

### 3.12 GENERAL ORDINANCE FOR BUILDINGS

The following ordinances apply to all uses in all zones unless otherwise stated in this Scheme:

(a) Buildings To Be Set Back From Road

Notwithstanding the provisions of this District Scheme, where the Scheme prescribes a building line on any site, whether by reference to any road boundary or otherwise except as an interim use (as defined, Ordinance 3.17), 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 road or boundary to which it is related.

(b) Buildings or Structures Near Open Watercourses

No person shall erect any building, structure, bridge or culvert or permit any building, structure, bridge or culvert to be erected over or within 7.3m of the bank of any open river, open stream, open watercourse or open drain or from the outside toe of any stopbank or other defence against water, except with the prior written approval of Council and the Marlborough Catchment Board.

(c) Buildings in Relation to Water Source

Buildings shall not be erected where their use or effluent therefrom is likely to contaminate any water source.

(d) Access For Disabled Persons

In the design and construction of premises open to the public, the requirements of Section 25 of the Disabled Persons Community Welfare Act, 1975 shall be followed. This statute requires that in the construction or reconstruction of buildings to which the public are to be admitted reasonable provision must be made for disabled persons, with regard to access to and within the building, parking facilities and sanitary conveniences.

(e) Areas and Coverage Generally

The permitted minimum site areas and yard widths and the proportionate part of the land which is permitted to be covered by buildings shall be those specified in the Scheme, and no person shall so reduce or diminish 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 this Scheme. The area of any access strip shall not be included in the calculation of site coverage for a rear site.

(f) Requirements For Conditional Uses

The building requirements for conditional uses shall collectively provide the same general standards as those specified for predominant uses and shall:

- (i) be appropriate to the proposed use; and
- (ii) be determined in accordance with Council's policies.

(g) Yard Requirements

(i) 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 Scheme.

(ii) Yards to Remain Unoccupied and Unobstructed

Except as expressly authorised under this Scheme no person shall erect any building on any front yard, rear yard, or side yard, and all such yards shall be left unoccupied and unobstructed from the general ground level upwards.

(iii) 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.

(iv) Road Widening or Re-alignment

Where a new road or road widening is proposed any front yard requirements prescribed under this Scheme shall be measured as though the proposed road boundary were the front boundary.

(h) Exceptions to Yard Requirements

(i) When Owner Provides Land For Accessways or Service Lane

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

(ii) Adjoining Shop Sites in Residential Zone

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

(iii) 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 front yard on the other boundary

may be reduced to 3m, provided that all garages or car ports on corner sites must provide an off-street standing area of at least 5m deep.

(iv) 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 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.

(v) Basement Garages

Where a building provides for a basement garage with the entry at the front of the building, both side yards may be of minimum width required for a side yard in that zone.

(vi) Eaves

Building eaves may encroach on any yard by not more than 0.5m.

(vii) 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, Council may permit the erection of accessory buildings not exceeding 75m<sup>2</sup> in area on any part of the site.

(i) Heights of Buildings

The height of buildings may be further restricted by recession controls set out in this Scheme.

(j) Use of Yard Space For Accessory Buildings and Garages

Accessory buildings and private garages may be erected in any side or rear yard provided that:

- (i) The policies relating to buildings are complied with;
- (ii) Relevant Council By-laws are complied with;
- (iii) The buildings do not occupy altogether more than one-fifth of the area of the side yard or rear yard, as the case may be;
- (iv) Where the buildings are sited less than 1 metre from the boundary, Council may require the consent of the neighbouring owner and/or occupier;

- (v) Maximum height shall be 3.5m provided that the buildings do not exceed 2.5m in height within 1m of the boundary;
- (vi) In any case where a building is erected on or near a common side boundary, stormwater from the roof shall not be disposed of on to the adjoining site.

(k) Standards For Temporary Buildings

Notwithstanding anything to the contrary in this District Scheme, Council may grant a dispensation from or waive any provision of this Scheme relating to any buildings, where a building is to be temporary (including sheds, workshops and cabins), subject to:

- (i) the building being designed so as to be movable;
- (ii) the building being removed within a time period specified by Council being no longer than two years from the date of consent being granted;
- (iii) the applicant entering into a bond or agreement if Council so requires;
- (iv) any conditions relating to building appearance and restoration of the site.

(l) Land To Be Suitable

Notwithstanding conformity with the requirements of this Scheme, no building shall be erected or placed on any land which is not suitable for the building proposed, and for the purpose of determining whether any land is suitable for any particular building, regard shall be had to relevant objectives and policies of this Scheme and more particularly to the best use of the land its economic servicing and development, liability to flooding, erosion, or landslip, stability of foundations, and safety, health and amenity.

Note: The Catchment Board has requirements for erosion protection where site excavation on hill slopes is planned.

(m) Reserve Contributions and Development Levies

- (i) For every residential development not involving subdivision and exceeding 2 residential units (as defined in S. 271A of the Local Government Act 1974), Council may require that land be set aside for public reserves equal to 20m<sup>2</sup> for every household unit in the development after the second new unit or the first additional unit. Provided that Council may require a sum of money in lieu of making reserves or a combination of money and land.

- (ii) In assessing the suitability of any reserve shown on a plan of a proposed development, Council will consider:
    - (a) the purpose of the Reserve;
    - (b) whether the shape, size and position are suitable for the purpose;
    - (c) the maintenance required.
  - (iii) For every building or development for administrative, commercial or industrial purposes, exceeding a value of \$100,000 (as defined in S.271A of the Local Government Act, 1974), Council may require an amount of reserve contribution up to 0.5% of the assessed value of the development.
  - (iv) Where a building or development for administrative, commercial or industrial purposes exceeds \$50 million in value, Council shall refer the development to the Marlborough United Council (in accordance with the Local Government Act) which may require a development levy up to 0.5% of the assessed value of the development.
- (n) Alterations to and Rebuilding Existing Non-Conforming Buildings

An existing building which does not conform to any or all of the provisions of this 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 and modifications, delay the effective operation of this Scheme.

Provided where an existing building which does not conform to any or all of the provisions of this Scheme in respect of bulk and location is wholly destroyed or damaged or partially destroyed to the extent that it is necessary to pull down a substantial part of the remaining portion thereof, before reconstruction, Council may grant its consent to the erection of a building on a site subject to such conditions as to partial or complete conformity with the provisions of this Scheme, as it may think fit to impose.

- (o) Maintenance of Buildings and Structures

No structure, building, signboard, sign, excavation, or other work shall be sited, or made or finished (notwithstanding that the design and materials may comply with Council's Building By-laws) or shall be left unfinished or allowed to deteriorate to, or remain in such a condition

that it would, in the opinion of Council, be visually inappropriate to the amenities of the neighbourhood or would tend to depreciate private or public values therein, or would be detrimental to the safety and health of the general public.

(p) Application For Building Permit

In addition to the information required by any By-law, an applicant for any approval or permit, when making application, shall:

- (i) Supply a site plan and such drawings and information in detail as may be necessary to indicate that the proposed building or other work will when erected or carried out, comply in all respects with this District Scheme, and in particular that the prescribed provision has been made for off-street parking, loading and access for motor vehicles.
- (ii) Supply a registered engineer's report on the stability of foundations where required by Council.
- (iii) Supply a legal description of the land concerned and the names of the owner or owners. In cases where the application is not made by the owner or on his or her behalf, a statement that the applicant has a legal option to purchase the land must be supplied.
- (iv) In the case of applications for approval of a building permit where the proposed building covers more than one saleable parcel of land, the applicant or owner, as the case may be, shall prior to the issue of a permit have a plan compiled and deposited in the Land Transfer Office, showing the whole of that land as a single lot.

Provided that if a fire resistant wall or walls, complying with the relevant ordinances and By-laws is or are built adjoining or along the common boundary between such saleable parcels of land, a compiled Deposit Plan shall not be required.

(q) Multi-unit Housing Development and Travellers Accommodation Development

- (i) Applications for such development shall, in addition to the above, indicate the nominal site boundaries associated with each unit (except in the Travellers Accommodation Zone) and each unit shall comply with all requirements of this Scheme relating to building bulk and location, access, parking and site layout.
- (ii) All units shall be provided with adequately constructed, maintained and illuminated driveways and

footpaths.

(r) Buildings Near Railway Crossings

Where the railway and a road intersect on the same level, no building or other obstruction which might block the sight lines shall be permitted within an area bounded by lines connecting points 37m along the centre line of the roadway measured in each direction from the centre line of the nearest track, to points 134m along the nearest railway track measured in each direction from the centre line of the roadway, provided that Council may, subject to agreement of the district engineer, Railways Corporation and subject to such conditions as may be agreed between Council and Railways Corporation, waive or vary the requirements of this ordinance in respect of any buildings in any zone if, in Council's opinion, such requirements would be unreasonable or inappropriate in the particular circumstances.

(s) Dispensations From and Waivers of Standards

Except where special circumstances are specified in the Scheme, Council may in any circumstances consider an application for the dispensation wholly or partly from, or waiver, to a limit of 20% from any provision of the Scheme relating to:

- (i) The height, bulk and location of buildings permitted on site;
- (ii) Landscaping requirements;
- (iii) The design and appearance of buildings and the provision, design and appearance of verandahs.

The Council may grant such an application subject to procedures and considerations set out in the Act (Section 76), provided that the relevant objectives and policies, specified in the Scheme, will be achieved to the satisfaction of Council. For any dispensation which may affect a State Highway, Council shall require the written consent of the National Roads Board.

(t) Energy Efficiency

Council will ensure that every applicant for a permit to build has given due consideration to the design (shape, layout, construction and materials) and orientation (preferred orientation slightly west of north) of the proposed building in order to maximise solar gain and energy efficiency. Overall site planning and design in respect of solar access shall be considered as an integral part of the application to build. Refer to Appendix 10.

- (u) 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 land or access to any land, shall require a non-notified application to Council and any 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 and sewage 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 a 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.

(v) Pre-Existing Front Sites

In a Residential zone, notwithstanding the requirements of these Ordinances as to area and frontage, a site for a dwellinghouse may comprise the whole of a parcel of land which being a front site contains an area of not less than 300m<sup>2</sup> with street frontage of not less than 10m 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.

(w) Relocated Houses

Notwithstanding any provision of this District Scheme permitting dwellinghouses as predominant uses, the relocation of any dwellinghouse to any part of the Borough shall require consent of Council which may impose conditions relating to landscaping, design and external building appearance. Buildings must comply with the Council By-Laws.



### 3.13 GENERAL ORDINANCE ON SUBDIVISION

(a) Scheme Plan Before Commencement of Work

Before any work, other than investigatory work, involving the disturbance of the land surface or excavation or the land surface is undertaken or other work on the land for the purpose of subdivision is commenced, a scheme plan shall be prepared and submitted to the Council.

(b) Information Required on Scheme Plans

Every scheme plan shall be submitted with a report on the proposed subdivision setting out the details of compliance with the District Scheme, and full details of the proposed subdivision, associated development and servicing.

(c) Subdivision to Conform With Planning Principles

Notwithstanding that a scheme plan of subdivision may comply with the requirements of this Scheme the Council shall not approve the scheme plan of subdivision if there is inadequate provision for sewerage, electricity, water supply and stormwater disposal or if the arrangement of sites or shape of any proposed site is not in conformity with good subdivisional design or if there is disregard to objectives and policies relating to the land in which the subdivision lies, or to the best use of the land and its economic servicing and development, to liability to flooding, erosion and landslip, to stability of foundations and to safety, health and amenities.

Any subdivider shall be required to address any effect of the subdivision on watercourses both on sites, and adjacent to sites.

(d) Subdivisional Design

The following matters are considered to be important by the Council and will be noted if relevant when scheme plans are considered:

- (i) The imaginative use of reserves.
- (ii) The protection of existing trees especially where they add to the amenity value of the area, and the provision of areas for planting with new trees.
- (iii) The imaginative use of topography.
- (iv) Variation in section sizes, shapes and aspects.

- (v) Attention to the needs of pedestrians as well as vehicles.
- (vi) Attention to the principles of optimum energy efficiency and solar energy access. (See Appendix 11).

(e) Right To Be Heard

Any application for subdivision may request the right to be heard by the Council before a final decision is made by the Council in respect of any application for scheme plan approval.

(f) Conditions of Approval

The Council may approve a proposed subdivision subject to any conditions contained in this Scheme or any empowering Act or By-law with respect to levels, drainage, easements, dedications, amalgamations of titles, reserves, or any other conditions or restrictions. A scheme plan of subdivision shall be approved by Council subject to the Survey Title Plan of subdivision, for deposit in the Land Transfer Office at Blenheim, being received in the offices of the Picton Borough Council within 36 months, or such extended period as Council considers reasonable provided there is continuous active development on the subdivision.

Where subdivision is proposed on land containing or adjacent to a watercourse then comments will be sought from the Marlborough Catchment Board. Marlborough Catchment Board By-laws in relation to watercourses will take precedence.

(g) Boundary Adjustment

In any zone the requirements of this District Scheme shall not apply to a subdivision where severances cannot be included in or tied to the title of adjoining land, or a subdivision which is intended solely for the adjustment of boundaries and would not result in the creation of any additional independent holding, or a non-conforming use or building.

(h) Public Utilities

The Council may adopt standards of subdivision for public utilities other than those required for predominant uses in any zone.

(i) Places of Historic, Scientific, Scenic, Architectural, Wildlife or Archaeological Interest

Subdivisions for historic, architectural, scientific, scenic, wildlife or archaeological places, shall comply with the following conditions:

- (i) only land sufficient for the purpose of protection of the place shall be included in the subdivided site;
  - (ii) any balance of land may be required to be amalgamated with an adjacent title, where appropriate;
  - (iii) a certificate from the New Zealand Historic Places Trust certifying that the place is worthy of preservation, shall accompany each application, where appropriate;
  - (iv) a similar certificate from the same Authority certifying that the use to which the place is to be put and/or the restoration programme proposed will enhance the historical aspects of the site or building, shall accompany each application, where appropriate;
  - (v) in the case of buildings of architectural merit, an explanatory declaration by an independent architect as to the building's character and worthiness for preservation, shall accompany each application. If the Council so requires, one further certificate prepared by an architect nominated by the Council at the applicant's cost, shall be submitted; and
  - (vi) 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, shall accompany each application concerning buildings of architectural merit.
- (j) Corner Rounding
- If a corner lot is included in any subdivision the Council may require the corner at the road intersection to be splayed with a diagonal line reducing each boundary by at least 6m from the corner in all zones.
- (k) Reserve Requirements
- (i) Where a new allotment on a scheme plan of subdivision is for residential purposes Council may require that land be set aside as reserved for public purposes at the maximum rate provided for in the Local Government Act, 1974, and in appropriate cases the Council may accept a sum of money in lieu of reserves or a combination of money and land, or land to be vested in the Council.
  - (ii) In assessing the suitability of any reserve shown on a scheme plan of subdivision, Council will consider:

- (a) the purpose of the Reserve;
  - (b) whether shape, size and position are suitable for the purpose;
  - (c) the need for such reserve land in terms of policies in the Scheme Statement;
  - (c) maintenance required.
- (iii) Where a new allotment on a scheme plan is for commercial or industrial purposes, Council may require an amount equal to 10% of the value of the allotment.
- (iv) Reserves may also be required along the sea-shore and banks of rivers as indicated in the Scheme Statement, and also for future roads and service lanes in accordance with the Local Government Act 1974.
- (1) Standard Area and Frontage Requirements

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. 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 type of allotment specified in the second column an allotment with an area less than that specified in the third column, or a shape which cannot contain a rectangle of dimensions specified in the fourth column, or frontage less than that specified in the fifth column, set opposite the particular zone and use.

Site boundary considerations should not presuppose dispensation from Marlborough Catchment Board By-law requirements where boundaries are along watercourses.

ZONE	ALLOTMENT TYPE	AREA MINIMUM (m <sup>2</sup> )	SHAPE MINIMUM Rectangle Within Allotment (m)	FRONTAGE MINIMUM (m)
Rural	Any	4 ha	-	80
Residential S	Any	800 (See Clause (n) below)	-	3
Residential A & B Travellers Accom.	Front	500 (Provided that an average of 600m <sup>2</sup> is required for 4 or more front sites)	18x12	15
	Rear	650 (Exclusive of access strip)	18x16	3
	Corner	500	18x14	17
Commercial and Industrial	Front	200	-	7
	Rear	500 (Exclusive of access strip)		
Marina	Any	200	10x10	3

(m) Exceptions To Standard Requirements(i) Rural Zones

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.

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 provided that no physical access is formed and no vegetation is removed.

