

Resource Management Act 1991

**TRANSITIONAL REGIONAL
COASTAL PLAN**

NELSON-MARLBOROUGH REGIONAL COUNCIL LOGO

RESOURCE MANAGEMENT ACT 1991

PUBLIC NOTIFICATION OF TRANSITIONAL REGIONAL COASTAL PLAN

Public notice is hereby given under Section 376 of the Resource Management Act 1991 that a Transitional Regional Council Plan is constituted and is operative as from 1 October 1991, in relation to the coastal marine area of the region.

Copies of this Transitional Regional Coastal Plan are available for inspection at the offices of:

Kaikoura District Council, Kaikoura;
Marlborough District Council, Blenheim;
Nelson City Council, Nelson;
Tasman District Council Richmond.

The transitional regional plan comprises the following instruments, to the extent that any provisions in those instruments apply seaward of Mean High Water Springs within the area to which each instrument relates.

Golden Bay County District Scheme Review No. 1 (1982)
Waimea County District Scheme No. 4 (1989)
Richmond Borough District Scheme Review No. 2 (1984)
Nelson City District Scheme Third Review (1982)
Motueka Borough District Scheme Review No. 2 (1982)
County of Marlborough District Scheme (1982) (Awatere Section Review 1983, Wairau Plains Section Review 1990)
Picton Borough District Scheme Review No. 1 (1989)
Kaikoura County District Schemes Review (1989)
Gazette Notice 1984: 3286 Minister of Agriculture and Fisheries Determination concerning marine farming in Golden and Tasman Bays
Water Classification: Waimea-Nelson (1967)
Directions of Minister of Conservation issued under S372 of the Resource Management Act 1991 (October 1991)

Section 378 of the Act provides that proposed variations, changes or reviews of these instruments, and of the proposed Marlborough Sounds Maritime Planning Scheme, may be made operative under the procedures of the Town and Country Planning Act 1977, at which time they are deemed to form part of the transitional regional coastal plan.

G N Martin
GENERAL MANAGER

NELSON-MARLBOROUGH REGIONAL COUNCIL

RESOURCE MANAGEMENT ACT 1991

TRANSITIONAL REGIONAL COASTAL PLAN

CONTENTS

1. Introduction
2. Operative district schemes
3. Determination of Minister of Fisheries
4. Deemed final water classification
5. Directions of Minister of Conservation

1. INTRODUCTION

This document is a Transitional Regional Coastal Plan constituted under the Resource Management Act 1991 (the Act) and is in force in the coastal marine area of the Nelson-Marlborough region from 1 October 1991.

The plan consists of certain instruments that control or allow activities affecting natural and physical resources in the coastal marine area of the Nelson-Marlborough region. The coastal marine area is defined by the Act and is the area of foreshore and seabed extending from mean high water springs (MHWS) to the territorial limit. A Transitional Regional Plan is constituted separately for the land in the region and is also in force from 1 October 1991.

The instruments in this Transitional Regional Coastal Plan were in force before 1 October 1991 with effect in that part of the region for which each instrument was established. The instruments were made or established under the following Acts:

- The Town and Country Planning Act 1977
- The Marine Farming Act 1971
- The Water and Soil Conservation Act 1967

The Act provides for the instruments in this plan to continue in effect over parts of the coastal marine area until the date upon which a regional coastal plan prepared in accordance with the Act becomes operative for the Nelson-Marlborough region. The Act requires the Council to publicly notify a proposed regional coastal plan by 1 October 1993.

The instruments in this plan comprise those parts of the following documents which may have effect seaward of MHWS.

* Operative district schemes

- Golden Bay County District Scheme Review No. 1 (1982)
- Waimea County District Scheme No. 4 (1989)
- Richmond Borough District Scheme Review No. 2 (1984)
- Motueka Borough District Scheme Review No. 2 (1982)
- Nelson City District Scheme Review No. 2 (1982)
- Marlborough County District Scheme (1982), (Awatere Section Review 1983, Wairau Plains Section Review 1990)
- Picton Borough District Scheme Review No. 1 (1989)
- Kaikoura County District Scheme Review (1989)

- * Determination of Minister of Fisheries: marine farming in Golden and Tasman bays (1984)
- * Deemed final water classification: Waimea Inlet and Nelson Beaches (1967)
- * Directions of Minister of Conservation: restricted coastal activities and matters to be considered in relation to coastal discharge applications (1991)

Each instrument in this plan is reproduced in the form in which it was originally established. Each instrument is prefaced by explanatory notes that describe the instrument's original purpose and intent, its history of establishment, the effect of the Act in interpreting the instrument, and other relevant explanatory material.

2. OPERATIVE DISTRICT SCHEMES

Original purpose and intent

District schemes were planning documents approved under the Town and Country Planning Act to apply to each district through scheme statements, codes of ordinances and planning maps. The purpose of district schemes was the wise use and management of resources and the control of development, through regulating the use and development of land or buildings. Each district scheme normally had effect landward of mean high water mark (MHWM).

History of establishment

The provisions of district schemes contained in this plan were made operative by former local authorities in the Nelson-Marlborough region at various times when those former authorities were in existence. Since local government reorganisation in 1989 and the advent of the Act in 1991, the current territorial authorities have initiated reviews of the inherited district schemes, now known as transitional district plans.

Effect of the Act

The Act has defined the landward boundary of the coastal marine area as mean high water springs (MHWS), which is further inland than the previous seaward boundary of district schemes (MHWM). This means that a notional strip of land at the seaward limit of areas covered by district schemes is included in the coastal marine area. In most areas of coastline in the region, this strip of land is negligible in width, as the shoreline is moderately to steeply sloping. The strip is likely to be greatest in width at the margins of estuaries, particularly those with a large tidal range.

The transitional regional coastal plan contains various provisions of each former district scheme that are believed to be relevant to this coastal strip. The provisions include extracts of scheme statements, codes of ordinances and planning maps. The provisions in a number of cases identify issues or state objectives concerning the adjacent coast but do not include related ordinances with effect seaward of MHWM.

Provisions of the district schemes that provide for specified controls and powers in respect of any controlled use within the meaning of the Town and Country Planning Act 1977 are deemed by the Act to be regional rules in respect of controlled activities. Provisions of the district schemes that require an application for approval as a conditional use within the meaning of the Town and Country Planning Act 1977 are deemed by the Act to be regional rules in respect of discretionary activities. Provisions of the district schemes that require an application for dispensation to be made with notice under the Town and Country Planning Act 1977 are deemed by the Act to be regional rules in respect of non-complying activities.

