

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 15m (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 an 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 MAXIMUM FLOOR AREA FOR ACCESSORY BUILDINGS

In a residential zone on any site of the minimum area permitted by Ordinances III and V hereof, no person shall erect accessory buildings, the total floor area of which shall exceed 75m² (807 sq.ft) unless otherwise specified in these Ordinances.

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 authorized 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') 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 I 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 3m (10.4 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.

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 bylaws.

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 off-street 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), or shall make provision sufficiently close to the site but not on a street.

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 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 of:
 - 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 the full 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 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, tables, 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.

2.1.8 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 Private Parking for Residential Sites.

The site plan furnished by a developer in connection with an application for a permit to erect any residential building, including residential units in association with other uses, 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 or this Ordinance.

2.2.1 Multiple Units - Turning Space. 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.

2.2.2 Site Coverage - Residential Zones. Required parking spaces shall be deemed to be covered for the purposes of assessing the site coverage in the case of residential uses. For this purpose each parking space shall be assessed as 14m² (150.6 sq.ft).

2.2.3 For Other 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, as follows:-

<u>Use of Site</u>	<u>Parking Spaces Required</u>
Hotels	One space for each six guest rooms, or one per 10m ² (108 s.ft) of bar space (including beer gardens) whichever is the greater
Taverns	One space for each 2m ² (21.52 sq.ft) of public bar space plus one for each 6m ² (64.56 sq.ft) of lounge bar and garden bar
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

<u>Use of Site</u>	<u>Parking Spaces Required</u>
Cinemas, churches and mortuary chapels	One space to each ten seats
Halls	One space to each 10m ² (108 sq.ft) of gross floor area
Industrial uses	One space to each 25m ² (270 sq.ft) of gross floor area, or one space for every two employees, whichever is the greater
Commercial garages, service stations	One space for each 25m ² (270 sq.ft) 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 25m ² (270 sq.ft) of gross floor area
Warehouses, stores or storage yards	One space to each 100m ² (1076 sq.ft) of area so used or one space for every two employees, whichever is the greater.
Roadside restaurants	One space to each four 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 "90 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 "99 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 are 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.

4.3 General Design and Constructional Details

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 chips or gravel onto the 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 hours 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.

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 I 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.

ORDINANCE VII - AMENITIES

1 OBJECTS AND PLACES OF HISTORICAL OR
SCIENTIFIC INTEREST OR NATURAL BEAUTY

1.1 Designation and Registration

In respect of any object or place of historical or scientific interest or natural beauty which is specified in the scheme statement as intended to be preserved, the Council shall enter particulars thereof in a register to be kept at the office of the Council, and shall forthwith notify the owner and occupier of land upon which any such object or place is situated that it has been registered and is required under the scheme to be preserved. The register shall be open at all reasonable times for inspection by persons interested.

1.2 Preservation

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

1.3 Cancellation of Registration

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

2 CONTROL OF ADVERTISING

2.1 General

Without in any way derogating from, or limiting the generality of the application of the bylaw of the Council, it is expressly declared that this part of the code is complementary to and not in substitution for the bylaws of the Council relating to the control and licensing of signs and advertising. Provided that where the provisions of this Ordinance are inconsistent with any such bylaw the provisions of this Ordinance shall prevail.

2.2 Definitions of terms "Poster" and "Signboard"

For the purpose of this Ordinance:

"Poster" includes any poster, placard, handbill, writing, picture, painting, engraving, carving, illuminated sign, or other device for attracting attention of passers-by, whether affixed to or incorporated with or painted on to any building or part thereof or other structure, and whether permanently or temporarily so affixed or incorporated or painted thereon.

"Signboard" means a board, hoarding, signboard, billboard, or other erection primarily intended or adapted for the display of posters; and includes any poster displayed on a signboard.

2.3 Approval of Council

The number and design of signs or hoardings which may be displayed on any building shall be subject to the approval of the Council.

2.3.1

Notwithstanding that a sign may comply with the following requirements if, at any time, the Council, having regard to considerations of traffic control or to the amenities of the neighbourhood, is of the opinion that the erection, construction or display of any sign or hoarding should be modified or not permitted, the Council may require such modification as it considers necessary or prohibit the erection, construction and display in a like manner or require the modification or removal of any existing sign or hoarding.

