

(c) For Predominant Uses - The normal bulk and location requirements shall be:

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Each Side	Coverage	Maximum Density	Minimum Nett Site Area	Maximum Height
(i) FRONT SITES:							
Dwellinghouses	5m (16.4')	5m (16.4')	1.5m & 3m (4.9' & 9.8')	45%		500m ² (19.77p)	10m (32.8')
Semi-detached houses	5m (16.4')	5m (16.4')	2.5m (8.2') on one side only	45%		300m ² (11.86p) each	10m (32.8')
Apartment houses containing not more than 2 household units	5m (16.4')	5m (16.4')	1.5m & 3m (4.9' & 9.8')	45%		600m ² (23.7p)	10m (32.8')
Apartment houses designed and built as such	5m (16.4')	5m (16.4')	see note below	45%	150 h.r.h.+ (approx.60h.r.a)		10m (32.8')
Terrace house							
a) Inner units	5m (16.4')	5m (16.4')	Nil	45%	150 h.r.h.+ (approx.60h.r.a)	200m ² (7.9p)	10m (32.8')
b) End units	5m (16.4')	5m (16.4')	2.5m (8.2')		150 h.r.h.+ (approx.60h.r.a)	300m ² (11.86p)	10m (32.8')
Hotels	5m (16.4')	5m (16.4')	5m (16.4')	45%	150 h.r.h.+ (approx.60h.r.a)	1500m ² (59.3p)	10m (32.8')
					Minimum Frontage 24m (78.8')		
Other Buildings	5m (16.4')	5m (16.4')	3m (9.8')	45%			10m (32.8')
Accessory buildings	See Ordinance V clause 5.1.2		1.5m (4.9')	Aggregate coverage not to exceed 75m ² (807 sq')			4m (13.1')

+ h.r.h = habitable rooms per hectare
h.r.a = habitable rooms per acre

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- (ii) REAR SITES:
Residential buildings on rear sites shall have one yard of 5m (16.4') along one of the boundaries adjacent to the entrance strip; all other yards shall be 3m (9.8').

For exceptions to the requirements for buildings other than accessory buildings, see Ordinance V clause 2.2.
- (iii) Minimum habitable room count. For the purposes of calculating the density of any apartment house or terracehouse or motel in the Residential B zone each household unit or motel unit shall be deemed to have at least two habitable rooms irrespective of its design.
- (iv) Density for Apartment Houses in Rear Lots. Where the site for an apartment house forms part of a multiple rear lot subdivision and that site uses access in common with other rear lots, then each rear lot shall contain not more than two household units.
- (v) Additional siting requirements for Apartment Houses. Where household units of an apartment house, semi-detached, terracehouse or multi-unit development are erected one behind the other down the site or on rear sites, then the windows and doors providing the main source of light to the living room in every household unit shall face directly onto a yard having a depth of at least 5m(16.4') which may include not more than 1.5m (4.9') used as a pedestrian access or part of a vehicular access within the site, providing that no vehicular access, parking or manoeuvring area is within 3m (9.8') of the required windows of the household unit except for service rooms. The other side yard shall have a minimum depth of:
 - (i) For a building not exceeding 18m(59.1') in length: 2m (6.6')
 - (ii) " " " " " 36m(118.2') " " : 2.5m (8.2')
 - (iii) " " " " " 54m(177.3') " " : 3m (9.8')
 - (iv) " " " exceeding 54m(177.3') " " : 6m(19.68')
- (vi) Spacing between Blocks. Apartment houses may be erected in separate blocks on any one site, provided that if more than one block is erected on the same site there shall be a distance of not less than 6m (19.7') and provided further that in the case of blocks not parallel in plan the average distance between blocks may not be less than 6m (19.7') with no part of any block encroaching within 4m (13.1') of any other block.
- (vii) Minimum nett site area for single Dwellinghouses. Providing that in the case of a site that is the result of a subdivision to the "reduced standards" the minimum nett site area may be reduced to 430m² (17p) in the case of a front site and 500m² (18.8p) in the case of a rear site.
- (viii) Accessory Buildings in Multiple Household and Multiple Motel Development. 75m² (807 sq.ft) coverage may be exceeded where such excess is to provide one private garage or carport per household unit erected or to be erected on the site. Provided that in no case shall the total building coverage on the site exceed 50%.

