means the number of persons per unit nett area. For the purpose of assessing site density for all dwelling units each bedroom less than 10m² in area shall count as one person, each bedroom 10m² and less than 15m² shall count as two persons and each bedroom 15m² and over shall count as three persons. In the case of a bunk-house, dormitory, hospital ward, or other bedroom intended for accommodating more than three persons, each 5m² of floor area shall be deemed to provide for one person for the purpose of assessing site density. In the case of any premises required to be

licensed, density shall be calculated on the number of persons the premises are licensed to accommodate. Where in calculating the number of persons permitted on any site the density results in a fraction of 0.5 persons or larger, then that fraction shall be counted as one whole person.

Development in relation to any land means the carrying out of any building, engineering, mining or other commercial or industrial operations in, on, over or under the land.

Dwelling Unit: means a residential building designed to accommodate one or more residents on a permanent basis independently of any other residential building, and includes a dwellinghouse, semi-detached dwelling house, terrace house, apartment, flat or courtyard house.

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

Entrance Strip in relation to a rear site means all that part of the site extending from the street frontage with parallel sides at less than 9m (29.5 ft) in width; where the sides diverge all that part of the site at less than 9m (29.5 ft) unless the divergence is 45 degrees or more as shown (See Appendix G)

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

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

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

Habitable Room: means a living room, sitting room, dining room, bedroom, rumpus room, or any other room which in the opinion of the Council is an habitable room.

Height: In relation to a building means the difference between the mean ground level of that length of the site boundary which is nearest to the building or the lowest mean ground level in the case of more than one site boundary, being nearest to the building and the highest point of the roof, provided that chimneys, ventilation shafts, water tanks, elevator lofts, steeples, towers and similar parts of a building as constitute only decorative features may be excluded from the height calculations if such features will have no undesirable effects on adjoining properties.

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

Interim Use: has the meaning specified in Clause 3.2 of Ordinance IV hereof.

"Licensed Premises" means premises subject to a licence under the Sale of Liquor Act, 1962 and Amendments, with or without accommodation and includes a tavern, private club, hotel and tourist house.

"Living Court" means an area of land for units predominantly at ground level or an area of space half of which may be as a balcony for elevated units, located adjoining the required windows of at least one third of the habitable rooms in any unit.

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

"Nett area" means the area defined by a certificate of title, or where only part of such area is being developed means the area defined by the "site" (see below).

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

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

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

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

"Place" has the meaning specified in clause 1.5 of Ordinance V hereof.

"Planting" means treatment to land so as to produce a pleasant appearance and includes trees, shrubs, flowering plants, lawns, scree gardens, vegetable gardens and ponds. Planted areas required under this Scheme may be located in any yard, living court or service court.

"Poster" has the meaning specified in clause 2 of Ordinance VII hereof.

"Predominant Use" in relation to land in any zone means any use specified in these ordinances as a predominant use.

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

"Regulation" means the Town and Country Planning Regulations 1960 and includes any amendments thereto or any re-enactment thereof.

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

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

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

"Service Court" means an area of land for units on the ground floor for service activities and facilities including clothesline, garden sheds and fuel storage areas.

"Service Industry" means such uses as catering depots, steam pressing and dry cleaning premises, signwriting and signmaking, caravan and motor vehicle and boat rental premises, premises for the hire of household equipment and effects, fruit and produce markets, shoe repair and upholstery repair workshops, jewellery manufacture, household appliance repair workshops and other similar or allied uses which will not detract from the amenities of the locality.

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

"Signboard" has the meaning specified in clause 2 of Ordinance VII hereof.

"Site" means an area of land and/or volume of space of sufficient dimensions to accommodate any permitted use while satisfying all requirements of this scheme relating to such use.

"Corner Site" means a site having a frontage of not less than the minimum prescribed by the scheme for front sites in the particular zone in which the site is situated to each of two or more streets or private streets not less than 12m(39.5 ft) in width if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees.

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

"Rear Site" means a site which is situated generally to the rear of another site and which has not the frontage required for a front site for that use in the zone but has a frontage and entrance strip specified in Ordinance III in the same certificate of title.

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

"Street" includes road.

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

"Travellers Unit" means a residential building designed to accommodate one or more visitors on a temporary basis independently of any other residential building, not subject to a licence in terms of the Sale of Liquor Act 1962, and includes a motel, tourist flat or holiday flat.

"Yard" means a part of a site which is required by this scheme to be unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this scheme. For front sites see Appendix H and for definition for front, rear and side yards see below. For rear sites a "yard" means that part of a site between a boundary of the site and a line parallel thereto and extending for the full length of that boundary or until it meets another yard complying with the foregoing.

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

"Rear Yard" means a yard between the rear boundary of the site and a line parallel thereto extending across the full width of the site; provided that in the event of there being no rear boundary as in a triangular section the boundaries of the rear yard shall be the converging side boundaries of the site and the arc of a circle drawn with the apex as centre and a radius of 9m (29.5 ft.)

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

(a) from the front yard to the rear yard; or

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

CLAUSE 4 - IMPLEMENTATION OF DISTRICT SCHEME

4.1 GENERAL OBLIGATIONS

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

4.2 INFORMATION TO BE SUPPLIED IN APPLICATIONS FOR PERMITS

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

4.3 APPLICATION OF REQUIREMENTS WHERE USES OR AREAS CHANGE

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

4.4 DISPENSATIONS AND WAIVERS

4.4.1 The Council may conditionally or unconditionally grant an application for the dispensation wholly or partly from, or waiver of any provision of the district scheme relating to:

- (a) The subdivision of land.
- (b) The height, bulk, density and location of buildings permitted on sites.
- (c) The provision of parking and loading spaces.

- (d) The design of buildings, verandas and signs; if the Council is satisfied that.
- (e) It is not reasonable or practicable to enforce the provision in respect of a particular site;
- (f) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which the dispensation or waiver is sought.

and

- (g) The written consent has been obtained of every person the interests of whom, in the Council's opinion, might be prejudiced by granting the dispensation or waiver, unless in the Council's opinion it is unreasonable in the circumstances existing to require such consent to be obtained.

4.4.2 Applications

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

4.4.3 Limitations

No dispensation or waiver shall be granted for an application to reduce subdivision standards below those specified in clause 3 of Ordinance III.

ORDINANCE II

USE ZONING

CLAUSE 1 - GENERAL

1.1 METHOD OF PRESENTATION

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

1.2 ZONE TITLES AND NOTATIONS

The zones constituted for the purposes of the scheme are shown on the district planning maps by the notations listed in the key shown on those maps and have the following titles, namely:

Rural
Residential A, B and S
Travellers' Accommodation
Commercial A and B
Industrial A, B and C
Industrial B Deferred
Industrial C Deferred
Marine Servicing
Aquatic Recreational

1.3 USES IN DEFERRED DEVELOPMENT PARTITIONS

The partitions of any zone and the date from which development in accordance with the uses prescribed for the zone may proceed within each partition are shown by the partition boundaries endorsed "deferred until" and the dates within those lines, on the district planning maps.

1.4 CONTROL OF USES WITHIN ZONES

1.4.1 Uses authorised

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

1.4.2 Uses not expressly mentioned

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

1.4.3 Uses in deferred development partitions

In any zone where development is to proceed by stages, development in accordance with the uses prescribed for the zone may be permitted only in the first partition and, except with the consent (by resolution) of the Council, development shall not be permitted in the second and third partitions until the respective dates specified therefor on the district planning maps. Until the respective dates so specified there shall be no predominant uses in the respective second or third partitions; and the uses prescribed as predominant for the zone shall, for the purposes of the second and third partitions, be deemed to be conditional uses, and the provisions of this code relating to conditional uses shall apply to those uses.

1.4.4 Public utilities in relation to zoning

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

1.4.5 Designated open spaces in relation to zoning

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

1.5 REGULATION AND PROCEDURE IN RESPECT OF USES

1.5.1 Predominant Uses

Subject to the provisions of these ordinances, consent of the Council shall not be required under these ordinances to the use of any land or building for any use specified as a predominant use in the zone in which it is situated, if that use is in accordance with every requirement set forth in this code in respect of it as a predominant use.

1.5.2 Conditional Uses

1.5.2.1 General

Subject to the provisions of these ordinances, the use of any land or building for any use specified as a conditional use in the zone in which it is situated is permitted subject in each case to the consent of the Council and to such conditions, restrictions and prohibitions

as to location, height, yards, position of buildings or sites, coverage, drainage, disposal of effluents and preservation of amenities as are stipulated in the ordinance relating to the zone, and to such special conditions, restrictions and prohibitions (whether in respect of the same matters or other matters) as the Council may think fit to impose.

1.5.2.2 Procedure

The procedure for application for conditional uses and for objections thereto is set out in Regulation 32 of the Town and Country Planning Regulations 1960.

CLAUSE 2 - RURAL ZONING

2.1 RURAL ZONE

2.1.1 Predominant Uses: The predominant uses shall be:

- (i) Farming of any kind, forestry, excepting the housing or keeping of animals in any building or enclosure within 17m (55.8 ft) from any residential building or less than 12m (39.4 ft) from any boundary of the site.
- (ii) Parks and scenic reserves.

2.1.2 Conditional Uses: The conditional uses shall be:

- (i) The quarrying, winning and processing of materials occurring naturally in the vicinity.
- (ii) Cemeteries and crematoria.
- (iii) Accessory buildings used solely for the purposes of agriculture, or used for a purpose which is accessory to the use of the land in the locality for agricultural purposes, such accessory uses being farm houses, farm workers' houses or farm buildings essentially required to be sited on the farm in the interest of the efficient working of the farm; or temporary buildings to be used solely for the purposes of afforestation or quarrying of the land within which the building is sited.
- (iv) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements, laid down for such use shall be deemed to be a conditional use.

2.1.3 Special Conditions relating to all permitted uses

- (i) Where the slope of the land exceeds 15 degrees, the construction and erection of any building, and the construction of any driveway or access, the clearing of any vegetation

and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer (having a detailed knowledge of soil mechanics and slope stability) to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. In considering any application under this clause Council may impose any conditions it thinks fit. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils.

- (ii) No development involving earthworks or building shall be permitted above the 90m natural contour level (a.m.s.l.) provided that development up to the 120m natural contour level may be permitted in any large natural and well defined valley.

2.1.4 Conditions relating to certain Conditional Uses

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

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

2.1.5 Subdivision of the land - see Ordinance III

2.1.6 Bulk and Location Requirements

- (i) For Predominant Uses - the normal bulk and location requirements shall be:

	<u>Residential Buildings</u>	<u>Other Buildings</u>
Front Yards - Minimum Depth	8m (26.2')	15m (49.2')
Rear Yards - Minimum Depth	8m (26.2')	15m (49.2')
Side Yards - Minimum Width on each side	5m (16.4')	12m (39.4')
Maximum permitted height (excluding chimneys, masts, etc)	6m (19.7')	6m (19.7')

For exceptions to normal yard requirements - see Ordinance V, clause 2.2.

- (ii) For Conditional Uses - the normal bulk and location requirements shall collectively provide the same general standards as for predominant uses.

2.1.7 Parking and Loading of Vehicles - see Ordinance VI.

CLAUSE 3 - RESIDENTIAL ZONING

3.1 RESIDENTIAL A ZONE

3.1.1 Predominant Uses - the predominant uses shall be:

- (i) Resident accommodation in dwelling units; provided that the maximum number of units which may be permitted on the total area of land to be developed shall be determined by the following table:

<u>Total area (m²)</u>	<u>Maximum No. of Units</u>
less than 1150	3
1150 and less than 1450	4
1450 and less than 1750	5
1750 and less than 2020	6
2020 and over	number only limited by density, coverage and minimum site areas required.

- (ii) Parks and Scenic Reserves: Provided that no land or buildings shall be used for pleasure or entertainment purposes involving any operation detrimental to the amenities of the neighbourhood.
- (iii) Home based occupations or pursuits provided that:

- (a) the principal use of the site shall be for residential purposes,
 - (b) the use or storage of plant and materials having noxious properties such as noise, smoke, smell, effluent, vibration, dust, glare, or other dangerous properties shall not be permitted.
 - (c) the selling of goods or services shall not be permitted on the site.
 - (d) the persons engaging in any activity must reside on the site and no employment of labour is to be carried out on the site,
 - (e) Uses attracting significantly more traffic than a household unit shall not be permitted.
- (iv) Buildings accessory to the use of buildings or land for any predominant use authorised by or under the district scheme for that site.
- (v) Licensed premises on lots 1 and 2 D.P. 1836 and 2059 m² on D.P. 716 (Nelson Square) subject to bulk and location and site layout requirements specified for predominant uses in Travellers Accommodation zones in addition to other relevant requirements in this District Scheme.
- (vi) Garage and service station on lots 1 and 2 D.P. 2884 Wairau Road subject to coverage, yard and height requirements specified for predominant uses in the Industrial A zone and in clause 5.1.2(i) in addition to other relevant requirements of this District Scheme.

3.1.2 Conditional Uses - the conditional uses shall be:

- (i) Accommodation buildings
- (ii) Visitor accommodation in dwelling units under the control of a resident caretaker, subject to the "maximum number of units" requirements specified under predominant uses above.
- (iii) Churches and places of public or private worship.
- (iv) Museums, art galleries, libraries, nurseries, play centres, and educational establishments, including boarding houses, and hostels used in connection with those uses.
- (v) Residential institutions, including hostels, public and private hospitals, health clinics, nursing homes, convalescent homes, boarding schools and charitable institutions but not premises used for the accommodation or treatment of animals.
- (vi) Playgrounds, recreation grounds, halls and places of assembly including gymnasiums and training sheds.
- (vii) Groups of garages or parking spaces for hire.

- (viii) Public parking areas.
- (ix) Camping grounds
- (x) Home based occupations or pursuits not complying with criteria specified for such uses as predominant uses.
- (xi) Housing for elderly or indigent.
- (xii) Works of public utilities not deemed to be predominant by Section 21 (9) of the Act.
- (xiii) Market gardens and nursery gardens and the keeping of horses and/or more than 25 poultry.
- (xiv) Comprehensive Developments on sites not less than 3,000m² in area.
- (xv) Buildings accessory to use of buildings or land for any of the uses specified in this paragraph.

3.1.3 Special Conditions relating to all Permitted Uses

Where the slope of the land exceeds 15 degrees, the construction and erection of any building, and the construction of any driveway or access, the clearing of any vegetation and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer (having a detailed knowledge of soil mechanics and slope stability) to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion, or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. Particular attention is drawn to the need to reduce to minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils.

3.1.4 Subdivision of Land - see Ordinance III

3.1.5 Bulk and Location Requirements

- (i) For Predominant Uses - the normal bulk and location requirements shall be:
 - (a) Maximum density 150 persons per hectare.
 - (b) Maximum coverage 35%
 - (c) Front Yard Minimum Depth 5m
 - (d) All Other Yards shall be at least 2m provided that:

- (i) Where units are jointed by an approved party wall complying with the Borough by-laws no yard shall be required; and
 - (ii) There shall be a driveway at least 3m wide and 4.5m long within the site boundaries providing access to a garage or parking space, unless Council has approved a joint garaging or parking area for the unit.
- (e) Maximum Height shall be 7m provided that a recession plane shall be maintained along every site boundary not covered by an approved party wall originating 2m above either the average ground level along the boundary, or the average street level in the case of a front boundary, and inclined inwards at an angle of 39° 48' (1 vertical in 1.2 horizontal) from the horizontal.
- (f) Step in Building Line where more than two units are to be joined by party walls there shall be a step in floor plan of at least 1.5m, measured at right angles to the long axis of the building, to each outer wall at each vertical division between units or every alternative vertical division between units.

	unit for 1 person	unit for 2 or 3 persons	unit for 4 or 5 persons	unit for 6 or more persons
(g) <u>Service Court</u> least dimension in any direction	3m	3m	3.5m	4m
(h) <u>Living Court</u> least dimension in any horizontal direction	3m	3.5m	4m	4.5m
(i) <u>Site Dimension</u> least dimension in any direction	12m	14m	16m	18m
(j) <u>Site Area</u> minimum area (exclusive of access)	205m ²	225m ²	330m ²	405m ²
(k) Parking spaces minimum number in addition to any garage provided	one	one	two	two
(l) <u>Accessory Buildings</u> No accessory buildings shall have a side of more than 8m along any boundary of any site. See Ordinance V for other requirements for accessory buildings.				

(m) Access

- (a) In the case of rear sites not defined by survey plans of subdivision under the Land Transfer Act, no person shall erect any unit on a rear site in the Residential A zone unless the site has physical access from the street by means of a straight or nearly straight strip or piece of land at least 3m wide and not more than 60m long that is not computed or included in the minimum site area specified for the type of unit proposed; provided that, where two or more access strips are side by side, the width of each may be reduced to 1.5m if the total width of the strips does not exceed 6m (measured at right angles to their course) and if the total width of the driveway is available for all rear sites.
- (b) Every service court and living court must be provided with an unobstructed path or driveway of not less than 1.2m wide and 2.4m high from a street or service lane.