(ii) Residential A,B and Travellers Accommodation Zones

a. Building Outlines

i. Where as part of an application for scheme plan approval, the outline of the buildings proposed to be erected on the allotment is shown on the scheme plan, the minimum standards specified above as to areas, widths and shape, may be reduced by 25% provided:

- The building outline is located within the allotment so that a building erected within the outline, can comply with all relevant standards under the District Scheme.
- The approval of the scheme plan is conditional upon any building erected on the allotment other than accessory buildings, being sited within that building outline. An instrument setting out these conditions shall be registered against the titles.

ii. For the purpose of this clause, the building outline shall be of sufficient size and of suitable shape, to contain a single storied, 3 bedroom dwelling or the actual household unit proposed to be erected on the allotment.

b. Buildings Erected

Where it is proposed to create separate fee simple titles for individual household units after the erection of the buildings, the minimum standards specified above as to areas, widths

and shape may be reduced by 40% provided that each allotment created is of sufficient area and of a suitable shape to allow the buildings contained within the allotment to satisfy the relevant standards under the District Scheme.

c. Future Buildings

Where the minimum standards are reduced pursuant to a. and b. above, building, and subsequent rebuilding on these allotments shall be permitted, provided they comply with the relevant building outlines and hence standards under the District Scheme.

d. Frontage and Access

Access strips, rights of way and access lots may be reduced to following legal widths for the potential number of household units able to be served as follows:

1 and 2 units	3.0m
3 units	5.0m
4 - 8 units	6.0m
9 - 16 units	7.5m

Provided that access shall be of practical alignment for use by vehicles and in the case of strips of 3m or 5.0m shall provide one vehicle passing bay for each 60m or part thereof in total length.

Provided further that the 3.0m requirement may be reduced to 1.0m if a right-of-way of at least 2m wide is available over adjoining land for the full length of the entrance strip without detriment to the adjoining strip which is subject to the right-of-way and the width of that site exclusive of right-of-way is not less than 13m.

(iii) Dispensations From and Waivers of Subdivision Standards

Except where special circumstances are specified in the Scheme, Council may in any circumstances consider an application for the dispensation wholly or partly from, or waiver, to a limit of 25% from any provision of the Scheme relating to the subdivision of land permitted to be used for any urban purpose, and may grant such an application subject to procedures and considerations set out in the Act (Section 76) provided that the objectives and policies for subdivision specified in the Scheme will be achieved to the satisfaction of Council.

(iv) Sites Reduced For Public Works

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, or by the sale of part thereof with the approval of the Council for a purpose of public utility.

(n) 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 Local Government 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) 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.

(o) Copy of Plan of Subdivision

Subject to the further requirements of any By-law on the subject, a copy of every deposited plan shall be supplied to the Council and the Marlborough United Council for their records.

(p) Underground Wiring

Subject to the right of appeal to the Planning Tribunal 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.



(q) Code of Urban Subdivision

In addition to these Ordinances, Council administers a Code of Urban Subdivision prepared in accordance with the requirements of Section 313, Local Government Act 1974.

This Code is a guide to the cadastral approval and the engineering design and construction for the subdivision of any urban land. Every effort has been made to retain consistency between the Code of Urban Subdivision and this Scheme, however, where provisions of this Scheme are inconsistent with the provisions of the Code of Urban Subdivision, the provisions of this Scheme shall prevail.

3.14 GENERAL ORDINANCE ON PARKING, LOADING AND ACCESS(a) General Provisions For Parking and Loading(i) Parking and Loading To Be Provided

Except where, in the opinion of Council, this provision need not apply, every owner or occupier who constructs or who substantially reconstructs or adds to any building, or substantially develops any land or changes the use of any site, shall make provision for off-street parking and loading in accordance with the requirements of this Scheme for vehicles used in conjunction with the site, whether by occupiers, employees, guests, customers, or other person. Every application made to Council for use or building approval shall indicate the number, location and access in respect of required parking spaces. The space that is provided to meet the requirements of this ordinance shall not be diminished by the subsequent erection of any structure, storage of goods, or other use.

(ii) Diminution of Land Available

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

(iii) Yard Space May Be Used

The provision for parking and loading in respect of any site may be made as part of the yard space of that site.

(iv) Loading Space May Be Used

A loading bay shall be counted as parking space according to the number of vehicles the bay is capable of accommodating conveniently when in use as a loading bay.

(v) Location of Parking

The off-street parking requirements prescribed in this District Scheme shall be located on the site, or in a building on the site. Provided that where, in the opinion of Council, it is not practicable or desirable to do so the required facilities shall be provided within a reasonable distance from the site but not on a road or in a building on the site.

(vi) Multiple Uses on One Site

Where several activities are proposed on any site, each of which requires a parking provision, Council may permit a reduction in the total requirement of space where such activities do not generate a maximum parking demand at the same time.

(vii) Joint Parking Areas

Where several uses are established on any one site,

or on several sites in an area, the Council may permit the developers of the uses to provide joint parking areas for their common use.

The number of parking spaces required shall be the sum of the requirements for each use.

(viii) Availability of Parking Spaces

All parking spaces shall, during the hours of operation of the use, be kept clear and available, free of charge and impediment, for the staff, customers, visitors, patients, pupils, players, spectators and other persons associated with the use, and must not be used for the deposit or storage of any goods or materials or for any other purpose. Where parking spaces are not immediately visible from the road, signs shall be erected indicating that parking is available and directing motorists to it.

(b) Design of Parking and Loading Areas

(i) Car Parking Areas

Parking areas shall be laid out in accordance with Appendix 21. Manoeuvre areas shall accommodate the 90 percentile design motor car as shown in Appendix 22. Critical manoeuvre areas such as aisles in or between major structures, or ramps in parking buildings shall accommodate the 99 percentile design motor car as shown in Appendix 22.

(ii) Loading Areas

Loading areas shall accommodate the 90 percentile design two axled truck as shown in Appendix 22.

(iii) 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. There are several methods of achieving a satisfactory parking layout which has adequate access and manoeuvring space.

(iv) General Design and Constructional Details

All public parking areas, car sales yards and private parking shall comply with the following general requirements:

- (a) The parking area shall be formed and sealed or otherwise maintained so as not to create a dust nuisance or permit vehicles to carry deleterious material such as mud, stone, chip or gravel onto the public road or footpath.
- (b) Stormwater originating from the parking area shall be dealt with in a manner approved by the Council and any other local authority having responsibility for such drainage in the area.
- (c) Vehicles using the parking area shall be prevented from entering or leaving the site

except by the accessways provided, and from approaching and damaging boundary fences.

- (d) A reservoir space shall be provided within all parking areas to prevent vehicles queuing on the street.
- (e) Approach, departure and breakover angles of access drives and ramps within public car parks shall involve an angular change not greater than 1 in 5.
- (f) Where parking and loading areas are used at night, illumination shall be provided such that no light source shall cause annoyance or undue interference to adjacent areas.
- (g) All of the above shall be provided and maintained to the satisfaction of the Council.

(c) Reverse Manoeuvring

All parking and loading areas shall be designed to ensure that vehicles are not required to reverse either on to or off the site except:

- (i) Loading areas with access to local roads or service lanes where loading docks may be provided.
- (ii) Parking spaces for a single residential unit on a front site on roads other than a primary road.

Parking spaces shall be so located as to ensure that no vehicle is required to carry out any reversing manoeuvre when moving from any vehicle access to any parking space required under this Code.

(d) Number of Spaces Required

In assessing the number of spaces to be provided with respect to the floor area of any building, verandahs and canopies, vehicle accesses, parking spaces, staircases or lift wells contained within the building shall not be included in the area. Where the number of spaces required is based on the number of employees, guests, audience, staff, tables, units of accommodation or any other factor not directly related to floor area, the developer shall indicate the total expected. The Council will have the power to reassess the total should it be deemed unreasonably low or unreasonably high and base the parking requirement on the amended total.

Where the parking requirements for an accommodation premises exceed 30 car spaces, bus parks may be provided at the rate of one for every 10 car spaces over the initial 30 car spaces.

<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.
Accommodation buildings (Private hotels, boardinghouses)	One space for each four guest rooms.
Travellers Units (Motels, 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 care-taker residence.
Licensed Premises	One space per 10m <sup>2</sup> 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 per 20m <sup>2</sup> of public area 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 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 per 20m <sup>2</sup> of public 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 75m <sup>2</sup> of gross floor area, or one space for every two employees, whichever is the greater.
Commercial Garages, Service Stations	One space for each 50m <sup>2</sup> 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 20m <sup>2</sup> of gross floor area.
Warehouses, stores, or storage yards	One space to each 75m <sup>2</sup> of area so used or one space for every two employees, whichever is the greater.
Elderly Persons Housing	One space per four units.
Educational institutions, kindergartens, playcentres and nurseries	One space per two staff and one space per ten students over the age of 15.

(e) Parking Spaces For Residential Uses

All parking spaces provided for household units and travellers accommodation shall be located at least 2m from any vehicle crossing giving access to the site.

At least one parking space allocated to each dwelling or apartment unit shall be capable of being covered by a garage usable by a 90 percentile car.

(f) Garage For 90 Percentile Motor Car

The minimum internal dimensions for a garage for a 90 percentile motor car as defined in Appendix 22 shall be:

Internal length: 5.5m  
Internal width: 3.1m

The width of the doorway of the garage shall be in accordance with the minimum parking space widths identified in Appendix 21.

(g) Loading Docks

The minimum dimensions for a loading dock shall be 3.5m wide by 7.5m deep measured from the road or service lane boundary on the site.

Where necessary the Council will vary these dimensions to ensure that the appropriate design vehicle can be accommodated on the site.

(h) Queuing Space

Adequate queuing space shall be provided for all vehicles entering a parking or loading area where conflict with vehicles leaving the site or otherwise manoeuvring on the

site is likely to arise.

No parking or loading space shall have direct access to the site of any portion of aisle required as queuing space.

The queuing space shall be in the form of either a separate "in only" aisle or a portion of two way aisle extending from the vehicle access into the site for the length identified below.

For loading areas (except loading docks fronting directly onto roads or service lanes) the queuing space shall be at least 7.5m long.

For car parking areas where the distance from the access to the nearest parking space on the site is up to 80m.

<u>No. of Parking Spaces</u>	<u>Queuing Space Length</u>
0 - 50	Nil
50 - 100	7.5m
over 100	15.0m plus 7.5m for each 50 spaces or part thereof over 150 spaces.

For car parking areas where the distance from the access to the nearest parking space on the site is greater than 80m.

<u>No. of Parking Spaces</u>	<u>Queuing Space Length</u>
0 - 50	7.5m
50 - 100	15.0m
over 100	2 way aisle throughout or separate "one way in" aisle.

(i) Landscaping of Parking and Loading Areas

(i) Obligations of Owner or Occupier

All parking, loading and trade vehicle storage areas, except areas provided in respect of any dwelling or apartment unit, shall be screened from the road and adjoining properties by landscaping.

(ii) Screening From Roads and Adjoining Sites

(a) Facing Across Any Road

Where any such parking, loading or trade vehicle storage area faces across any road, land zoned:

- Residential, recreation, or rural, the minimum depth of landscaping provided along the road frontage of the parking or loading area shall be 2m.
- Commercial, Marina or industrial, the minimum depth of landscaping provided along the road frontage of the parking or loading area shall be 1.5m.

(b) Adjoining Any Zone

Where any such parking, loading or trade vehicle storage area adjoins any land zoned residential, recreation, or rural, the minimum depth of landscaping provided along any boundary adjoining the zone shall be 1.5m, except for access strips serving commercial, marina or industrial uses which pass through land zoned residential or rural where all areas of such access strips are not used for vehicle manoeuvre or footpaths shall be landscaped.

(j) General Provisions For Access(i) Access To Be Provided

Where vehicles are being taken or, in the opinion of the Council, are likely to be taken, onto or from any land, from or to any road or service lane, the owner or occupier of such land shall provide for vehicle access to that land in accordance with this Code. In the case of rear sites in Industrial zones, two access routes shall be provided separated as far as is practical.

(ii) Access to Residential Properties

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 or B zone or Travellers Accommodation zone unless the site has physical access from the street by means of a straight or nearly straight strip or piece of land with the following width for the potential number of household units able to be served:

1 and 2 units	3.0m	
3 units	5.0m	
4 - 8 units	6.0m	
9 - 16 units	7.5m	or 6m if public parking equivalent to that which would have been available in the parking lane, is provided in some other way.

Provided that in the case of strips of 3m or 5.0m there shall be provided one vehicle passing bay for each 60m or part thereof in total length.

(iii) Vehicle Access To Be By Way of Vehicle Crossing

Vehicle access to any site from any road or service lane shall be by way of a vehicle crossing constructed from the carriageway to the road or service lane boundary of the site.

(iv) Installation of Vehicle Crossings

Generally all work within the legal road or service lane concerning the provisions of vehicle crossings including the erection of any signs, signals or any



other traffic or pedestrian control measures required by the Council, shall be done by the Council at the expense of the owner or occupier.

Where the provision of the vehicle crossings involves any special cut, fill, embankment or other special earthworks or drainage provision the owner may be required to form the vehicle crossing from the edge of seal or back of kerb as appropriate. In such cases the Council will install the culvert and seal the formation from the edge of seal to the road boundary or to a line 6m from the edge of seal whichever is the lesser distance.

(v) Types of Vehicle Crossing

The Council constructs two types of vehicle crossing:

(a) Culverts and Crossings

Culverts and crossings are constructed to two standards:

- Residential culverts and crossings, to carry normal car traffic only.
- Commercial culverts and crossings, to carry all types of normal road traffic.

(b) Drive in Access

Drive in accesses are constructed to carry all types of normal road traffic.

(vi) Type of Vehicle Crossing To Be Provided

Residential culverts and crossings shall be provided to sites containing ten or fewer dwellings or apartment units.

Commercial culverts and crossings shall be provided to all other sites, except that where the potential for conflict between vehicle and/or pedestrian traffic dictates the developer may be required to provide for a drive in access.

(vii) 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.

(viii) 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 of the kerb. See diagram in Appendix 22.

(ix) Distance of Access From Intersections

In built-up areas no access to any property shall be

sited closer than 12m to any intersection, such distance to be measured from the intersecting kerb-lines. 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.

- (x) Manoeuvring Areas  
Dimensions for manoeuvring areas, shall be in accordance with those set out in Appendix 21.

(k) Difficult Access

Where there is restriction of access to land through the provision of any part of this Scheme, or where direct access is undesirable because of conflict with pedestrians or vehicular traffic, or for any other reason deemed reasonable, the Council may acquire such area of land from adjoining owners as may be necessary for the creation of service lanes or may conduct negotiations for the creation of mutual rights-of-way to serve the property or properties affected by the restriction, and any other properties which it deems desirable.

(l) Access To Main Highway

Where any property fronts the State Highway turning space on the site shall be provided.

(m) Additional Requirements For Service Stations

The layout for all service stations shall provide for the following additional requirements in respect of vehicle access, loading and design of loading areas:-

- (i) Vehicle crossings shall be at least 5.5m, but not more than 8m in length and shall cross the footpath at an angle between 45° and 90°.
- (ii) All loading shall be carried out on site.
- (iii) All fill points for the bulk delivery of all motor fuels to the site shall be located so as to allow all bulk delivery vehicles to be parked on the site and off public roads or footpaths.
- (iv) Fuel pumps and other fuel reselling devices shall be at least 7m from any part of the vehicle crossing at the site boundary.
- (v) Fuel pumps and other fuel reselling devices shall be at least 4.5m from any road or service lane boundary.

(n) Dispensations From Or Waivers Of Parking, Loading & Access Standards

Except where special circumstances are specified in the Scheme, Council may in any circumstances consider an

application for the dispensation wholly or partly from, or waiver, to a limit of 20% of any provision of the Scheme relating to the provision of parking, loading and access, and may grant such an application subject to procedures and considerations set out in the Act (Section 76) provided that the objectives and policies for parking, loading and access specified in the Scheme will be achieved to the satisfaction of Council. In particular Council may grant dispensation where:

- (a) The use proposed does not fall within the general range of uses for which parking standards are specified, or has significantly different parking requirements to the general category of use which applies.
- (b) Two or more owners provide a parking area for their common use and the demand for parking of one owner occurs at a different time of the day from that of the other owners.
- (c) The expected traffic generation is so small, or local road or traffic requirements such that reduced access standards would have no effect on the safety or efficient operation of roads concerned.
- (d) Several activities are proposed on any site, each of which requires a parking provision and where such activities do not generate a maximum demand at the same time of day.

Where the physical characteristics of the site or adjoining sites or existing buildings on the site affect the ability of the site to provide off-street parking or loading, Council may accept payment of a sum of money in terms of the Local Government Act. Where it is possible to provide for some or all of the spaces required by a set-back or other formation for on-street parking along the frontage of the site, the additional depth shall be added to the normal front yard requirement and the cost of providing such parking spaces shall be borne by the owner.

3.15 GENERAL ORDINANCE ON SIGNS AND ADVERTISING(a) Approval of Council Required

No sign shall be erected or displayed without the approval of the Council having first been obtained. Signs listed under clauses (c) and (d) below shall require consent to a non-notified application and all other signs shall require consent to a notified application.