Further explanatory information

The set of provisions taken from each former district scheme for inclusion in this transitional regional coastal plan are listed on a green page before each set. Headings have been added where necessary to identify relevant provisions but otherwise the original provisions have not been altered. Where any scheme provisions are likely to have an effect on any resource consent application in the coastal marine area it may be necessary to check additional ordinances in the relevant district scheme.

COUNTY OF WAIMEA
DISTRICT PLANNING SCHEME 4

(Operative 31 March 1989)

	Page	Section	Topic
<u>Scheme Statement</u>	14	2.10	General Rural Objectives
		2.20	General Rural Policies
	23-24	2.40	Coastal Environment
	58-59	5.0	Industrial
	80	9.0	Transportation
	85	10.0	Recreation, Reserves, etc
<u>Ordinances</u>	22-32	Ord 300	Rural A Zone
	33-42	Ord 400	Rural B Zone
	47-56	Ord 500	Rural C Zone
<u>Change W4 (Kaiteriteri and Environs)</u>	1-38		Entire Scheme Change
<u>Maps</u>	1.0	Abel Tasman National Park - Moutere Inlet	
	1.1	Torrent Bay	
	1.2	Marahau	
	1.3.1	Kaiteriteri	
	1.3.2	Kaiteriteri	
	1.3.3	Stephens Bay - Riwaka estuary	
	1.3.4	Marahau - Honeymoon Bay	
	1.4.1	Riwaka	
	1.6	Port Motueka	
	3.0	Kina - Nelson	
	3.1	Ruby Bay	
	3.2	Mapua	
	3.4	Best Island - Bell Island	
	3.5.1	Richmond - Stoke	
	3.5.2	Richmond - Stoke	
14.0	Nelson - Cable Bay		
14.1	Glenduan		
15.0	Pepin Island - Pukerau Point		

uses while at the same time preserving and enhancing the character of the district and giving opportunity for retention of and increasing rural population.

2.10 General Rural Objectives

- (i) To guide development of the district in such a manner as to provide a wide range of land uses and to consolidate and encourage the development of rural communities.
- (ii) To ensure that the better quality soils are used as far as practical exclusively for primary production.
- (iii) To ensure the economic utilisation of natural resources for the benefit of the District.
- (iv) To conserve those features and qualities of the environment which contribute to the natural character and attractiveness of the district.
- (v) To preserve as far as practical the natural character and environment of the coastline, rivers and lakes in the district.
- (vi) To encourage the protection and preservation of native forest remnants, places and buildings of historical significance and sites of scientific importance.
- (vii) To conserve areas of importance for water catchment and to ensure development in such areas is compatible with water conservation and the development of the water resource.

2.20 General Rural Policies

- (i) To provide suitable zonings for expansion, diversification and experimentation in all aspects of land usage for primary production.
- (ii) To provide for forestry development in various zonings that will ensure compatibility with other rural land uses and maintain the economic viability of those land uses and the existing rural communities.
- (iii) To limit and control development opportunities along the coastline, rivers and lakes, and to maintain a high degree of public usage and enjoyment without encroaching upon existing land uses or natural flora and fauna.
- (iv) As far as is practicable within existing legislation, to encourage voluntary preservation of historical buildings.

the road frontages of the property and individual sellers will not be permitted to display advertising along the road frontage.

- (vi) The first C.M.P. to establish in any locality, Hall or school, shall be the anchor-point for the distance factor of Condition (iii) in Ordinance 603.4.

2.40 COASTAL ENVIRONMENT

2.41 Introduction

Waimea County has approximately 277 kilometres of coastline which is of significant value to the recreational, ecological and visual qualities of the region's environment. With increasing urban pressures on the coastline, the protection of these qualities and the allocation of priorities will become increasingly important.

Section 3 of the Town and Country Planning Act 1977 requires the preservation of the natural character of the coastal environment and the margins of lakes and rivers and their protection from unnecessary subdivision and development. Council will discharge its responsibilities pursuant to Section 3 of the Act through the provisions of this scheme.

2.42 Objective

- (i) The preservation and enhancement of the natural character of the coastal environment and recognition of its value as a recreational, ecological and visual resource.
- (ii) To preserve archaeological sites and help reduce erosion and other damage to these sites through appropriate practices

2.43 Policies

- (i) Council will give effect to the "Coastal Zone Management" Objectives outlined in Section One of the Nelson Bays United Council Regional Scheme.
- (ii) To preserve the Boulder Bank in its natural state and to help reduce erosion effects only passive recreational activities such as walking and fishing are considered appropriate provided that users recognise the sensitivity of nesting places and the distinctive flora and fauna. Works other than for purposes of navigation or public safety and the use of vehicles other than for these purposes will not be permitted.

- (iii) Coastal protection yards will be established on all future industrial sites immediately abutting the coastline, except where a public reserve of similar or greater dimensions has been established immediately abutting the coastline.
- (iv) Physical features such as cliffs, inlets, tidal mudflats, estuaries, rivers and creeks will generally be retained in their natural state.
- (v) In general the Council will not support further random reclamations of tidal areas unless the reclamation is both in the public interest and no feasible land based site is available. However, this general policy will not preclude the consideration of new reclamation to in-fill areas between existing reclamations and Lower Queen St around the coastline from Lansdowne Road to the Coastal end of Saxtons Road.
- (vi) Council will seek to maintain and improve public access to and along the coastline for present and future generations.
- (vii) In considering any development proposals on the coastline or in any area where such a proposal could have an appreciable impact on the coast, the Council will take into account:
 - (a) The visual impact on the coast;
 - (b) The compatibility of the proposal with the natural landscape and the protection of the flora and fauna.
 - (c) The present or potential recreational use of the area.
 - (d) The impact on the ecology of the area.
- (viii) In recognition of the growing pressures on the Coastal Environment in recognition of industrial, commercial, and recreational activities, Council will undertake a special study with the aim of introducing more specific policies on coastal management.

2.

2.50 RURAL A ZONE

2.51 Description

- (i) This zone generally includes land classed as I, II, and III in the Ministry of Works and Development Land Resource Inventory Works sheets and which is generally considered as "land having a high existing and potential value for the production of food". A small amount of other class land may also be included. This description

(iv) The inset on Map 3.6.1 shows these intentions.