Provided that -

- (i) The minimum depth of any yard shall be increased so that it shall not be less than the height of the building fixed in accordance with Ordinance V clause 3, minus 3m (9.8 ft).
- (ii) For semi-detached houses, apartment houses, containing not more than two units and built parallel to the street on front sites the 3m (9.8'ft) side yard may be reduced to 1.5m (4.9 ft) if vehicular access to the rear is provided elsewhere or garage accommodation for each unit is designed and built as part of the building and has suitable vehicular access.

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- (iii) In all cases eaves may encroach on yards by not more than 1m (3.28 ft) thereafter the depth of the yard must be increased by the amount of additional encroachment.
- (iv) Where on a front site a 3m (9.8 ft) side yard is the only vehicular access to the rear of the property it must be unobstructed.
- (v) Accessory buildings, garages and carports, however, may be sited as follows:

(1) Front Sites

A) 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 owners of the site on the side where the building encroaches on the 1.5m (4.9 ft) shall be obtained and the building must not exceed 3m (9.8 ft) in height.
- b) On any side yard further than 15m (49.2 ft) from the street, subject to the written consent of the adjoining owner, and the building not exceeding 3m (9.8 ft) in height.

B) 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 owners 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 building, private garage or carport shall be erected within 2m (6.8.9 ft) of the street.

(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.

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(3) Exceptions to these requirements for buildings other than accessory buildings - see Ordinance V clause 2.2.

For Conditional Uses - The normal bulk and location requirements for conditional uses shall be:-

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Each Side	Coverage	Minimum Nett Site Area	Maximum Height
(i) FRONT SITES:						
Other residential buildings	5m (16.4')	5m (16.4')	5m (16.4')	45%		10m (32.8')
Churches, church halls, Sunday schools	9m (29.5')	15m (49.2')	12m (39.4') on both sides	30%	1200m ² (47.4p)	10m (32.8')
All other buildings	8m (25.2')	8m (25.2')	3m (9.8') on both sides	45%	As reqd. by Ord.III	10m (32.8')
Accessory buildings	See Ord.V 1 (2)			Aggregate coverage not to exceed 75m ² (807 sq.ft)		4m (13.1')

(ii) REAR SITES:

Dwellinghouses on rear sites shall have one yard of 5m (16.4 ft) along one of the boundaries adjacent to the entrance strip; all other yards shall be 3m (9.8 ft).

For exceptions to normal requirements as to yards, see Ordinance V clause 2.2.

Provided that -

- (i) The minimum depth of any yard shall be increased so that it shall not be less than the height of the building fixed in accordance with Ordinance V clause 5.3.3 minus 3m (9.8 ft).
- (ii) 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.
- (iii) Where on a front site a 3m (9.8 ft) side yard is the only vehicular access to the rear of the property then it must be unobstructed.
- (iv) For exceptions to these normal requirements, see Ordinance V clause 2.2.

3.2.6.1 Maximum Density: 150 habitable rooms per hectare (approximately 60 habitable rooms per acre).

3.2.7 Parking:

(a) Provision of Parking - When any building is erected or the use of any land is changed and requires the consent of Council then -

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- (i) Provision shall be made for parking of vehicles used by the occupier, employees, invitees or other persons on any site, to stand on that site, but not on the street or any service lane while awaiting use.
- (ii) Except in the case of a site used or intended to be used for a dwellinghouse or semi-detached house, 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 that same use is continued, be formed, surfaced and maintained so as to be available for use in all weathers.