2.4

Residential and Rural Zones

No person shall erect or construct or display, or cause or permit to be erected or constructed or displayed, in any residential or rural zone any signboard or poster; and no signboard or poster shall be erected in any zone so as to be obtrusively visible from a residential or rural zone.

Provided that this subclause shall not apply to:

- (a) Any poster or signboard of reasonable size and serving only to direct traffic or to denote the name of the street, the number of any premises, the name of any residential building, or the name, character or purpose of any premises or the location or timetable or other details of any public utility or facility.
- (b) Any signboard not exceeding $1m^2$ (10.7 sq.ft) in area erected in connection with a church, school, public museum, library, hospital, nursing home, convalescent home, motel or travellers' accommodation or apartment house.
- (c) Any signboard not exceeding $0.5m^2$ (5.4 sq.ft) in area advertising the disposal of the land or premises on which it is situated.
- (d) Any signboard advertising an auction sale to be held on the premises on which the signboard is erected and so erected and displayed not more than twenty-one days before and seven days after the auction.
- (e) Any signboard not exceeding $0.2m^2$ (2.1 sq.ft) in area attached to a residential building used for professional or business purposes and bearing only the name, occupation and hours of attendance or business of a person so using the building.

2.5

Commercial and Industrial Zones

- (a) No sign or hoarding shall be erected or displayed in any commercial or industrial zone so as to be obtrusively visible from a residential zone.
- (b) Provided that in the Commercial A zone a sign of $2m^2$ (21.52 sq.ft) may be permitted for shops in the zone, providing it shall relate to the name or function of the business and no sign shall be permitted above veranda height.

3

VERANDAS IN COMMERCIAL STREETS

Where the scheme designates as a commercial street for the purposes of this Ordinance any street or part of a street giving frontage to a commercial zone, every building in the commercial zone and fronting that street shall, on its erection, reconstruction or alteration, be provided with a veranda 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 veranda 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 so maintained as to preserve the amenities of the neighbourhood in which they are situated.

6 PUBLIC UTILITIES IN SUBDIVISIONS

Subject to the right of appeal to the Town and Country Planning Appeal Board pursuant to Section 350H of the Municipal 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.

7 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 the 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 the Council.

INDUSTRIES REQUIRING SEGREGATION
BECAUSE OF NOXIOUS OR DANGEROUS ASPECTS:

Abattoirs	Leather tanning
Acetylene-gas manufacture	Lead works
Acids manufacture	Linoleum manufacture
Alkali-waste works	Lime manufacture
Ammonia manufacture	Manure (artificial) manufacture
Ammunition manufacture	Meat-works - killing, freezing, and packing
Animal by-products manufacture	Oil distillation and refining
Arsenic-recovery works	Oxygen-gas manufacture
Artificial-manure manufacture	Paint manufacture
Bisulphide-of-carbon works	Paper-pulp manufacture
Boiling-down works	Pottery manufacture
Bone crushing	Pyridine works
Candle manufacture	Rubber-goods manufacture
Cement-bag-cleaning works	Sausage-casing manufacture
Cement manufacture	Soap manufacture
Chemical manufacture	Smelting metals
Chlorine works	Steel works
Coke manufacture	Stockyards:
Distillation of coal, wood or bones	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.
Explosive manufacture or storage	Sulphur-chloride manufacture
Fat rendering	Sulphur-dioxide manufacture
Fell mongering	Sulphuric-acid works
Fertiliser manufacture	Tallow melting and refining
Fibrous-plaster manufacture	Tanning
Fireclay-products manufacture	Tar manufacture, refining, mixing
Fireworks manufacture or storage	Timber treating
Fish curing and preserving	Turpentine manufacture
Flourine works	Varnish manufacture
Fuel-oil refining and storage	Whaling station
Fur curing and tanning	White-lead manufacture
Gas (coal) manufacture	Wool scouring
Glue manufacture	Zinc chloride
Gunpowder manufacture	Zinc works
Gypsum manufacture	
Hydrochloric-acid works	
Incinerator	
Iron works	
Knacker yards	
Lampblack manufacture	