4.0 COMMERCIAL DEVELOPMENT

- (i) Commercial development in the urban areas has been slow, probably due to the availability of facilities in the Boroughs and Nelson City. Studies have shown that in the main, all urban areas have sufficient facilities for present population, but some areas require consolidation and re-planning of the commercial zoning. Provision for off street parking is at a minimum and requires further study. It is inevitable that the Council will have to fund parking areas in some localities.
- (ii) Future development in commercial zones will probably tend towards the comprehensive modular type which can be expanded as local demand and populations grow.
- (iii) The Commercial "A" zoning previously scattered in various urban areas proved to be outdated, unused and unnecessary. That zoning has been removed.
- (iv) The provision of commercial land is related closely to population growth and while the present scheme shows adequate immediate provision, any major influx of population in some areas may necessitate some expansion. The scheme provides flexibility in this category so that the needs of each area may be reassessed as the situation demands.
- (v) As townships become fully serviced or growth determines, the Council will reconsider the commercial areas for more intensive development and where necessary initiate a scheme change.

5.0 INDUSTRIAL

5.10 General

- (i) Apart from land zoned for industrial usage within and adjacent to the townships in the County, a number of spot zones have been provided over the years. This has come about through rather uncertain industrial growth and the tendency to deal with individual cases as they arose. A coordinated policy based on the needs of the district has never been examined. In this respect the Council wishes to emphasise the need to encourage development of industries reliant upon, or deriving from, the natural resources of the district and to provide for specialised industry suitable for establishment within the smaller settlements.

- (ii) Forestry is one of the major industries in the district and expansion in fishing, fish processing and food processing may be expected. Berryfruit processing and wine production are local resource industries that should also be encouraged.
- (iii) Disposal of waste products is a problem with many industrial uses and with many potentially suitable sites in the County being located close to the coast, pollution of Tasman Bay is a major factor to consider.
- (iv) Transport both within the district and to export markets is a further major criteria in site location.
- (v) The major industrial sites established within the County are to be continued with provision for future expansion within whatever limits are appropriate to the site.
- (vi) The provision of further large areas of land for industrial use is not intended before further studies on the needs for such land have been completed.
- (vii) Section I of the Nelson Bays United Council's (N.B.U.C) Regional Scheme recognises the desirability of
- ... "a regional strategy for the development and location of industry (being) determined in close association with the constituent local authorities. It will cover in some detail the likely future industrial demands on the region, in the areas considered suitable for future industrial development, the employment opportunities likely to result from such development and the potential constraints on industrial development within the region."*
- (viii) The N.B.U.C. has also resolved that following completion of Section II of the Regional Scheme it will undertake a Regional Development Strategy as Section III of the Regional Scheme.
- (ix) Upon completion of this Section III it would be more appropriate for the Council to then reconsider the requirements for more and long term planning for industrial development.
- (x) The previous Industrial A & B zones have been restructured into a single zoning and the scattered site specific zonings for heavy industry have also been restructured into one zoning.
- (xi) A Resource Processing zoning is introduced to cover a variety of uses carried out and anticipated within the next ten years. In this

Board) supplying the service where, in the opinion of the relevant organisation, an underground supply is considered impractical.

9.00 TRANSPORTATION

9.01 General

- (i) All major transportation within the district is by road, while sea and air services to the district are through Nelson City. Therefore the district's major concern is providing a sound roading system that will economically and safely convey people and goods to and from the exit and entry terminals of the district.
- (ii) The minor district ports at Mapua, Motueka and Riwaka service the fishing industry and pleasure craft. Tidal and channel difficulties affect these ports but better utilisation of existing facilities and development of new facilities both on and off shore is required.
- (iii) Some increase in air transport to inland airstrips at Murchison and Speargrass St. Arnaud may be expected in light of the Council's support and provision for increased tourist development. No changes are made to these two airstrips but at a future review or scheme change it may be necessary to consider restrictions on potential land uses in the immediate flight and glide paths to these airstrips.
- (iv) Because of the districts dependence on an efficient road transport network, a flexible policy dependent upon economic considerations is essential. The development and maintenance of a major transport route through the district is of paramount importance.

9.02 Objectives

- (i) To develop and maintain a high standard network of sealed roads within the district.
- (ii) To ensure existing sea port facilities are better utilised and developed.

9.03 Policies

- (i) To introduce and maintain controls that limit expansion of any development along major traffic routes.
- (ii) To provide suitable zoning and controls for sea port development.

9.43 Ministerial Requirements

- (i) Where the Minister of Works and Development has previously required provision to be made for future State Highways or deviations from existing road alignments, those requirements are shown on various Planning Maps and are designated accordingly.

10. RECREATION, RESERVES, OPEN SPACES, NATIONAL & FOREST PARKS

10.01 General

- (i) The County is endowed with a wide range of formal reserves serving every need of the inhabitants and visitors to the district. Requirements under the Reserves Act 1977 should eventually see most of these reserves classified for particular purposes. The Reserves, Open Space, National and Forest Parks are a vital part of the character of the district.
- (ii) Most areas used for recreation are close to residential areas along rivers, or situated along the coast of Tasman Bay, in Abel Tasman National Park, or in the Nelson Lakes National Parks Locality. The coastal areas received the greatest use by the greatest number of people. A good example is the use of the foreshore reserves on Rabbit Island.
- (iii) It will be Council's intention to continue to develop and retain jurisdiction over all reserves within the limits of finance available and where possible to expand those areas that receive the greatest usage.

10.02 Objectives

- (i) To provide public open space sufficient to meet the demands for all types of recreation, both active and passive, required by the population and visitors.
- (ii) To provide and develop small areas in rural communities and urban areas suitable for activities such as childrens play.
- (iii) To develop river and lake and coastal reserves for the benefit of the public and to preserve the scenic values of the district.
- (iv) To preserve the off-shore islands in the County as scenic or public amenities.

ORDINANCE 300

RURAL A ZONE

301

PREDOMINANT USES

- .1 Farming of any kind but excluding factory farming, racing stables, horse studs, commercial forestry and commercial compost manufacturing.

Provided that any such use lawfully established and in operation as at 27 June 1984 may continue as a Predominant Use subject to the other provisions of this Ordinance, and the Act.

- .2 Horticulture, Floriculture, Vineyards and Nurseries.

Greenhouses are permitted to be used for any of the above uses provided that they are ancillary to or an integral part of the total use of the property and that the soil is used as a growing or productive medium, to ensure that on larger blocks use is made of the whole property therefore avoiding future demand for subdivision.

- .3 A dwelling house to replace an existing dwelling house.