(b) Number of Spaces to be Provided -

- (i) Subject to clause (ii) hereof the number of parking spaces to be provided in respect of any particular site shall be as follows:-

<u>Use of Site</u>	<u>Parking Spaces Required</u>
Dwelling houses	One space per house
Semi-detached houses	One space per household unit
Apartment houses	One space per household unit plus one space per two household units for visitors
Motels	One space per motel unit plus one space per four units or part thereof for visitors plus one space for every two employees
Other residential uses	One space for every four persons or part thereof plus one space for every four persons for visitors
Churches and church halls	One space for every ten 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.
Professional offices	One space which may be accepted as visitors' car space provided the professional user is occupier of the residential property.
Halls and places of assembly	One space per 10m ² (108 sq.ft) of gross floor area

- (ii) Nothing in this Ordinance shall limit the power of the Council to impose conditions as to the provision of parking spaces in respect of conditional uses.

- (c) 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 manoeuvre is needed on to or off a street. Provided that an alternative arrangement may be approved by the Council on to a service land or minor access street.

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- (d) Size of Parking Spaces - Every parking space shall have an area of not less than 14m² (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 drives, manoeuvring areas and aisles.
- (e) 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.
- (f) Manoeuvring Areas - Where manoeuvring areas are provided then these shall have the minimum dimensions as set out in Appendix D.
- (g) Parking in Yards - No parking space required for the household unit to be located in the front yard and no part of any parking space, manoeuvring area, access drive or aisle shall in respect of apartment houses be within 3m (9.8 ft) of the main glazing to the living room of any household unit therein.
- (h) Screening of Spaces - Where four or more parking spaces are required to be provided on a site for the household units the area comprising such spaces shall, if on the boundary or in front of the building, be screened from the adjoining property or street by a wall of 2m (6.6 ft) in height constructed in permanent materials to the satisfaction of the Council.
- (j) 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.
- (k) Vehicular Use of Site - The total area of these portions of the site used for vehicular access, manoeuvring areas, aisles, drives, ramps, shall not exceed 25% of the nett site.

3.2.8 Site Layout

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 vegetative cover to be increased.

3.3 TRAVELLERS' ACCOMMODATION ZONE

3.3.1 Predominant Uses - The predominant uses shall be :-

- (i) Motels
- (ii) Boarding houses and private hotels
- (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 hotels
- (ii) Other travellers' accommodation
- (iii) Apartment houses
- (iv) Terrace houses
- (v) 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.
- (vi) Buildings accessory to the use of buildings or land for any predominant use authorised by or under the district scheme for that site.

3.3.3 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 provisions of Ordinance VII clause 2.2 relating to the control of advertising shall apply to all permitted uses except those in sub-paragraph 3.3.1(iii) and 3.3.2(vi) above. Provided that the Council may exercise its power of waiver in respect of those other permitted uses to allow a sign or signs of greater dimensions than set out in Ordinance VII clause 2.2. Such sign shall be subject to whatsoever conditions the Council may consider necessary to impose.

3.3.4 Subdivision of Land - see Ordinance III.

3.3.5 Bulk and Location Requirements -

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

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Each Side	Coverage	Maximum Density (h.r.h = habitable rooms per hectare h.r.a = h.r./acre)	Minimum Nett Site Area	Maximum Height
i) <u>FRONT SITES:</u>							
Motels	5m (16.4')	5m (16.4')	5m (16.4')	45%	150 h.r.h. (approx. 60 h.r.a)	1500m ² (59.3p)	10m (32.8')
				Minimum frontage 24m (78.8')			
Boarding houses (new buildings)	5m (16.4')	5m (16.4')	1.5m & 3m (4.9' & 9.8')	45%	150 h.r.h. (approx. 60 h.r.a)	600m ² (23.7p)	10m (32.8')
Boarding houses (conversion of existing buildings)	as existing before conversion			45%	150 h.r.h. (approx. 60 h.r.a)	as existing	
Private hotels	5m (16.4')	5m (16.4')	5m (16.4')	45%	150 h.r.h. (approx. 60 h.r.a)	1500m ² (59.3p)	10m (32.8')
				Minimum frontage 24m (78.8')			
Accessory buildings	See Ordinance V clause 1.2			Aggregate coverage not to exceed 75m ² (807 sq.ft)			4m (13.1')

ii) REAR SITES

Residential buildings on rear sites shall have one yard of 5m (16.4') along one of the boundaries adjacent to the entrance strip; all other yards shall be 3m (9.8 ft).