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

APPENDIX B

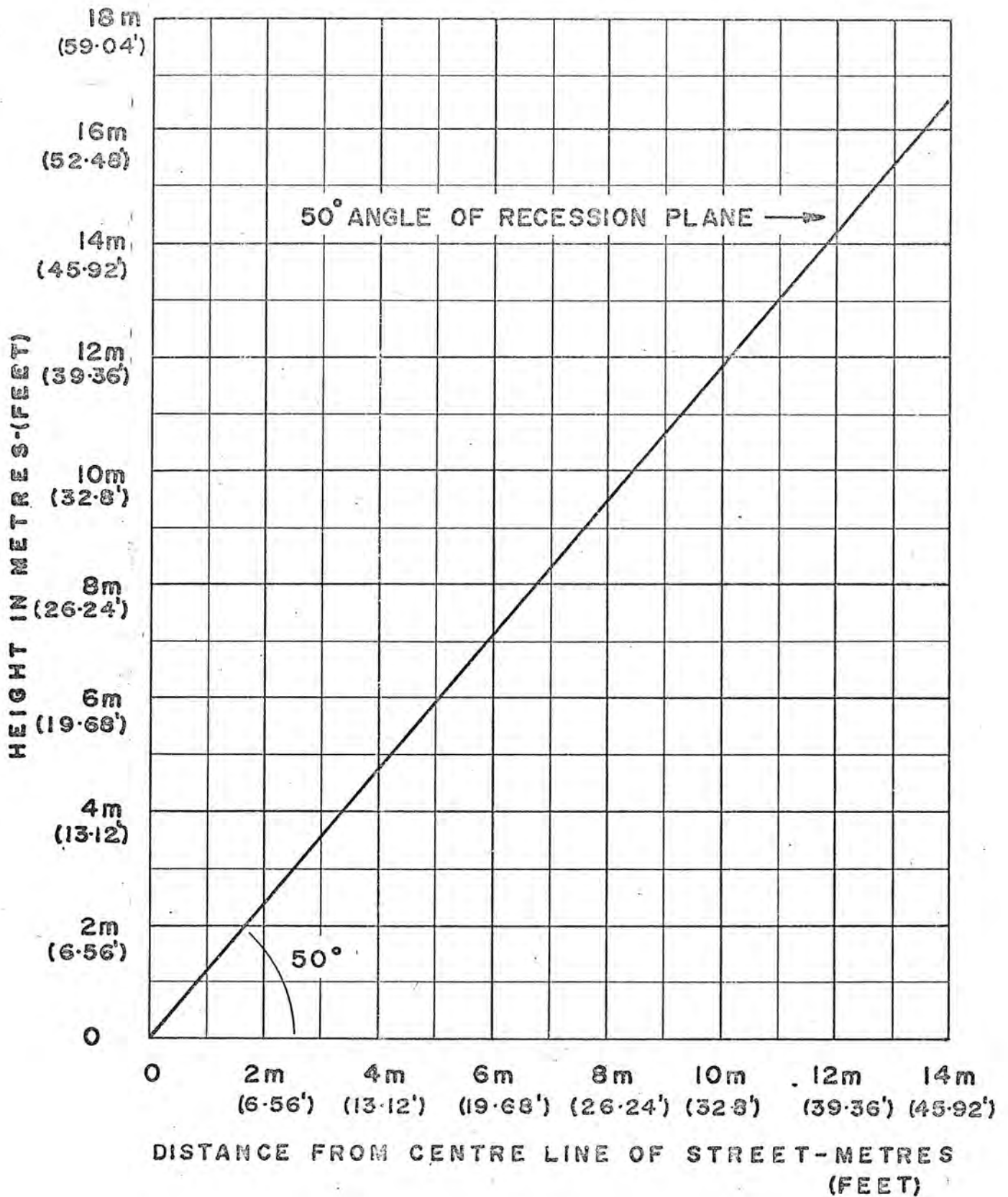
INDUSTRIES REQUIRING SEPARATION BECAUSE OF NOISE, SMOKE, SMOG,
EXHAUST, VIBRATION, DUST, HEAT, OR OTHER LAID HAZARDOUS ASPECTS:

Aeroplane manufacture or assembly	Bags and sacks (textile) manufacture
Agricultural machinery and implement manufacture	Blacksmith's shop
Animal-foods manufacture	Boat building
Asbestos-cement products manufacture	Boiler works
Ashesies manufacture	Brass foundry
Asphalt manufacture, refining, storage, or mixing	Brewery
Carpet manufacture	Brick and tile manufacture
Casien manufacture	Briquette manufacture
Celluloid works	Burnt-clay products
Coal-briquette manufacture	Petrol storage (bulk)
Cold storage	Pickles and sauce manufacture
Concrete-central mixing plant	Plaster of Paris manufacture
Constructional engineer's workshop or yard	Plywood manufacture
Cooperage works	Polishes manufacture
Creosote manufacture and treatment	Post splitting and sleeper and prop cutting
Disinfectant manufacture	Pumice pit
Distillation of spirits	Quarry-road metal, gravel, sand shingle, marble, building stone
Drugs manufacture	Railway goods yards
Dyes manufacture	Railway trackage
Electric power generating station	Railway workshop
Engineers' (constructional) workshop or yard	Roading contractor's workshop or yard
Felt manufacture	Rolling mill
Flax milling	Rug manufacture
Flock mills	Sacks and bags (textile) manufacture
Flour milling	Sandblasting
Gas storage	Sash and door factory
Glass manufacture	Sauce and pickle manufacture
Glass-products manufacture	Sawmill
Glucose manufacture	Scrap-metal yard
Gold mining	Seed-cake manufacture
Grain elevator	Seed cleaning
Grain milling	Sheep-dip manufacture
Grain threshing and crushing	Sheet-metal manufacture
Gravel, sand or shingle pits	Shell-crushing
Graving dock	Ship building
Harbour facilities - wharfage, sheds, etc.	Shoddy manufacture
Hides, wool and tallow warehouse	Stains manufacture
Ink manufacture	Starch manufacture
Iron foundry	Steel mill
Iron mining	Stone crushing
Iron smelting	Stone cutting or dressing
Iron stove, range and grate manufacture	Stone quarrying
Jam, fruit and vegetable preserving	Stove, range and grate manufacture
Junk yard, scrap metal, bottles, etc.	Storing of enamelled ware
Malting	Sugar refining
Margarine manufacture	Tar storage
Match manufacture	Timber yard (wholesale)
Motor-body building	Tinplate manufacture
Motorcar wrecking	Tram-repair shop
Motor-vehicle assembly	Varnish blending
Nail manufacture	Vehicle, motor, assembly
	Vencer manufacture
	Vinegar manufacture
	Wallboard (plaster) manufacture
	Wire manufacture
	Wood-box manufacture

APPENDIX E (continued)

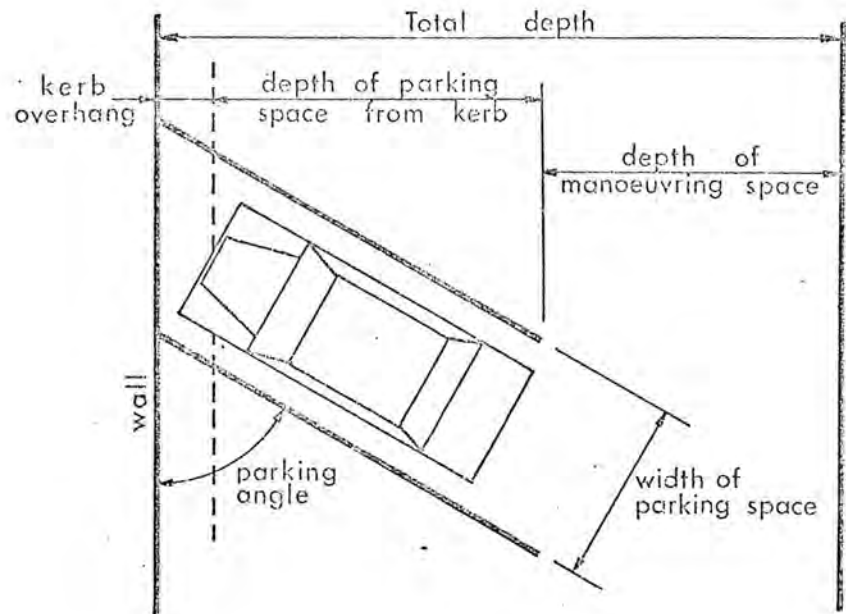
Oil storage
Oils - essence or extract
manufacture
Oils - vegetable manufacture
Packing-case manufacture
Pencil-making works
Paper manufacture
Patent fuel manufacture

Wood-shaving packing
manufacture
Wool, hides and tallow
warehouse
woollen mills
Wool packs, rugs, etc.
manufacture
Yeast manufacture