Provided that

- (a) A permit to erect a replacement dwelling is issued within two years of the date on which the dwelling to be replaced was demolished, removed from the site, or destroyed by fire or
- (b) The dwelling to be replaced is demolished or removed from the site within six months of the date of occupancy of the replacement dwelling, or
- (c) The existing dwelling to be replaced may be retained for use as a storage building accessory to the use of the land in which case the old dwelling shall be rendered unsuitable for human occupation by the removal of all kitchen, bathroom, laundry, toilet and fireplaces and a building permit is issued to cover such work.
- .4 Parks, playgrounds, scenic and other reserves.
- .5 Beekeeping including rearing Queen Bees.
- .6 A single unit dwellinghouse and accessory buildings on any allotment having an area of not less than 800 sq.m. nor more than 4 hectares which is comprised in one separate certificate of title and which has been held in separate ownership from any (and all) adjoining land on or before 27 June 1984.

- .7 A single unit dwellinghouse and accessory building on any allotment having an area of 4ha. or more and on which a water source sufficient to sustain the proposed total development of the property has been established and an appropriate water right granted where applicable.
- .8 A Separate detached dwelling unit in addition to the principal dwelling and provided that the following shall be complied with:
- (i) The unit does not exceed 50 sq.m. and is for the occupation of the parent(s) of the owner(s) where because of age or disability separate accommodation is desirable and the applicant enters into a satisfactory agreement with the Council to ensure removal of the unit when it is no longer necessary, or;
 - (ii) The unit is necessary to house permanent worker(s) whose full time occupation is on the property, and;
 - (iii) The need for the additional accommodation must be established to the Council's satisfaction in accordance with policy 2.26 in respect of (i) above.
- .9 Farm Produce Stalls except on State Highways and the Moutere Highway and "Pick Your Own" produce sales provided that the provisions of Ordinance 601 are complied with.
- .10 Land recontouring as part of development for horticultural use.
- Provided that no natural material shall be sold or removed from the property or stockpiled on the property and the operation complies with the requirements of the Soil Conservation and Rivers Control Act and the Water and Soil Conservation Act where applicable.
- .11 Water storage reservoirs for on farm irrigation purposes provided that the Council's consent must be obtained under Sec.354 Local Government Act 1974 if the structure is within 20m of any property boundary.

Note: Pursuant to Section 21(3) of the Water and Soil Conservation Act Water Rights are required to dam a water course and to take water for irrigation. Therefore, dam construction can only commence after a Water Right has been granted and only in terms of the conditions set down. If an intended storage pond (reservoir) does not dam a watercourse then a right is required to take natural water to fill the pond and take from the pond. Application should be made to the appropriate Catchment and Regional Water Board.

.12 Accommodation for seasonal workers employed on the property provided that

(i) Sufficient information is submitted to satisfy the Council that such accommodation is necessary for the efficient management of the property.

(ii) Such accommodation may be either permanent self contained units not exceeding $40m^2$ each in area or provision for mobile units such as caravans or buses provided that a central ablutions, kitchen and common room unit is provided and the standards of such facilities comply with the minimum requirements of a camping ground as defined under the Camping Ground Regulations.

.13 Experimental Farming comprising a pilot scheme to establish the viability and practicability of any new land use for which the operating and management parameters have not been established and generally accepted, provided that;

(i) The total area of land used shall not exceed $2000m^2$ and the use shall be ancillary to the predominant use of the land.

(ii) Any buildings required shall comply with the normal bulk and location requirements for the zone.

(iii) Proposals not meeting this criteria shall be a conditional use in the zone and a notified application made accordingly before any work commences. (Refer to policy 2.28)

.14 Buildings (excluding dwellinghouses) accessory to the use of land permitted herein.

.15 Vehicle parking on Lot 1 DP.4095 subject to the following conditions:

(i) The parking area layout and number of spaces to be provided shall be as shown on Plan No. 710/02/01/06 dated December 1978 which was submitted with the application and is now recorded in the Waimea County Council's records as Plan No. 1257.

(ii) The parking area shall be filled and compacted with suitable hard material and the final surface shall be finished with a permanent impervious surface.

(iii) Parking spaces, manoeuvring aisle, entry and exit points shall be suitably marked on the finished surface.

- (iv) The parking area shall be graded to provide adequate stormwater run-off. Such run-off shall be collected in a drainage system to discharge in a suitable existing drain. Any discharge rights shall be obtained from the Nelson Catchment and Regional Water Board as required.
- (v) The Applicant shall submit to the County Engineer for his approval prior to any construction work commencing, a plan showing the proposed work including drainage and depth of fill required and surface proposed.
- (vi) The entry/exit points shall be graded and constructed to the edge of the existing highway to the requirements and satisfaction of the Resident Engineer, Ministry of Works and Development, Nelson and shall be finished with the same surface as the parking area.
- (vii) The "registered gateway" shall be relocated according to the requirements of the National Roads Board and Resident Engineer, Ministry of Works and Development Nelson.
- (viii) One sign not exceeding $1.5m^2$ in area, indicating the parking area may be erected within the boundaries of the property to the satisfaction of the County Planning Officer.
- (ix) Landscaping shall be undertaken as shown on the plan but visibility at the entry/exit points shall not be obstructed by any tree planting.
- (x) The existing septic tanks and effluent disposal fields shall be relocated to the requirements and satisfaction of the County Health Inspector if these facilities are in any way impaired by the construction of the parking area or manoeuvring aisle.
- (xi) That the area be adequately lit to the satisfaction of the County Engineer.

302 CONDITIONAL USE

- .1 The retention of a "replaced" dwellinghouse as a secondary dwellinghouse on any property having an area of not less than 2000 sq.m. subject to:
 - (i) The land must be suitable for the disposal of septic tank effluent.

- (ii) Access to the property shall remain unaltered, that is no new access to any road will be permitted.
 - (iii) The old dwelling is to be retained for a maximum period of 5 years and the applicant shall enter into a suitable agreement and bond with the Council to ensure removal of the old house as required.
 - (iv) The property shall not have frontage or access to State Highways No.6, 60 or 61 or the Moutere Highway, Pughs Road, Central Road, Nayland Road, Saxton Road or Suffolk Road.
- .2 A single unit dwellinghouse on any area of land which does not comply with any of the predominant uses, provided that
- (i) Sufficient evidence is submitted that will satisfy the Council that a permitted land use will be established on the property and,
 - (ii) That sufficient water is available to service the land use and where appropriate a water right will be obtainable.
 - (iii) The land is suitable for erecting a dwelling thereon having particular regard for water supply, effluent disposal and land stability and access.
- .3 Commercial or Co-operative fruit packing sheds, cool storage, cold storage or controlled atmosphere storage, required to service the horticultural development within this zone subject to the following criteria. (refer also to Policy 2.27).
- (i) The proposed site shall not be within the green belt area (Policy 2.23) and shall be no closer than 10km from Richmond or Motueka.
 - (ii) The size is limited to that which is sufficient to serve a maximum planted area of 50ha.
 - (iii) The application shall include sufficient information to show justification and grower support for the facility, a plan (which may be a proposed scheme plan for subdivision) showing proposed location of all plant and buildings, access, on site service facilities, height and bulk of buildings, and any proposed staging of development.
 - (v) Provision for water supply, effluent disposal, and control of any detrimental elements shall be described. Where applicable a copy of the water right to discharge, issued by the appropriate Catchment and Regional Water Board shall be supplied.