Exceptions to these requirements for buildings other than accessory buildings - see Ordinance V clause 2.

3.3.5.1

Provided that -

- (i) The minimum depth of any yard shall be increased so that it shall not be less than the height of the building fixed in accordance with Ordinance V clause 5.3.3 minus 3m (9.8 ft).
- (ii) In all cases eaves may encroach on yards by not more than 1m (3.28 ft) thereafter the depth of the yard must be increased by the amount of additional encroachment.
- (iii) Where on a front site a 3m (9.8 ft) side yard is the only vehicular access to the rear of the property it must be unobstructed.

(iv) Accessory buildings, garages and carports, however, may be sited as follows:-

(1) FRONT SITES

A) 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 owners of the site on the side where the building encroaches on the 1.5m (4.9 ft) shall be obtained and the building must not exceed 3m (9.8 ft) in height.

b) On any side yard further than 15m (49.2 ft) from the street, subject to the written consent of the adjoining owner, and the building not exceeding 3m (9.8 ft) in height.

B) 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 owners 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 building, private garage or carport shall be erected within 21m (68.9 ft) of the street.

3.3.5.1

(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.

3.5.2 For Conditional Uses - the normal bulk and location requirements shall be:

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on each side	Coverage	Maximum Density (h.r.h.= habitable rooms per hectare h.r.a.= h.r./acre)	Minimum Nett Site Area	Maximum Height
Licensed Hotels	9m (29.5')	15m (49.2')	12m (39.4')	35%		1500m ² (59.3p)	10m (32.8')
			Minimum Frontage 24m (78.8')				
Apartment houses designed and built as such	5m (16.4')	5m (16.4')	5m (16.4')	35%	150 h.r.h. (approx. 60 h.r.a)	600m ² (23.7p)	10m (32.8')
Terracehouses							
a) Inner units	5m (16.4')	5m (16.4')	Nil	35%	150 h.r.h. (approx. 60 h.r.a)	200m ² (7.9p)	10m (32.8')
b) End Units	5m (16.4')	5m (16.4')	2.5m (8.2')		150 h.r.h. (approx. 60 h.r.a)	300m ² (11.86p)	10m (32.8')
			Where terracehouses have garages within the internal design of the building the side yard may be reduced to 1.5m (4.9')				
Other residen- tial buildings	5m (16.4')	5m (16.4')	5m (16.4')	35%			10m (32.8')
Churches Church halls Sunday schools	9m (29.5')	15m (49.2')	12m (39.4') on both sides	30%		1200m ² (47.4p)	10m (32.8')
All buildings except those below	8m (25.2')	8m (25.2')	3m (9.8') on both sides	35%		As required by Ordinance III	10m (32.8')
Accessory buildings	See Ordinance V clause		1.2	Aggregate coverage not to exceed 75m ² (807 sq.ft)			4m (13.1')

3.3.6 Conditions relating to certain Predominant Uses

The following conditions shall apply to the following residential uses:-

- (a) Motels shall contain not more than 80 beds and shall comply with all relevant statutes and bylaws and at least 25% of the nett site area shall be landscaped to the Council's satisfaction.
- (b) Boarding houses shall comply with all relevant statutes and bylaws and shall provide a minimum of 15m² (161.46 sq.ft) of open space for each bedsitting room unit.