(ii) For Conditional Uses

Standards for conditional uses shall not seek a relaxation of the standards for predominant uses by more than 20% of the standard concerned.

3.1.6 Parking - Access and Loading see Ordinance VI.

3.1.7 Site Layout

- (i) Planting - At least 25% of the nett area of any site shall be grassed, planted in trees or shrubs or given some other form of vegetative cover.

Nothing in this Section shall prevent the Council in the case of conditional uses requiring the amount of planting to be increased.

- (a) where additional landscaping would act to preserve more adequately the amenity of adjoining and adjacent owners.
- (b) where additional landscaping would significantly enhance the amenity of the neighbourhood.
- (c) where for reasons of site size, slope or orientation, or building design or location, or the extra density of use on the site pursuant to a conditional use application, the extra landscaping is needed to ameliorate the effect of the proposed use on the neighbourhood.

3.2 RESIDENTIAL B ZONE

3.2.1 Predominant Uses - the predominant uses shall be:

- (i) Resident and visitor accommodation in dwelling units under the control of a resident caretaker.
- (ii) Parks and Scenic Reserves: Provided that no land or buildings shall be used for pleasure or entertainment purposes involving any operation detrimental to the amenities of the neighbourhood.
- (iii) Homes based occupations or pursuits provided that:
 - (a) the principal use of the site shall be for residential purposes.
 - (b) the use or storage of plant and materials having noxious properties such as noise, smoke, smell, effluent vibration, dust, glare or other dangerous properties shall not be permitted.
 - (c) the selling of goods or services shall not be permitted on the site.
 - (d) the persons engaging in any activity must reside on the site and no employment of labour is to be carried out on the site.
 - (e) uses attracting significantly more traffic than a household unit shall not be permitted.
- (iv) Buildings accessory to the use of buildings or land for any predominant use authorised by or under the district scheme for that site.

3.2.2 Conditional Uses - the conditional uses shall be:

- (i) Visitor accommodation in travellers units under the control of a resident caretaker.
- (ii) Accommodation Buildings.
- (iii) Churches and places of public or private worship.
- (iv) Museums, art galleries, libraries, nurseries, play centres and educational establishments, including boarding houses and hostels used in connection with those uses.
- (v) Residential institutions, including hostels, public and private hospitals, health clinics, nursing homes, convalescent homes, boarding schools and charitable institutions, but not premises used for the accommodation or treatment of animals.
- (vi) Playgrounds, recreation grounds, halls and places of assembly, including gymnasiums and training sheds.
- (vii) Groups of garages or parking spaces for hire.
- (viii) Public parking areas.
- (ix) Home based occupations or pursuits not complying with criteria specified for such use as predominant uses.

- (x) Comprehensive Developments on sites not less than 3,000m² in area.
- (xi) Works of public utilities not deemed to be predominant by Section 21 (9) of the Act.
- (xii) Market gardens and nursery gardens and the keeping of horses and/or more than 25 poultry.
- (xiii) Buildings accessory to use of buildings or land for any of the uses specified in this paragraph.

3.2.3 Special Conditions relating to all Permitted Uses

Where the slope of the land exceeds 15 degrees, the construction and erection of any building, and the construction or any driveway of access, the clearing of any vegetation and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer (having a detailed knowledge of soil mechanics and slope stability) to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion, or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils.

3.2.4 Subdivision of Land - see Ordinance III

3.2.5 Bulk and Location Requirements

- (i) For Predominant Uses - the normal bulk and location requirements shall be:
 - (a) Maximum density 250 persons per hectare.
 - (b) Maximum coverage 45%
 - (c) Front Yard Minimum Depth 5m
 - (d) All Other Yards shall be at least 2m provided that:
 - (i) Where units are joined by an approved party wall complying with the Borough by-laws no yard shall be required; and
 - (ii) There shall be a driveway at least 3m wide and 4.5m long within the site boundaries providing access to a garage or parking space, unless Council has approved a joint garaging or parking area for the unit.
 - (e) Maximum Height shall be 7m provided that a recession plane shall be maintained along every site boundary not covered by an approved party wall originating 2m above the

average ground level along the boundary, or the street level in the case of a front boundary, and inclined inwards at an angle of 39° 48' (1 vertical in 1.2 horizontal) from the horizontal.

- (f) Step in Building Line where more than two units are to be joined by party walls there shall be a step in floor plan of at least 1.5m, measured at right angles to the long axis of the building, to each outer wall at each vertical division between units or every alternative vertical division between units.

	unit for 1 person	unit for 2 or 3 persons	unit for 4 or 5 persons	unit for 6 or more persons
(g) <u>Service Court</u> least dimension in any direction	3m	3m	3.5m	4m
(h) <u>Living Court</u> least dimension in any horizontal direction	3m	3.5m	4m	4.5m
(k) <u>Parking Spaces</u> minimum number in addition to any garage provided	one	one	one	two
(l) <u>Accessory Buildings</u> No accessory buildings shall have a side of more than 8m along any boundary of any site. See Ordinance V for other requirements for accessory buildings.				

(m) Access

- (i) In the case of rear sites not defined by survey plans of subdivision under the Land Transfer Act, no person shall erect a unit on a rear site in the Residential B zone unless the site has physical access from the street by means of a straight or nearly straight strip or piece of land at least 3m wide and not more than 60m long that is not computed or included in the minimum site area specified for the type of unit proposed; provided that, where two or more access strips are side by side, the width of each may be reduced to 1.5m if the total width of the strip does not exceed 6m (measured at right angles to their courses) and if the total width of the driveway is available for all the rear sites.
- (ii) Every service court and living court must be provided with an unobstructed path or driveway of not less than 1.2m wide and 2.4m high from a street or service lane.

(ii) For Conditional Uses

Standards for conditional uses shall not seek a relaxation of the standards for pre-dominant uses by more than 20% of the standard concerned.

3.2.6 Parking, Access and Loading see Ordinance VI.

3.2.7 Site Layout

- (i) Planting - At least 15% of the nett area of any site shall be grassed, planted in trees or shrubs or given some other form of vegetative cover.

Nothing in this section shall prevent the Council in the case of conditional uses requiring the amount of vegetative cover to be increased:

- (a) where additional landscaping would act to preserve more adequately the amenity of adjoining and adjacent owners.
- (b) where additional landscaping would significantly enhance the amenity of the neighbourhood.
- (c) where for reasons of site size, slope or orientation, or building design or location, or the extra density of use on the site pursuant to a conditional use application, the extra landscaping is needed to ameliorate the effect of the proposed use on the neighbourhood.

3.3 TRAVELLERS ACCOMMODATION ZONE

3.3.1 Predominant Uses - the predominant uses shall be:

- (i) Visitor accommodation in Travellers Units
- (ii) Accommodation Buildings
- (iii) Buildings accessory to the use of buildings or land for any predominant use authorised by or under the district scheme for that site.

3.3.2 Conditional Uses

- (i) Licensed Premises
- (ii) Resident and visitor accommodation in dwelling units subject to the service court, living court, access, and yard requirements specified in Residential B zones.
- (iii) Comprehensive Developments on sites not less than 3,000m² in area.
- (iv) Buildings accessory to the use of buildings or land for any conditional use authorised by or under the district scheme for that site.

3.3.3 Special Conditions relating to all Permitted Uses

Where the slope of the land exceeds 15 degrees, the construction and erection of any buildings, and the construction of any driveway or access, the clearing of any vegetation and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer (having a detailed knowledge of soil mechanics and slope stability) to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion, or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils.)

3.3.4 Subdivision of Land

In addition to relevant provisions of Ordinance III subdivision for predominant uses shall be for allotments at least 1012m² in area having frontage of at least 15m. Standards for any conditional use shall be set by Council when approval to that use is given.

3.3.5 Advertising Signs

In addition to relevant provisions of Ordinance VII no sign or hoarding shall be erected or displayed in any Travellers Accommodation zone so as to be obtrusively visible from a residential zone.

3.3.6 Bulk and Location Requirements

- (i) For Predominant Uses - the normal bulk and location requirements shall be:
 - (a) Maximum Density 350 persons per hectare.
 - (b) Maximum Coverage 55%
 - (c) Front Yard minimum depth 5m
 - (d) All Other Yards shall be at least 3m and shall relate to the complex as a whole rather than each unit or defined portion provided that yards to boundaries adjoining Residential zones shall contain a 2m planted strip.
 - (e) Maximum Height shall be 12m provided that a recession plane shall be maintained along the boundaries of the whole complex originating 3m above the average ground level along that boundary, and inclined inwards at an angle of 39° 48' (1 vertical in 1.2 horizontal) from the horizontal.

(ii) For Conditional Uses

Standards for conditional uses shall not seek a relaxation of the standards for predominant uses by more than 20% of the standard concerned.

3.3.7 Parking, Access and Loading - See Ordinance VI.

3.3.8 Site Layout

(i) Planting

At least 10% of the nett area of land occupied by a permitted use shall be grassed, planted in trees or shrubs or given some other form of vegetative cover. Nothing in this section shall prevent the Council in the case of conditional uses requiring the amount of planting to be increased:

- (a) where additional landscaping would act to preserve more adequately the amenity of adjoining and adjacent owners
- (b) where additional landscaping would significantly enhance the amenity of the neighbourhood.
- (c) where for reasons of site size, slope or orientation, or building design or location, or the extra density of use on the site pursuant to a conditional use application, the extra landscaping is needed to ameliorate the effect of the proposed use on the neighbourhood.

3.4 RESIDENTIAL S ZONES

3.4.1 Predominant Uses - The predominant uses shall be -

- (i) Parks and Scenic Reserves: provided that no land or buildings shall be used for pleasure or entertainment purposes involving any operation detrimental to the amenities of the neighbourhood.
- (ii) Maintenance of trees and shrubs for soil protection and visual amenity purposes only.
- (iii) Dwelling units provided that:
 - (a) each dwelling unit is the only unit on an allotment approved for subdivision by Council in terms of the subdivision ordinances for Residential S zones; and
 - (b) access to be sealed and of a grade not exceeding 1 in 4 (14°).
 - (c) Independent disposal of sewage and stormwater shall not be permitted.
- (iv) Buildings accessory to the use of buildings or land for any predominant use authorised by or under the District Scheme for that site.

3.4.2 Conditional Uses

These shall be those predominant and conditional uses contained in the Residential A zone which are not included as predominant uses stated for the Residential S zone above.

3.4.3 Special Conditions relating to all Permitted Uses

- (i) Where the slope of the land exceeds 15°, the construction and erection of any building and the construction of any driveway or access, the clearing of any vegetation significant for land stability or the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer (having a detailed knowledge of soil mechanics and slope stability) to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. In considering any application under this clause Council may impose any conditions it thinks fit. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils).
- (ii) No development involving earthworks or building shall be permitted above the 90m natural contour level (a.m.s.l.) provided that development up to the 120m natural contour level may be permitted in any large natural and well defined valley.

3.4.4 Subdivision of Land - see Ordinance III

3.4.5 Bulk and Location Requirements

These shall be the same as for Residential A zones except for minimum nett site areas.

3.4.6 Conditions Relating to Certain Conditional Uses

These shall be the same as for Residential A zones.

3.4.7 Parking

These requirements shall be the same as for Residential A zones.

3.4.8 Site Layout

These requirements shall be the same as for Residential A zones.

CLAUSE 4 - COMMERCIAL ZONING

4.1 COMMERCIAL A ZONES

4.1.1 Predominant Uses - the predominant uses shall be:

- (i) Shops used for dairy, milk bar, greengrocer, grocery, butcher, fishmonger, chemist, delicatessen, cake shop, confectioner, stationer, fancy goods, hairdresser, boot repairer, or shops or depots for other similar purposes, including such shops where dwelling accommodation is incorporated in the same building if there is not more than one household unit per shop, but excluding any shop or supermarket with a total gross floor area of more than 300m² (3228 sq ft).
- (ii) Buildings accessory to use of buildings or land for any predominant use authorised by or under the district scheme for that site.

4.1.2 Conditional Uses

The following shall be conditional uses in Commercial A zones:

- (i) Retail uses not provided for as predominant uses.
- (ii) Professional and commercial offices.
- (iii) Licensed premises.
- (iv) Any uses permitted in residential zones.
- (v) Buildings accessory to use of buildings or land for any conditional use authorised by or under the district scheme for that site at that time.
- (vi) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements laid down for such use shall be deemed to be a conditional use.

4.1.3 Special Conditions Relating to all Permitted Uses

Where the slope of the land exceeds 15 degrees, the construction and erection of any building and the construction of any driveway or access, and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed

for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to bed-rock or stable sub-soils).

4.1.4 Subdivision of Land - see Ordinance III.

4.1.5 Bulk and Location Requirements

For Predominant Uses

The normal bulk and location requirements shall be:

- (i) Type of Use - All predominant uses in the zone except accessory buildings.
- (ii) Front Yards Minimum Depth - 2m but, where the provision of off-street parking is insufficient or footpath widening or set-back is necessary, the front yard shall be up to 7m (23.0 ft) as specified by the Council according to the need to widen the footpath or set back the kerb for on-street parking.
- (iii) Rear Yards Minimum Depth - 7m (23.0 ft)
- (iv) Side Yards Minimum Width on each side - 5m (16.4 ft) on each side which adjoins a rural or residential zone.
- (v) Coverage - 50% for residential buildings.
- 60% for buildings other than residential.
- (vi) Maximum Height - 10m (32.8 ft)
- (vii) Minimum Open Space - Where commercial and residential uses are combined, 150m² (1614 sq ft) of open space shall be provided adjoining the residential part of the building for the exclusive use of the occupants of that part of the building and parking to the extent of one space per household unit. All residential accommodation shall comply with the requirements of Chapt.4 of N.Z.S.S. 1900 and amendments thereto.

For Conditional Uses - The normal bulk and location requirements shall be not less than that specified for those uses in other zones where the use is either a predominant or a conditional use.

4.1.6 Parking Access and Loading - see Ordinance VI.

4.2 COMMERCIAL B ZONES

4.2.1 Predominant Uses - Subject to conditions in clause 4.2.3 below the predominant uses shall be:

- (i) Shops including storage for materials and articles for sale, and includes auction rooms, motor vehicle showrooms and workrooms incidental to the shop of which they form part, but excludes motor vehicle sales yards.
- (ii) Professional, commercial and administrative offices including those of central or local government.
- (iii) Banks and exchanges.
- (iv) Libraries, museums and art galleries.
- (v) Theatres, halls and other places of assembly or entertainment.
- (vi) Churches, church halls and other places of public or private worship.
- (vii) Residential accommodation associated with any predominant use.
- (viii) Licensed premises and restaurants.
- (ix) Tourist units and accommodation buildings subject to bulk and location and site layout requirements for predominant uses in Travellers Accommodation zones.
- (x) Buildings accessory to use of buildings or land for any conditional use authorised by or under the district scheme for that site at that time.

4.2.2 Conditional Uses - the conditional uses shall be:

- (i) Service stations, motor vehicle showrooms, motor vehicle sales yards and motor vehicle hire premises.
- (ii) Commercial garages for running repairs to vehicles, where the floor space does not exceed 300m² (3228.9 sq ft) and where there is combined on the same site one or more of the following:
 - (a) a service station
 - (b) a motor vehicle showroom
 - (c) a motor vehicle sales yard with a permanent office building having a floor area of at least 30m² (322.9 sq ft).
- (iii) Fire stations, electrical sub-stations, transformers, drainage and pumping stations, bus terminals and shelters, structures of public utility.

- (iv) Parking lots and parking buildings.
- (v) Residential accommodation associated with any conditional use.
- (vi) Buildings accessory to use of buildings or land for any conditional use authorised by or under the district scheme for that site at that time.
- (vii) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements, laid down for such use shall be deemed to be a conditional use.

4.2.3 Conditions Relating to Predominant and Conditional Uses

- (i) Where a site has a shopping frontage the entire ground floor frontage (except for access to rear or above ground floor levels where access from a service lane is not practical) shall be devoted to retail selling space (this includes banks, etc. with display type frontage), provided that in cases where Council is satisfied that a retail frontage is not appropriate a 6m front yard shall be provided.
- (ii) Where a site has a shopping frontage the provisions of Ordinance VII, Clause 3, relating to verandahs shall apply.
- (iii) Where residential accommodation is associated with any predominant or conditional use such accommodation shall provide a minimum open space for the exclusive use of the occupier of the accommodation of not less than 50m² (538.15 sq ft)
- (iv) Accessory Buildings. Compliance with all relevant Acts, Regulations, Ordinances and By-laws.