(b) Criteria for Assessment of Application for Signs

Council will assess all signs in terms of criteria set out in the Scheme Statement (Part 2.13).

(c) All Zones

Subject to Council approval in terms of Clause (a) of this ordinance, the following signs will be permitted in any zone, provided that signs which are illuminated or reflective on sites fronting the State Highway, or are flashing or comprise moving parts, on any site, are excluded:

- (i) Traffic signs or signs not exceeding 0.3m<sup>2</sup> denoting the name of the street, number of the premises or the location or timetable or other details of any public utility or facility.
- (ii) A temporary sign not exceeding 2.0 square metres, displayed for a period not exceeding 3 months, which shall be removed immediately after the event, or sale being advertised has finished.
- (iii) A sign not exceeding 1.5 square metres in area for any public purpose or in connection with and on the same site as any of the following uses:
  - Reserves, playgrounds and recreation grounds.
  - Libraries, art galleries, museums, public administrative buildings and educational institutions.
  - Private hospitals, homes for the aged, nursing homes, and convalescent homes.
  - Places of assembly.
  - Motels, travellers accommodation and camping grounds.
  - Hotels.
  - Churches and buildings used for religious purposes.
- (iv) A sign not exceeding 0.5 square metres in area bearing only the name of the premises and the professional names of the 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 1.0 square metre.

(d) Commercial, Travellers Accommodation, Marina and Industrial Zones

Subject to Council approval in terms of Clause (a) of this ordinance, signs may be displayed on buildings and structures provided they relate to the use of the building or site upon which the signs are displayed, 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 10 square metres; provided further that signs which are illuminated or reflective on sites fronting the State Highway, or are flashing or comprise moving parts, on any site, are excluded:

(i) Single Storey Buildings

0.4sq.m of sign area for each 1.5m of frontage of building.

(ii) Multi-Storey Buildings

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

(iii) 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.

(iv) 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) Signs on State Highways

Where a sign is to be displayed on or overhanging the State Highway road reserve, the formal consent of the National Roads Board or its agent shall be obtained prior to the consideration of the application by the Council.

(f) Illuminated or Reflective Signs on Properties fronting State Highways

Council will refer any application for such a sign to the National Roads Board for comment, and if there are concerns which cannot be met, the application will be deemed to be a conditional use.

(g) Flashing or Moving Signs

Flashing illuminated signs and signs comprising moving parts

shall require consent as a conditional use, in any zone.

(h) Removal of Signs

Where any sign has not been maintained to the Council's satisfaction or is no longer in a state where the information is readily discernable, it shall be removed immediately upon request by the Council, notwithstanding that consent has previously been granted.

(i) Dispensation or Waiver

Council may approve a dispensation or waiver of sign standards for not more than three temporary signs in terms of subclause (c) above, or for any other signs larger by not more than 20%, having regard to the criteria set out in the Scheme Statement (Part 2.13). The National Roads Board will be regarded as a party affected by any application for a dispensation or waiver in respect of a site fronting the State Highway.

(j) Applications For Other Signs

Where,

- (i) any sign does not comply with the above standards or exceeds the limits for dispensations; or
- (ii) the erection, construction or display of a sign is permitted on conditions unacceptable to the applicant; or
- (iii) the removal of an existing sign is required;

that sign or signs shall be deemed to be a conditional use in the zone concerned and the applicant or owner may make a notified application for consent under Section 72 of the Act.

**3.16 GENERAL ORDINANCE ITEMS OF SPECIAL INTEREST****(a) Approval of Council Required**

No person shall wilfully destroy, remove, damage or alter any item listed in Appendix 12 Part 1 without the written consent of the Council, provided that the consent under this Ordinance shall not be required in the following instances:

- (i) For the purpose of redecoration, restoration, repair and/or minor alterations of any existing fabric or detailing thereof carried out in a manner and design and with similar materials to those originally used and which does not detract from those features for which the item has been listed;
- (ii) For works which are urgently necessary in the interests of safety or health or for the preservation of the scheduled item provided the consent of the Borough Engineer has been obtained except when it is impracticable to obtain such consent in which case written notice of having carried out the work shall be given to the Council as soon as reasonably practicable.

**(b) Application**

- (i) 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.
- (ii) For any minor modification to any item listed as Class LA or LB in Appendix 12 (which does not affect the fundamental character of the object or place) Council will require a non-notified application and may grant a dispensation or waiver as provided for in this District Scheme.
- (iii) For any major modification of any item listed as class LA or LB in Part 1 of Appendix 12 (including destruction, reconstruction or removal), or any minor modification, for which Council cannot grant a dispensation, such modification would amount to an exception from the provisions of this District Scheme and application shall be considered as a Specified Departure in terms of Section 74 of the Act. At the expiration of a period of two months from the date of the public notice the Council shall consider the application and any submissions received. On any application the Council may refuse its consent or may grant its consent with or without conditions. Where an item is to be destroyed, removed or substantially modified the Council may require reasonable access to the item for the Council or its agents to record the features of the item before such removal, destruction

or modification.

- (iv) Any application concerning a tree listed as Class LA or LB in Part 1 of Appendix 12, to remove that tree or carry out any major tree surgery, pruning or groundworks within the crown periphery (dripline) of the tree shall be made without public notice. The Council may at its discretion consent to the application where any one or more of the following conditions is established to its satisfaction:
- (a) The tree or trees are dead, dying, diseased, or have lost their essential qualities for which they were originally protected;
  - (b) The tree or trees have become a danger to the public or are an actual or potential danger to the occupant's life or health;
  - (c) The tree or trees interfere with essential public utilities or important public construction work;
  - (d) The tree or trees are required to be removed from drainage systems, watercourses, streams or rivers;
  - (e) The trees or trees are causing serious damage to buildings or property, public or privately owned;
  - (f) The tree or trees would seriously restrict redevelopment of the site which would have a more advantageous effect on the amenities of the area.

Where trees are removed the Council may require arrangements to be made for suitable replacement plantings.

- (v) For any major or minor modification to any item listed as Class LC in Part 1 of Appendix 12, Council will require a non-notified application and may approve such modification subject to adequate records being taken before carrying out the modification.

(c) Protection of Private Interests

If the private owner of any protected item has suffered or will suffer financial loss because of restrictions imposed by the Scheme, or the refusal of consent, or the imposition of conditions, the Council will:

- (i) Discuss with the owner/occupier the stated intention to assess possible strategies by which the object or place may be protected; and
- (ii) Change the Scheme to delete the item or modify the restriction in such a way as to avoid loss to the



owner; or

(iii) Compensate the owner or arrange compensation for the loss; or

(iv) Purchase the property, or arrange its acquisition by some other public body.

(d) Additions to or Deletion from Protected items

Any alteration to the protected items listed in Appendix 12 as Classes LA or LB shall require a formal Change to the District Scheme giving public notification so that interested persons can give assistance, and giving the rights of objection to persons affected.

### 3.17 GENERAL ORDINANCE ON 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 1977, 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. Accessory buildings erected against boundaries or against other buildings shall comply with By-laws relating to fire protection.

**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.

**Boundary:** see Site Boundary.

**Building:** means any structure or part of a structure whether temporary or permanent, movable or immovable, but does not include:

- Any scaffolding or falsework erected temporarily for maintenance or construction purposes.
- Fences, walls or retaining walls of 1.8m in height or less not used for advertising or for any purpose other than as a fence, retaining wall or wall.
- Structures less than 5m<sup>2</sup> in area and in addition less than 1.2m in height and any pool.
- Masts, poles, radio and television aerials (excluding dish antennae for receiving satellite television) less than 6.3m above mean ground level.
- Any vehicle, trailer, tent, caravan or boat whether fixed or movable unless such vehicle, trailer, tent, caravan or boat shall be used as a place of accommodation, business or storage.

**Carport:** means a building which consists of only a roof supported by posts at intervals of not less than 1.5m 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 1985.

**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.

**Culvert:** means the water channel crossing in any vehicle crossing.

**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 10 sq.m. shall count as one person, each bedroom 10 sq.m and less than 15 sq.m shall count as two persons and each bedroom 15 sq.m 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 5 sq.m 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 building or part of a building, with an associated site, and designed to accommodate one or more

residents as a household on a permanent basis, independently of any other such dwelling unit, and includes a dwelling-house, semi-detached dwelling-house, terrace-house, apartment, flat, courtyard-house or townhouse.

Drive-in access: means a type of vehicle access in which the road formation is extended to the site boundary at substantially the same level as the carriageway. A kerb and channel is provided on both sides of the access curving from the line of the existing roadside kerb into the site boundary.

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 in width; where the sides diverge all that part of the site at less than 9m unless the divergence is 45 degrees or more as shown (see Appendix 23).

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 vertical difference between, the level of that length of the site boundary which is nearest to and directly opposite the building (measured by averaging the ground level directly opposite each end of the nearest wall of the building), or the lowest level in the case of other site boundaries being equally close to the building and the highest point of the roof .

For the purpose of calculating height, account shall be taken of parapets but not of poles, towers, turrets, chimneys, ventilation shafts, radio or television aerials, (excluding dish antennae) lift towers, machinery rooms, stair wells, water towers, cooling towers or finials, provided that such features:

- (a) do not exceed the maximum height normally permitted by the bulk and location requirements for the zone by more than 3.0m.
- (b) do not exceed an aggregate floor area of 20sqm or 10% of the area of the roof to the storey immediately

below such structures, whichever is the lesser.

- (c) do not exceed a dimension of 6m, measured in any direction.

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

Interim Use: a use being a predominant use or a conditional use in terms of the underlying zoning or a specified departure which may reasonably be established on the site of a proposed public work in the opinion of 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 Council for the prohibition of that use on that site, or for a different use of that site to become enforceable.

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.

Modification: includes any structural, or visual change, other than essential maintenance work, which alters or removes the features of the area, object or building being protected.

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 controlled use and conditional use that is permitted by the Council in accordance

with this Scheme.

**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.

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

**Garage:** means a garage other than a commercial garage as herein defined, and includes a carport.

**Primary road:** means any of the following roads: Waikawa Road, Beach Road, Wairau Road and Auckland Street.

**Protection:** in relation to any object, place or area of historic, ecological, scientific, cultural or architectural interest or natural beauty shall mean either the physical preservation, or the recording of details through photography, measurement and site marking for posterity. "Protected" shall have a corresponding meaning.

**Recession Surface:** means a surface constructed from points on or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. The exclusions listed under the definition of height are permitted to penetrate any recession surface, notwithstanding any other provisions of this Scheme (see Appendix 18 for details of angles).

**Regulation:** means the Town and Country Planning Regulations 1978 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.

**Road Boundary:** means a boundary of a site contiguous to a boundary or proposed final boundary of any legal road (other than an accessway or service lane).

**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.

**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.

**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.

**Site:** means an area of land of sufficient dimensions to accommodate any permitted use while satisfying all requirements of the Scheme relating to such use, e.g. where there is a multi unit development on one section, each unit has its own site within that section.

**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 public or private street.

**Site Boundary:** means any boundary of a site and includes any rear boundary, road boundary, side boundary or zone boundary which crosses within the site.

**Site Area:** means the total area of the site, excluding any part of the site subject to any proposed road widening, or any designation for a public work, and includes the area of any access strip or right-of-way.

**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 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.

**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 3.13 in the same certificate of title or has right of way over another property providing vehicle access to the street.

**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.

**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 24 and for definition of 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.

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 is no front yard, from the front boundary of the site to the rear yard; or
- (c) if there is 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 are two or more front yards, from yard to yard.



**PART 1 APPLICATION FORM**

Example only. Application forms are available at the Council's office.

**APPLICATION FOR PLANNING CONSENT**

(Dispensations, Waivers, Controlled Uses, Conditional Uses, Specified departures)

Before completing this form please read thoroughly, then provide all details relevant to the proposal.

- 1. To the Picton Borough Council.

Details of Applicant, Owners and Occupiers:

- 2. Full name of Applicant .....
- 3. Postal address of Applicant.....
- 4. Applicant is the ..... of the property (state whether owner/lessee/etc)
- 5. Name and address of the Owner .....
- 6. Name and address of the Occupier .....

Details of the Property Concerned:

- 7. Address of the property .....
- 8. Legal Description .....
- 9. Certificate of Title references .....
- 10. Valuation Roll No. ....

Details of Proposal

The following sections are to enable the applicant to give a full description of what is proposed. Additional information may also be necessary for others to understand the proposal. A separate report may be attached if necessary.

- 11. A general description of what is proposed is .....
- 12. The reasons for the application and for choosing this site are .....
- 13. The following is a full description of the proposed use of every building .....
- 14. The following is a full description of all activities proposed to be carried out on the site outside of the buildings. ....
- 15. The following manufacturing processes are proposed (fully

- 16. The proposed days and hours of operation per week are (indicating any seasonal variations) .....
- 17. .... people full-time and .....people part-time, will be employed.
- 18. Regular traffic movements are likely to be at the rate of ..... cars and ..... trucks per day/week (delete as appropriate).
- 19. The following methods of water supply, energy supply, rubbish disposal, stormwater disposal, sewage treatment and disposal are proposed.....
- 20. The following materials are to be used on the property which may affect or be offensive to the neighbours.
- 21. The following noise levels are likely to be reached on the property. ....
- 22. Details of the landscaping proposed are .....
- 23. Drawings (drawn to scale with the scale shown on the plan), showing the following information, are attached:
  - a) Site Plan showing:
    - (i) Location of all existing and proposed buildings and distances to boundaries (indicate those to which the application relates)
    - (ii) Selected ground heights and/or land contours
    - (iii) Location of trees, streams drains and other topographical features.
    - (iv) Existing and proposed access points and internal roading.
    - (v) Existing and proposed carparking areas.
    - (vi) Location of archaeological sites on the property.
    - (vii) Location of existing septic tanks and effluent drainage lines.
    - (viii) Details of proposed landscaping
    - (ix) Location of existing and proposed signs.
    - (x) Areas and dimensions of property
    - (xi) Roads on to which the property has frontage
    - (xii) Present use of adjoining properties
  - b) Floor plan of all buildings relating to the application
  - c) Elevations of all new buildings to show external appearance
  - d) Size and design of advertising signs

Dated at ..... this .....day of ..... 19....

Address for Service

.....  
.....  
.....

Signature .....  
(to be signed by or on behalf of the applicant)

Telephone No. ....

PART 2 PROCEDURE FOR TOWN PLANNING APPLICATION WITH NOTICES (Secs 65-69, Regs 36-39)

PROCEDURE FOR TOWN PLANNING APPLICATIONS WITH NOTICE

1. Applicant lodges application with Council on Form A, giving details of site, buildings, and proposal, including a report setting out the reasons for the selection of the site and the likely economic, social and environmental effects, with plans if necessary to understand proposal.
2. Council may require applicant to supply any further details or plans as considered necessary.
3. Council within 14 days of receiving the application or such further details as are deemed necessary shall:
  - a) Serve copies of the application and notice of the application on Form H (of the Town and Country Planning Regulations 1978) on:
    - (i) the owner and each person or body whose name for the time being appears on the occupier's column of the valuation roll for the district of the property to which the application relates and each adjoining property.
    - (ii) Such other bodies and persons as the Council thinks fit.
    - (iii) United or Regional Council.
  - b) Advise applicant as to the names of persons notified on Form H.
  - c) Publicly notify receipt of the application in the newspaper, once only, on Form I. (At least 21 days to be allowed for receipt of objections after the date of public notification).
4. Objections to be lodged with the Council on Form J.
5. Objectors as soon as practicable after the lodging on Form J, shall serve a copy of the objection on the applicant. This shall include the name and address of the person making the objection and the reasons for the objection.
6. Council may charge the applicant for the cost of public notification (a reasonable share of actual cost). The Council may require the payment of a deposit against the cost of public notification before dealing with any application.
7. Hearing of Objections
  - 7.1 Council shall fix a time and place for the hearing.
  - 7.2 Council shall give not less than 14 days notice of the hearing to:

## 7.3 At the hearing:

- (a) Council may summon witnesses and hear their evidence on oath.
- (b) Additional evidence may be summoned by objectors.
- (c) Council hears all objections and considers objections not heard.
- (d) No fresh objections can be introduced.
- (e) No cross-examination allowed.
- (f) Council or its nominee may ask questions.
- (g) Similar or related objections may be heard together.

7.4 Witnesses may be summoned using Form E. Council has the power to require witnesses to appear if it considers this necessary.

8. Council reaches a decision and shall:

- (a) Serve notice of:
  - (i) its decision
  - (ii) the reasons for the decision
  - (iii) the particulars of the sections of the Act or provisions of the Scheme under which the Council is acting
  - (iv) advice as to the rights of appeal against the Council's decision
- (b) Serve notice on:
  - (i) the applicant
  - (ii) each objector
  - (iii) United or Regional Council.
- (c) Enter the decision in the record book (Section 86 of the Act)
- (d) Notify the Branch Manager of the Valuation Department of the decision.