.4 Community Market Place as provided for under Ordinance 600.

.5 Farm Produce Stalls on State Highways in the district or the Moutere Highway. The following are included as guidelines for considering site suitability.

- (i) Produce for sale will be restricted to that grown on the farm conducting the selling.
- (ii) Separate stalls will not be allowed wherever a suitable vending point can be provided in an existing building, such as a packing shed.
- (iii) The vending point should generally be set back a minimum of 50 metres from the road frontage to encourage prospective purchasers to drive in rather than park on the roadway.
- (iv) The site should be appropriately landscaped.
- (v) One joint entry and exit lane at least 6 metres wide, a parking area for at least six cars and a turning area shall be provided. The access lane and parking and turning areas shall be to all weather standard.
- (vi) Access to the stall shall be at a position on the property boundary from which the road traffic is clearly visible for a distance of not less than 200 metres, in both directions along the road.

.6 Cottage Craft Industry and Home Occupations provided that

- (i) Such uses may be established within existing buildings or the principal dwellinghouse without creating the need for new or additional accessory buildings on the land when the land area is in excess of 1.5ha or;
- (ii) Where new buildings including a dwellinghouse are required, the property on which these uses may be established shall be an existing separate property having an area of not less than 2000m² nor more than 1.5ha and in both cases subject to the following conditions:
 - (a) The gross floor area of all buildings (excluding a dwellinghouse) used for these purposes shall not exceed 100m².
 - (b) The sale of goods made on the property will be permitted provided that there is parking space of not less than 100m².

access and turning area is provided within the property to the satisfaction of the County Engineer.

- (c) One sign may be erected where sales are permitted and such sign shall comply with the provisions of Ordinance 2203.2.
 - (d) Access to the property shall be sealed from the existing road seal to a distance 3 metres inside the property boundary.
- .7 Pre-school facilities, Churches, Halls, and places of public and private worship.
 - .8 Sports and recreation grounds and facilities.
 - .9 Racing stables and horse studs where it is the predominant use of the property and run as a commercial operation provided that the land is not suitable for horticulture due to such factors as potential flooding, high water table, insufficient water for irrigation, special climatic conditions and contour.

Note: 302.9 does not apply to a landowner who is only a part-time trainer where the racing stable or horse stud is only ancillary to the predominant use.

- .10 Farm Woodlots, Tree Crops and Seed Orchards.
- .11 Licensed premises, motels, licensed restaurants on the area of land described as Lot 1 DP.4095 provided that:
 - (i) Such uses shall be developed in conjunction with the adjoining Riwaka Hotel and,
 - (ii) In addition to relevant parking provisions required under Ord.2100 for the new development the provisions of Ord. 301.15 shall be complied with subject to any consequential alterations as to design and layout that may be necessary in respect of the new development and,
 - (iii) either
 - (a) The new development and existing Riwaka Hotel shall be reticulated for sewage disposal and connected to the Kaiteriteri-Riwaka sewerage reticulation scheme at the applicant's total cost or,
 - (b) Any development permitted shall be subject to the availability and suitability of a sufficient area of land within the property

for the safe and efficient disposal of all sewage and domestic effluent without giving rise to nuisance conditions beyond the boundaries of the property.

St
Ar

- (iv) Any application shall include a detailed site plan showing the intended development.
- (v) In considering any consent the Council may impose such conditions as are necessary to ensure compliance with requirements (i) to (iii) inclusive above in addition to any other conditions which may under the circumstances be necessary.

.12 Pursuant to the provisions of Regulations 39, Town and Country Planning Regulations 1978, the Council may require before any work is commenced, a cash deposit or bond to be executed to ensure compliance with the conditions imposed on any consent.

.13 Bulk and location requirements, performance standards, and other provisions for conditional uses shall depend upon the extent of the proposal but shall generally not be less than the provisions for Predominant Uses of this zone.

303 BULK AND LOCATION

.1 No buildings structures or trees shall be erected or planted on any property unless in compliance with the following minimum criteria.

ALLOTMENT	USE	FRONT	SIDE	REAR	MAX HEIGHT	COVER -AGE
Up to 2000 sq.m.	Dwelling	5m	1.5m & 3.0m	7.5m	8.5m	35%
Over 2001 sq.m.	Dwelling & Farm buildings	5m	5m	5m	10m	N.A.
Any area	Buildings accessory to Residential use	5m	1.5m	1.5m	3m	
Any Area	Other buildings Factory Farm Buildings	10m	7.5m	7.5m	12m	

30

Shelter Belts (Trees and Artificial)

600mm inside all property boundaries and 2m from any road boundary. At road intersections 10m minimum corner splays shall be provided in accordance with Ordinance 2004.1

-
- .2 One side yard on allotments up to 2000m² in area shall be maintained for vehicle access to the rear of the property.
- .3 Accessory buildings may be erected in one side yard only of a property up to the boundary if:
- (a) The written consent of the adjoining owner is first obtained and,
 - (b) The building is constructed with a parapet firewall on the boundary and,
 - (c) Stormwater discharge from the roof is collected and returned to within the property and,
 - (d) The provision of .2 above remains unaltered and the total yard space required under Clause .1 above is not thereby reduced.
- .4 Eaves may encroach on all yards by not more than 0.6m.
- .5 Buildings in which animals and birds are to be permanently housed shall not be erected within 50m of any existing dwelling on any adjoining property.

Note: This provision shall not apply to

- (i) a domestic hen house to contain up to 12 hens which shall be 10m from any dwellinghouse.
- (ii) A small pigsty housing not more than 5 animals which shall be 20m from any dwellinghouse.

304 PARKING: LOADING: ACCESS

- .1 In addition to any specific requirements relating to permitted uses in the zone the general provisions of Ordinance 2100 shall apply to every allotment in the zone.

305 AMENITIES

The general provisions of Ordinance 2200 shall apply.

306 SUBDIVISION (See Policy 2.54)

.1 In addition to the general requirements of Ordinance 1900 the following minimum standards shall be observed in any proposed subdivision.

(i) Undeveloped Land (See Definitions Ord.100.3)

(a) Minimum nett usable area 10ha
Minimum frontage 100m

(b) Sufficient water to each Lot.