4.2.4 Subdivision of Land - See Ordinance III.

4.2.5 Bulk and Location Requirements

Unless otherwise specified the normal bulk and location requirements for predominant and conditional uses shall be:

- (i) Rear Yards - minimum depth 7m (23.0ft) if adjoining a residential zone.
- (ii) Side Yards - minimum width on each side: 5m (16.4 ft) on each side which adjoins a residential zone.
- (iii) Coverage - 80% for buildings including those where only one residential unit is contained provided that coverage may be increased up to 100% where Council considers access to the rear is not necessary. 60% for buildings containing other residential accommodation unless otherwise specified.
Provided that additional site coverage may be permitted by the Council for a carport not exceeding 2.5m (8.2 ft) in height to be used exclusively for the garaging of vehicles

- registered as private motor vehicles or goods service vehicles not being heavy vehicles.
- (iv) Height - maximum height 12m
 - (v) Height Control - angle of height control line or recession plane 50 degrees (see Appendix C of this Code.)

4.2.6 Parking and Loading - See Ordinance VI.

CLAUSE 5 - INDUSTRIAL ZONING

5.1 INDUSTRIAL A ZONES

5.1.1 Predominant Uses - The predominant uses shall be:

- (i) Service industries.
- (ii) Industries such as bakeries, milk processing and distribution, which serve the day-to-day needs of the district, in cases where the gross floor area is less than 500m² (5380 sq ft).
- (iii) Tradesmen's workshops.
- (iv) Warehousing for the storage and distribution of goods of a light nature but excluding skin or hide stores or storage for fuel and oil and bulk storage of cement.
- (v) Service stations and motor vehicle sales yards.
- (vi) Veterinary clinics or other premises for the treatment of animals.
- (vii) Buildings accessory to the use of buildings or land for any predominant use authorised by or under the district scheme for that site:

5.1.2 Conditional Uses - The conditional uses shall be:

- (i) Commercial garages not exceeding 500m² (5380 sq ft) excluding machine shops, paint shops, and panelbeating shops.
- (ii) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements, laid down for such use shall be deemed to be a conditional use.
- (iii) Buildings accessory to the use of buildings or land for any conditional use authorised by or under the district scheme for that site.

5.1.3 Special Conditions relating to all Permitted Uses

- (i) 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, including any residential area, because of smoke, fumes, noise, dust, vibration, or by the discharge of trade wastes or effluent, or the movement of private or trade vehicles, or other objectionable elements.

- (ii) Rear sites shall have alternative ingress and egress.
- (iii) The total floor space of all floors shall not exceed 500m² (5380 sq ft)
- (iv) Petrol pumps on service station sites shall be sited a minimum of 5m (16.4 ft) back from the front boundary.

5.1.4 Subdivision of Land - see Ordinance III.

5.1.5 Bulk and Location Requirements

The normal bulk and location requirements shall be:

- (i) Front Yard - minimum depth 3m (9.8 ft), such yard to be landscaped and maintained to the satisfaction of the Council. Provided that front yards may be decreased to 1.5m (4.9 ft) for not more than one-third of the frontage where the building fronting such yard is office accommodation or showroom not exceeding 4m (13.1 ft) in height.

(For general landscaping requirements see Ordinance VII, clause 6)

- (ii) Side Yard - minimum width 5m (16.4 ft) where adjoining a residential zone.
 - (iii) Rear Yard - minimum depth 8m (26.2 ft) where adjoining a residential zone.
 - (iv) Coverage - 75%. Provided that additional site coverage may be permitted at the discretion of the Council, for buildings complying with (viii) below.
 - (v) Maximum height - 10m (32.8 ft).
 - (vi) Angle of Height Control Line - 50 degrees (see graph - Appendix C).
- Accessory Buildings
- (vii) Maximum Height - 4m (13.1 ft)
 - (viii) Additional site coverage may be permitted by the Council for a carport not exceeding 2.5m (8.2 ft) in height and used exclusively for the garaging of vehicles registered as private motor vehicles or goods service vehicles not being heavy vehicles.

5.1.6 Parking Access and Loading - see Ordinance VI

5.2 INDUSTRIAL B ZONES

5.2.1 Predominant Uses - The predominant uses shall be:

- (i) Service industries and any other industry, except those contained in Appendices A and B.
- (ii) Warehouses and bulk stores for the storage and distribution of goods of a light nature but excluding skin or hide stores or bulk stores or storage for fuel and oil and bulk storage of cement.
- (iii) Showrooms and offices associated with any of the above uses.
- (iv) Service stations, commercial garages and motor vehicle sales yards.
- (v) Residential accommodation for a caretaker or other person whose employment is such that he is required to live on the premises.
- (vi) Canteens, coffee bars, cake shops, dining rooms, eating houses, recreation and other facilities for the convenience of workers in the zone.
- (vii) Industries contained in Appendix B if, by the nature of the industrial process or buildings containing the process, the objectionable elements are removed. Eligibility to be determined by the Council.
- (viii) Veterinary clinics and other premises for the treatment of animals.
- (ix) Buildings accessory to the use of buildings and land for any predominant use authorised by or under the district scheme for that site.

5.2.2 Conditional Uses - The conditional uses shall be:

- (i) Licensed hotels and taverns.
- (ii) Works of public utility not deemed to be predominant uses by virtue of Section 21 (9) of the Act.
- (iii) Buildings accessory to the use of buildings and land for any conditional use authorised by or under the district scheme for that site.
- (iv) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements, laid down for such use shall be deemed to be a conditional use.

5.2.3 Special Conditions relating to all Permitted Uses

- (i) Where the slope of the land exceeds 15 degrees, the construction and erection of any building, and the construction of any driveway or access, and the carrying out of any

earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground.

(Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils).

- (ii) The Council shall be satisfied that the design, materials and construction of buildings, and the designs 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, including any residential area, or be an annoyance to such owners or occupiers because of smoke, fumes, dust, vibration or by the discharge of trade wastes or effluent, or the movement of private or trade vehicles, or other objectionable elements.
- (iii) Service stations - pumps to be sited a minimum of 5m (16.4 ft) back from the front boundary.
- (iv) Rear sites shall have alternative ingress and egress.
- (v) Where residential accommodation is provided for a caretaker or other person this shall:
 - (a) comply with Chapter 4 N.Z.S.S. 1900 and amendments thereto;
 - (b) have 150m² (1614 sq ft) of open space provided about this accommodation for the exclusive use of the occupants of such accommodation.

5.2.4 Subdivision of Land - see Ordinance III

5.2.5 Bulk and Location Requirements

Predominant Uses - the normal bulk and location requirements shall be:

- (i) Front Yard - minimum depth 3m (9.8 ft), such yard to be landscaped and maintained to the satisfaction of the Council. Provided that front yards may be decreased to 1.5m (4.9 ft) for not more than one-third of the frontage where the building fronting such yard is office accommodation or showroom not exceeding 4m (13.1 ft) in height.

(For general landscaping requirements see Ordinance VII)

- (ii) Side Yard - minimum width 5m (16.4 ft) where adjoining a residential zone.

- (iii) Rear Yard - minimum depth 8m (26.2 ft) where adjoining a residential zone.
- (iv) Coverage - 80%. Provided that additional site coverage may be permitted at the discretion of the Council for buildings complying with (viii) below.
- (v) Maximum Height - 10m (32.8 ft).
- (vi) Angle of Height Control Line - 50 degrees. (see graph Appendix C).
- Accessory Buildings
- (vii) Maximum Height - 4m (13.1 ft)
- (viii) Additional Site Coverage may be permitted by the Council for a carport not exceeding 2.5m (8.2 ft) in height and used exclusively for the garaging of vehicles registered as private motor vehicles or goods service vehicles not being heavy vehicles.

5.2.6 Parking, Access and Loading - see Ordinance VI

5.3 INDUSTRIAL B ZONE (Deferred)

5.3.1 Predominant Uses - The predominant uses shall be:

- (i) Before January 1, 1983 - There shall be no predominant uses.
- (ii) On and after January 1, 1983 - All those uses listed as predominant uses in Industrial B zones.

5.3.2 Conditional Uses - The conditional uses shall be:

- (i) Before January 1, 1983 - All those uses listed as predominant uses in Industrial B zones.
- (ii) On and after January 1, 1983 - All those uses listed as conditional uses in Industrial B zones.
- (iii) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements, laid down for such use shall be deemed to be a conditional use.

5.3.3 Bulk and Location Requirements - the normal bulk and location requirements shall be:

- (i) Before January 1, 1983 - The bulk and location requirements for the Residential zone shall apply.
- (ii) On and after January 1, 1983 - The bulk and location requirements for the Industrial B zones shall apply.

5.3.4 Special Conditions relating to all Permitted Uses

- (i) Where the slope of the land exceeds 15 degrees, the construction and erection of any

building, and the construction of any driveway or access, and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils).

- (ii) 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, including any residential area, or be an annoyance to such owners or occupiers because of smoke, fumes, dust, vibration or by the discharge of trade wastes or effluent, or the movement of private or trade vehicles, or other objectionable elements.
- (iii) Service stations - pumps to be sited a minimum of 5m (16.4 ft) back from the front boundary.
- (iv) Rear sites shall have alternative ingress and egress.
- (v) Where residential accommodation is provided for a caretaker or other person, this shall:
 - (a) comply with Chapter 4 N.Z.S.S. 1900 and amendments thereto;
 - (b) have 150m² (1614 sq ft) of open space provided about this accommodation for the exclusive use of the occupants of such accommodation.

5.3.5 Subdivision of Land - see Ordinance III.

- (i) Before January 1, 1983 - No further subdivision shall be permitted.
- (ii) On and after January 1, 1983 - The subdivisional requirements for Industrial B zones shall apply.

5.3.6 Parking and Loading of vehicles - see Ordinance VI.

- (i) The parking and loading provisions for the Industrial B zone shall apply.

5.4 INDUSTRIAL C ZONES

5.4.1 Predominant Uses - The predominant uses shall be:

- (i) Any industry except those falling within Appendix A.
- (ii) Any industry contained in Appendix A if, by the nature of the industrial process or building containing the process, the noxious elements are removed. Eligibility to be determined by the Council.
- (iii) Residential accommodation for a caretaker or person whose employment is such that he is required to live on the premises.
- (iv) Canteens, coffee bars, cake shops, dining rooms, eating houses, recreation or other facilities for the convenience of workers in the zone.
- (v) Buildings accessory to use of buildings or land for any predominant use authorised by or under the district scheme for that site.

5.4.2 Conditional Uses - The conditional uses shall be:

- (i) Works of public utility not deemed to be predominant uses by virtue of Section 21 (9) of the Act.
- (ii) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements, laid down for such use shall be deemed to be a conditional use.
- (iii) Buildings accessory to the use of buildings or land for any conditional use authorised by or under the district scheme for that site.

5.4.3 Special Conditions relating to all Permitted Uses

- (i) Where the slope of the land exceeds 15 degrees, the construction and erection of any building, and the construction of any driveway or access, and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bedrock or stable sub-soils).

- (ii) 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, including any residential area, or be an annoyance to such owners or occupiers because of smoke, fumes, dust, vibration or by the discharge of trade wastes or effluent, or the movement of private or trade vehicles, or other objectionable elements.
- (iii) Rear sites shall have alternative ingress and egress.
- (iv) Where residential accommodation is provided for a caretaker or other person this shall:
 - (a) comply with Chapter 4 N.Z.S.S. 1900 and amendments thereto:
 - (b) have 150m² (1614 sq ft) of open space provided about this accommodation for the exclusive use of the occupants of such accommodation.

5.4.4 Subdivision of Land - see Ordinance III.

5.4.5 Bulk and Location Requirements

Predominant Uses - the normal bulk and location requirements shall be:

- (i) Front Yard - minimum depth 3m (9.8 ft), such yard to be landscaped and maintained to the satisfaction of the Council. Provided that front yards may be decreased to 1.5m (4.9 ft) for not more than one-third of the frontage where the building fronting such yard is office accommodation or showroom not exceeding 4m (13.1 ft) in height. (For general landscaping requirements see Ordinance VII).
 - (ii) Side Yard - minimum width 5m (16.4 ft) where adjoining a residential zone.
 - (iii) Rear Yard - minimum depth 8m (26.2 ft) where adjoining a residential zone.
 - (iv) Coverage - 80%. Provided that additional site coverage may be permitted at the discretion of the Council for buildings complying with (viii) below.
 - (v) Maximum Height - 10m (32.8 ft).
 - (vi) Angle of Height Control Line - 50 degrees (see graph Appendix C).
- Accessory Buildings
- (vii) Maximum Height - 4m (13.1 ft).
 - (viii) Additional site coverage may be permitted by the Council for a carport not exceeding 2.5m (8.2 ft) in height and used exclusively for the garaging of vehicles registered as private motor vehicles or goods service vehicles not being heavy vehicles.

5.4.6 Parking, Access and Loading - see Ordinance VI.

5.5 INDUSTRIAL C ZONE (Deferred)

5.5.1 Predominant Uses - the predominant uses shall be:

- (i) Before January 1, 1983 - There shall be no predominant uses.
- (ii) On and after January 1, 1983 - All those uses listed as predominant uses in the Industrial C zones.

5.5.2 Conditional Uses - The conditional uses shall be:

- (i) Before January 1, 1983 - All those uses listed as predominant uses in Industrial C zones.
- (ii) On and after January 1, 1983 - All those uses listed as conditional uses in Industrial C zones.

5.5.3 Bulk and Location Requirements - The normal bulk and location requirements shall be:

- (i) Before January 1, 1983 - The bulk and location requirement for the Residential zone shall apply.
- (ii) On and after January 1, 1983 - The bulk and location requirement for the Industrial C zones shall apply.

5.5.4 Special Conditions relating to all Permitted Uses

- (i) Where the slope of the land exceeds 15 degrees, the construction and erection of any building, and the construction of any driveway or access, and the carrying out of any earthworks or excavations, on any land or access to any land shall require the specific consent of the Council and such consent shall only be obtained where the application is accompanied by a certificate from a registered engineer to the effect that the work proposed to be carried out will not be detrimental to the site itself or any adjoining site, and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. Where the vegetative cover is removed for any purpose this shall be replaced where applicable with other vegetative planting to ensure the stability of the ground. (Particular attention is drawn to the need to reduce to the minimum the excavation of any land and the need to use such foundation methods as pole and/or cantilever construction and the necessity of foundations being down to either bed-rock or stable sub-soils).
- (ii) 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 nuisance to nearby properties or the owners or occupiers thereof, including any residential area, or be an annoyance to such owners or occupiers because of smoke, fumes, dust, vibration or by the discharge of trade wastes or effluent, or the movement of private or trade vehicles or other objectionable elements.

- (iii) Service stations - pumps to be sited a minimum of 5m (16.4 ft) back from the front boundary.
- (iv) Rear sites shall have alternative ingress and egress.
- (v) Where residential accommodation is provided for a caretaker or other person this shall:
 - (a) comply with Chapter 4 N.Z.S.S. 1900 and amendments thereto.
 - (b) have 150m² (1614 sq ft) of open space provided about this accommodation for the exclusive use of the occupants of such accommodation.

5.5.5 Subdivision of Land - see Ordinance III.

- (i) Before January 1, 1983 - No further subdivision shall be permitted.
- (ii) On and after January 1, 1983 - The subdivisional requirements for Industrial C zones shall apply.

5.5.6 Parking and Loading of Vehicles - see Ordinance VI.

- (i) The parking and loading provisions for the Industrial C zone shall apply.

5.6 MARINE SERVICES ZONE

5.6.1 Predominant Uses - the predominant uses shall be:

- (i) The storage, servicing, maintenance and repair of pleasure yachts and other light craft, including the launching and slipping of such craft.
- (ii) Premises and installations for the retail sale of fuels and lubricants for pleasure yachts and other light craft.

5.6.2 Conditional Uses - the conditional uses shall be:

- (i) Any other associated use of servicing or maintenance of seaborne craft not included in the predominant uses.
- (ii) Any predominant use which does not comply in respect of the bulk and location requirements, parking, loading and access requirements laid down for such use shall be deemed to be a conditional use.
- (iii) Boatbuilding.

5.6.3 Special Conditions relating to Permitted Uses

- (i) No operation shall be carried out which will cause pollution of the waters of the Picton Harbour by the discharge of trade wastes, rubbish or other debris.

- (ii) No accumulation of timber, baulks, dunnage or other materials around the buildings on the foreshore which will create a detraction from the amenities through unsightliness or eyesore.
- (iii) Boat-building activities shall be subordinate to boat servicing activities such that not more than 50% of the work time in any year is spent on boat-building.

5.6.4 Subdivision of Land

The subdivision requirements for the Marine Services Zone shall be determined by the Council on each application.

5.6.5 Bulk and Location Requirements - the normal bulk and location requirements shall be:

Maximum Height - 10m (32.8 ft) providing that buildings and installations for the retail sale of fuel and lubricants shall not exceed 4m (13.1 ft)

Coverage - 80%.