9. Council may recover from the applicant the actual and reasonable costs of or incidental to the consideration of the application, not exceeding \$1000 in any one case. Where costs are to be recovered an applicant shall be entitled to receive an itemised breakdown of the costs involved. The Council may require the payment of a deposit prior to the application being heard.

10. Council may require the applicant to deposit a sum with the

11. Appeals may be lodged with the Planning Tribunal by the applicant or objectors within one month of the notification of the decision, against the Council's decision or against any condition, restriction or prohibition imposed in respect of that condition. A filing fee of \$55 shall be payable to the Registrar of the Planning Tribunal on every appeal lodged.

Note: The date of notification is taken to be the date when received, or when posted, the date when delivered in the ordinary course of post, except if that date lies between 10 December and 21 January next following, receipt of delivery shall be deemed to be 21 January.

**PART 3 APPLICATIONS MADE WITHOUT NOTICE****PLANNING APPLICATION PROCEDURES (as at September 1988)****APPLICATIONS MADE WITHOUT NOTICE**  
**(Sections 65-69, Regulations 36-39)**

1. Applicant lodges an application with the Council on Form A (Regulations), giving details of site, buildings and proposal, including a report setting out the reasons for the selection of the site and the likely economic, social and environmental effects, with plans if necessary to understand the proposal.
2. In the case of an application for a dispensation or waiver (Section 76 of Act):
  - (a) The Council identifies everybody or person whose interests might in Council's opinion be prejudiced by the proposal unless, in the Council's opinion, it is unreasonable in the circumstances to require such consent to be obtained.
  - (b) The persons giving their consent to the proposal lodge their consents with the Council.
  - (c) Council must satisfy itself that all the required consents have been obtained before making its decision.
  - (d) If the required consents have not been lodged and Council has not found that it is unreasonable to require them to be obtained, the application must proceed as a notified application.
3. Council shall give the applicant written notice of the decision, and include Council's reasons for the decision.
4. Council may recover from the applicant the actual and reasonable costs of or incidental to the hearing of the application, but not exceeding \$200 in any one case.
5. Where the decision is made by any Officer of the Council, acting under any authority delegated under the Act:
  - (a) The Council shall inform the applicant of the right to have the decision reviewed by Council.
  - (b) The Applicant may within one month of the notification of the decision, apply in writing for a review of the decision.
  - (c) Where an application is made for a review of a decision made by an officer of the Council, the Council shall hear the application as if it were a notified application.
6. Within one month after the notification of the Council's decision, the applicant may appeal to the Planning Tribunal against the Council's decision or against any condition, restriction or prohibition imposed in respect of the decision provided that where there is a right for a review of a decision under 5. above, an appeal may not be lodged until that right has been exercised.

## POPULATION DISTRIBUTION/DWELLING NUMBERS (1986 Figures)

Meshblock	Total Population	Occupied Dwellings	All Dwellings	Baches
228 0700	226	75	81	2
228 0800	163	60	61	1
228 0900	285	80	84	3
228 1000	151	52	52	-
<hr/>				
Picton South Subtotal	825	267	278	6
228 0500	149	56	59	2
228 0600	185	55	58	1
228 1120	159	45	47	1
228 1200	80	9	15	2
228 1310	130	17	19	-
228 1400	117	5	10	3
228 1500	49	26	30	2
228 1600	69	11	12	-
228 1700	42	16	18	1
228 1800	143	36	38	2
228 1900	162	47	55	6
228 2000	233	68	74	4
228 2100	135	54	59	3
<hr/>				
Picton Central Subtotal	1653	445	494	27
228 2200	154	62	64	-
228 2300	102	33	33	-
228 2400	143	48	56	3
228 2500	64	17	21	3
228 2600	254	83	88	2
228 2700	104	40	42	1
228 2800	99	28	30	-
228 2900	162	19	25	4
<hr/>				
Picton East Subtotal	1082	330	359	13
<hr/>				
TOTAL BOROUGH OLD BOUNDARY	3560	1042	1131	46
227 9800	289	94	137	33
227 9900	155	50	75	23
228 0100	122	40	40	-
<hr/>				
	566	184	212	56
<hr/>				
TOTAL BOROUGH EXTENDED BOUNDARY	4126	1226	1343	102

## POPULATION DISTRIBUTION/DWELLING NUMBERS (1986 Figures)

Meshblock	Total Population	Occupied Dwellings	All Dwellings	Baches
227 9600	111	35	118	83
227 9700	9	5	5	-
228 0200	14	7	73	38
228 0300	13	4	41	25
228 0400	65	22	77	35
228 5800	44	15	19	1
228 5900	36	6	10	4
228 6000	272	62	400	338
228 6100	43	10	45	35
-----				
TOTAL QUEEN CHARLOTTE SOUND	607	166	788	559



AGE SEX STRUCTURE (Total Population/1986 Figures)

Locality	Sex	0-4	5-14	15-17	18-19	20-29	30-39	40-49	50-59	60-64	65+	Total
Picton Borough	M	120(6)	246(13)	96(5)	45(2)	243(13)	231(13)	243(13)	231(12)	156(8)	279(15)	1890
	F	117(6)	240(13)	93(5)	51(3)	231(12)	234(12)	229(12)	216(11)	138(7)	330(18)	1879
Marlborough County	M	486(8)	1092(17)	345(5)	264(4)	1101(17)	1029(16)	786(12)	576 (9)	240(4)	468 (7)	6387
	F	501(9)	1038(19)	361(5)	138(2)	885(16)	897(16)	681(12)	525 (9)	228(4)	438 (8)	5589
Blenheim Borough	M	642(7)	1491(17)	522(6)	243(3)	1302(15)	1248(14)	945(11)	852(10)	456(5)	1053(12)	8745
	F	615(7)	1419(15)	462(5)	282(3)	1335(14)	1305(14)	972(10)	852 (9)	528(6)	1554(17)	9324
Picton Borough	M+F	237(6)	486(13)	189(5)	96(3)	474(13)	465(12)	472(13)	447(12)	294(8)	609(16)	3769
Marlborough County	M+F	987(8)	2130(18)	606(5)	402(3)	1986(17)	1926(16)	1467(12)	1101 (9)	468(4)	906(8)	11976
Blenheim Borough	M+F	1257(7)	2910(16)	984(5)	525(3)	2637(15)	2553(14)	1917(11)	1704 (9)	984(5)	2607(14)	18069
N.Z. Average	M+F	(8)	(17)	(6)	(4)	(17)	(15)	(11)	(9)	(4)	(10)	
Picton Borough	M+F	19.2%				56.9%				24.0%		
Marlborough County	M+F	26.0%				62.5%				11.5%		
Blenheim Borough	M+F	23.0%				57.1%				19.9%		
N.Z. Average	M+F	25.0%				62.1%				13.9%		

% Figures in Brackets

## PICTON BOROUGH USUALLY RESIDENT FULL-TIME LABOUR FORCE 1986

	Male	Female	1986 Total	% of Total	N.Z. Average % of Total
Agriculture, Hunting, Forestry	66	3	69	5.6	11.1
Mining and Quarrying	-	-			.5
Manufacturing	183	36	219	17.9	22.6
Electricity, Gas and Water	12	3	15	1.2	1.2
Building & Construction	63	9	72	5.9	7.4
Wholesale, Retail, Restaurant	150	144	294	24.0	18.1
Transport, Storage, Communication	237	54	291	23.8	8.1
Finance, Insurance, Property	30	24	54	4.4	8.5
Community, Social, Personal	99	99	198	16.2	22.1
Other	9	3	12	1.0	0.9
TOTAL	849	375	1224	100.0	
% TOTAL	69.4	30.6			

RESIDENTIAL ANALYSIS - NO. OF VACANT SECTIONS (1984)

Area	Total No. Vacant Sections	Area (ha)	No.vacant Sections Zoned Res.A.	Area (ha)	No.vacant Sections Zoned Res.B.	Area (ha)	Section Size (m <sup>2</sup> )					
							Under 500	500- 999	1000- 1499	1500- 4999	5000- 9999	10,000+
Picton South	46	3.8308	46	3.8308	0	0	6	20	18	2	-	-
Picton East	56	6.1633	50	5.6822	6	0.4811	9	23	16	7	1	-
Picton Central	36	3.3136	14	1.3056	22	2.008	2	15	18	1	-	-
TOTAL Old Borough	138	13.3	110	10.8	28	2.5	17	58	52	10	1	0
Waikawa	110	34.86	84 26(Def.)*	18.59 16.27	0	0	0	36	28	28	8	10
TOTAL New Borough	248	48.16	220	45.66	28	2.5	17	94	80	38	9	10

\* Deferred Residential A.

OLD BOROUGH BOUNDARY

Zone	Section Size (m <sup>2</sup> )			
	Under 500	500 - 999	1000 - 1499	1500+
Residential A	16	44	39	11
Residential B	1	14	13	0

BUILDING PERMIT STATISTICS (1979-85)

Year	Garages & Shed	Others	Alterations	Schools	Industrial and Commercial	Flats	Dwellings	Permits	Value
79 - 80	24	0	48	2	15	0	7	96	\$194,730
80 - 81	24	0	50	0	5	0	6	88	448,770
81 - 82	29	15	29	0	9	0	4	86	1,356,554
82 - 83	29	28	27	0	14	2	11	111	1,134,989
83 - 84	25	8	29	2	15	0	12	91	988,444
84- 85						5(20 units)	51	154	2,838,399
85 - 86	24	38	68			(-----43-----)		173	3,256,066
86 - 87	30	20	81		18	5	38	192	5,388,066
Up to 31.12.87	32	31	72		17	1	41	194	4,763,248

VISITOR ACCOMMODATION (1987)

<u>PICTON</u>	Beds	Sites	<u>SOUNDS</u>	Beds	Sites
<u>1. Hotels</u>					
Federal	24		Portage (Kenepuru Sound)	86	
Marine Land	28		Raetihi ( " " )	39	
Picton Motor Inn	130				
Sunwick Private	40				
Terminus	32				
	—			—	
	254			125	
	—			—	
<u>2. Motels</u>					
Aldan	54		Punga cove (Queen Charlotte Sound)	37	
Americano	123		Clova Bay ( " " )	18	
Anchorage	102		Te Mahia (Kenepuru Sound)	33	
Angle	48		Queen Charlotte (Queen Charlotte Sound)	20	
Bay Vista	16		Blue Seas (Queen Charlotte Sound)	14	
Bell Bird	27				
Broadway	54				
Harbour View	36				
Marineland	16				
Marlin	108				
Shoreline	36				
SunnyVale	18				
Tourist Court	48				
Waitohi Court	18				
Whalers	204				
	—			—	
	944			122	
	—			—	
<u>3. Guest Houses</u>					
Admirals	17		Bulwer (Pelorus Sound)	6	
Bellevue	17		Tira Ora Lodge (Pelorus Sound)	32	
Youth Hostel	20		Hopewell (Kenepuru Sound)	18	
	—			—	
	54			56	
	—			—	

4. Camping Grounds and Cabins

Blue Anchor	10		Momorangi Bay (Queen Charlotte	
caravans		40	Sound)	150
tents		30	Whatamongo Bay ( " " )	10
Parklands (Waikawa)	15		Aussie Bay ( " " )	10
caravans		92	Davies Bay ( " " )	20
tents		70	Kaipakirikiri Bay (Queen Charlotte	
Waikawa	?		Sound)	
caravans		?	Ratimera Bay (Queen Charlotte	
tents		?	Sound)	10
Alexanders	62		Camp Bay (Endeavour Inlet)	=
caravans		32	Jacobs Bay (Pelorus Sound)	3
tents		50	Fairy Bay ( " " )	3
			Nydia Bay	10
			Waimaru	10
			Elaine Bay (Tennyson Inlet)	4
			Cowshed Bay (Kenepuru Sound)	10
			Picnic Bay (Kenepuru Sound)	10
			Schoolhouse Bay ( " " )	3
			Wander Bay ( " " )	3
			Ferndale ( " " )	4
			Titirangi Bay (Outer Sounds)	15
			French Pass ( " " )	15
			Gem Resort (Queen Charlotte	
			Sound)	100
			Furneaux Lodge ( " " )	89
			Castaway Resort (Tory Channel)	20
			Te Rawa Boatel	25
_____			_____	
beds	87		beds	234
caravans		164	sites	295
tents		150		
_____			_____	

PICTON SHOPS - COMMERCIAL ZONE (1984)

	TOTAL
	73
Other	2
Dairy	1
Furniture	1
Jeweller	1
Sports Shop	1
Bakery	1
Shoe Shop	1
Appliances	1
Sweetshop	1
Records	1
Garden Shop	1
Post Office	1
Marine Equipment	2
T.A.B.	2
Bank	2
Hardware	2
Fish Shop	2
Chemist	2
Greengrocer	2
Butcher	2
Supermarket	2
Wine/Bottlestore	2
Hairdresser	3
Stationery	3
Grocer	4
Real Estate	4
Clothing	5
Souvenir/Gift	7
Tea Room Restaurant	12

## RECREATION IN PICTON AND THE MARLBOROUGH SOUNDS:

Canoeing The Sounds provide a variety of water conditions, interesting and varied coastlines.

Water Skiing The sheltered waters of the Sounds are ideal for waterskiing. There are eight ski lanes, seven of which are in Queen Charlotte Sound and one in Kenepuru Sound. These are located in the following Bays: Momorangi, Ngakuta, Bottle, Bobs, Kumutoto, Kaipakirikiri, Mint and Te Mahia. Waterskiing also occurs in areas with no established lanes, particularly in Pelorus Sound.

Hunting Permits to hunt goats, pigs and deer are issued from 1 February to 30 February each year.

Scenic Drive There are a variety of Scenic Drives around the Sounds including: Queen Charlotte Drive, Anakiwa Road, Kenepuru Road, Tennyson Inlet Road, and French Pass.

Reserves Reserves of particular interest in the Sounds include Karaka Point, Ship Cove, Motuara Island, D'Urville Island Scenic Reserve, French Pass, Titirangi Farm Park, Port Underwood, Mistletoe Bay Recreation Reserve, Sentinel Rock, White Rock, Maude Island.

Nature and Scientific Reserves There are three principal nature reserves in the Sounds. Titi Island, Chetwode Island in the Outer Pelorus Sound, and the Brothers just off Tory Channel. These have been reserved to protect the rare vegetation and wildlife found on these islands. Among the species protected are shearwaters, parakeets and South Island robins. Landing on these islands without a permit is prohibited.

Walking Tracks A system of walking tracks has been established throughout the Sounds. These range from short 15 minute walks to 2 or 3 day tramps. All tracks are formed to a high standard and are suitable for persons of any age of fitness. The principal tracks are as follows:

- . Endeavour Walk (Camp Bay to Ship Cove)
- . Putanui Point (Mahau Sound to Kenepuru Sound)
- . Anakiwa Walk (Anakiwa to Portage)
- . Nydia Walk (Kaiuma Bay to Duncan Bay)

Golf There are two golf courses, the Picton Golf Club Course at Koromiko and a course under construction at Tira-ora Lodge. Both these courses have nine



holes.

- Wild life Observations The New Zealand Wildlife Service have identified nearly fifty sites as being of special wildlife value, with smaller numbers of botanical and ecological sites, present in the Sounds.
- Skindiving Skindiving is a popular recreational activity in the Sounds, particularly at Titirangi, Tory Channel, D'Urville island and in the Outer Sounds. There are a number of divable wrecks and a variety of sea life including crayfish and reef fish.
- Fishing With a 1475 km of coastline the Sounds provides a wide range of opportunities for fishing. Pelorus Sound is the most popular location, both for casting and fishing from a boat. However, Kenepuru and Queen Charlotte Sounds as well as the head of the Sounds are also popular locations. A wide variety of fish species are caught including snapper, blue cod, terakihi, kingfish and groper.
- Launch Trips Launch companies in both Queen Charlotte and Pelorus Sounds offer launch trips, fishing trips and charter services together with fast water taxis. Mail boats serving outlying farms and guest houses provide the opportunity to visit secluded bays.
- Museum The Smith Memorial Museum on the Picton foreshore contains relics of whaling, a Maori display, photographs of old Picton and items from the Sailing ship "Edwin Fox".
- Cruising and Sailing Cruising and sailing are popular recreational activities in the Sounds. Small yachts are usually confined to Picton harbour or Waikawa Bay, but bigger trailer sailer, launches and power boats make intensive use of the waters of all four Sounds, even the outer reaches. The Sounds as well as the lower reaches of the Pelorus River generally offer sheltered water, safe anchorage and scenic attractions. Marina and mooring facilities are provided in a number of locations including Picton and Waikawa Bay.