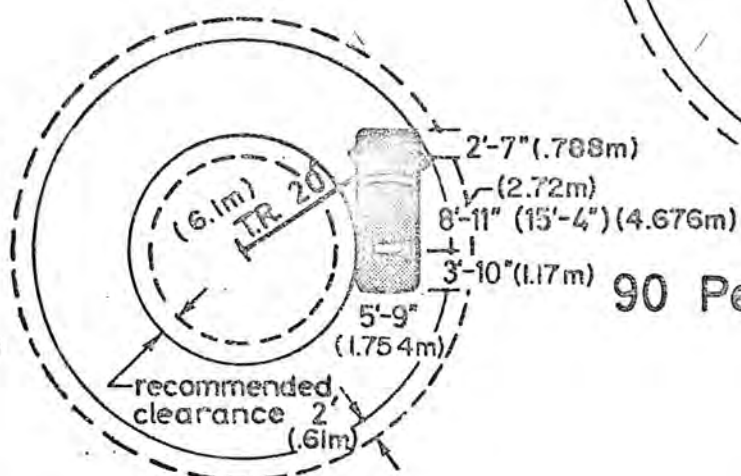
Permitted height relative to distance from centre line of street with a recession plane of 50 degrees.

Manoeuvring & Parking Space Dimensions

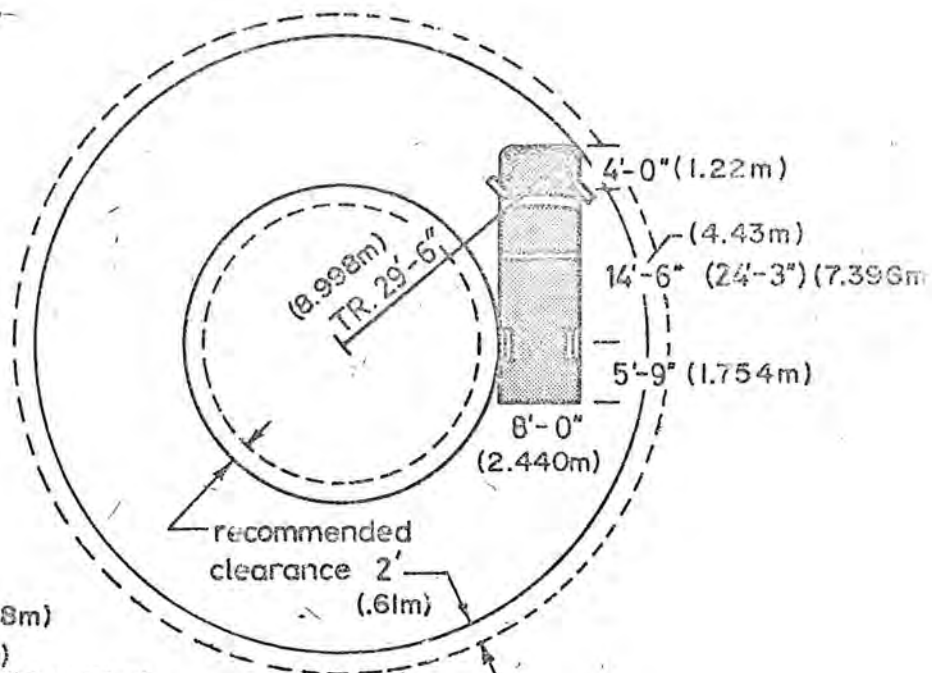


Parking Angle:	Width of Parking Space:	Kerb Overhang:	Depth of Parking Space From Kerb:	Depth of Manoeuvring Space:	Total Depth:
90°	2.5m (8.2')	.6m (1.97')	4.4m (14.44')	8m (26.25')	13m (42.65')
	2.75m (9')	.6m (1.97')	4.4m (14.44')	6.5m (21.33')	11.5m (37.73')
75°	2.75m (9')	.6m (1.97')	4.6m (15.09')	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')