3.3.7 Conditions relating to certain Conditional Uses

The following conditions shall apply to the following residential uses:-

- (a) Apartment houses or terracehouses shall contain not more than six household units and shall have rear access in common or individual to each household unit.
- (b) Apartment houses or terracehouses shall be provided with storage facilities either in buildings designed for the purpose or within the residential building. Such storage space shall not be less than 3m² (32.28 sq.ft) per household unit and may with the approval of the Council be part of a laundry, garage or carport. Such storage is to be additional to that required by Chapter 4 S.S. 1900.
- (c) Where apartment houses are erected on rear sites then the access to that site shall be not less than the following:

<u>No. of Units</u>	<u>Access Width</u>	<u>Required Formation</u>
2	3m (9.8 ft)	Metalled for 2.5m (8.2 ft)
3 or 4	4m (13.1 ft)	Sealed for 2.5m (8.2 ft)
5 or 6	5m (16.4 ft)	Sealed for 4m (13.1 ft)

Note: Culverts for all the above uses shall be not less in width than the carriageway plus an allowance for turning vehicles to the satisfaction of the Council.

- (d) Density for apartment buildings on rear lots.
Where the site for an apartment house forms part of a multiple rear lot subdivision and that site uses in common with other rear lots, then each rear lot shall contain not more than two household units.
- (e) Additional Siting Requirements for Apartment Houses
Where household units of an apartment house, semi-detached, terracehouse or multi-unit development are erected one behind the other down the site or on rear sites, then the windows and doors providing the main source of light to the living room in every household unit shall face directly onto a yard having a depth of at least 5m (16.4') which may include not more than 1.5m (4.9 ft) used as a pedestrian access or part of a vehicular access within the site, providing that no vehicular access, parking or manoeuvring area is within 3m (9.8 ft) of the required windows of the household unit except for service rooms. The other side yard shall have a minimum depth of:

- (i) For a building not exceeding 18m(59.1') in length: 2m (6.6')
- (ii) " " " " " 36m(118.2') " " : 2.5m(8.2')
- (iii) " " " " " 54m(177.3') " " : 3m (9.8')
- (iv) " " " exceeding 54m(177.3') " " : 6m (19.68')

3.3.7

(f) Accessory Buildings in Multiple Household and Multiple Motel Development

75m² (807 sq.ft) coverage may be exceeded where such excess is to provide one private garage or carport per household unit erected or to be erected on the site.

Provided that in no case shall the total building coverage on the site exceed 50%.

Minimum Habitable Room Count

For the purposes of calculating the density of any apartment house or terracehouse or motel in the Travellers' Accommodation Zone, each household unit or motel unit shall be deemed to have at least two habitable rooms irrespective of its design.

3.3.8

Parking

(a) Provision of Parking - When any building is erected or the use of any land is changed and requires the consent of the Council then -

- (i) Provision shall be made for parking of vehicles used by the occupier, employees, invitees or other persons on any site, to stand on that site, but not on the street or any service lane while awaiting use.
- (ii) Except in the case of a site used or intended to be used for a dwellinghouse or semi-detached house, 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 that same use is continued, be formed, surfaced and maintained so as to be available for use in all weathers.

(b) Number of Spaces to be Provided -

- (i) Subject to clause (ii) hereof the number of parking spaces to be provided in respect of any particular site shall be as follows:—

<u>Use of Site</u>	<u>Parking Spaces Required</u>
Dwellinghouses	One space per house
Semi-detached houses	One space per household unit
Apartment houses	One space per household unit plus one space per two household units for visitors
Motels	One space per motel unit plus one space per four units or part thereof for visitors plus one space per every two employees
Other residential uses	One space for every four persons or part thereof plus one space for every four persons for visitors
Licensed hotels	One space for each four guest rooms or one space per 10m ² (108 sq.ft) of bar space (including beer gardens) whichever is the greater plus one space per two employees