**GUIDELINES FOR BUILDING DESIGN**

- (a) Buildings should be designed and located so that they complement the best visual features of the areas in which they are situated.
- (b) Areas which are devoid of good visual features (e.g. which contain decayed buildings or lack vegetation) should receive special consideration with the object of making up these deficiencies.
- (c) Where an area has an historical character an endeavour should be made to reflect that character.
- (d) The scale and form of buildings should be appropriate to the site and adjoining buildings taking into account the objectives of the zone.
- (e) Existing and new trees and vegetation should be used where practicable to create visual harmony.
- (f) Repetitive design leading to monotony, should be avoided particularly where piecemeal residential development takes place on nearby sites.
- (g) Within individual developments (with special reference to multi-unit residential development) harmony of form, colour, texture and materials should be an objective.
- (h) Where small residential sites are developed separately, the visual relationship between existing and new buildings, should be an important consideration.
- (i) Developments near important public buildings and open spaces should complement the character of such amenities.
- (j) While visual harmony is important, it is recognised that new techniques and materials used properly can create exciting contrast. A high standard of professional judgement is important where contrast is introduced.
- (k) Buildings should be oriented to take maximum advantage of the sun, i.e. living rooms on north side, building length to depth ratio 1.5:1, north facing windows 20% of total floor area.
- (l) Buildings should be designed to ensure sufficient sunlight can enter during the winter months.
- (m) Buildings should be constructed from materials which have a high capacity to store radiant heat from the sun, e.g.
- (n) Buildings should be properly insulated at least in accordance with By-laws.

LETTING THE SUN SHINE IN

**SITE (Fig 1)**

You should try to obtain a section which is elongated in the East-West direction. Your house should be located on the site so that the north wall is not shaded for most of a winter's day by other houses, trees, hills.

**PLAN (Fig 2)**

Choose a building design elongated in the East-West direction. Locate the living rooms and as many bedrooms as you can along the north wall so the rooms can be heated by the winter sun. Laundry, bathroom and kitchen can be to the south as they produce heat and don't need solar heating. Make the main entrance an enclosed space, like an air lock, to keep cold air out of living rooms.

**WINDOWS (Fig 3)**

Concentrate the windows along the north wall to let the sun shine in. Minimise windows on other walls to reduce overheating and heat loss - but allow daylight in, view out and ventilation. Clerestories can be used to bring sun into back rooms.

STORING THE SUN'S HEAT

**HEAT STORAGE (MASS) (Fig 3)**  
The simplest way to provide thermal storage is to have a concrete slab floor. Brick or concrete walls inside your house can also provide good storage for the sun's heat.

KEEPING THE HEAT INSIDE

**INSULATION (Fig 4)**  
The slab edge, wall cavities and ceiling should be well insulated to reduce heat flowing from your house. Windows should be insulated at night by curtains, using dense material. Ensure that these curtains fit close around the edges and have a pelmet at the top blocking downward air flow.

**INFILTRATION (Fig 4)**

Gaps around windows and doors should be weather-stripped to reduce air leakage and cold draughts.

LANDSCAPING

Trees should be planted or fences built as wind breaks to keep out cool winter winds. Deciduous trees let winter sun through and give shade from summer sun.

FIG. 1

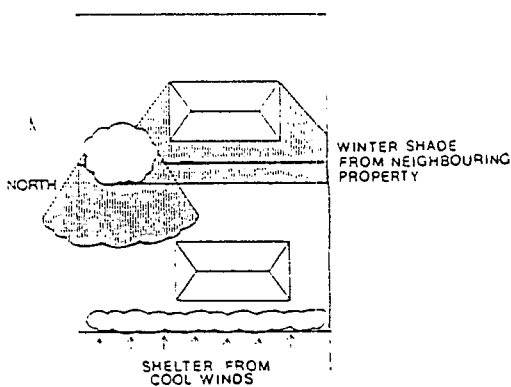


FIG. 2

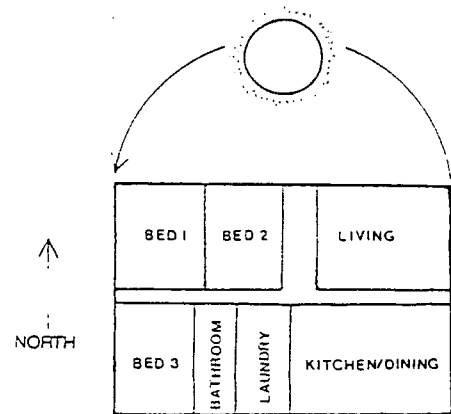


FIG. 3

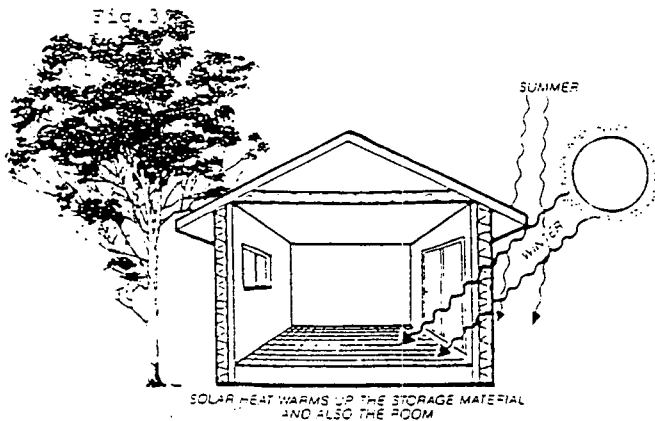
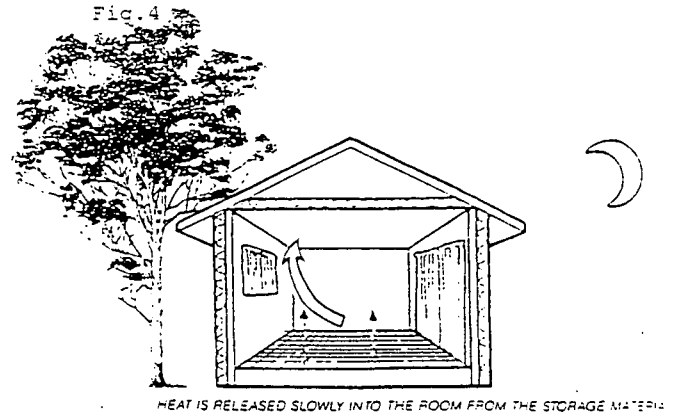


FIG. 4



**GUIDELINES FOR ALLOTMENT DESIGN**

- (a) All new developments should have neighbourhood feeder road networks which run along an East-West axis, combined with the extensive use of rear sections. The use of North-South running neighbourhood roads should be minimised.
- (b) The use of E-W and N-S roads should ensure sections are oriented to maximise sunlight admission on the shortest day. Where this is not possible, sections should be of sufficient dimension in the E-W direction to ensure that buildings can be sited flexibly within a section.

ITEMS OF SPECIAL INTERESTPART 11.1 Objects and Places to be Protected under the District Scheme

Objects of historical value/Places of special interest.

Category "LA"

B4.32/36	Plaque - Site of Provincial Building 1st Capital of Marlborough	36 Broadway
M2.10	House	10 Market Street
03.9	House	9 Oxford Street
W1.77	World War II Memorial Gateway to Marina	77 Waikawa Street
W1.313/315	Ropoamas Well - Plaque	313-315 Waikawa Road
W3.19/21	Sundial	19-21 Wairau Road
W6.1/9	Verandah, lace ironwork and facade of Oxleys Hotel	1-9 Wellington Street
FOR.2	Cook Memorial	Foreshore
FOR.4	World War I Memorial Gateway to foreshore	Foreshore/London Quay
FOR.5	Site - Railway Station and Platform (plaque)	Foreshore
FOR.6	The Scow - "Echo"	Shelley Beach

Category "LB"

A4.62/64	House	62-64 Auckland Street
B4.22	Formerly school/house	22 Broadway
C2.8	House	8 Canterbury St
D1.64	House	64 Devon Street
H2.2	London Quay Tearooms Verandah & Lattice work only	2 High Street
W1.261	House	261 Waikawa Road
W1.310	House	310 Waikawa Road

W3.8/10	Industrial Building	8-10 Wairau Road
W4.5	Former Police Station/Jail	5 Waitohi Place
W6.4/12	Post Office	4-12 Wellington Street
W6.123	Former Convent/House	123 Wellington St
Y1.68/70	House	68 York Street
FOR.1A	Railway Station	Foreshore Reserve (west side)

Category "LC"

A4.34/40	Former Manse/House	34 Auckland St Bellevue Guest House
B4.10	House	10 Broadway
B5.20	House	20 Buller Street
H1.16	House	16 Hampden Street
K1.47	House	47 Kent Street
K1.68	House	68 Kent Street
M3.109	House	109 Milton Tce
R3.7	House	7 Rutland Street
S1.14	House	14 Scotland St
W1.26/28	House - now hotel	28 Waikawa Road- Marineland Hotel
W1.49/51	House	49-51 Waikawa Rd
W1.71	House	71 Waikawa Road
W3.40	House	40 Wairau Road
W6.29	Fifth Bank building	29 Wellington St
W6.129	House	129 Wellington St
Y1.48	House	48 York Street

Recognition

Recognition is accorded to the Historic Sailing Vessel the "Edwin Fox", which although sited within Picton environs, is outside the Council's area of jurisdiction. The "Edwin Fox" is protected by other statutory means.

**1.2 Areas of Natural Beauty****Category "LA"**

1. Sec.48 Blk XII & Sec.8  
Blk XVI Linkwater S.D. Essons Valley - ext. Garden Tce
2. Sec.1 Blk XII & Sec.1  
Blk XVI Linkwater S.D. Essons Valley - ext. Garden Tce

**Category "LB"**

3. Part Lot 2 DP 7049 &  
Part Sec.39 Town of  
Picton Waterfall and  
Bush Section. 27 Milton Terrace
4. Part Section 132 Picton  
Suburban Blk XII Link-  
water S.D. & Part PT.  
Section 4 Blk I Waitohi  
S.D. Essons Valley - ext. Garden Tce

1.3 Trees (Those marked "RNZIH" have been selected for referral to the Royal N.Z. Institute of Horticulture)

<u>Location</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Circum Diam</u> in mm @ 1400mm	<u>Class</u>	<u>Comments</u>
53 Waikawa Road 'Wesley House'	Nothofagus Solandri Var Clifftioides	Mountain Beech	4300 c 2150 d	LA	Mountain Beech possibly 200yrs old
As above	Cuppressus spp	Red Cedar	1540 c 950 d	LB	
117 Waikawa Road	Liriodendron tulipifera	Tulip Tree		LA	A planting well worth retaining for its aesthetic value
	) Chameacyparis aurea	Conifer	)	)	
	) Cryptomeria japonica	Conifer	)	LB	
	) Dodenea		)	)	
	) Purperium	Ake Ake	)	)	
	) Pittosporum	Tarata or	)	)	
	) eudioniodes	Lemonwood	)	)	
148 Waikawa Road	Podocarpus Totara	Totara	1800 c 300 d	LB	
362b Waikawa Road	Eucalyptus ficifolia (two)	Red flower-ing Gum	450 c 650 d	LB	Small tree beautiful when in flower
374 Waikawa Road	Eucalyptus spp	Gum	2540 c 750 d	LB	Dominates area
Waikawa Roadside Waikawa Bay	Quercus Robur	English Oak	2960 c 950 d	LB	One of few Oaks worth retaining
"Parklands" Motor Camp Waikawa (adjoining section)	Liriodendron tulipifera	Tulip Tree	500 c 350 d	LA	One of the best specimens
As above	Araucaria aracana	Chilean Pine or Monkey Puzzle	350 c 150 d	LB	Outstanding tree
1 Beach Rd Waikawa	Liquidamber styraciflu	Sweet Gum	950 c 500 d	LB	Fine tree but recently side pruned



<u>Location</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Circum Diam</u> in mm @ 1400mm	<u>Class</u>	<u>Comments</u>
50 Beach Rd	Acer palmatum	Japanese Acer	250 c aver. 150 d	LB	A group of 6 small trees
10 Amelia Crescent	Quercus palustris	Pin Oak	350 c 250 d	LC	Has been topped
109 Milton Terrace	Eucalyptus spp	Gum	950 c 500 d	LA	Dominates skyline
101 Milton Terrace	Eucalyptus spp	Gum	950 c 500 d	LA	As above
37 Milton Terrace	Quercus Robur	English Oak	1000 c 650 d	LB	
1 Sussex St	Quercus Robur	English Oak	2400 c 950 d	LA	Excellent tree
21 Suffolk Street	Quercus Robur	English Oak	1230 c 960 d	LB	Good specimen with even spread
39 Lincoln Street	) <u>Group Planting</u> ) Fraxinus ) Excelsior ) Fraxinus ) raywoodii ) Platanus ) Orientalis ) Betula pendula )	Golden Ash  Claret Ash  Oriental Plane  Weeping Silver Birch	) ) ) ) ) ) ) )	LC	A group of assorted trees most important for their value to the Street
21 Leicester Street	) <u>Group Planting</u> ) Betula ) papyrifera ) Nothofagus spp ) Kanaka ) Pittosporum ) tenuifolium ) Comprosmia spp ) Pittosporum ) eudiniodes ) Callistemon ) citrinus ) splendensii	Paper Birch  Silver Beech Teatree Kohuhu  Tarata or Lemonwood Bottle Brush (red form)	) ) ) ) ) ) ) ) ) ) ) )	LB	A mixed planting of Native & Exotics of immense value to the area

<u>Location</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Circum Diam</u> in mm @ 1400mm	<u>Class</u>	<u>Comments</u>
21 Leicester Street	Quercus Robur	English Oak	950 c 500 d	LB	An outstanding specimen but does not dominate when viewed from street
10 Newgate Street	Quercus palustris	Pin Oak	2300 c 550 d	LB	Enhances both property & street
	Liquidamber stryaciflua	Sweet Gum		LB	
7 Rutland Street	) Fagus sylvatica	English Beech	2200 c 1200 d	LA	Beautiful specimens
	) "Purpurea"	Beech	1200 d		
	) Michelia doltsopa	Chinese Magnolia	2800 c (forked) 900 d	LA	
	) Magnolia campbelli	Magnolia		LA	
Hampden St P.B.C. Road reserve	Eucalyptus spp	Gum		LA (RNZIH)	Planted by old identity Mr Cox
3 Russell St	Podocarpus totara (2)	Totara	av. ) 360 c )		A small planting which together with Kauri listed below is a very worthwhile group of trees
	Hoeria glabrata (2)	Mountain Ribbonwood	av. ) 250 d )	LC	
8 Taranaki Street	Agathis australia	Kauri		LA	Kauri of approx. 60/70 yrs.
8 Taranaki Street	Various native specimens in a group	2 Rimu 1 Totara 1 Pittosporum	) ) )	LC	A group of natives rarely found in a Borough

<u>Location</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Circum Diam</u> in mm @ 1400mm	<u>Class</u>	<u>Comments</u>
Holy Trinity Church	<u>Group Planting</u> Quercus cerris	Turkey Oak		LA	Oak-1 of 2 seeds brought from England. 1 planted at Port Underwood proposed for RNZIH List. Kowhia seed has been collected & spread over Victoria Domain.
Wairau Road	Fraxinus raywoodii	Ash	)	(RNZIH)	
	(3) Betula pendula	Weeping Silver Birch	)	LB	
	Ulnus aurea	Golden Elm	)		
	Sophora microfilia	Kowhai	)		
			)		
			)		
			)		
Wellington Street "Fifth Bank"	Magnolia grandiflora	Giant Magnolia		LA	These trees "soften" the skyline
	<u>Group Planting</u> Betula pendula	Silver Birch	)		
	Podocarpus totara	Totara	)	LB	
94 Wellington Street	Nothofagus menzeii	Silver Beech	655 c 350 d	LB	A very small specimen - important in this situation
125 Wellington Street	Cryptomeria spp	Conifer	)	LB	2 fine old specimens
	Magnolia grandiflora	Magnolia	)		
10 Broadway	Quercus coccinea	Red Oak	500 c 360 d	LA	
11 Broadway)	Various Native specimens in a Group	Rimu, Five Finger, Nothofagus	)		A valuable group of Native Trees - well worth retaining
Picton B.C.)		Comprosmia	)	LC	
Roadway Reserve )	Ditto	Pittosporum	)		
		Kanaka	)		
		Beech spp	)		

<u>Location</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Circum Diam</u> in mm @ 1400mm	<u>Class</u>	<u>Comments</u>
8 Market St	Cupressus Macrocarpa	Monterey Cypress	3800 c 1000 d	LA	2 import- ant speci- mens of spreading habit
As above	Chameacyparis lawsoniana	Conifer	2130 c 600 d	LA	
10 Market St		Old fashioned Rose spp		LB	
Police Station Broadway (Old Court- house and Jail area)	Quercus coccinea	Red Oak	2500 c 800 d	LA (RNZIH)	Red Oak - outstand- ing type - proposed for RNZIH Nat. list.
As above	<u>Group Planting</u> (4) Betul pendual	Silver Birch	) )	LB	
53 York St	Nothofagus menzieii	Silver Beech	2400 c 620 d	LB	
59 York St	Quercus Robur	English Oak		LB	Worth protecting
61 York St	Nothofagus menzieii	Silver Beech		LB	
18 Scotland Street	Fagus sylvatica "Purpurea"	English Beech		LB	1 of only 2 specimens in Picton. Both outstanding.
35 Devon St "Marlin Motel"	Eucalyptus spp	Gum	3950 c 1350 d	LB	Stands out
27 Devon St	Sophora grandiflora	South Island Kowhai	2300 c 900 d	LB	A grand spreading tree
Buller St Borough School	Podocarpus totara	Totara Robur	3460 c 1000 d	LA	One of the finest of these trees
33 Durham St	Araucaria heterophyllia (2)	Norfolk Pine		LB	These 2 trees will dominate Picton's skyline in the future

<u>Location</u>	<u>Botanical Name</u>	<u>Common Name</u>	<u>Circum Diam</u> in mm @ 1400mm	<u>Class</u>	<u>Comments</u>
Picton B.C. cnr Kent & Buller Sts Borough School	Querus Robur	English Oak	3580 c 1600 d	LA (RNZIH)	A tree of consider- able pro- portion in girth and diam.
Picton Borough Council 35 South Terrace (Road Reserve)	Quercus coccinea	Red Oak	2290 c 700 d	LA )	Probably ) planted ) same time ) as the ) Police ) Station ) tree
Picton Borough Council Foreshore	Grevillea robusta	Silky Oak		LB	A diffi- cult tree to grow in this area but not affected by frost in its situation
Nelson Sq	Sequoia dendron gigantea (2)	Redwood		LA (RNZIH)	On National Tree Register.