(ii) Developed land (See Definitions Ord.100.3)

(a) Minimum nett usable area 5ha
Minimum frontage 50m

(b) Sufficient water to each Lot

(iii) Within Waimea East Irrigation Scheme

(a) Subdivisions to the following standards will be approved if water reticulation is available at the frontage or other serviceable part of the land to be subdivided.

(b) Minimum nett usable area 4.5 ha
Minimum frontage 45m.

.2 Rear allotments: Frontage and Access.

(i) Minimum frontage 5m for single allotment

(ii) Where the undeveloped land has potential for future subdivision into smaller allotments in accordance with the developed land criteria or within the Waimea East irrigation Scheme the following shall apply.

(iii) 8m width up to four allotments with 6.5m width carriageway.

(iv) Where more than 4 rear lots are possible a new road shall be provided having a minimum legal width of 10m formation and sealing as required in accordance with the "Council's Code of Practice for Land Development and Residential Subdivision."

(v) Where "developed land" is to be subdivided into any rear allotments the provisions of clauses (i) (iii) and (iv) above shall apply.

(vi) For any rear allotment, the minimum areas specified under 306.1 shall be the minimum area exclusive of all access strip, rights of way, or access lot.

.3 IRRIGATION DAMS

Subdivision of land will be permitted to provide for company or partnership ownership of irrigation dams.

Such an allotment shall be of such a size and shape that it is capable of being practically and economically used for this purpose of an irrigation dam.

ORDINANCE 400

RURAL B ZONE

401 PREDOMINANT USES

- .1 Farming of any kind but excluding factory farming of animals and the killing and processing of any animals or birds and the processing of any farm produce.
- .2 Horticulture, Floriculture, Glasshouses, Vineyards and tree nurseries.
- .3 Existing commercial forestry plantations and the replacement of those plantations but excluding the planting of new forestry blocks.
- .4 Farm Woodlots and Farm Forestry provided that not more than 50% of the area of a certificate of title is planted in trees.
- .5 Horse studs, racing and training stables, veterinary clinics, and hospitals.
- .6 Cottage Craft Industries and the sale of goods and articles so made provided that the property is not located on a State Highway and such use is associated with the residential use or farming use of the property and subject to the following requirements:-
 - (a) The gross floor area of all buildings (excluding a dwellinghouse) used for these purposes shall not exceed 200 sq.m.
 - (b) A vehicle parking space of not less than 150 sq.m. exclusive of access and turning area shall be provided within the property to the satisfaction of the County Engineer.
 - (c) One sign may be erected in compliance with Ordinance 2203.2.
 - (d) Access to the property if off a sealed road shall be sealed from the existing road seal to the property boundary within 6 months of the use being commenced.
- .7 Home occupations (provided that the property is not located on a State Highway), teaching of Arts, Crafts, Music and similar cultural activities provided that such uses are ancillary to the residential or farming use of the property.

- .8 Residential use being occupation of a single unit dwellinghouse provided that only one such building shall be erected on the land described in any single certificate of title.
- .9 Residential usage for the purpose of a retirement home to be subdivided from the farming unit provided that:-
- (i) The applicant has owned and farmed the land for the 10 years prior to the application for subdivision, and
 - (ii) The total area of the Certificate of Title or property to be subdivided is not less than 20 ha.
- .10 A dwelling house to replace an existing dwelling house provided that:
- (a) A permit to erect a replacement dwelling is issued within two years of the date on which the dwelling to be replaced was demolished, removed from the site, or destroyed by fire, or
 - (b) The dwelling to be replaced is demolished or removed from the site within six months of the date of occupancy of the replacement dwelling, or
 - (c) The existing dwelling to be replaced may be retained for use as a storage building accessory to the use of the land in which case the old dwelling shall be rendered unsuitable for human occupation by the removal of all kitchen, bathroom, laundry, toilet and fireplaces and a building permit is issued to cover such work.
- .11 Parks, playgrounds, scenic and other reserves.
- .12 A Separate Detached Dwelling Unit in addition to the principal dwelling and provided that the following shall be complied with
- (a) The unit does not exceed 50 sq.m. and is for the occupation of the parent(s) of the owner(s) where because of age or disability separate accommodation is desirable and the applicant enters into a satisfactory agreement with the Council to ensure removal of the unit when it is no longer necessary, or
 - (b) The unit is necessary to house permanent worker(s) whose full time occupation is on the property, and;
 - (c) The need for the additional accommodation must be established to the Council's satisfaction and in accordance with policy 2.26 in respect of (a) above.
- .13 Pre-school facilities provided that any such use is established within the general locality of an existing

community area such as Dovedale, Ngatimoti, Tadmor, or similar.

- .14 Water storage reservoirs for on-farm irrigation purposes provided that the Council's consent must be obtained under Sec.354 Local Government Act 1974 if the structure is within 20m of Any property boundary.

NOTE Pursuant to Section 21(3) of the Water and Soil Conservation Act Water Rights are required to dam a water course and to take water for irrigation. Therefore, dam construction can only commence after a Water Right has been granted and only in terms of the conditions set down. If an intended storage pond (reservoir) does not dam a watercourse then a right is required to take natural water to fill the pond and take from the pond. Application should be made to the appropriate Catchment and Regional Water Board.

- .15 Riverside Community as provided for under Ordinance 410.
- .16 Land recontouring as part of development for horticultural uses provided that no natural material shall be sold or removed from the property or stockpiled on the property and the operation complies with the requirements of the Soil Conservation and Rivers Control Act and the Water and Soil Conservation Act where applicable.
- .17 Farm Produce Stall except on State Highways and the Moutere Highway and Pick your own sales of produce as provided for under Ordinance 601.
- .18 Beekeeping, Apiaries, Honeyhouses.
- .19 Accommodation for seasonal workers employed on the property, provided that:
- (i) Sufficient information is submitted to satisfy the Council that such accommodation is necessary for the efficient management of the property.
 - (ii) Such accommodation may be either permanent self contained units not exceeding 40 sq.m. each in area or provision for mobile units such as caravans or buses provided that central ablutions, kitchens and common room unit is provided and the standards of such facilities comply with the minimum requirements of a camping ground as defined under the Camping Ground regulations.
- .20 Buildings accessory to the use of land or buildings for any of the foregoing uses and for any uses approved under Ordinance 402.