5.6.6 Parking and Loading - see Ordinance VI.

CLAUSE 6 - AQUATIC RECREATION ZONE

6.1 Predominant Uses - the predominant uses shall be any use of the water and foreshore for aquatic recreational purposes such as swimming, boating, sailing or any other activities associated with the natural elements of sea and adjoining foreshore.

6.2 Conditional Uses - the conditional uses shall be the erection of moorings, boat marinas or any similar structures associated with the predominant uses as set out in 6.1 above.

6.3 Bulk and Location Requirements

There shall be no bulk and location requirements in this zone as no buildings, other than structures as covered by 6.2 above, are permitted in the zone. In the case of such structures the bulk and location requirements shall be determined by the Council in respect of each application.

ORDINANCE III
SUBDIVISION OF LAND

1. GENERAL

1.1 Definitions:

- (i) "Site" means an area of land permitted by the scheme and by the general law to be used as a separate site for one or more specified or ascertainable uses and for which subdivisional approval could be given in accordance with Ordinance III, and includes all related buildings and curtilages.
- (ii) "Corner Site" means a site having a frontage of not less than the minimum prescribed by this scheme for front sites in the particular zone in which the site is situated to each of two or more streets or private streets not less than 12m (39.5 ft) in width if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees.
- (iii) "Front Site" means a site having one frontage of not less than the minimum prescribed by this scheme for the particular zone in which the site is situated to a street or private street.
- (iv) "Rear Site" means a site which is situated generally to the rear of another site and which has not the frontage required for a front site for that use in the zone but has a frontage and entrance strip specified in Ordinance III in the same Certificate of Title.
- (v) "Entrance Strip" in relation to a rear site means all that part of the site extending from the street frontage with parallel sides at less than 9m (29.5 ft) in width. Where the sides diverge, all that part of the site at less than 9m (29.5 ft) unless the divergence is 45 degrees or more as shown. (See Appendix D).
- (vi) "Through Site" means a front site having two frontages to a street or streets, such frontages not being contiguous and the average width of the site measured at right angles to the axis of the site being not less than the minimum frontage required for a front site.
- (vii) "Street" includes road.

1.2 Subdivision to Conform with Planning Principles

Notwithstanding that a scheme of subdivision may comply with the requirements of the district scheme in respect of frontage and area, the Council shall not approve the scheme of subdivision

if the site is not suitable or if the use proposed or the arrangement of sites or shape of any proposed site is not in conformity with the principles of town and country planning.

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

To assist in this respect, Council may seek the advice of the Water and Soil Division of the Ministry of Works and Development before approving any subdivision where there is a likelihood of increased soil erosion, uncontrolled stormwater runoff or land use not consistent with the permanent conservation of the soil of that land. Council may place on the plan of the subdivision any conditions it sees fit, regarding the construction and maintenance of streets and subdivided areas, water storage, and open space areas, rainwater collection systems, sumps and pollution traps, retaining walls, open space and piped stormwater drainage systems and revegetation.

1.3. Shape Factor

Provided also that, in residential zones, each site must contain a rectangular shape that would conform with the provisions hereunder for the particular site; a shape to conform would be:

- (i) Front Site - A site containing within its confines a rectangular piece of land, 18m x 12m (59 ft x 39.4 ft), suitable for the erection of a building.
- (ii) Corner Site - A site containing within its confines a rectangular piece of land, 18m x 14m (59 ft x 45.9 ft), suitable for the erection of a building.
- (iii) Rear Site - A site containing within its confines a rectangular piece of land, 18m x 16m (59 ft x 52.49 ft), suitable for the erection of a building.

2. STANDARD AREA AND FRONTAGE REQUIREMENTS

- 2.1 Subject to the other provisions of these Ordinances, every subdivision of land shall be so designed as to provide sites that meet the requirements of these Ordinances for predominant and conditional uses, and for the bulk and location of buildings, being requirements that apply in that zone and partition thereof.
- 2.2 Provided that no person shall in any case subdivide land in the zone named in the first column hereunder so as to produce for the use specified in the second column an allotment with an area less than that specified in the third column, or frontage less than that specified in the fourth column, set opposite the particular zone and use.

<u>Zone</u>	<u>Use</u>	<u>Minimum Standard Area</u>	<u>Min. Standard Frontage to a Street</u>
<u>Rural</u>	Any permitted use	4 hectares (9.88 acres)	80m (262.5')
<u>Residential:</u>			
	<u>Front Sites</u>		
	(a) Any terracehouse inner units	200m ² (7.9p)	5.5m (18.05')
	end units	300m ² (11.86p)	8m (26.25')
	(b) Any semi-detached house	300m ² (11.86p)	8m (26.25')
	(c) Any other permitted building	500m ² (19.77p)	15m (49.22')
	(Provided that an average of 600m ² is required for four or more front sites)		
	<u>Rear Sites</u>		
	(a) Any permitted building	650m ² (25.7p)	3m (9.8')
		Exclusive of the area of the entrance strip	
	(b) Any semi-detached house	350m ² (13.84p)	1.5m (4.92')
		Exclusive of the area of the entrance strip	
	<u>Corner Sites</u>		
	Minimum width 17m (55.77')	500m ²	
<u>Commercial:</u>			
	<u>Commercial A</u>		
	Residential shop	300m ² (11.86p)	7m (23')
	Any other permitted use	175m ² (6.9p)	6m (19.7')
	<u>Other Commercial</u>		
	Any permitted use	200m ² (7.91p)	7m (23')
<u>Industrial:</u>			
	<u>Front Sites</u>		
	Any permitted use	200m ²	7m

3. EXCEPTIONS TO STANDARD REQUIREMENTS

3.1 Rural Zones

3.1.1 Economic units and areas appropriate to use:

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

Provided that no substandard allotment shall be permitted.

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

3.1.2 Council may grant approval to subdivisions in the Rural Zone below the Picton-Havelock Road to create legal frontage to allotments on the Harbour Board reclamation area provided that no physical access is formed and no vegetation is removed.

3.2 Residential Zones

Reduction of Area and Frontage

Notwithstanding any other provisions of these Ordinances, if the Council is of the opinion that the subdivision would result in an economic use of land that would be in the best interests of the district, any site permitted in the zone for separate occupation as a site for a dwellinghouse or a pair of semi-detached houses may be reduced in frontage and area as follows:-

3.2.1 Front Sites

3.2.1.1 Area (for Dwelling Units Only)

Where the subdivision is a result of a parcel of land being subdivided into two lots and where it is impracticable for each lot to satisfy the requirements of Clause 2 of this Ordinance, a front site may be reduced to 430m² (17p) providing the rear site or corner site contains not less than 500m² (19.8p) exclusive of the entrance strip or any land giving access from the street.

3.2.1.2 Frontage

Front Sites. Regular front sites may be reduced in frontage to 12m (39.4 ft), only, where the subdivision is the result of a parcel of land being subdivided into two lots and where

it is impracticable for each lot to satisfy the requirements of clause 2.2 of this Ordinance.

For semi-detached houses one frontage may be reduced to 4.5m (14.76 ft) provided the total frontage available to the pair of semi-detached houses is not thereby reduced, i.e. 16m (52.49 ft).

For an irregular front site, being a site with boundaries diverging from the street, the frontage may be reduced to 6m (19.68 ft) if the width of the site at a distance of 9m (29.53 ft) from the street boundary is not less than 14m (45.6 ft) and not less than 16m (52.49 ft) where the divergence ceases. Furthermore, the Council may permit the subdivision of any such site for a pair of semi-detached houses where each house has at least 3m (9.8 ft) frontage.

3.2.2 Rear Sites

3.2.2.1 Area (for Dwelling Units Only)

Where the subdivision is a result of a parcel of land being subdivided into two lots and where it is impracticable for each lot to satisfy the requirements of clause 2 of this Ordinance, a rear site may be reduced to 500m² (19.8p), exclusive of the entrance strip or any land giving access from the street, providing the front site contains not less than 430m² (17p.)

3.2.2.2 Frontage

(a) The 3m (9.8 ft) frontage requirement in clause 2 may be reduced to 1m (3.28 ft) provided that a right-of-way of at least 2m (6.56 ft) wide is available over adjoining land for the full length of the entrance strip without detriment to the adjoining site which is subject to the right-of-way and the width of that site exclusive of right-of-way is not less than 13m (39.6 ft).

(b) If the Council consents, the following frontages shall apply in lieu of the standard frontages required for rear lots by clause 2.2 above, but subject to:

Reciprocal right-of-way allowing full vehicular access to each site.

Reciprocal power and telephone easements.

Reciprocal easements for sewer, gas and waterpipes.

(i) Where two frontages adjoin the width of each strip shall be not less than 1m (3.28 ft) wide measured at right angles to its course provided there is a total access width of 4m (13.12 ft).

Approval to right-of-way will be subject to such conditions as the Council thinks fit to impose under S.180 of the Municipal Corporations Act 1954, and the following shall be the minimum requirements:

Form and metal 3m (9.84 ft) wide carriageway for full length of double entrance strip and provide 6 inch sewer, one inch water main, and stormwater disposal to the satisfaction of the Council

- (ii) Where three frontages adjoin, the width of each strip shall be not less than 1m (3.28 ft) provided there is a total access width of 5m (16.4 ft).

Approval to right-of-way will be subject to such conditions as the Council thinks fit to impose under S.180 of the Municipal Corporations Act 1954, and the following shall be the minimum requirements:

Form, metal and seal 4m (13.12 ft) wide carriageway for full length of multiple right-of-way and retain edge of seal with suitable concrete strips and provide 6 inch sewer, one inch water main, and stormwater disposal to the satisfaction of the Council. Council may permit a sewer of less diameter than 6 inches, if, because of the slope of the ground, a lesser diameter would be suitable.

- (iii) Where more than three but not more than six adjoin, the width of each strip shall not be less than 1m (3.28 ft) but in every case the total access width shall be 6m (19.7 ft).

Approval to right-of-way will be subject to such conditions as the Council thinks fit to impose under S.180 of the Municipal Corporations Act 1954, and the following shall be the minimum requirements:

Form, metal and seal 5m (16.36 ft) wide carriageway terminating in a turning circle at a point to be approved by the Council, and provide concrete footpath 1m (3.28 ft) wide and kerb and channel set in offside of carriageway with sunken concrete kerb. Provide 4 inch water main and fire hydrant, 6 inch sewer, and stormwater disposal to the satisfaction of the Council.

3.2.2.3 Frontage for Semi-Detached Houses on Rear Sites

Where semi-detached houses are erected on rear sites then the frontage for each shall be half the frontage and entrance strip for the dwellinghouse site on which they are erected, subject to right-of-way and easements over the full width of entrance strip.

3.2.2.4 Access - Rear Sites

In a residential zone, every rear site for a dwelling-house shall have as its access from a street a straight or nearly straight strip or piece of land in the same Certificate of Title at least the width specified in the Ordinance (measured at right angles to its course) and not more than 60m (183 ft) long, that is not computed or included in the said minimum area. Where adherence to these requirements makes economic use of the land difficult or impossible, the Council may waive the above requirements in accordance with Ordinance 1 clause 4. The maximum length of a right-of-way shall not apply to a separate allotment on a Deposited Plan for which a Certificate of Title could have been obtained prior to 18th December 1973 where a greater length of access strip is necessary for the best use of the land.

3.2.3 Residential S Zone Subdivisions

- (i) Any scheme plan of subdivision for urban purposes in a Residential S zone must be accompanied by a satisfactory certificate by a registered engineer to the effect that the subdivision proposed to be carried out will not be detrimental to the site itself or any adjoining site and proper safeguards have been employed to overcome the possible effect of slip, slump, erosion or landslide including proper provision for stormwater disposal. In addition Council may require a supervision certificate from a professional engineer on completion of the project. Copies of acceptable certificates are available from the Council office.
- (ii) Council may impose conditions in terms of the Municipal Corporations Amendment Act 1974 relating to the planting of trees on any land unsuitable for urban development or alternatively Council may accept the vesting of such land as scenic reserve as part of reserve contribution or under separate negotiations, subject to suitable access being provided.
- (iii) Notwithstanding any of the foregoing minimum area standards, the minimum area for allotments in the Residential S zone shall be 800 square metres.
- (iv) The scheme plan of subdivision shall indicate the most suitable location for a building on each allotment in addition to vehicular access to that building.

3.3 Boundary Adjustments

In any zone the requirements of this Ordinance 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.

3.4 Public Utility Sites

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

3.5 Pre-Existing Front Sites

In a residential zone, notwithstanding the requirements of these Ordinances as to area and frontage a site for a dwelling-house or two unit apartment house may comprise the whole of a parcel of land which being a front site contains an area of not less than 300m² (11.86p) with street frontage of not less than 10m (32.80 ft) if it is held in a separate Certificate of Title or conveyance issued or executed pursuant to a subdivision approved by the Council before this scheme was recommended by the Council, and it is not

in the same ownership as any adjoining land.

3.6 Commercial or Industrial Zones

In a commercial or industrial zone where, in the opinion of the Council, a subdivision to provide rear sites would not:

- (i) Result in an uneconomic use of land
- (ii) Be detrimental to the continuity of commercial or industrial frontage of the street

the subdivision may be granted provided that every rear site exclusively or in common with not more than one other rear lot shall have:

- (a) At least two separate entrances to a public street or streets each having a minimum width of 4.5m (14.76 ft) and an area exclusive of the area of the entrance strips of not less than 505m² (19.96p), OR
- (b) One entrance to a public street of not less in width than 6.5m (21.32 ft) and an area exclusive of the area of the entrance strip of 505m² (19.96p).

4. Copy of Plan of Subdivision

Subject to the further requirements of any bylaw on the subject, a copy of every deposited plan shall be supplied to the Council and the Marlborough Regional Planning Authority for their records.

5. Underground Wiring

Subject to the right of appeal to the Town and Country Planning Appeal Board pursuant to Section 351H of the Municipals Corporations Act 1954 by the owners of any land affected the subdividing owner shall make financial provision for provision of underground reticulation of all electric power lines, and telephone lines, except in any particular subdivision or part thereof where to require underground reticulation would be unreasonable.

6. Objects and Places of Historic, Scientific or Architectural Interest or Natural Beauty

Subdivision for objects and places of historic, scientific or architectural interest or natural beauty will be permitted notwithstanding subdivision standards specified in the District Scheme provided that:

- (a) only land sufficient for the purposes of protection of the object or place be included in the subdivided site,
- (b) any balance of land be amalgamated with an adjoining title where appropriate,
- (c) a certificate from the New Zealand Historic Places Trust certifying that the object or place is worthy of preservation, accompany each application, where appropriate.

- (d) a similar certificate from the same Authority certifying that the use to which the object or place is to be put and/or the restoration programme proposed will enhance the historical aspects of the site or building, accompany each application, where appropriate
- (e) in the case of buildings of architectural merit, an explanatory declaration by an independent architect as to the buildings character, worthiness for preservation etc. accompany each application plus, if the Council so requires, one further certificate by an architect nominated by the Council at the applicants cost
- (f) a certificate from the supervising architect certifying that the use to which the building is to be put and/or the restoration programme proposed will enhance the architectural value of the building accompany each application concerning buildings of architectural merit.

ORDINANCE IV

RESERVATION OF LAND

1. PROPOSALS

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

2. CONTINUATION OF USE

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

3. BUILDINGS NOT TO INTERFERE

3.1 Prohibition

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

3.2 Definition of Interim Use

For the purpose of this Ordinance, an "interim use" means a use being a predominant use or conditional use in terms of an underlying zoning or a specified departure which may reasonably be established on the site of a proposed public work in the opinion of the Council and the Authority responsible for the proposed public work, and be continued until the date or occasion fixed in or under the District Scheme by the Council for the prohibition of that use on that site, or for a different use of that site, to become enforceable.

4. CHANGING LOCATIONS OF PROPOSED STREETS AND RESERVES

In accordance with subsection (5) of Section 33 of the Act, the Council may, by agreement with the owners of the lands directly affected, vary the position of any proposed road, street, access way or service lane, or the location or shape of any proposed reserve, so long as the intention of the district scheme in that respect is secured.

ORDINANCE V

BUILDINGS: SITING, COVERAGE, HEIGHT AND ALTERATIONS

1. GENERAL AS TO USE OF SITES FOR BUILDINGS

1.1 Land to be Suitable For Proposed Use

Notwithstanding conformity with the zoning requirements of these Ordinances, no building shall be erected or placed and no use shall be established 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 use, and to safety, health and amenities.

1.2 Buildings to be set back from Street

Notwithstanding the provisions of this Ordinance, where the scheme prescribes a building line on any site, whether by reference to any street boundary or otherwise, except as an interim use as defined in Ordinance IV clause 3.2 hereof, no building or accessory building or part of either shall at any time be erected on that part of the site between the building line and the street or boundary to which it is related.

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.