**PART 2****OBJECTS AND PLACES OF NATIONAL IMPORTANCE LISTED IN THE NEW ZEALAND HISTORIC PLACES INVENTORY DECEMBER 1986**

		<u>Status</u>
1. House (including picket fence) (Demolished 1987)	39 Waikawa Road	C
2. Sundial	Holy Trinity Church Grounds, Picton	C
3. House	9 Oxford Street	D

**OTHER HISTORIC PLACES RECOGNISED BY THE HISTORIC PLACES TRUST AND LISTED FOR INFORMATION**

1. Picton Capital of Marlborough Plaque 1976	Wall of Picton Police Station, Marlborough
---	---

**PART 3 CRITERIA FOR CLASSIFICATION****3.1 Local Items**

The criteria for selecting objects, places and areas of local significance for protection under the District Scheme are as follows:

**Historical Value**

The advice of the Historic Places Trust and others qualified to guide Council has been and is to be sought in assessment of places or objects.

Criteria for selection of objects are:

- (a) whether the place or object has value as a local landmark, over a length of time;
- (b) whether the place or object has historic association with a person or event of note, or has strong public association for any reason
- (c) whether the place or object reflects past skills, style or workmanship which would make it of educational or architectural value;
- (d) whether the place or object is unique or rare, or a work of art;
- (e) whether the place or object is physically prominent or well sited; and /or
- (f) whether the place, as a whole, reflects a landscape which has developed in earlier years and has value for the Borough both now and in the future.

Criteria for selection of areas are:

- (a) whether the area should form a unified place topographically;
- (b) whether the area is consistent as to the period and has a particular character defined at least in part from the era in which it was built; and/or
- (c) whether the area is useful in its present form and can continue with little inconvenience to residents of the area.

#### Scientific Value

The advice of qualified organisations and persons has been and is to be sought in the selection of areas considered of value for their scientific interest. Factors which would be considered in selecting places and objects would include:

- (a) whether the place or object is of value through scarcity, uniqueness or particular location;
- (b) whether the place or object has education value;
- (c) whether protection of this place or object will have value to the Borough, or to the country as a whole; and/or
- (d) whether protection of the place or object will assist in protection of other elements, such as plant or animal habitats.

#### Natural Beauty

The advice of qualified people or bodies has been and is to be sought in assessing places and objects of natural beauty. In assessing places and objects (which it is expected will be predominantly trees or native flora) the following factors are to be considered:

- (a) whether the place or object has outstanding scenic value;
- (b) whether the place or object has outstanding aesthetic value;
- (c) whether the place or object has outstanding functional value, such as a shelter belt;
- (d) whether the place or object has outstanding strategic value, either for its location as a focal point in the Borough, or in areas where there are few trees, or as an important part of the identity of an area; and/or
- (e) whether the place or object has the additional value of significant scientific or historical interest.

### Private Rights

The wishes of the community to preserve or protect an item for the purposes of community benefit must be balanced against the rights of persons affected. Before any decision is made to list an item, Council shall endeavour to obtain representations from all parties likely to be affected by the listing and will take into account:

- (a) the effect of listing on the ability of parties affected thereby to continue to make reasonable use of the listed items;
- (b) the effect of listing on the operation of any business or other activity in or connected with or associated with the listed items;
- (c) the effect of listing on redecorating, restoring, repairing or altering the listed item;
- (d) the practicality of redecoration, decorating, restoring, repairing or altering the listed items in the manner and design and with similar materials to those originally used in such a way that such works do not detract from those features for which the item has been listed;
- (e) the effect of listing on agreements or arrangements made or which are intended in respect of the item; and
- (f) any other relevant factors.

### 3.2 National Items

The Historic Places Act 1980 empowers the Historic Places Trust to classify buildings according to their historical significance in one of four categories as follows:

- (a) Class A - A building whose permanent preservation is essential because of its historical significance or architectural quality.
- (b) Class B - A building which merits preservation because of its very great historical significance or architectural quality.
- (c) Class C - A building which merits preservation because of its historical significance or architectural quality.
- (d) Class D - A building which merits recording because of its historical significance or architectural merit.



## GUIDELINES, OBJECTIVES AND POLICIES FOR TOWN CENTRE

### INTRODUCTION

Picton's visual character derives from the physical setting of the bush-clad hills and the harbour, the public spaces and the historic and aesthetic value of much of the town's centre.

### OBJECTIVES

- (1) To preserve and enhance the character of colonial architecture in the town.
- (2) To preserve and enhance the vista of the Harbour looking north along High Street.
- (3) To preserve and enhance the main shopping area and increase its attractiveness to pedestrians and visitors.
- (4) To preserve and enhance the nautical character - boats, colour, flags wharves, fishing.

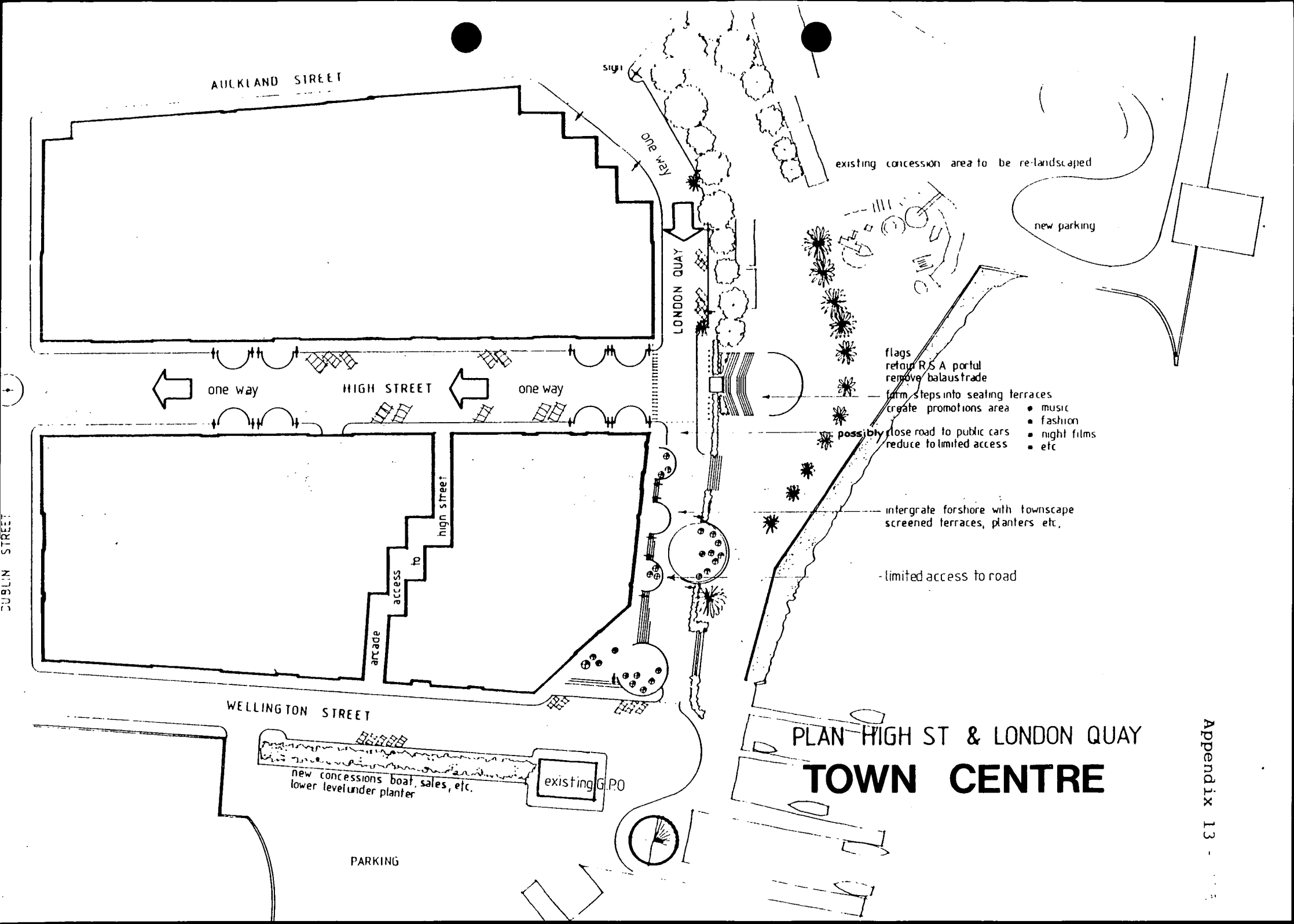
### POLICIES

The above objectives will be sought through the following policies and measures:

- (1) Preserving features of existing buildings which reinforce the objectives and controlling new buildings so that they complement the objectives:
  - a. Verandahs - arched verandahs supported by posts (decorative rather than structural) verandah decks enclosed by shiplike railings;
  - b. Scale of Buildings - the vertical element is important as seen from public areas. Recession surface controls will limit the height of buildings behind the road boundaries.
  - c. Roof shapes and pitches - gable and hip roofs are appropriate, large flat or low pitched roofs are not suitable in situations where they will be visually prominent.
  - d. Building Materials - should be selected to be compatible with adjoining buildings.
  - e. Windows and doors - these should follow the proportions of windows and doors in typical older buildings. Windows are typically tall rather than wide. Large square picture windows are generally out of character. Bay windows and dormer windows could add visual interest. Discreet use of circular windows could reinforce the nautical image of Picton, but this would have to be compatible with surrounding buildings.

f. Colours - colours should enhance rather than clash with the visual character of Picton. Appropriate colours are white, cream, grey and strong dark colours. A relationship with adjoining buildings could be established by selecting lighter or darker tones of a colour used nearby.

- (2) Implementing street upgrading, reserve development and installing street furniture similar to that indicated in the following illustrations.
- (3) To encourage Ferry car parking as close to the Town Centre as possible to motivate marshalled passengers to visit.
- (4) To ensure that signs are well designed and placed for visitors.
- (5) To ensure that ample car parking is available adjacent to the Town Centre.
- (6) To avoid visual barriers between the Ferry Terminal complex and the Town Centre and to integrate the two areas and provide a well designed footpath link between them.
- (7) To integrate the foreshore area with London Quay and the lower part of Wellington Street.
- (8) To ensure that changes to the town centre are such that ferry passengers are attracted from a distance (reinforced by informative signposting and a promotional message that gives people a reason to visit).



AUCKLAND STREET

sign

one way

existing concession area to be re-landscaped

new parking

LONDON QUAY



one way

HIGH STREET



one way

flags  
retain R.S.A. portal  
remove balustrade

form steps into seating terraces  
create promotions area

- music
- fashion
- night films
- etc

possibly close road to public cars  
reduce to limited access

intergrate forshore with townscape  
screened terraces, planters etc.

limited access to road

DUBLIN STREET

high street

arcade  
access

WELLINGTON STREET

new concessions boat sales, etc.  
lower level under planter

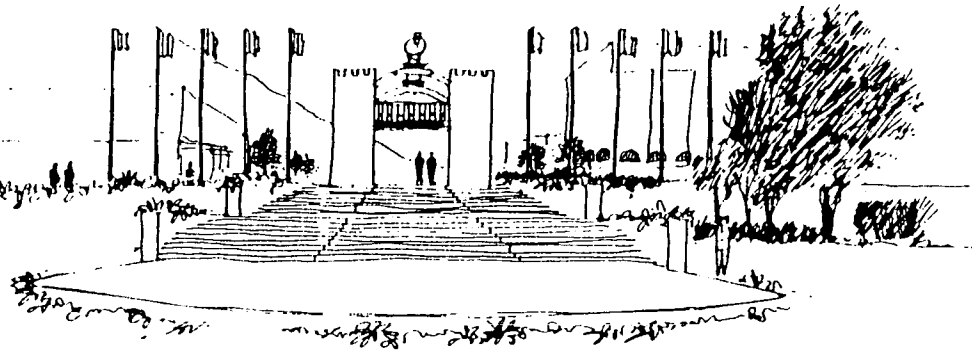
existing G.P.O.