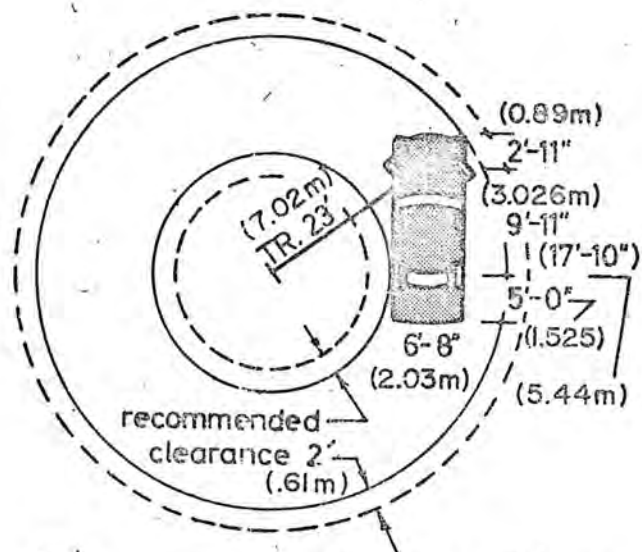
Appendix E
Standard Design Vehicles



90 Percentile Design Motor Car.

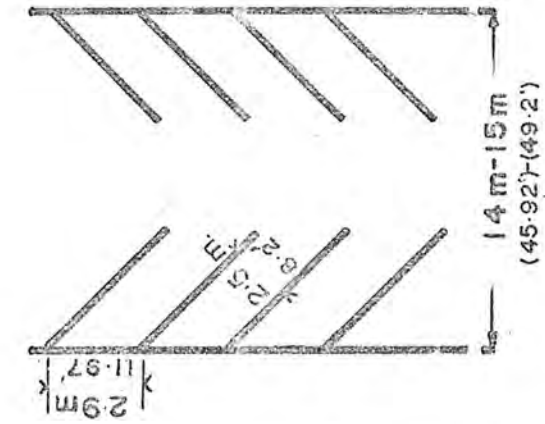


90 Percentile Two-axled Truck.

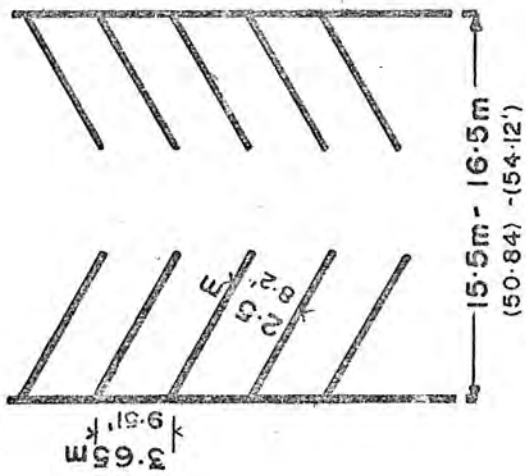


99 Percentile Design Motor Car.

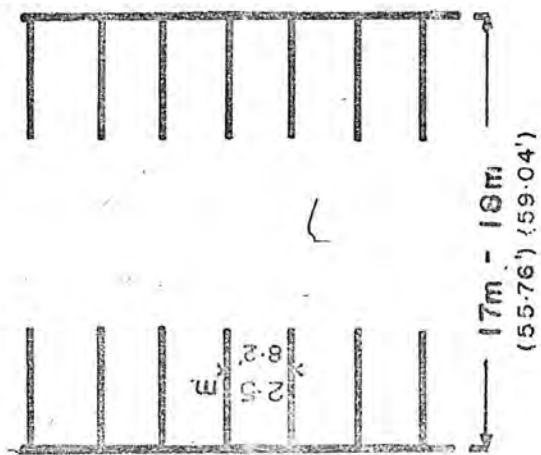
STANDARD DESIGN VEHICLES.



45°



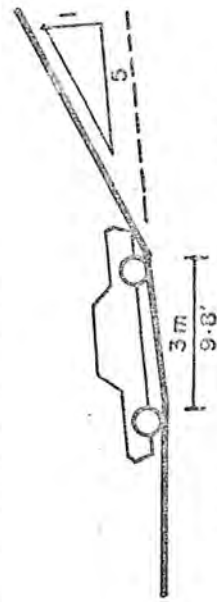
60°



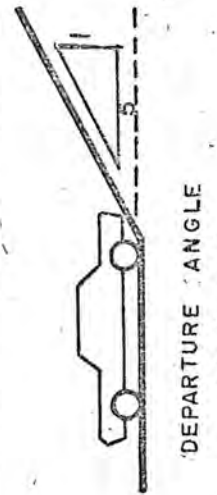
90°

TYPICAL PARKING LAYOUTS

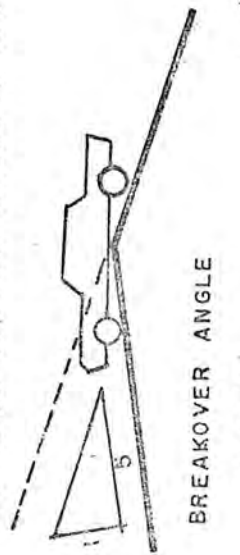
Note: Larger dimensions suitable for shopper parking and other casual use. Smaller dimensions suitable for private or staff parking.