1.4 Residential Buildings

1.4.1 Multi-unit Housing Development and Travellers' Accommodation Development

- (i) The owners of all multi-unit household buildings or development and travellers' accommodation including motels shall provide and maintain adequate driveways and footpaths to serve each unit and shall lay out the site to the satisfaction of the Council.
- (ii) Wherever reasonably necessary artificial light sufficient to illuminate the drive and footpaths to the same standard as the street shall be provided.

1.4.2 Rear Sites

- (i) Where units of multi-unit household buildings, travellers' accommodation or motels are situated on a rear site, the entrance strip leading from the street to the units shall be illuminated to the satisfaction of the Council.
- (ii) No person shall erect any residential building, or cause or permit any residential building to be erected on a rear site unless every part of the building is 3m (9.8 ft) or more from any boundary of the site, unless otherwise specified in these Ordinances.

1.5 Residential Buildings About a Place

1.5.1 Definition of "place"

For the purpose of this Ordinance the term "place" means an open unoccupied space of not less than 12m (39.4 ft) in width and of not less than that frontage to a public street and permanently set apart as the principal means of access to two or more sites. The width should meet the requirements of a private street.

1.5.2 Requirements for Residential Buildings about a Place

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

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

1.6 Rear Sites in Commercial and Industrial Zones

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

1.7 Accessory Buildings - Siting and Area

1.7.1 Front Sites

- (i) Accessory buildings (including garages and carports) may, without further consent, be erected:
 - (a) On any rear yard if they do not occupy more than one-third of the area of such rear yard. Provided however, where any building is erected closer than 1.5m (4.9 ft) to the site boundaries the consent in writing of the adjoining owner shall be obtained and the building must not exceed 3m (9.8 ft) in height.
 - (b) On any side yard further than 15 m (49 ft) from the street, subject to the written consent of the adjoining owner, and the building not exceeding 3m (9.8 ft) in height.
- (ii) Private garages and carports only may be permitted by the Council to be erected:
 - (a) On any side yard within 15m (49.2 ft) of a street provided the written consent of the adjoining owner is obtained and the building does not exceed 3m (9.8 ft) in height.
 - (b) Forward of the front line of the dwelling
 - (i) Provided that there is no encroachment on the front yard and the structure is designed and built in keeping with the dwellinghouse, or
 - (ii) If vehicular access to the rear of the dwelling is not available or it is not practicable to make it available, then on the front yard, subject to the written consent of the adjoining owner and the design and construction of the building being in keeping with the dwellinghouse on the site and on the adjoining properties.
 - (c) On vacant sites no accessory buildings, private garage or carport shall be erected within 21m (68.9 ft) of the street.

1.7.2 Rear Sites

Accessory buildings (including private garages and carports) may, without further Council consent, be erected:

- (a) 1.5m (4.9 ft) from any boundary of the site.
- (b) On any boundary of the site with the consent of the adjoining owner of that common boundary on which the building is erected, provided that the building does not exceed 3m (9.8 ft) in height.

2. REQUIREMENTS AS TO YARDS

2.1 Normal Requirements

2.1.1 Yards to be Provided

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

2.1.2 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. Notwithstanding the foregoing, it shall be permissible to use a side yard as vehicular access to the rear of the property.

2.1.3 Yards provided are to relate to one site only

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

2.1.4 Fences or Boundary Walls

A fence or boundary wall may be erected on any yard. However, where the intersection or angles of streets change the general direction of such streets by more than 45 degrees, the provision of Section 169 of the Public Works Act 1928 shall apply to the triangle of land formed by the straight line between two points measured 3m (9.8 ft) in either direction from the intersection point of the street frontages.

In the triangle so defined no person shall erect, cause or permit to be erected a tree, hedge or shrub to grow to a height greater than 1m (3.3 ft) above street level.

2.2 Exceptions to General Requirements as to Yards

2.2.1 Modification by Council

If, in the opinion of the Council in any particular case, compliance with the yard requirements of these Ordinances would seriously diminish the usefulness of the site for building purposes, and subject to the provisions of Ordinance 1 clause 4.4 (Dispensations and Waivers) and to the written consent of the owners of the land adjoining the yard which is to be diminished, the Council may in respect of that site modify or dispense with the provisions of these Ordinances relating to one or more of the yard requirements. Provided that in no case shall the total area of yard space required by this scheme be reduced under this paragraph.

2.2.2 Where Physical Difficulties Exist

Where the dimensions or the physical features of the site or the existence of other buildings make adherence to these requirements difficult, impracticable or unreasonable, the Council may permit the erection of accessory buildings not exceeding 75m² (807 sq ft) in area on any part

of the site.

2.2.3 When dedicated for street widening

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

2.2.4 When owner provides land for access way or service lane

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

2.2.5 Adjoining shop sites in residential zones

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

2.2.6 Corner Sites

In the case of a corner site the owner may select either street boundary as the front boundary of the site for the purposes of providing full front yard requirements; the other front yard may be reduced by one-third. Provided however, that all garages or carports on corner sites must provide a standing area of at least 5m (16.4 ft) deep.

2.2.7 Through Sites

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

2.2.8 Eaves

In all cases eaves may encroach on yards by not more than 1m (3.28 ft) thereafter the depth of yard must be increased by the amount of the additional encroachment.

3. HEIGHTS OF BUILDINGS

3.1 Normal Requirements

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

3.2 Height in Commercial and Industrial Zones

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

3.3 Definitions of "Height" and "Height-Control Line"

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

- (i) the highest point of the parapet or coping in the case of a flat roof; or
- (ii) the mean level between the eaves and the highest point of the roof in the case of a sloping roof;

excluding in either case the parts specified in subclause 3.5 of this clause.

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

3.3.2 "Height-Control Line" in relation to a site means a line directed over the site from the originating points hereinafter prescribed at an angle of 50 degrees from the horizontal. The direction of each height-control line shall be at right angles to the boundary of the site.

3.4 Points of Origin of Height-Control Line

3.4.1 Street -

In relation to any street boundary of a site the originating points shall be on the middle line of the street at street level, except that in the case of a corner site where the streets are of different widths, the middle line of the narrower street for a distance of 30m (98.4 ft) from the corner or its whole length, whichever is the less, shall be deemed to lie at the same distance from the site as the middle line of the wider street.

3.4.2 Rear -

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

3.4.3 Extra wide streets

For the purpose of this Ordinance any street wider than 30m (98.4 ft) shall be deemed to be 30m (98.4 ft) wide.

3.5 Exclusions from Measurements

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

- (a) Lift wells, elevator and stair bulkheads, roof water-tanks and cooling towers (together with their enclosures). Provided that the maximum dimension thereof parallel to the middle line of the street shall not exceed 9m (29.5 ft).
- (b) Chimneys and flues - provided that the maximum dimension thereof parallel to the street shall not exceed an aggregate of 5m (16.4 ft) for any 30m (98.4 ft) of frontage.
- (c) Spires, flagpoles, aerials, and wire, chain, link or other open or transparent fences, and such finials and similar parts as constitute only decorative features.
- (d) In any commercial or industrial zone a one-storey structure located in a rear yard when permitted by the use ordinance for the zone, including any of the following:
 - (i) A basement or first floor used for accessory off-street parking spaces.
 - (ii) A ground floor used for retail or commercial purposes.
 - (iii) A one-storey detached accessory building.
- (e) A wall of reasonable dimensions along a boundary of a site.

4. ALTERATIONS OF EXISTING NON-CONFORMING BUILDINGS

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

ORDINANCE VI

VEHICLES, PARKING, LOADING AND ACCESS

1. PROVISION FOR PRIVATE PARKING

1.1 General

Ordinance VI sets out the obligation of every owner and occupier wishing to construct or substantially reconstruct or add to or alter any building or use, such obligation being in respect to the provision of off-street parking, loading facilities and access to the property from the street on which it fronts. No building permits will be issued until the Council is satisfied, either from plans submitted or from legal undertakings, that the applicant will comply fully with this Ordinance, or will be able to comply when requested to do so, and will also comply with all other relevant ordinances, statutes and by-laws.

2. OFF-STREET PARKING

2.1 Parking of Vehicles - General

2.1.1 Obligation of Owner or Occupier

Every owner or occupier who constructs or substantially reconstructs or adds to any building or changes the use of any site, shall make provision for public or private parking in accordance with Ordinance II for vehicles used in conjunction with the site (whether by occupiers, employees or invitees, customers or other persons), on the site, to stand on that site, but not on the street or any service lane, or shall make provision sufficiently close to the site but not on a street or service lane.

2.1.2 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 clause 4.1 of this Ordinance.

2.1.3 Diminution of Available Land

The land that is available about a building to meet the requirements of this Ordinance and Ordinance II for off-street parking shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use.

2.1.4 Yard Space may be Used

The provision of parking in respect of any site may be made as part of the yard space of that site, except in the case of residential properties where this Ordinance or Ordinance II provides anything to the contrary. The use of front yards of commercial or industrial properties for parking purposes shall be at the discretion of the Council, which may require equivalent areas of open space to be provided on the site and landscaped in accordance with Ordinance II. Provided that on front yards any garage or carport shall have 6m (19.7 ft) of standing space between the structure and the street.

2.1.5 Joint Provision for Parking

The 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 for one or more of the developers occurs at a different time of the day from that of the remaining developers. In this case a partial or complete dispensation may be allowed in accordance with Ordinance I clause 4.4 in respect of the parking requirements of 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 owners 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 Ordinance II.

2.1.6 Council may Waive Requirements or Require Developers to enter into an Agreement

Where the configuration of the site or the manner of development of a group of small sites makes impossible or delays the provision of parking spaces, or where it is unlikely that the parking spaces can be satisfactorily provided for and at the same time vehicles park on the street in connection with the site and would not create any undue traffic hazard, one of the following alternatives or any combination of any of the following alternatives may apply:

- (i) The Council may fully or partially waive the requirement under Ordinance I clause 4.4. taking account:

The number of workers likely to be employed on the site;

The number of calls likely to be made by servicing and delivery vehicles to the site;

The number of calls likely to be made by visitors in cars to the site;

The amount, if any, of parking that the adjacent streets can properly be expected to provide;

The amount, if any, of public off-street parking that may, or is planned to, be available in the neighbourhood;

Any physical characteristics of the site or adjoining streets that may affect the ability of the site to provide off-street space; and

The likelihood of a future change or intensification of land use on the site.

- (ii) The Council may immediately accept a cash payment in lieu of provision of parking, the rate to be determined by the Council in accordance with the provisions of Section 35A (2) of the Act.

- (iii) Council may require a set-back for on-street parking, with or without a change in the number of spaces to be provided, and may require a reasonable cost to be borne by the owner or developer.
- (iv) The Council may require the developer to enter into a bond to put into effect one of the following alternatives:
 - (a) Make a cash payment in lieu of parking provision to the Council or nominated agency as required, or
 - (b) Physically provide the parking spaces when required, or
 - (c) Enter into an agreement with other adjacent developers to provide and maintain a jointly used parking site.

The exact time and manner of discharging the bond shall be decided by, or be executed to the satisfaction of the Council.

2.1.7 Site Coverage - Residential Zones

Required parking spaces shall be deemed to be covered for the purpose of assessing the site coverage in the case of residential zones. For this purpose each parking space shall be assessed as 14m².

2.2 Parking Space Requirements

2.2.1 Assessing Parking Requirements

In assessing the number of parking spaces to be provided with respect to the floor area of any building: vehicle accesses and parking spaces or staircases and lift wells, contained within the building shall not be included in the area. Where the number of employees, staff, guests, units of accommodation or any other factor not directly related to floor area, is the basis for the number of spaces, 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.

2.2.2 Multiple Uses on One Site

Where several activities are proposed by one developer on any site, each of which requires a parking provision, the 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.

2.2.3 Site Plan

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

for cars and access thereto, as set out in Ordinance II of this Ordinance.

2.2.4 Turning Spaces

Where three or more units are proposed, or where the addition of more units to an existing development would bring the total to three or more, provision for parking, together with access and turning space, shall be such as to ensure that vehicles are not required to reverse either onto or off the street.

2.2.5 For Non-Residential Sites

Subject to the provisions of the Act, provision for off-street parking of vehicles in accordance with this Ordinance and Ordinance II shall be made in respect of every site to provide for vehicles normally required to park or load at the premises from time to time, unless otherwise stated.

2.2.6 Normal Requirements

Except where otherwise specified in this District Scheme or in the Act, or by way of conditions imposed on conditional uses and specified departures the normal requirements for off-street parking spaces shall be as follows:

<u>Use of Site</u>	<u>Parking Spaces Required</u>
Dwelling units (Dwellinghouses, semi-detached houses, apartment houses, flats, terrace houses)	Two spaces per unit unless otherwise specified.
Accommodation buildings (Private hotels, boardinghouses)	One space for each four guest rooms.
Travellers Units (Motels, holiday flats, tourist flats)	One space per unit plus one space per 5 units or part thereof in excess of 10 units plus 2 spaces for each caretaker residence.
Licensed Premises	One space per 10m ² of bar space (including beer gardens, lounge bars and public bars) or one space for each four guestrooms whichever is greater.
Churches and Church Halls, Chapels and Cinemas.	One space for every 50 seats assessed on maximum permissible seating capacity provided that where a church and church hall are erected on the same site the maximum requirement applicable to that site shall either be that applicable to the church or to the hall, whichever is the greater.

Use of Site

Parking Spaces Required

Professional Offices in Residential zones

Three spaces which may be accepted as visitors' car spaces provided the professional user is occupier of the residential property and one space per staff member.

Halls and Places of Assembly

One space for each 50m² of gross floor area.

Hospitals

One space for every ten patients' beds plus one for each resident or consulting doctor who might be in attendance at the time when the greatest number of such doctors are likely to be in attendance.

Industrial Uses

One space to each 50m² of gross floor area, or one space for every two employees, whichever is the greater.

Commercial Garages, Service Stations

One space for each 50m² of gross floor area of such building provided that where parking spaces are located within the building such parking spaces shall be clearly defined and shall not be used for any other purpose and no parking space shall be located on any workshop floor.

Retail shops, libraries, depots, professional and business offices.

One space to each 50m² of gross floor area.

Warehouses, stores, or storage yards

One space to each 100m² (1076 sq ft) of area so used or one space for every two employees, whichever is the greater.

Restaurants

One space to each 20 seats, plus one space for every two employees.

3. PROVISION FOR PUBLIC PARKING

3.1 Ordinance and Bylaws

Parking for the use of the public shall, as regards layout, access and all other matters, be in accordance with the requirements of this Ordinance VI and all relevant bylaws.

3.2 Council Policy

Existing car parks are described in the scheme statement. Public parking may be developed

either by the Council or private enterprise or jointly. The Council may from time to time as opportunity offers or necessity dictates acquire at suitable places, by agreement or compulsorily such areas of land as may be necessary 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.

3.3 Public parking in the form of a parking lot or building shall conform as regards layout, access and any other requirement of this Ordinance and any relevant bylaw.

4. DESIGN OF PARKING AREAS

4.1 Vehicle Dimensions

Parking spaces provided under this Ordinance shall be of sufficient size and suitably laid out to accommodate a "90th percentile design motorcar" as defined by the Ministry of Transport. The dimensions and turning circle are shown in Appendix E.

Design for any critical access conditions, such as a ramp as part of a parking building or steep access, shall be adequate for a "99th percentile design motorcar" as defined by the Ministry of Transport. The dimensions and turning circle of this vehicle and breakover angle specifications are shown in Appendix F. Manoeuvring area specifications are shown in Appendix D.

4.2 Typical Layouts

The layout adopted will depend on the area and shape of the land or floor space available and the purpose for which the parking is required and whether for public or staff. The layouts shown in Appendix F are suitable for most conditions. As a guide to the number of car parks possible in any area of land each car park will require about 18m² when access aisles and manoeuvring are taken into account.

4.3 General Design and Construction Details

4.3.1 Commercial and Industrial Uses

All public parking areas, car sales yards and private parking in association with commercial and 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 mud, stone, chip or gravel onto public street or footpath.
- (ii) Stormwater originating from the parking area shall be adequately disposed of 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.
- (iv) Any area not used for car parking shall be landscaped.
- (v) The parking area shall not be left open outside the normal house of the associated predominant use where to do so would create a nuisance.
- (vi) Where the parking area adjoins a residential property a wall of 2m (6.6 ft) in height constructed in permanent materials, or a fence of 2m (6.6 ft) in height of approved design, shall be erected.
- (vii) All these shall be provided and maintained to the satisfaction of the Council.

4.3.2 Reverse Manoeuvring

Where four or more parking spaces are required by this Ordinance on any site then sufficient space shall be made available on that site so that no reverse manoeuvring is needed on to or off a street. Provided that an alternative arrangement may be approved by the Council on to a service lane or minor access street.

4.3.3 Size of Parking Space

Every parking space shall have an area of not less than 14m^2 (150.7 sq ft) and be a usable shape and shall have a width of not less than 2.5m (8.2 ft) and a length of 5m (16.4 ft) such area to be exclusive of any access drive, manoeuvring areas and aisles.