PARKING

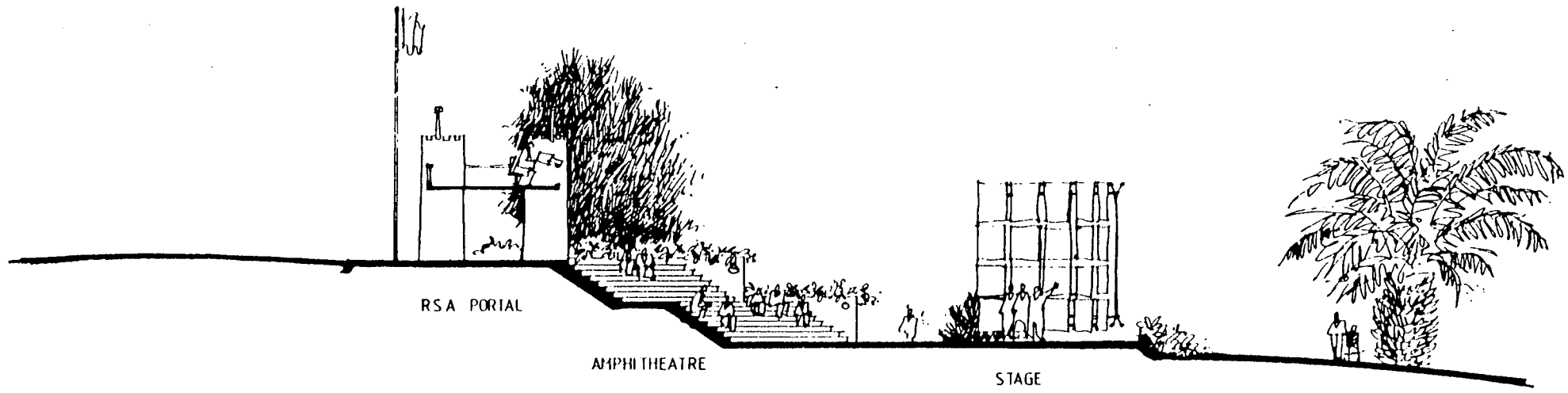
PLAN HIGH ST & LONDON QUAY  
**TOWN CENTRE**



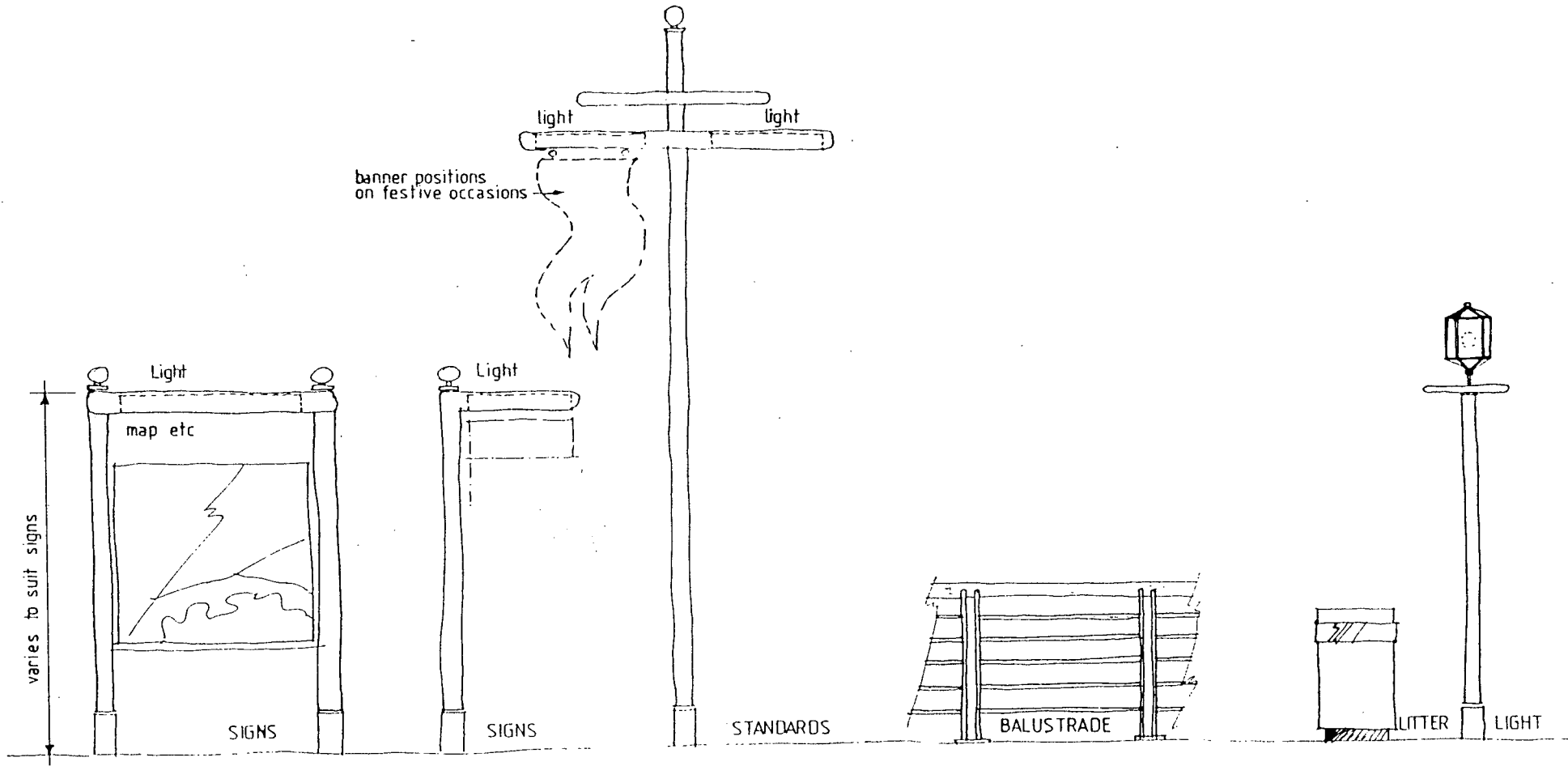
HIGH STREET  
**TOWN CENTRE**



HARBOUR SIDE VIEW



# TOWN CENTRE



STREET FURNITURE  
**TOWN CENTRE**

## OBJECTIVES, POLICIES AND MEASURES FOR FORESHORE AMENITIES AREA

### INTRODUCTION

The Borough's visual character derives from the physical setting of the bush-clad hills and the sounds, the public spaces and the historic and aesthetic value of much of the architecture.

An area, called the Foreshore Amenities Area, is generally parallel to the foreshore in Picton and Waikawa and includes part of the commercial centre of Picton. This area has particular significance and development within it is controlled in terms of the following objectives, policies and measures.

### OBJECTIVES

- (1) To enhance natural qualities of the foreshore environment and preserve as much as practical the views to and from the foreshore.
- (2) To preserve and enhance the recreational amenities - walkways, play areas, sitting areas.
- (3) To preserve and enhance the nautical character - boats, colour, flags, wharves, fishing.
- (4) In Picton, to preserve and enhance the character of colonial architecture in the town and historic features such as the Edwin Fox.

### POLICIES

The above objectives will be sought through the following policies and measures:

- (1) Requiring esplanade reserves to ensure public access along the shoreline
- (2) Requiring 3m wide yards except in Commercial zones along boundaries or parts of boundaries perpendicular to the shoreline, to preserve open space and views.
- (3) Requiring landscaping which avoids obstruction of views but softens the appearance of buildings.
- (4) Planting trees in car park areas which will provide a low canopy for shade, visually enhance sealed areas yet not interfere with views.
- (5) In Picton, more so than Waikawa, preserving features of existing buildings which reinforce the objectives, and controlling new buildings so that they complement the objectives.
  - (a) Verandahs - arched verandahs supported by posts,

(decorative rather than structural) verandah decks enclosed by ship-like railings;

- (b) Scale of Buildings - the vertical element is important as seen from public areas. Recession surface controls will limit the height of buildings behind the road and esplanade boundaries.
- (c) Roof shapes and pitches - gable and hip roofs are appropriate, large flat or low pitched roofs are not suitable in situations where they will be visually prominent.
- (d) Building Materials - most of the buildings in the area are clad with painted timber and have corrugated iron roofs. Other materials should generally be used with caution and should be plain rather than a feature.
- (e) Windows and doors - these should follow the proportions of windows and doors in typical older buildings. Windows are typically tall rather than wide. Large square picture windows are generally out of character. Bay windows and dormer windows could add visual interest.

Discreet use of circular windows could reinforce the nautical image, but this would have to be compatible with surrounding buildings.

- (f) Colours - colours should enhance rather than clash with the existing visual character.

Appropriate colours are white, cream, grey, and strong dark colours. A relationship with adjoining buildings could be established by selecting lighter or darker tones of a colour used nearby. Brighter colours, flags etc could be used in small proportions for contrast.





Public Parking

PICTON BOROUGH ROADING STANDARDS

Type of Road	Legal Width	Carriageway Width	Moving Lanes	Parking Lane(s) (& channel & cycles)	Footpath(s)	Berm(s) (& Kerb)**	Turning Head Dia.	Examples
Primary - mainly through-traffic	20	12	2@3=6	2@3.0=6	2@1.5=3	5		Wairau Rd Auckland St Waikawa Rd Beach Rd
Secondary- through & property access traffic & culs-de-sac over 100m	17	11	2@3=6	2@2.5=5	1@1.5=1.5	4.5	20	Milton Tce Dorset St Moana View Rd (17.6) Waimarama St (pt)
Tertiary - mainly property access traffic i.e. culs-de-sac under 100m serving more than 16 potential household units	12	7.5	2@2.5=5	2@2.5=2.5*	1@1.5=1.5	3	20	Waimarama St (pt) (15)
Private Driveways - Potential number of household units served:								
9 - 16		7.5	2@3.0=6		1@1.5=1.5			
4 - 8		6	2@2.5=5		1@1.0=1.0			
3		5.0	4.5	Passing Bay for each 60m or part thereof in length				
1 @ 2		3	3.0	Passing Bay for each 60m or part thereof in length				

\* Parking lane may be eliminated if separate parking areas are set aside providing the equivalent number of spaces.

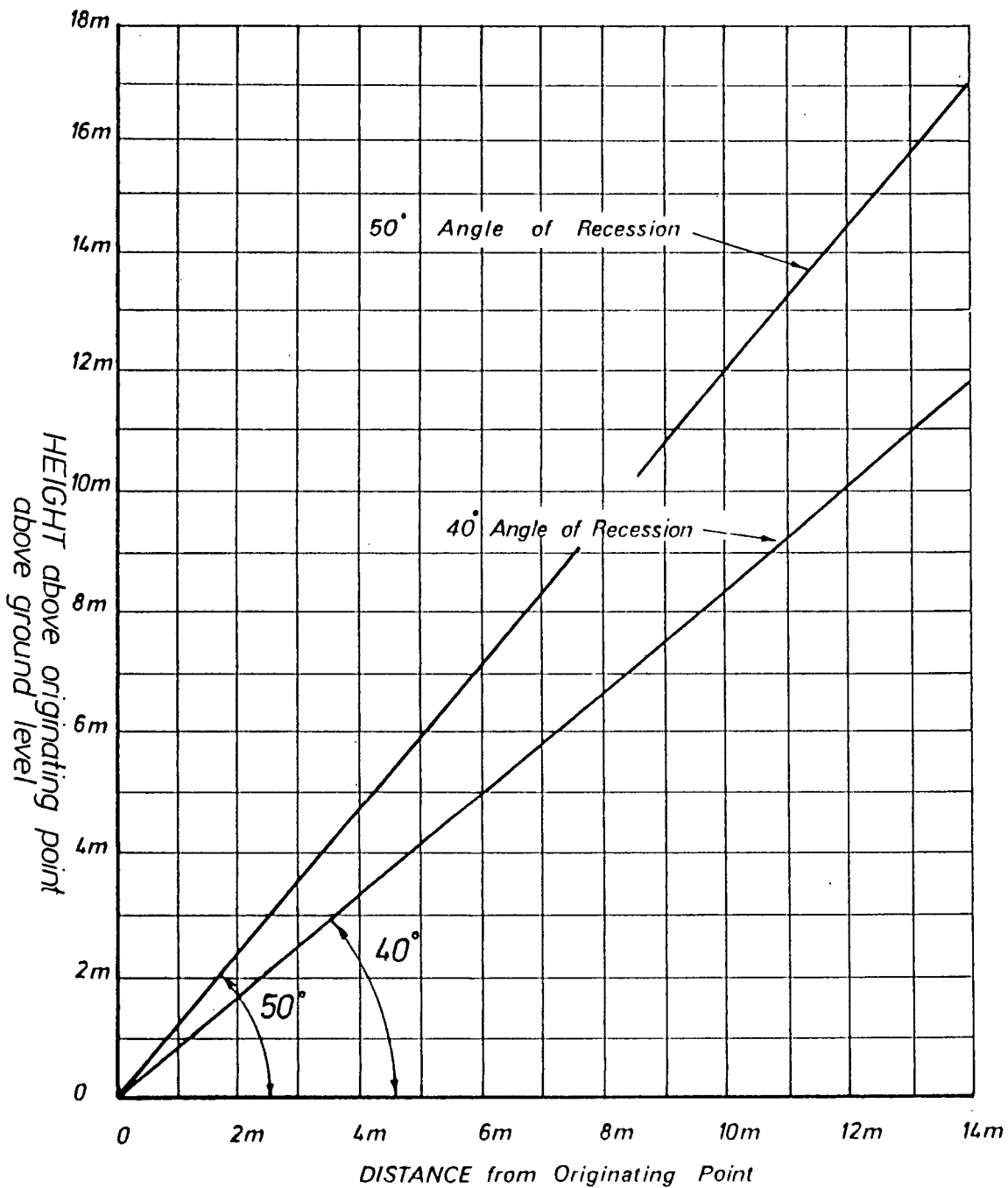
\*\* Berm areas should contain a minimum of 1m width free from services in which planting could be undertaken.

LIVESTOCK CONVERSION TABLE

	LIVESTOCK UNITS
SHEEP	
- Ewe	1.0
- Hogget or Whether	0.7
- Ram	0.8
CATTLE	
- Cow	6.0
- Rising 1 yr	3.5
- Rising 2 yr	4.0
- Steer	5.0
DEER	
- Mature Stag or Hind	2.0
- 6 to 18 month Stag or Hind	1.3
HORSES	
- Hack	7.0
- Pony	5.0

# Building Height

Permitted height relative to distance from originating point.



**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 fish preserving (curing)  
Fluorine works  
Fuel-oil refining and storage  
Fur curing and tanning  
Gas (coal) manufacture  
Glue manufacture  
Gunpowder 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.

INDUSTRIES REQUIRING SEGREGATION BECAUSE OF NOISE, SMOKE, SMELL, EFFLUENT, VIBRATION, DUST, GLARE, OR OTHER LIKE OBJECTIONABLE.

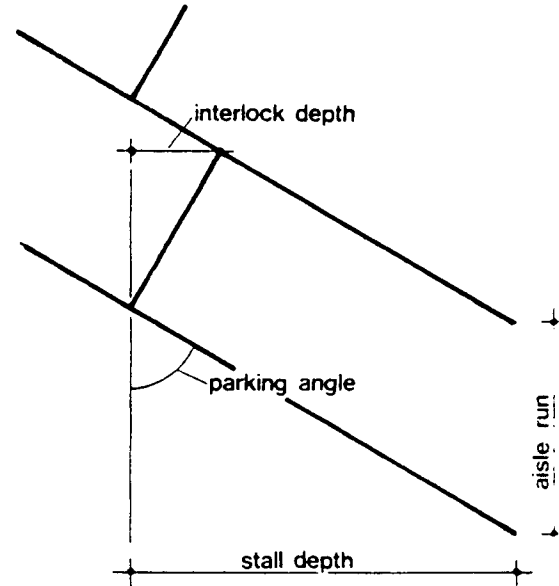
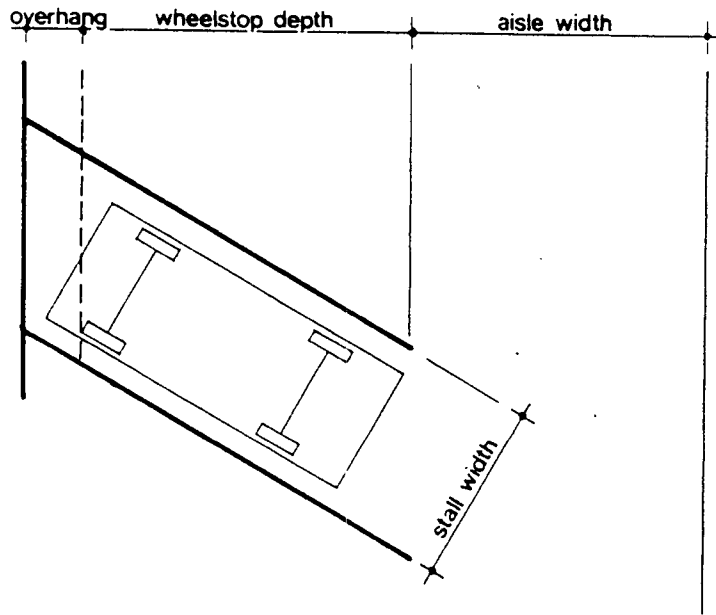
Aeroplane manufacture or assembly  
Agricultural machinery and implement manufacture  
Animal-foods manufacture  
Asbestos-cement products manufacture  
Asbestos manufacture  
Asphalt manufacture, refining, storage, or mixing  
Bags and sacks (textile) manufacture  
Blacksmith's shop  
Boat building  
Boiler works  
Brass foundry  
Brewery  
Brick and tile manufacture  
Briquette manufacture  
Burnt-clay products  
Carpet manufacture  
Casein manufacture  
Celluloid works  
Coal-briquette manufacture  
Cold storage  
Concrete - central mixing plant  
Constructional engineer's workshop or yard  
Cooperage works  
Creosote manufacture and treatment  
Disinfectant manufacture  
Distillation of spirits  
Drugs manufacture  
Dyes manufacture  
Electris power generating station  
Engineers' (constructional) workshop or yard  
Felt manufacture  
Flax milling  
Flock mills  
Flour milling  
Gas storage  
Glass manufacture  
Glass-products manufacture  
Glucose manufacture  
Gold mining  
Grain elevator  
Grain milling  
Grain threshing and crushing  
Gravel, sand or shingle pits  
Graving dock  
Harbour facilities - wharfage, sheds, etc  
Hides, wool and tallow warehouse  
Ink manufacture  
Iron foundry  
Iron mining  
Iron smelting  
Iron stove, range and grate manufacture  
Jam, fruit and vegetable preserving  
Junk yard, scrap metal, bottles, etc  
Malting  
Margarine manufacture

Match manufacture  
Motor-body building  
Motor-car wrecking  
Motor-vehicle assembly  
Nail manufacture  
Oil storage  
Oils-essence or extract manufacture  
Oils-vegetable manufacture  
Packing-case manufacture  
Panelbeating works  
Paper manufacture  
Patent fuel manufacture  
Petrol storage (bulk)  
Pickles and sauce manufacture  
Plaster of Paris manufacture  
Plywood manufacture  
Polishes manufacture  
Post splitting and sleeper and prop cutting  
Pumice pit  
Quarry-road metal, gravel, sand, shingle, marble, building-stone  
Railway goods yards  
Railway trackage  
Railway workshop  
Roading contractor's workshop or yard  
Rolling mill  
Rug manufacture  
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  
Sheep-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)  
Tinsplate manufacture  
Tram-repair shop  
Varnish blending  
Vehicle, motor, assembly  
Veneer manufacture  
Vinegar manufacture  
Wallboard (plaster) manufacture  
Wire manufacture  
Wood-bos manufacture