402 CONDITIONAL USES

- .1 Factory farming of animals and,

(a) Buildings for the killing of animals, and pelting, curing and storage of skins and pelts in the production of fur providing that such buildings are designed erected and used as an integral part of the farming of animals for fur on the property on which the fur farming is undertaken, and,

(b) Slaughterhouses and associated buildings for killing and processing rabbits for human consumption providing that buildings to be erected shall be designed, erected and operated as part of the farming of rabbits on the applicants property. Provided in each case that an application for consent to these uses shall be subject to the following:

(i) Buildings to be used for fur farming under this Clause shall not be erected in normal circumstances within 20m of any boundary or within 100m of any residential building on any adjoining property.

(ii) Buildings to be used for rabbit farming under this clause shall not be erected within 10m of any boundary or within 20m of any residential building on any adjoining property.

Provided that in respect of 402.1 (a) and (b) above the minimum distances may be varied depending upon the number of dwellings within the vicinity, the contour of the land and the prevailing wind conditions, a factory farming building may be required to be sited some 500 metres from any residential building on any adjoining property.

(iii) Provision is made for the satisfactory disposal of all wastes, solid (including reject carcasses), liquid or gaseous.

(iv) The control of odour and flies is maintained at a high level so that no nuisances arise.

.2 Co-operative Fruit packing and grading sheds, cool and cold store facilities, controlled atmosphere storage facilities.

.3 Agricultural Contractors and rural industries of all description which process the primary products of the district, provided that no noxious or dangerous elements are contained in or derive from any process.

.4 Extraction and removal of natural materials not being the subject of a mining licence or provisions of the Mining Act 1981, or Coal Mines Act.

.5 Domestic and rural service industry facilities such as a builder, mechanic, plumber, electrician, home appliance repairs, engineering, rural contracting, or similar use.

- .6 Wineries and including a vineyard bar licence premises and the sale of wines made on the property provided that the premises is erected on the property and operated by the owner of the land and vineyard. Provision for storage, disposal of waste, and public facilities shall be made sufficient to cater for the scale of use proposed. A parking area shall be provided within the property and shall have a minimum area of 200m² exclusive of turning and manoeuvring aisles.
- .7 Community Market Place as provided for under Ordinance 600.
- .8 Churches, Halls, Sporting and recreational grounds and facilities.
- .9 Commercial Forestry.

In determining the suitability of the site within the zone, Council shall have regard to:

- (a) The degree to which the land is physically suited to production of forestry:
- (b) The manner in which the proposed use is likely to effect the existing and likely future community, and the services and facilities in the vicinity.
- (c) The likely effects of the proposed use on industrial activity, including forest-related industries, in the district.
- (d) The likely effect of the proposed use on roads within the district and the manner in which such effects could be accommodated.

When considering these matters. Council will be particularly concerned to hear the intentions of the applicant relating to the location, sequence, and rate of planting, the broad type of management proposed, and the approximate rate and volume of production expected; and Council will take into account the relationship of the proposal to existing forests in the vicinity.

- .10 Low density single unit residential usage requiring new land subdivision provided that
 - (i) The area of the property to be subdivided shall not be less than 20 ha.
 - (ii) No land which is being grazed or used or has been cleared to be used for any permitted use under Ordinance 401 shall be used for this purpose and,
 - (iii) No land which is capable of being economically used for grazing, orcharding, viticulture or any other use permitted under Ordinance 401 shall be used for this purpose.

(iv) Before Public Notification of any application is made the applicant shall furnish the following data:

- (a) A sufficient plan showing the location of the property the overall proposed development and any staging thereof, provision for vehicle access to each allotment, stable building platforms within each allotment suitable provision for water supply, effluent disposal, power and telephone services and compliance with the subdivision criteria of Ordinance 406.1 (ii) hereunder.
- (b) If the balance area of the land to be subdivided is used or will be used for forestry development, provision shall be made for a permanent firebreak not less than 20m wide on the said balance area of land between it and the proposed new allotments.
- (c) Landscaping proposals, reserve proposals and any architectural or other controls proposed.
- (d) Such information that will satisfy the Council that there is a reasonable demand for the proposal and that land which is capable of being efficiently and economically used for any permitted use in the zone is to be retained and used for any of those uses.
- (e) Where proposed development is within 100m of the coastline of Tasman Bay particular attention will be given to the provision of coastal reserves, access to the coast and the retention of the existing coastal environment, such consideration shall also include the visual impact of the proposal and the matters expressed under 2.40 of the Scheme Statement.

.11 Cottage Craft Industries and Home Occupations located on State Highways in the District provided that such use is associated with the residential use or farming use of the property and provided that:

- (a) The gross floor area of all buildings (excluding a dwellinghouse) used for these purposes shall not exceed 200m².
- (b) A vehicle parking space of not less than 150m² exclusive of access and turning area shall be provided within the property to the satisfaction of the County Engineer.
- (c) One sign may be erected in compliance with Ordinance 2203.2

- (d) Access to the property if off a sealed road shall be sealed from the existing road seal to the property boundary within 6 months of the use being commenced.
- .12 Farm produce stalls on a State Highway in the district or the Moutere Highway.
- .13 Any predominant use which does not meet the full requirements specified under any part of Ordinance 401 and which is required by the Council pursuant to Section 65 of the Act to be a notified application.
- .14 Bulk and Location requirements, performance standards and other provisions for conditional uses shall depend upon the extent of the proposal but shall generally not be less than the provisions for Predominant uses of this zone.
- .15 Pursuant to the provisions of Regulation 39 Town and Country Planning Regulations 1978 the Council may require before any work is commenced a cash deposit or bond with suitable sureties to be executed to ensure compliance with the conditions imposed on any consent.

403 BULK AND LOCATION

- .1 Except in compliance with any requirement of a permitted use no buildings structures or trees shall be erected or planted on any property unless in compliance with the following minimum criteria:

ALLOTMENT	USE	FRONT	SIDE	REAR	MAX HEIGHT	COVER AGE
Up to 2000 sq.m.	Dwelling	5m	1.5m & 3.0m	7.5m	3.5m	35
Over 2001 sq.m.	Dwelling & Farm buildings	5m	5m	5m	10m	N.A.
	Buildings accessory to Residential use	5m	1.5m	1.5m	3m	
	Other buildings Factory Farm Buildings	10m	7.5m	7.5m	12m	

Shelter Belts (Trees and Artificial)

600mm inside all property boundaries and 2m from any road boundary. At road intersections 10m minimum corner splays shall be provided in accordance with Ordinance 2004.1

Properties adjoining banks of the Motueka and Wangapeka Rivers and M.H.W.M.

20m from the river bank or M.H.W.M. where there is no reserve or legal road along the river or coast.

Forestry adjacent to residential use.