4.3.4 Access to Parking Spaces

Every parking space required by this Ordinance shall be provided with such access drives and aisles as are necessary for ingress and egress of motor vehicles.

4.3.5 Manoeuvring Areas

Where manoeuvring areas are provided then these shall have the minimum dimensions as set out in Appendix D.

4.3.6 Parking in Yards

No parking space required for any unit shall be located in the front yard or living court and no part of any parking space, manoeuvring area, access drive or aisle shall be within 2m of the main glazing to the living room of any unit therein.

4.3.7 Screening of Spaces

Where four or more parking spaces are required to be provided in any development the area comprising such spaces shall, if on the boundary or in front of the building, be suitably screened from the adjoining property or street to a height of not less than 1m.

4.3.8 Kerbs

All outside parking areas shall, if closer than 1m (3.3 ft) to a boundary, be provided with kerbs or barriers not closer than 600mm (1.97 ft) to the boundary line to prevent damage to fences and boundary walls and to prevent vehicles overhanging boundary lines.

4.3.9 Surfacing

The required parking spaces, access drives and aisles shall before the commencement of the use to which those parking spaces relate and thereafter for as long as the same use is continued, be formed, surfaced and maintained so as to be available for use in all weather.

5. LOADING

5.1 Obligation of Owner or Occupier

5.1.1 Off-Street Loading to be Provided

Every owner or occupier who constructs or who substantially reconstructs or adds to any building, or changes the use of a site in a commercial or industrial zone, or in the case of multi-unit development in a residential zone, shall make adequate provision on his own property, or by mutual agreement on an adjacent property, for the loading and unloading of all goods associated with the site.

5.1.2 Council may waive requirements or require developers to enter into an agreement. Where the configuration or location of a site precludes the provision of off-street loading and at the same time kerbside loading would not cause any undue traffic hazard:

- (i) The Council may fully or partially waive the requirement under Ordinance 1 Clause 4.4.
- (ii) The 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 the Council may require.

5.1.3 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 residential properties. The use of front yards of commercial and industrial properties shall be at the discretion of the Council.

5.2 Design of Loading Areas

5.2.1 Vehicle dimensions and layout

The layout adopted will depend on the area and shape of the land available, the purpose for which the loading is required and the functional design of the building. The layout shall

generally be of sufficient size to accommodate the following designed vehicles:

- (i) In all commercial and industrial zones a "90 percentile design two-axled truck" as defined by the Ministry of Transport. The dimension and turning circle of this vehicle are shown in Appendix E.
- (ii) In all commercial and industrial zones or sites where articulated vehicles are likely to be used the layout shall be designed to accommodate such vehicles.

5.2.2 Loading docks facing the street

The minimum dimensions for a loading dock facing the street shall be 4m (13.1 ft) wide, 4m (13.1 ft) high and 8m (26.2 ft) deep measured from the street boundary. Where loading docks front directly onto the street their position shall conform with the access requirements of this Ordinance. Access to any loading dock shall be substantially at footpath level for a distance of not less than 6m (19.7 ft).

5.2.3 General design and construction details

All loading and manoeuvring areas shall conform to the relevant requirements laid down in clause 4.3 of this Ordinance VI.

6. ACCESS TO PROPERTY

6.1 Obligations - General

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 and loading over his own land or by mutual right-of-way or service lane.

6.2 Responsibilities of Council and Developer

All work on culverts and crossings within the road reserve shall be done by the Council at the expense of the owner. This shall be done on a physical basis and no building permit will be issued in respect of any premises requiring a crossing until payment has been made, the charge being the cost of construction of culverts or crossings as determined from time to time.

6.3 Standard Construction for Accessways

- (i) All accessways shall be formed and maintained so as to adequately prevent material such as mud, stone chips and gravel being carried onto a public street or footpath.
- (ii) Stormwater originating from the property shall be disposed of within the property or by sump and pipe to the street channel or stormwater drain.
- (iii) Accessways to commercial or industrial properties shall not remain open outside of normal hours where to do so would create a nuisance.

6.4. Drive-In Facilities

Where the use of the properties 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 the smooth traffic flow in the adjoining street.

6.5 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 VI, or where, because of conflict with pedestrian or vehicular traffic or for any good or sufficient reason, the Council considers it expedient so to do, the Council may acquire, by agreement or compulsorily, such service lanes or may negotiate mutual rights-of-way to serve the property or properties affected and any other properties which, in the opinion of the Council, ought to be served.

6.6 Length of Crossings

Developers of property having frontage to any street shall normally be provided with one crossing of sufficient width for the type of vehicle likely to be using it; such normal width shall be determined by the Council from time to time. Access to parking areas on the property shall be gained by access drives within the boundaries of the site.

6.6.1 Change of Grade

To avoid damage to vehicles, footways and streets the change in grade at any point in a driveway should not exceed 1 in 5 and should not occur within 3m (9.8 ft) of the kerb. See diagram in Appendix F.

6.7 Distance of Access from Intersections

In built-up areas no access to any property shall be sited closer than 12m (39.4 ft) to any intersection, such distance to be measured from the intersecting kerb-lines. The Council may require a greater distance in the case of major intersection, or where development of a property near an intersection will generate traffic likely to interfere with the normal flow of traffic through that intersection.

6.8 Manoeuvring Areas

Dimensions for manoeuvring areas, where required by Ordinance II or any other Ordinance of this code, shall be in accordance with those set out in Appendix D.

6.9 Where Streets Proposed To Be Closed

Any street indicated on the District Planning Maps as proposed to be closed will be closed by the procedures laid down in the Municipal Corporations Act or other relevant legislation applicable at the time when adjoining land is proposed to be subdivided or at any other time deemed appropriate by Council and shall be executed in such a way as to preserve legal frontage to existing or proposed allotments as the case may be.

ORDINANCE VII

AMENITIES

1. Objects and Places of Historic, Scientific or Architectural Interest or Natural Beauty

1.1 Preservation

No persons shall, without the written consent of the Council, wilfully destroy, damage or alter in any way any object or place of historic, scientific or architectural interest or natural beauty indicated on the District Planning Maps and specified to be protected under the District Scheme (Appendix I).

1.2 Modification or Destruction

The owner or occupier of the land upon which any object or place specified aforesaid is situated may at any time apply to Council for consent to the destruction, removal or modification of the object or place. For any minor modification to a building (which does not affect the fundamental character of the object or place) Council may grant a dispensation or waiver as provided for in this District Scheme (refer Ordinance 1 Clause 4.4) . Any major modification of any item (including destruction, reconstruction or removal), or any minor modification, for which Council can not grant a dispensation, would amount to an exception from the provisions of this District Scheme, and application should be made for a Specified Departure in terms of Section 35 of the Act.

1.3 In respect of items indicated on the District Planning Maps and not to be protected under the District Scheme (Appendix I), these will be protected under the Historic Places Act 1954 and Amendments.

1.4 Acquisition

If the owner or occupier of the land upon which any object or place specified in Clause 1.1 is situated has suffered or will suffer serious financial hardship as a result of:

- (a) the object or place being specified for preservation in the district scheme;
- (b) the refusal of an application for modification, destruction or removal of such an object or place;
- (c) the conditions imposed by Council upon consent to such an application .

Council may remove the object or place from the list of those specified in the District Scheme for preservation, or purchase the property from the owner or occupier.

1.5 Removal or Addition of Objects or Places

The removal or addition of any objects or places from or to the list of those specified in the

District Scheme, shall require a Change to the District Scheme in terms of Section 29 of the Act.

2. Control of Advertising

2.1 General

In assessing the suitability or obtrusiveness of any existing or proposed sign Council shall have regard to the following:

- (a) Location and size.
- (b) The design, appearance and view from any residential area.
- (c) The effects on the movement of people and goods especially safety considerations.
- (d) The nature of the immediate environment.
- (e) The size of the sign and signboard in relation to the immediate environment..
- (f) The nature and content of the sign and wording, and whether it is to be illuminated or flashing.
- (g) The nature, size and number of other signs and signboards in the immediate environment.
- (h) The necessity for the sign in providing information for the general public.

2.2 Definitions

In this ordinance unless the context otherwise requires 'sign' includes:

- (a) Every sign placed or affixed (whether by painting or otherwise) as advertising matter upon a site and visible from off the site, and
- (b) the board, hoarding or other structure which supports such signs.

2.3 No sign shall be erected in any zone so as to be obtrusively visible from a Residential zone.

2.4 Signs permitted in any zone

- (a) Traffic signs or signs denoting the name of the street, number of the premises or the location or timetable or other details of any public utility or facility.
- (b) A sign not exceeding 2 square metres (21.5 sq ft) in area for any public purpose or in connection with and on the same site as any of the following uses:
 - (i) Recreation grounds.
 - (ii) Churches and buildings used for religious purposes.
 - (iii) Museums and education institutions
 - (iv) Private Hospitals.

- (v) Community Halls.
- (vi) Travellers Units
- (vii) Accommodation Buildings
- (viii) Licensed Premises

- (c) A sign not exceeding 5000 square centimeters (5.4 sq ft) in area advertising the intention to sell the land or premises on which it is situated.
- (d) A sign not exceeding 2000 square centimeters (2.2 sq ft) in area bearing only the name of the premises and the professional names of occupiers and the name, occupation and hours of attendance of a person or a group of persons using those premises. Provided that if more than one sign is displayed on one site the aggregate area of such signs shall not exceed 5000 square centimeters (5.4 sq ft).
- (e) A temporary sign for electioneering, or other purposes. Provided that such sign shall not be erected without consent of Council and shall be subject to such conditions as the Council shall impose.

2.5 Signs may be displayed on buildings provided that they relate to the use of the building and do not exceed, in aggregate area, the number of square metres computed as follows (provided that the aggregate area on any one building shall not exceed 10m^2).

(a) Single Storey Buildings

0.4m^2 of sign area for each 1.5m of frontage of building.

(b) Multi-Storey Buildings

0.4m^2 of sign area for each 1.5m of frontage of the building, plus 0.1m^2 of sign area for each 1.5m of frontage for each additional storey.

(c) Corner Site

The frontage of the building shall be the longest side of the building and in computing the permitted sign area in square metres for the other frontage only half the frontage shall be taken into account.

(d) Other Sites

Where there is any doubt as to which is the frontage of the building, the Council shall determine the frontage of the building for the purposes of this ordinance.

(e) Commercial A zones

In any Commercial A zone a sign of 2m^2 (21.5 sq ft) shall be permitted for shops provided that no sign shall be permitted above verandah height.

2.6 Dispensation

In considering an application for dispensation from the above standards in terms of Ordinance I, clause 4.4 of this Scheme, Council may allow a variation of the standards specified of up to 20% in any residential zone and up to 50% in any other zone.

2.7 Prohibition

Notwithstanding that a sign complies with the standards specified in this District Scheme, the Council may by resolution, having regard to the provisions of the Scheme Statement and Clause 2.1 above, prohibit any sign or order its removal or modification.

3. Verandahs in Commercial Streets

Street frontages which are designated as shopping frontages, every building having a frontage so designated shall, on its erection, reconstruction or alteration, be provided with a verandah within such minimum and maximum heights as the Council may prescribe, but each so related to its neighbours as to provide continuity, and each having a fascia within such limits of depth as the Council may prescribe. No such verandah shall be supported by posts on the street.

4. External Appearance of Buildings

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

5. Maintenance of Land and Buildings

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

6. Landscaping

Where it is a provision of this Scheme that any yard or other area shall be landscaped, such land or area shall be laid out and at all times maintained in a neat and tidy condition in flowers, shrubs, trees, rockeries, 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 landscaping and obtain the approval of Council. The landscaping shall be carried out according to the approved plan and within three months of the commencement of the use, unless such longer time has been agreed to by Council.

Part III Appendices

APPENDIX A

INDUSTRIES REQUIRING SEGREGATION BECAUSE OF NOXIOUS OR
DANGEROUS ASPECTS

Abattoirs
Acetylene-gas manufacture
Acids manufacture
Alkali-waste works
Ammonia manufacture
Ammunition manufacture
Animal by-products manufacture
Arsenic-recovery works
Artificial-manure manufacture
Bisulphide-of-carbon works
Boiling-down works
Bone crushing
Candle manufacture
Cement-bag-cleaning works
Cement manufacture
Chemical manufacture
Chlorine works
Coke manufacture
Distillation of coal, wood or bones
Explosive manufacture or storage
Fat rendering
Fell mongering
Fertiliser manufacture
Fibrous-plaster manufacture
Fireclay-products manufacture
Fireworks manufacture or storage
Fish curing and preserving
Fluorine works
Fuel-oil refining and storage
Fur curing and tanning
Gas (coal) manufacture
Glue manufacture
Gunpowder manufacture
Gypsum manufacture
Hydrochloric-acid works
Incinerator
Iron works
Knacker yards
Lampblack manufacture
Leather tanning
Lead works

Linoleum manufacture
Lime manufacture
Manure (artificial) manufacture
Meat-works - killing, freezing and packing
Oil distillation and refining
Oxygen-gas manufacture
Paint manufacture
Paper-pulp manufacture
Pottery manufacture
Pyridine works
Rubber-goods manufacture
Sausage-casing manufacture
Soap manufacture
Smelting metals
Steel works
Stockyards:

Provided that for the purpose of ordinances relating to conditional uses in rural zones stockyards shall be deemed to be a use of land ancillary to farming, and not a use to which this Appendix relates.

Sulphur-chloride manufacture
Sulphur-dioxide manufacture
Sulphuric-acid works
Tallow melting and refining
Tanning
Tar manufacture, refining, mixing
Timber treating
Turpentine manufacture
Varnish manufacture
Whaling station
White-lead manufacture
Wool scouring
Zinc chloride
Zinc works

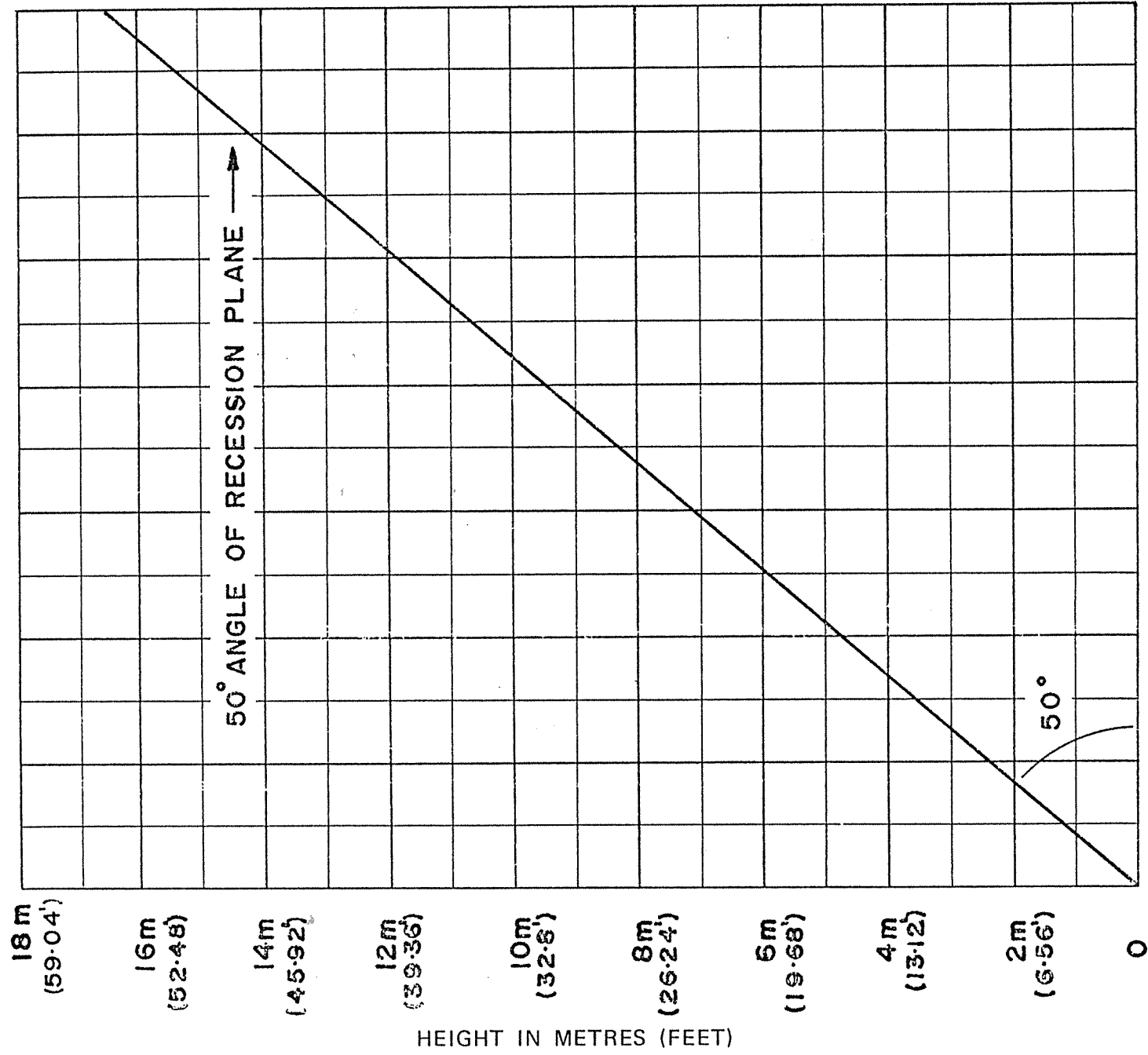
Any industry that is, or under any conditions may become, noxious or dangerous in relation to adjacent properties or public places.