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



DEPARTURE ANGLE
1 in 5 max.



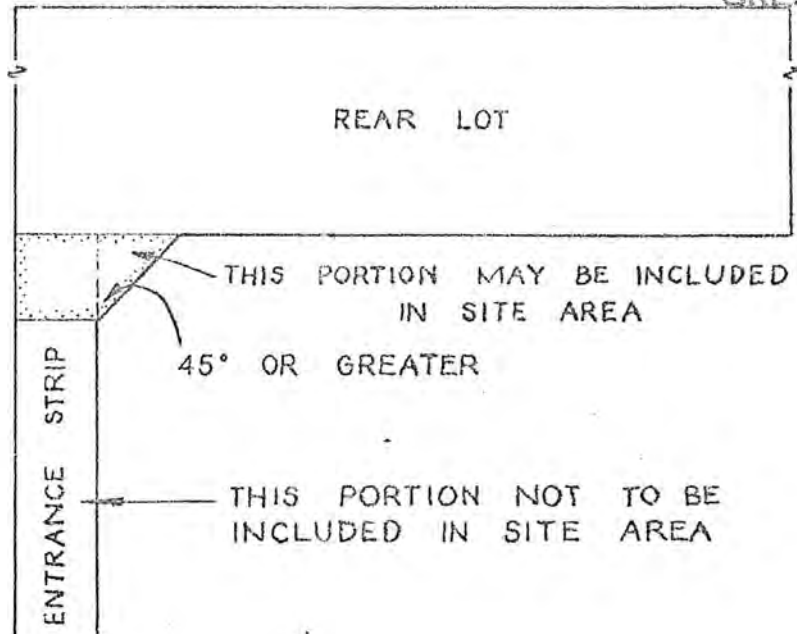
BREAKOVER ANGLE
1 in 5 max.