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- | <u>(b) (i) Use of Site</u> | <u>Parking Spaces Required</u> |
|------------------------------------|---|
| Boarding houses and private hotels | One space per five beds plus one space per four staff |
| Churches and church halls | One space for every ten 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. |
| Professional offices | One space which may be accepted as visitors' car space provided the professional user is occupier of the residential property. |
- (ii) Nothing in this Ordinance shall limit the power of the Council to impose conditions as to the provision of parking spaces in respect of conditional uses.
- (c) 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 manoeuvre is needed onto or off a street. Provided that an alternative arrangement may be approved by the Council on to a service lane or minor access street.
- (d) Size of Parking Spaces
Every parking space shall have an area of not less than 14m² (150.6 sq.ft) and be a usable shape and shall have a width of not less than 2.5m (8.2') and a length of 5m (16.4') such area to be exclusive of any access drives, manoeuvring areas and aisles.
- (e) 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.
- (f) Manoeuvring Areas
Where manoeuvring areas are provided then these shall have the minimum dimensions as set out in Appendix D.
- (g) Parking in Yards
No parking space required for the household unit to be located in the front yard and no part of any parking space, manoeuvring area, access drive or aisle shall in respect of apartment houses be within 3m (9.8 ft) of the main glazing to the living room of any household unit therein.
- (h) Screening of Spaces
Where four or more parking spaces are required to be provided on a site for the household units the area comprising such spaces shall, if on the boundary or in front of the building, be screened from the adjoining property or street by a wall of 2m (6.6 ft) in height constructed in permanent materials to the satisfaction of the Council.
- (j) 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.

(k) Vehicular Use of Site

The total area of these portions of the site used for vehicular access, manoeuvring areas, aisles, drives, ramps, shall not exceed 25 per cent of the nett site.

3.3.9 Site Layout

At least 25 per cent 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.

CLAUSE 4 - COMMERCIAL ZONING

4.1 COMMERCIAL A ZONES

4.1.1 Predominant Uses - The predominant uses shall be:-

- (i) Retail 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 hotels.
- (iv) Any uses permitted in residential zones, other than residential buildings.
- (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 either 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 - 5m (16.4 ft) 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 Chapter 4 of N.Z.S. 1900 and amendments thereto.

Accessory buildings:

- (viii) Maximum Height - 4m (13.1 ft).
- (ix) 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 as private motor vehicles or goods service vehicles not being heavy vehicles.

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 Verandas in Commercial Streets - see Ordinance VII.

4.1.7 Parking and Loading of Vehicles

- Parking - Four spaces for every 100m² (1076 sq.ft) of gross floor space plus one park for each household unit where residential and commercial uses are combined. Screening from residential zones - see Ordinance VI.
- Loading - See Ordinance VI.
- Rear Access - See Ordinance VI.

4.2 COMMERCIAL B ZONES

4.2.1 Predominant Uses - the predominant uses shall be:-

- (i) Retail 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 of the above predominant uses.
- (viii) Licensed hotels, taverns, licensed tourist houses, licensed restaurants and chartered clubs.
- (ix) Motels and apartment buildings meeting the requirements of Chapter 4 N.Z.S.S. 1900 not more than two storeys in height.
- (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.
- (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 follows:-
 - (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 substations, transformers, drainage and pumping stations, bus terminals and shelters, structures of public utility.
- (iv) Parking lots and parking buildings.
- (v) Motels and apartment buildings meeting the requirements of Chapter 4 N.Z.S.S. 1900 over two storeys in height.
- (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 certain Predominant Uses

- (i) Where a site fronts a shopping street the entire ground floor frontage (except for access to above ground floor levels) shall be devoted to retail selling space (this includes banks, etc, with display type frontage).
- (ii) Where a site fronts a shopping street the provisions of Ordinance VII, clause 3, relating to verandas shall apply.

Shopping streets are deemed to be all streets or part of a street in all Commercial zones.

- (iii) Where residential accommodation is associated with any of the predominant uses other than apartment buildings and motels, such accommodation shall be not more than one household unit per tenancy and 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 Bylaws.