APPENDIX BINDUSTRIES REQUIRING SEGREGATION BECAUSE OF NOISE, SMOKE, SMELL,
EFFLUENT, VIBRATION, DUST, GLARE, OR OTHER LIKE OBJECTIONABLE ASPECTS

Aeroplane manufacture or assembly	Grain threshing and crushing
Agricultural machinery and implement manufacture	Gravel, sand or shingle pits
Animal-foods manufacture	Graving dock
Asbestos-cement products manufacture	Harbour facilities - wharfage, sheds, etc.
Asbestos manufacture	Hides, wool and tallow warehouse
Asphalt manufacture, refining, storage, or mixing	Ink manufacture
Bags and sacks (textile) manufacture	Iron foundry
Blacksmith's shop	Iron mining
Boat building	Iron smelting
Boiler works	Iron stove, range and grate manufacture
Brass foundry	Jam, fruit and vegetable preserving
Brewery	Junk yard, scrap metal, bottles, etc.
Brick and tile manufacture	Malting
Briquette manufacture	Margarine manufacture
Burnt-clay products	Match manufacture
Carpet manufacture	Motor-body building
Casein manufacture	Motor-car wrecking
Celluloid works	Motor-vehicle assembly
Coal-briquette manufacture	Nail manufacture
Cold storage	Oil storage
Concrete - central mixing plant	Oils-essence or extract manufacture
Constructional engineer's workshop or yard	Oils-vegetable manufacture
Cooperage works	Packing-case manufacture
Creosote manufacture and treatment	Panelbeating works
Disinfectant manufacture	Paper manufacture
Distillation of spirits	Patent fuel manufacture
Drugs manufacture	Petrol storage (bulk)
Dyes manufacture	Pickles and sauce manufacture
Electric power generating station	Plaster of Paris manufacture
Engineers' (constructional) workshop or yard	Plywood manufacture
Felt manufacture	Polishes manufacture
Flax milling	Post splitting and sleeper and prop cutting
Flock mills	Pumice pit
Flour milling	Quarry-road metal, gravel, sand shingle, marble, building-stone
Gas storage	Railway goods yards
Glass manufacture	Railway trackage
Glass-products manufacture	Railway workshop
Glucose manufacture	Roading contractor's workshop or yard
Gold mining	Rolling mill
Grain elevator	Rug manufacture
Grain milling	

Sacks and bags (textile) manufacture
Sandblasting
Sash and door factory
Sauce and pickle manufacture
Sawmill
Scrap-metal yard
Seed-cake manufacture
Seed cleaning
Sheep-dip manufacture
Sheet-metal manufacture
Shell-crushing
Ship building
Shoddy manufacture
Stains manufacture
Starch manufacture
Steel mill
Stone crushing
Stone cutting or dressing
Stone quarrying
Stove, range and grate manufacture
Storing of enamelled ware
Sugar refining
Tar storage
Timber yard (wholesale)
Tinplate manufacture
Tram-repair shop
Varnish blending
Vehicle, motor, assembly
Veneer manufacture
Vinegar manufacture
Wallboard (plaster) manufacture
Wire manufacture
Wood-box manufacture
Wood-shaving, packing manufacture
Wool, hides and tallow warehouse
Woollen mills
Wool packs, rugs, etc. manufacture
Yeast manufacture

+

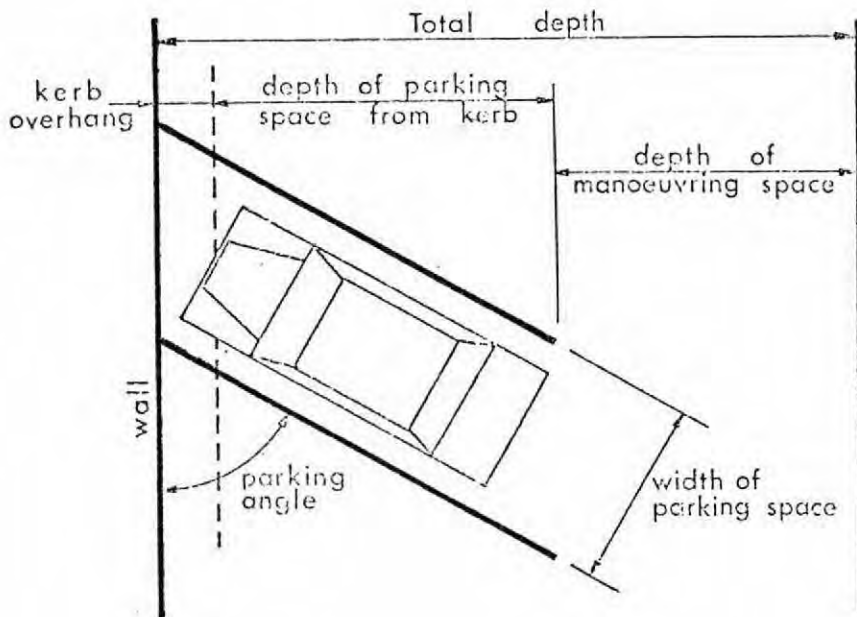


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PERMITTED HEIGHT RELATIVE TO DISTANCE FROM CENTRE LINE OF STREET
WITH A RESSION PLANE OF 50 DEGREES
BUILDING HEIGHT

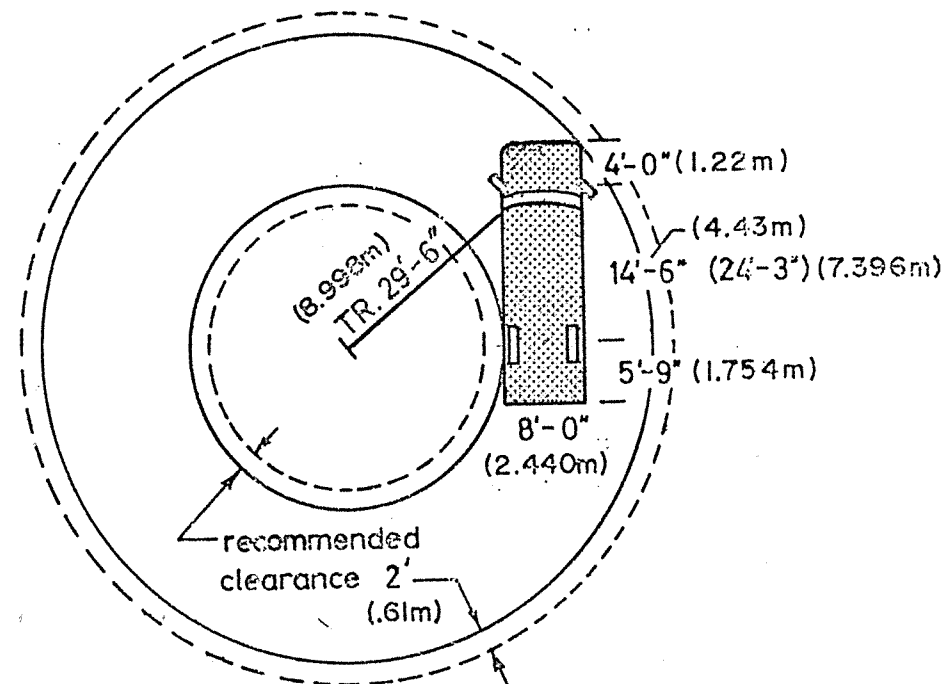


Parking Angle:	Width of Parking Space:	Kerb Overhang:	Depth of Parking Space From Kerb:	Depth of Manoeuvring Space:	Total Depth:
90°	2.5m (8.2')	.6m (1.97')	4.4m (14.44')	8m (26.25')	13m (42.65')
	2.75m (9')	.6m (1.97')	4.4m (14.44')	6.5m (21.33')	11.5m (37.73')
75°	2.75m (9')	.6m (1.97')	4.6m (15.09')	5.5m (18.05')	10.5m (34.45')
	2.75m (9')	.6m (1.97')	4.6m (15.09')	5m (16.4m')	10m (32.81')
60°	2.75m (9')	.6m (1.97')	4.6m (15.09')	4m (13.12')	9m (29.53')
	2.75m (9')	.6m (1.97')	4.6m (15.09')	4m (13.12')	9m (29.53')
45°	2.75m (9')	.5m (1.64')	4.5m (14.76')	3.5m (11.48')	8.5m (27.89')
	2.75m (9')	.5m (1.64')	4.5m (14.76')	3.5m (11.48')	8.5m (27.89')
30°	2.75m (9')	.3m (.98')	3.7m (12.13')	3.5m (11.48')	7.5m (24.6')
	2.75m (9')	.3m (.98')	3.7m (12.13')	3.5m (11.48')	7.5m (24.6')
0°	2.75m (9')	Nil	2.5m (8.2')	3.5m (11.48')	6m (19.68')

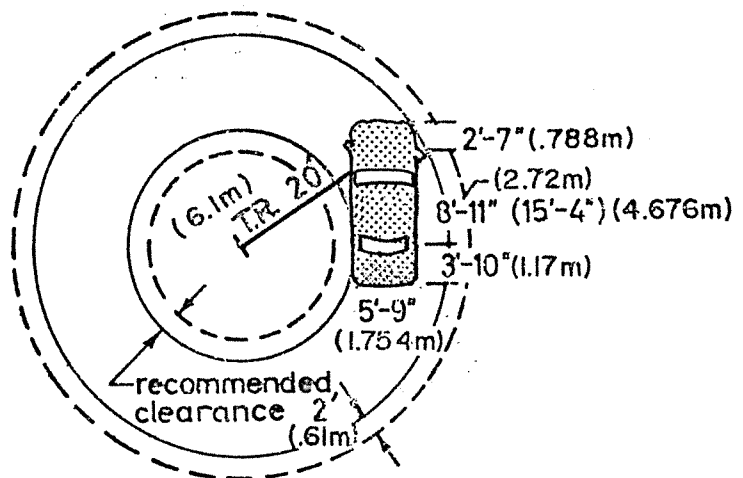


MANOEUVRING & PARKING SPACE DIMENSIONS

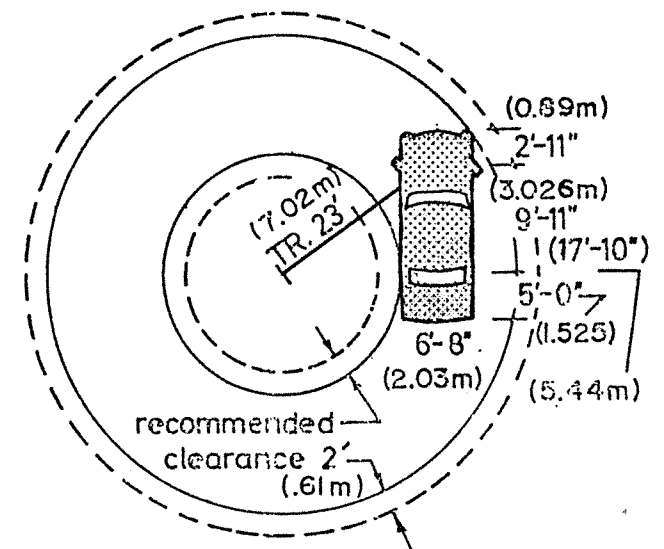
STANDARD DESIGN VEHICLES



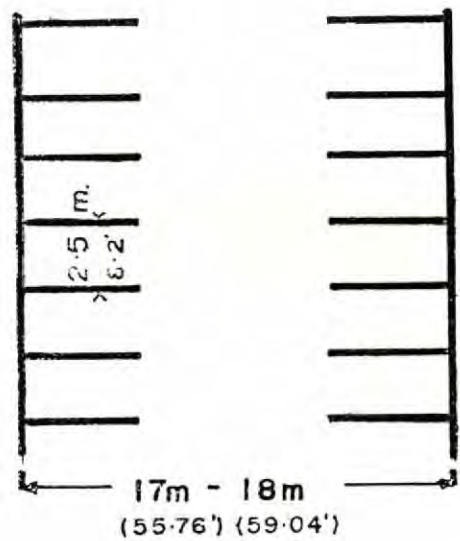
90 PERCENTILE TWO-AXLED TRUCK



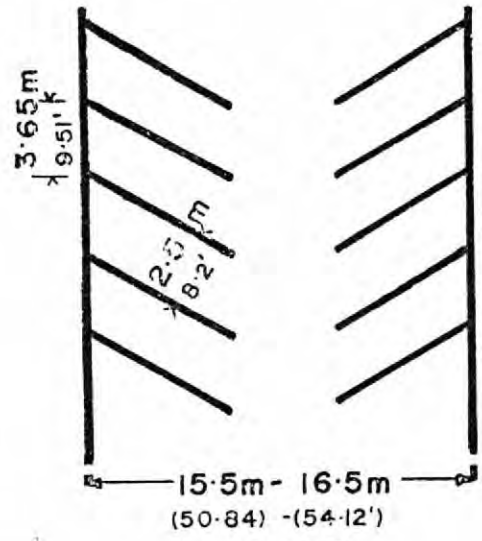
90 PERCENTILE DESIGN MOTOR CAR



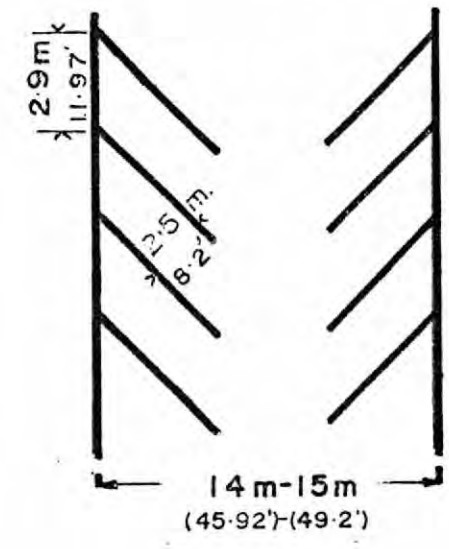
99 PERCENTILE DESIGN MOTOR CAR



90°



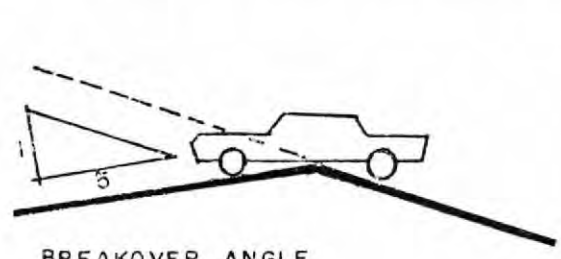
60°



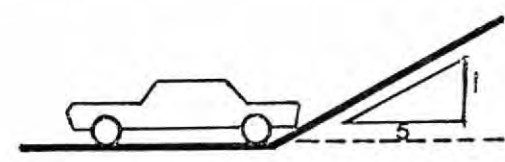
45°

TYPICAL PARKING LAYOUTS

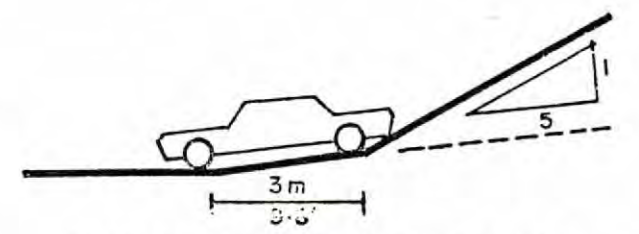
Note: Larger dimensions suitable for shopper parking and other casual use. Smaller dimensions suitable for private or staff parking.



BREAKOVER ANGLE
1 in 5 max.