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

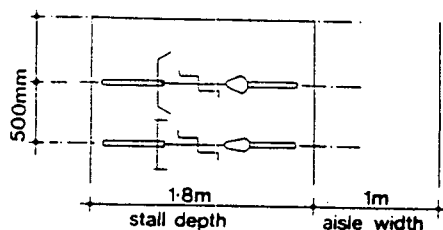
# Manoeuvring & Parking Space Dimensions



Parking Angle	Barrier / Wheelstop Parking				Interlock Parking			
	Stall Width m	Aisle Width m	Aisle Run m	Stall Depth m	Overhang m	Wheelstop Depth m	Interlock Depth m	Stall Depth m
90°	2.500	3.500	2.500					
	2.700	3.100	2.700					
	2.900	2.700	2.900	5.000	0.800	4.200		
	3.000	2.500	3.000					
75°	2.500	6.600	2.600				0.650	5.500
	2.700	6.200	2.800				0.700	5.500
	2.900	5.700	3.000	5.400	0.800	4.600	0.750	5.600
	3.000	5.400	3.100				0.800	5.600
60°	2.500	4.500	2.900				1.250	5.550
	2.700	4.000	3.100				1.350	5.650
	2.900	3.500	3.400	5.400	0.800	4.600	1.450	5.750
	3.000	3.500	3.500				1.500	5.800
45°	2.500	3.800	3.500				1.800	5.300
	2.700	3.500	3.800				1.900	5.400
	2.900	3.500	4.200	5.000	0.700	4.300	2.050	5.550
	3.000	3.500	4.200				2.100	5.600
30°	2.500	3.500	5.000				2.150	4.650
	2.700	3.500	5.400				2.300	4.800
	2.900	3.500	5.800	4.400	0.600	3.800	2.500	5.000
	3.000	3.500	6.000				2.600	5.100

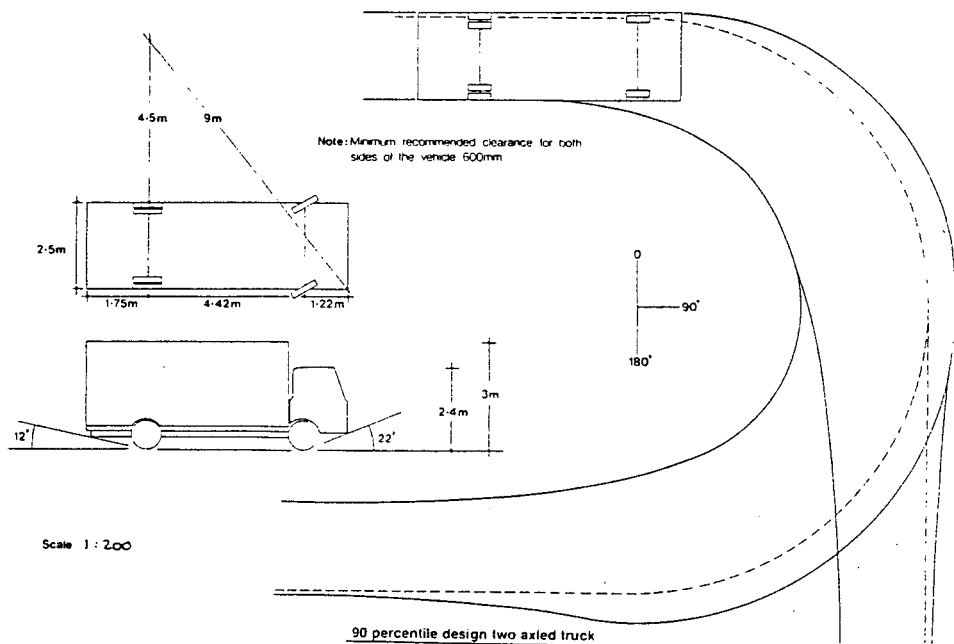
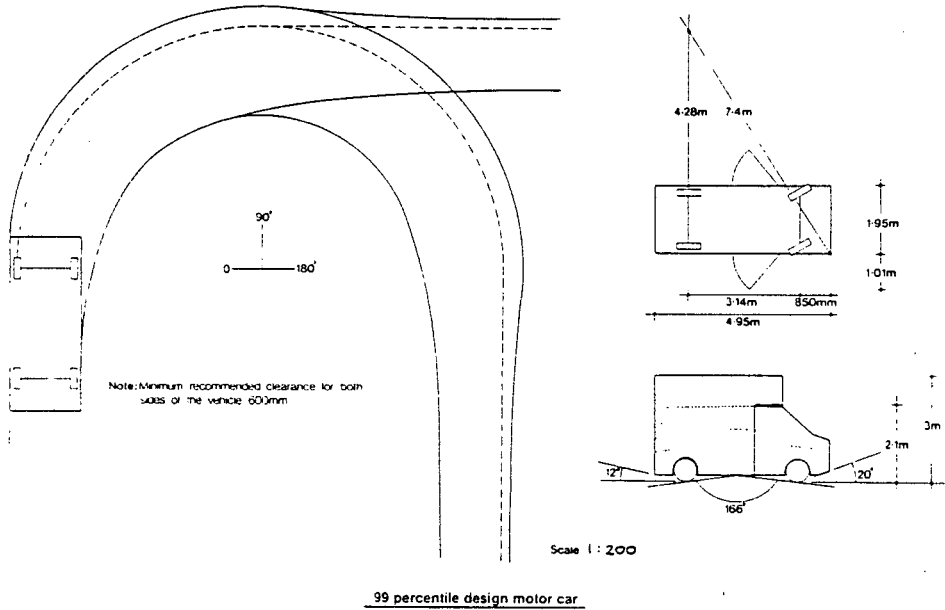
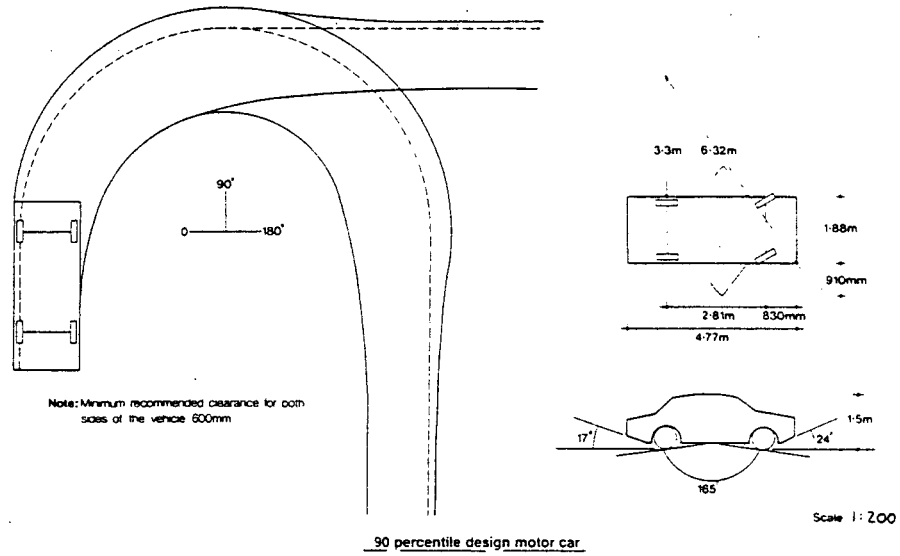
Parallel Parking Stall length=6.100 Stall width=2.500 Aisle width=3.700

- Notes: 1. Two way flow is permitted with 90° parking.
- 2. Aisle run distances are approximate only.
- 3. Stall widths shall be increased 300 where they abut obstructions such as columns or walls.
- 4. Minimum Oneway Aisle width 3.700m  
Minimum Twoway Aisle width 5.500m



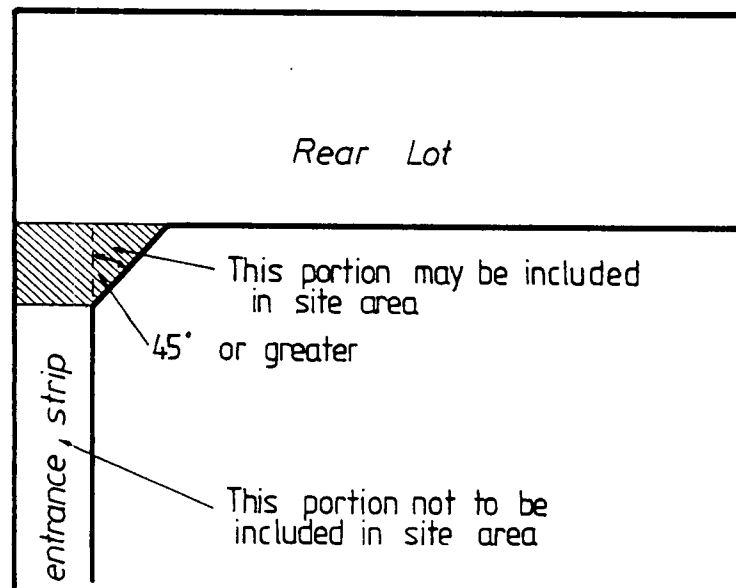
# Standard Design Vehicle Swept Paths

## Access Grades

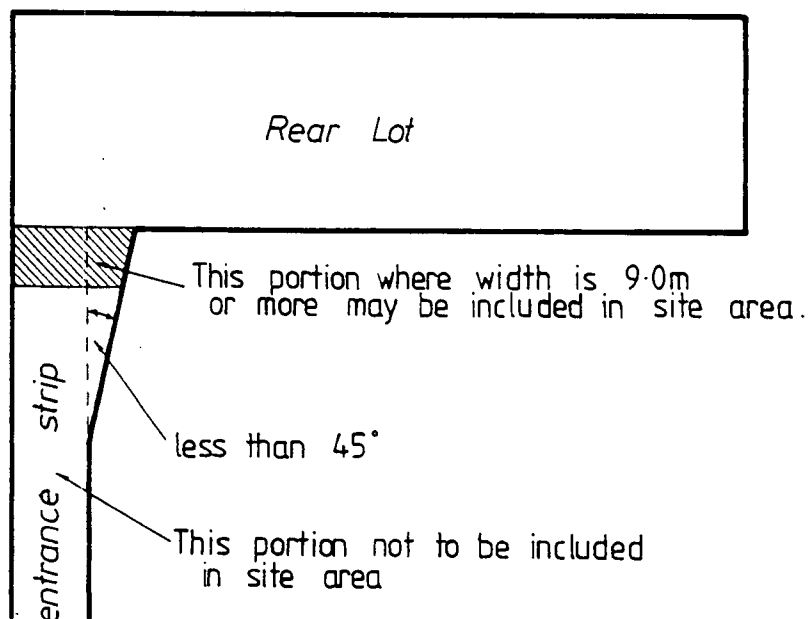


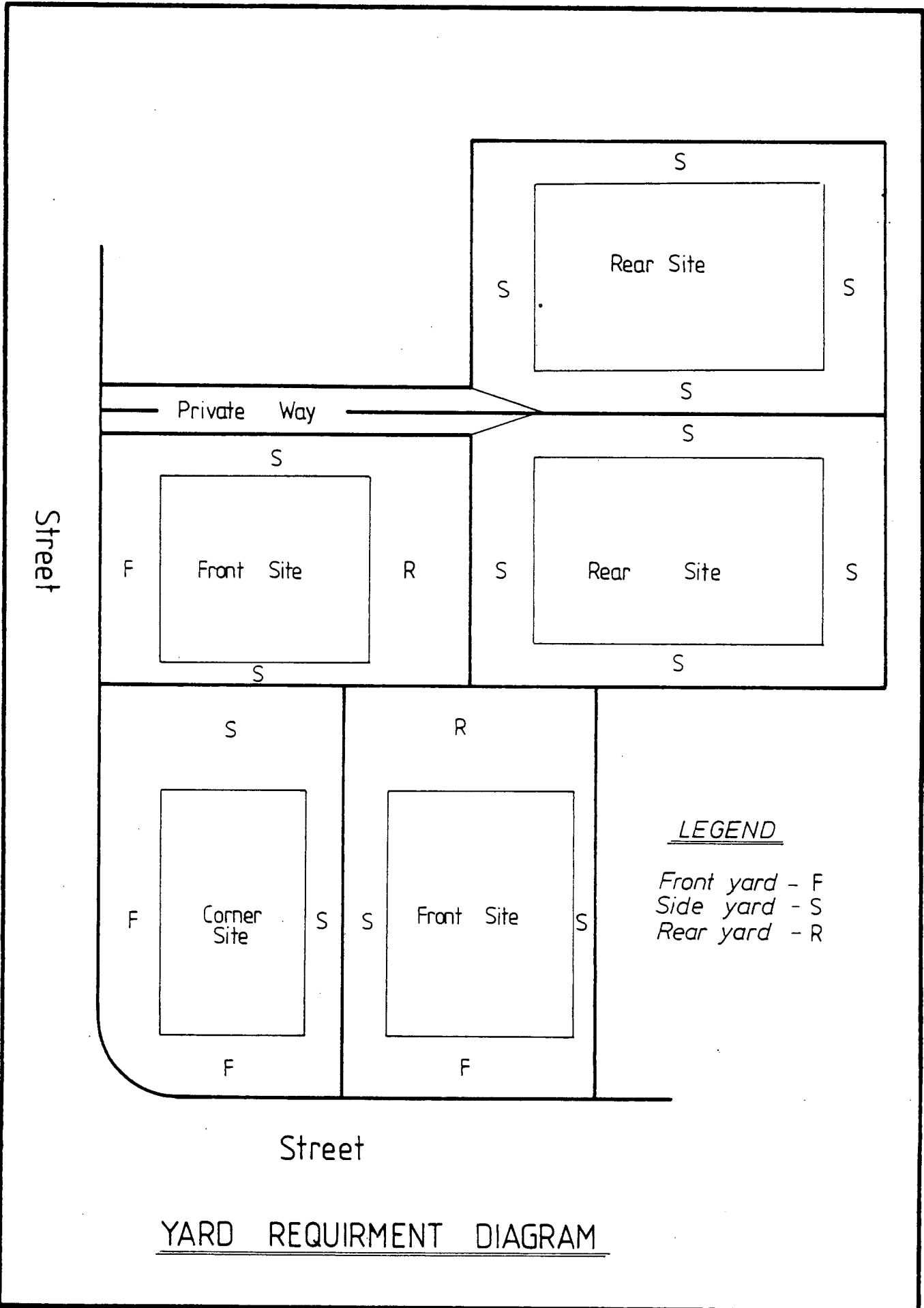
## Diagrams of Entrance Strips

CASE 1 Entrance strip diverges at 45° angle or greater



CASE 2 Entrance strip diverges at less than 45° angle





## N.Z. GUIDELINES FOR THE ANTIFOULING USER

Most antifouling preparations and applications take place in or around marinas. Such areas may become biological deserts with little marine life in them as a result of antifouling chemicals and other inputs.

Careless use of TBT antifouling paints within marina sites may have detrimental effects on marine organisms outside the marina through tidal flushing.

It is hoped that by following these guidelines boat owners can reduce the input of TBT into the marine environment.

The Concern with TBT is that extremely low levels of the order of a few parts per billion, can be lethal to shellfish larvae.

### **Applying antifouling**

Apply in a boat yard, or ashore above the high water mark away from shellfish beds.

Follow the instructions on the can.

Do not allow liquid paint to run into the sea.

Clean up spillages.

Dispose of used cans, brushes and materials ashore.

### **Cleaning off afloat**

Carry out the work away from shellfish beds or marine farms.

Carry out the work after high water so that the ebb tide will carry debris out of the estuary or bay.

Use a sponge or cloth and avoid abrasion. Never rub so hard that antifouling pigment colours the water. This wastes antifouling and releases chemicals into the water.

### **Cleaning off ashore**

Carry out the work as far above the high water mark as possible to minimise run off into the sea.

Spread a tarpaulin or sheet under the boat to collect solid wastes.

Use hoses at minimum pressure. Fouling is most easily removed while the hull is still wet from immersion. A colored run-off indicates that too much pressure is being used expensive antifouling is being wasted and chemicals are being washed into the sea.

Use a soft brush on co-polymer paints.

Dispose of waste cans and brushes ashore.

### **Complete removal of antifouling**

Consider the health and safety of the operator as well as the

environment: wear personal protection.

Wet abrasion is preferable to dry abrasion (which can produce toxic dust) and to burning off (which can produce toxic gases).

Place a tarpaulin or sheet around boat to collect wastes.

Never wash residues into the sea.

Dispose of wastes ashore.

#### **Disposal of waste**

Do not pour liquid paint wastes into drains, they often go straight into the sea. Seal liquid wastes in cans and dispose of ashore.

**Individuals:** collect all antifouling scrapings, used cans, brushes and rags, place in a strong plastic bag and dispose of with rubbish.

**Boat yards:** use waste container and notify local council that paint chemicals are present.