Note: Conditions (i), (ii) and (iii) relate to Uses (i) to (v), (viii) and (ix).

The following conditions shall apply to the following residential uses:-

- (a) Motels shall contain not more than 80 beds and shall comply with all relevant statutes and bylaws and at least 25% of the nett site area shall be landscaped to the Council's satisfaction.
- (b) Apartment houses shall be provided with storage facilities either in buildings designed for the purpose or within the residential building. Such storage space shall not be less than 3m² (32.28 sq.ft) per household unit and may with the approval of the Council be part of a laundry, garage or carport. Such storage is to be additional to that required by Chapter 4 N.Z.S.S. 1900. At least 25% of the nett site area shall be landscaped to the Council's satisfaction.

4.2.4 Conditions relating to certain Conditional Uses

- (i) Where a site fronts a shopping street the entire ground floor frontage (except for access to above ground floor levels) shall be devoted to retail selling space (this includes banks, etc, with display type frontage).
- (ii) Where a site fronts a shopping street the provisions of Ordinance VII, clause 3, relating to verandas shall apply.

Shopping streets are deemed to be all streets or part of a street in all Commercial zones.

- (iii) Where residential accommodation is associated with any of the conditional uses other than apartment buildings and motels, such accommodation shall be not more than one household unit per tenancy and 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).

Note: Conditions relate to Uses (i) to (v).

- (iv) Accessory Buildings. Compliance with all relevant Acts, Regulations, Ordinances and Bylaws.

4.2.5 Subdivision of Land - see Ordinance III.

4.2.6 Bulk and Location Requirements

The normal bulk and location requirements for predominant and conditional uses shall be:-

- (i) Rear Yards - minimum depth 7m (23.0 ft) if adjoining a residential zone.
- (ii) Side Yards - minimum width on each side: 5m (16.4ft) on each side which adjoins a residential zone.
- (iii) Coverage - 80% for buildings including those where only one residential unit is contained.

60% for buildings containing other residential accommodation.

Providing 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) Density - for apartment buildings and motels the density shall be 150 habitable rooms per hectare (approximately 60 habitable rooms per acre).
- (v) Height - maximum height 10m (32.8 ft).
- (vi) Height Control - angle of height control line or recession plane 50 degrees (see Appendix C of this Code).
- (vii) Accessory Buildings - maximum height 4m (13.1 ft).
- (viii) Minimum Frontage for sites used for motels and apartment buildings shall be 24m (78.8 ft).

Minimum habitable room count

For the purposes of calculating the density of any apartment house or terrace house or motel in the Commercial B Zone, each household unit or motel unit shall be deemed to have at least two habitable rooms irrespective of its design.

Provided that nothing in this Ordinance shall limit the power of the Council as to the requirements for bulk and location in respect of conditional uses.

4.2.7 Parking and Loading - see also Ordinance VI

Parking:

- Retail Uses : One space per 25m² (270 sq.ft) of gross floor area
- Office Uses : One space per 25m² (270 sq.ft) of gross floor area
- Chartered Clubs : Four spaces per 100m² (1076 sq.ft)

4.2.7

Apartment Buildings : One space per household unit plus
: one space per two household units for visitors

Motels : One space per motel unit plus
: one space per four units or part thereof for
visitors plus
: one space for every two employees

Other residential uses: One per household unit

Churches, church halls, theatres : One space for every ten 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

Halls, places of assembly : One space per 10m² (108 sq.ft) of gross floor area

Provided however that in the case of retail shops and offices in the central business district where it is not reasonable or practicable to make that provision on the site or sufficiently close to the site, the Council may in terms of Section 35A of the Town and Country Planning Act 1958 accept payment of a sum of money in lieu of provision of parking, and that nothing in this Ordinance shall limit the power of the Council in respect of conditional uses.

See also Ordinance VI.

Loading: See Ordinance VI.