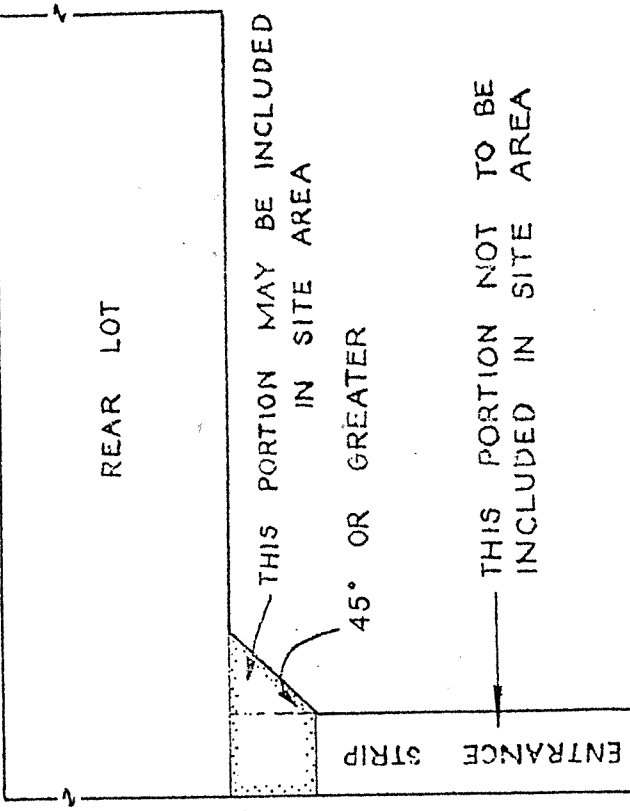
DEPARTURE ANGLE
1 in 5 max.



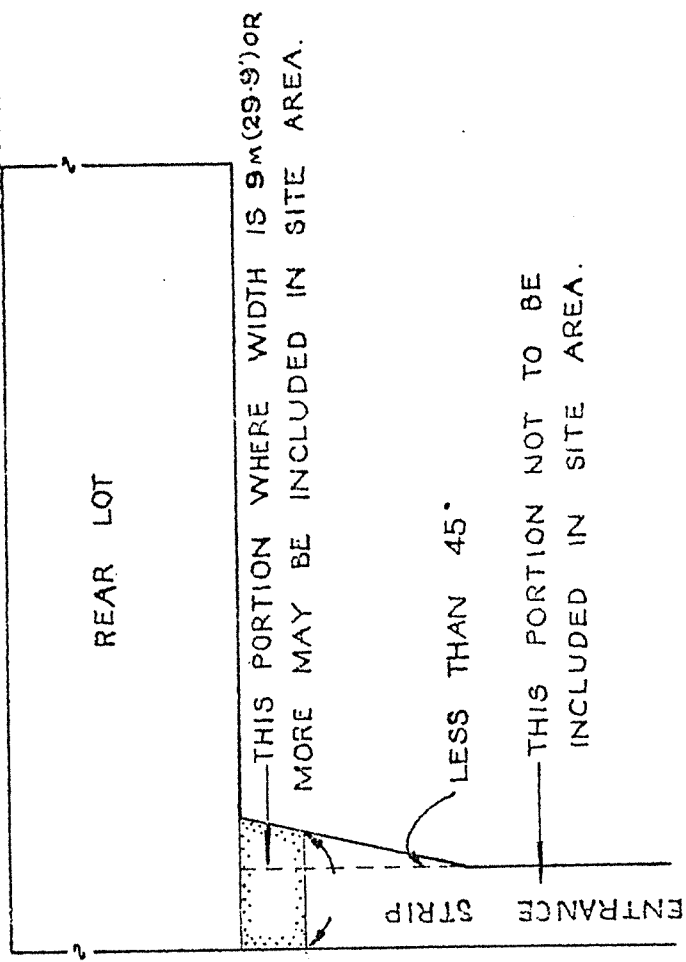
ACCESS DRIVE GRADE CHANGE
1 in 5 max. at 3m from kerb line.

ACCESS GRADES

CASE 1 ENTRANCE STRIP DIVERGES AT 45° ANGLE OR GREATER.



CASE 2 ENTRANCE STRIP DIVERGES AT LESS THAN 45° ANGLE.

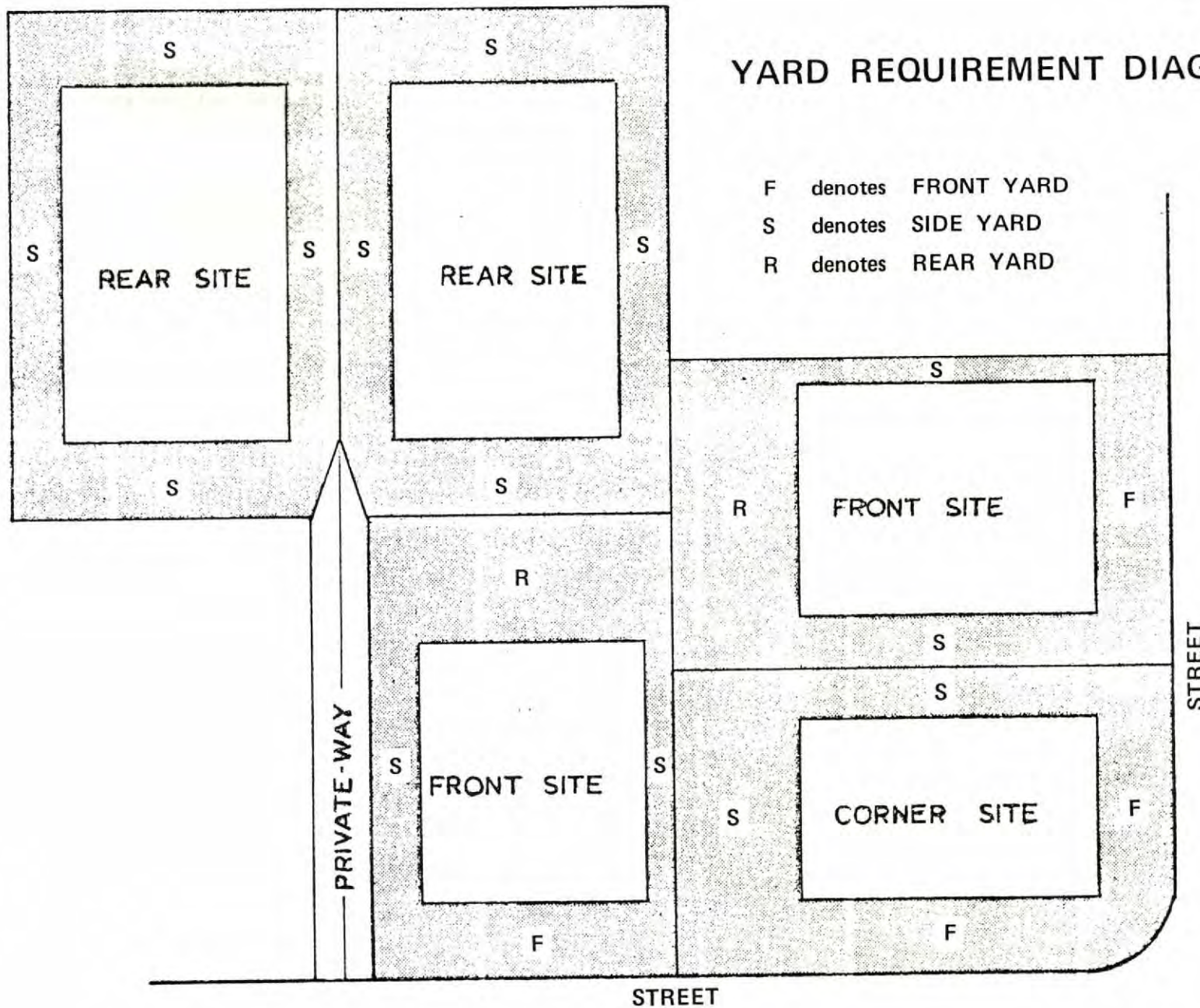


DIAGRAMS OF ENTRANCE STRIPS

portion which may be included in site area is outlined thus.

YARD REQUIREMENT DIAGRAM

F denotes FRONT YARD
S denotes SIDE YARD
R denotes REAR YARD



APPENDIX IObjects and Places of Historic, Scientific or Architectural Interest or Natural Beauty

"Note: Those trees and places recorded in Parts 1A and 2A below do not have the status or scheme protection accorded Parts 1 and 2. Parts 1A and 2A will in due course be added to Parts 1 and 2 by change procedure, at which time those affected will be notified and my object. Parts 1A and 2A are included at this time for information and education purposes". The sites are to be marked on the zoning plan.

Part 1Objects and Places Protected Under the District Scheme

1. War Memorial

Part 1ATrees Approved in Principle for Listing in the District Scheme

Quercus cerris	Church of England, Wairau Road
Liniodendron Tulipifers	Cnr Angle Street and Wairau Road
Quercus coccinea	Cnr Angle Street and Wairau Road
Quercus rubra	Kent Street
Sequoia (2)	Nelson Square
Quercus robur	21 Suffolk Street
" "	37 Milton Terrace. x objection deleted
Nothofagus spp	Wesley House
Cupressus spp	" "
Ulmus spp	Perano, Rutland Street
Fagus sylvatica 'Purpurea'	" " "
Quercus spp	10 Newgate Street
Liquidamber styraciflua	" "
Sequoia sempervirens	Convent School
Cryptomeria spp	Old Convent, Wellington Street
Quercus spp	Old Courthouse, High Street
Eucalyptus spp	35 Devon Street
Fagus Sylvatica Purpurea	18 Scotland Street
Nothofagus spp	53 York Street
" "	"Seaview Flats", York Street
Quercus coccinea	Road reserve, 35 South Terrace
Quercus spp	Picton Borough School, cnr Buller and Kents Streets
Grevillea robusta	Foreshore
Nothofagus spp	94 Wellington Street
Magnolia grandiflora	Marina Coffee House, Wellington Street
Behila pendula	" " " " "
Podocarpus totara	" " " " "

Michelia doltsopa	Perano, Newgate Street
Alnus glutmosa	" " "
Magnolia campbelli	" " "
Magnolia	Lee, Oxford Street
Betula Pendula	20 Wairau Road
Pittosporum tenuifolium	Back of Devlins Foodmarket, Nelson Square
Hohena spp.	Back of Devlins Foodmarket, Nelson Square
Podocarpus totara	Borough School, Buller Street side

Part 2

Objects and Places Protected by the Historic Places Act (1954)

Part 2A
















39 Waikawa Road including picket fence Hist. Places Trust C. grading. (1892).
 House Oxford/Buller Sts. H.P.T. D grading
 Sundial H.P.T. O.C. grading (1865)
 War Memorial
 Oxleys Hotel wrought iron work (P.B.C. request)
 22 Broadway, Picton. Pre 1895 School. Allan local magistrate.
 Echo
 Railway Platform (1875)
 Post Office (site). (1884).
 Plaque on Police Station site. Prov. Bldg.

Part IV Planning Maps

PICTON BOROUGH DISTRICT SCHEME

DISTRICT PLANNING MAPS

MAP LEGEND

	Rural
	Residential A
	Residential B
	Residential A (Deferred until public services available)
	Residential S
	Travellers Accomodation
	Commercial A
	Commercial B
	Industrial A
	Industrial B (DEF Deferred to Jan 1983)
	Industrial C (DEF Deferred to Jan 1983)
	Marine Services Zone
	Designated Land (UZ Underlying Zoning)
	Identified Land
	Aquatic Recreation Zone
	Recreation (public & private)
	Streets
	Proposed Streets
	Streets to be Closed
	Street Widening
	Proposed Service Lanes
	Public Transport Route
	Railway Line
	Water
	District Boundary
	Shopping Frontage

Prepared by:
DAVIE, LOVELL-SMITH & PARTNERS
PLANNERS
SURVEYORS
ENGINEERS

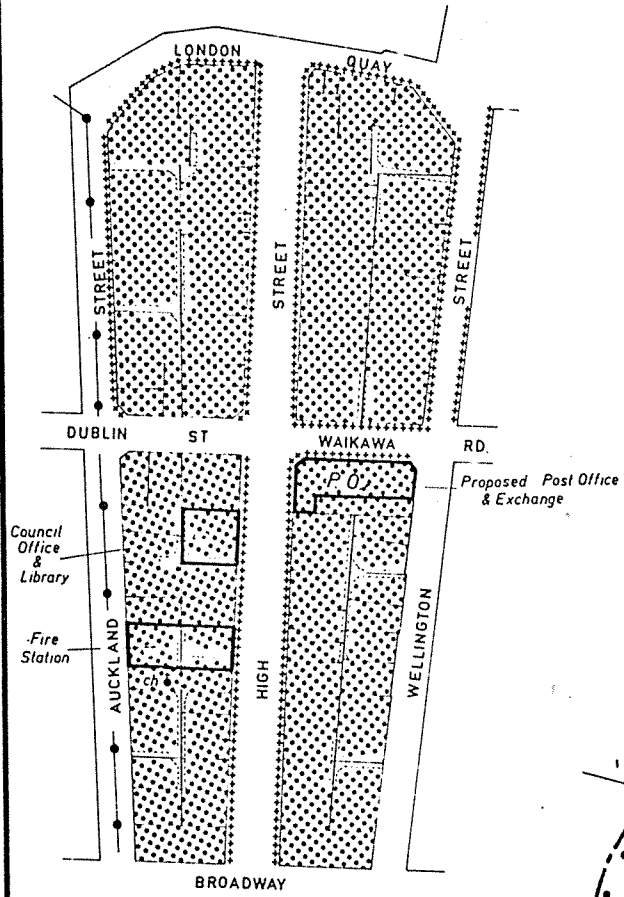
154 Northpoint Street, Dunedin, N.Z. Phone 790 793

Scale as shown

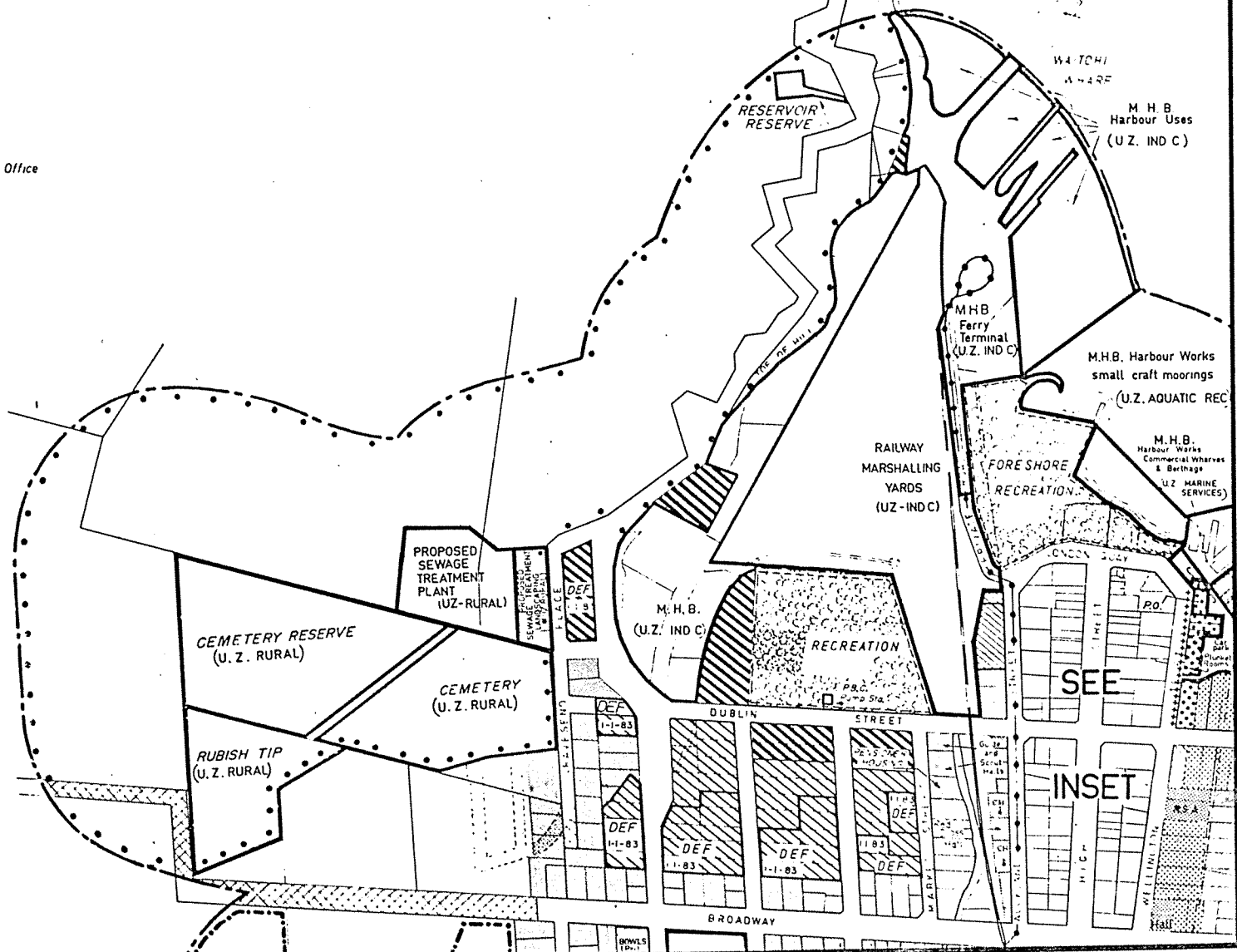
Northpoint Vertical

Date MAR 81

Sheet



INSET



NORTH POINT: VERTICAL