ACCESS GRADES

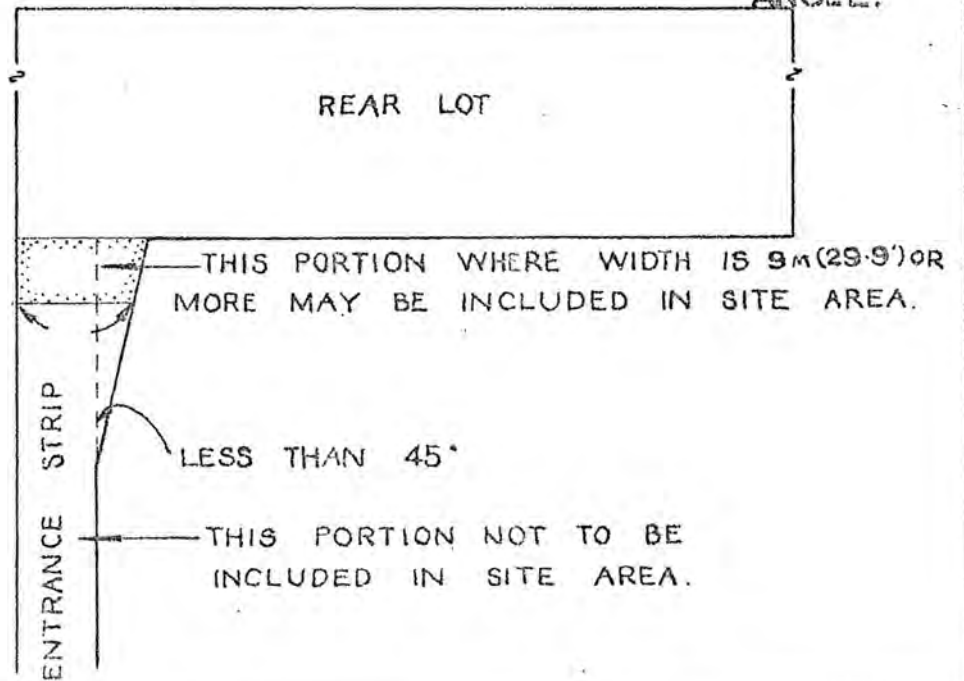
DIAGRAMS OF ENTRANCE STRIPS

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

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

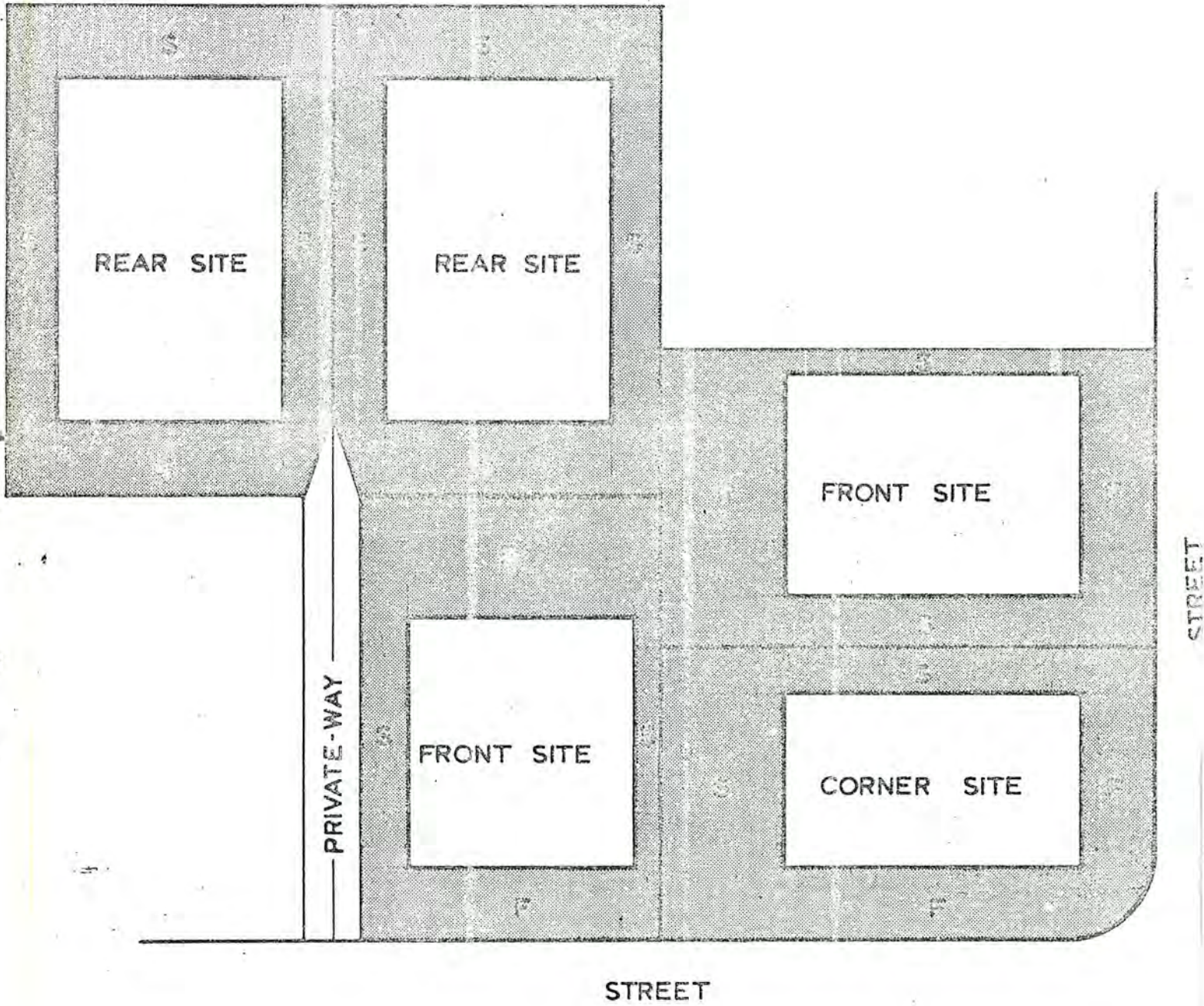


CASE 2 ENTRANCE STRIP DIVERGES AT LESS THAN 45° ANGLE.



Appendix. H

Yard Requirement



Yard Requirement Diagram.

- F denotes Front Yard
- S. " Side Yard
- R " Rear Yard