20m clear firebreak area

- .2 One side yard on allotments up to 2000 sq.m. in area shall be maintained for vehicle access to the rear of the property.
- .3 Accessory buildings may be erected in one side yard only of a property up to the boundary if:
- (a) The written consent of the adjoining owner is first obtained and,
 - (b) The building is constructed with a parapet firewall on the boundary and,
 - (c) Stormwater discharge from the roof is collected and returned to within the property and,
 - (d) The provision of .2 above remains unaltered and the total yard space required under Clause .1 above is not thereby reduced.
- .4 Eaves may encroach on all yards by not more than 0.6m.
- .5 Except where specified under Ord. 402.1 Buildings in which animals and birds are to be permanently housed shall not be erected within 50m of any existing dwelling on any adjoining property.

Note: This provision shall not apply to:

- (i) a domestic hen house to contain up to 12 hens which shall be 10m from any dwelling.
- (ii) A small pigsty housing not more than 5 animals which shall be 20m from any dwelling.

404 PARKING: LOADING: ACCESS

- .1 In addition to any specific requirements relating to permitted uses in the zone the general provisions of

Ordinance 2100 shall apply to every allotment in the zone.

405 AMENITIES

The general provisions of Ordinance 2200 shall apply.

406 SUBDIVISION

.1 In addition to the general requirements of Ordinance 1900 the following minimum standards shall be observed in any proposed subdivision.

(i) Farming, Horticulture, Horse Studs.

(a) Front Lot

Min area: 15 ha Min frontage 250m

(b) Rear Lots

Minimum nett area 15ha

Minimum frontage 5m single allotment

Access Lot or right of way servicing 2 and up to 4 rear allotments 8m with minimum formation width 6.5m

(ii) Principally residential and low density residential

(a) Minimum nett area 2500 sq.m.

(b) Minimum frontage 20m front lot

(c) Minimum frontage 5m single rear lot

(d) Access Lot or right of way 6.5m wide, 100m long for 2 and up to a max. of 4 rear lots

Provided that:

For the purposes of this clause "low density residential" shall mean any subdivision of rural land for principally residential usage where two or more new allotments are to be created, either initially or in a number of stages, where the total number of allotments created for residential usage does not exceed 2.5 per hectare of land being subdivided.

(iii) Other Permitted Uses (See Scheme Statement 2.64(v))

(a) Each allotment shall be of such a size and shape that it is capable of being practically and economically used for the purpose intended and that as an end result of the subdivision a more intensive land use is

likely provided that the minimum area and frontage shall not be less than the requirements expressed under 406.1(ii).

- (b) Where appropriate to the proposed land use a sufficient water supply or water storage area of capacity to sustain the intended land use during summer months shall be available on each new allotment to be created.

ORDINANCE 500

RURAL C ZONE

501 PREDOMINANT USES

- .1 Farming of any kind, extensive or intensive, plant & tree nurseries but excluding factory farming of animals and the killing and processing of any farm produce.
- .2 Commercial Forestry and the growing of trees for any purpose but excluding the logging or clearing of any areas of native forest.
- .3 Horse Racing stables and studs, greyhound racing kennels and studs, veterinary clinics and hospitals.
- .4 Cottage Craft Industries and the sale of goods and articles so made, the teaching of Arts and Crafts, Music and similar cultural activities, home occupations provided that the property is not located on a State Highway.
- .5 Residential use being occupation of a single unit dwellinghouse provided that only one such building shall be erected on the land described in any single certificate of title.
- .6 Residential usage for the purpose of a retirement home to be subdivided from the farming unit provided that:-
 - (i) The applicant has owned and farmed the land for the 10 years prior to the application for subdivision, and
 - (ii) The total area of the Certificate of Title or property to be subdivided is not less than 20 ha.
- .7 A dwellinghouse to replace an existing dwellinghouse.

Provided that:

- (a) A permit to erect a replacement dwelling is issued within two years of the date on which the dwelling to be replaced was demolished, removed from the site, or destroyed by fire, or,
- (b) The dwelling to be replaced is demolished or removed from the site within six months of the date of occupancy of the replacement dwelling, or,
- (c) The existing dwelling to be replaced may be retained for use as a storage building accessory to the use of the land in which case the old dwelling shall be rendered unsuitable for human occupation by the removal of all kitchen, bathroom, laundry, toilet and fireplaces, and a building permit issued to cover such work.

- .8 A separate detached dwelling unit in addition to the principal dwelling and provided that the following shall be complied with:
- (a) The unit does not exceed 50 sq.m. and is for the occupation of the parent(s) of the owner(s) where because of age or disability separate accommodation is desirable and the applicant enters into a satisfactory agreement with the Council to ensure removal of the unit when it is no longer necessary, or;
 - (b) The unit is necessary to house permanent worker(s) whose full time occupation is on the property, and;
 - (c) The need for the additional accommodation must be established to the Council's satisfaction and in accordance with policy 2.26 in respect of (a).
- .9 Accommodation for seasonal workers employed on the property provided that:
- (i) Sufficient information is submitted to satisfy the Council that such accommodation is necessary for the efficient management of the property.
 - (ii) Such accommodation may be either permanent self contained units not exceeding 40 sq.m. each in area or provision for mobile units such as caravans or buses provided that a central ablutions, kitchen, and common room unit is provided and the standards of such facilities comply with the minimum requirements of a camping ground as defined under the Camping Ground Regulations.
- .10 Camping grounds, Rental Cabins, Motels and Accommodation Lodges for hunting, fishing and sporting or scenic safari bases provided that:
- (i) Any such use shall not have direct frontage or access to State Highways 6 or 60 or any County tertiary road. (Policy 9.23).
 - (ii) Provision is made for all public health services which in the opinion of the County Health Inspector are necessary to comply with any particular regulations applying to the proposal, and
 - (iii) The buildings and layout are on land that is suitable for the safe disposal of septic tank effluent within the boundaries of the property concerned without causing nuisance conditions or pollution to any drain or natural water course, and
 - (iv) A full set of plans shall be submitted for approval by Council showing the overall development, staging, and compliance with the other relevant parts of this Ordinance. and

- (v) Where appropriate the consent of the appropriate Catchment Authority is obtained in respect of all drainage discharges and water rights.
- .11 Domestic and rural service facilities such as a builder, mechanic, plumber, electrician, home appliance repairs, engineering rural contracting or similar use
 - .12 Pre-school facilities provided that any such use is established within the general locality of an existing community area such as Dovedale, Ngatimoti, Tadmor or similar.
 - .13 Company, or cooperative fruit packing and grading sheds, cool and cold storage facilities, controlled atmosphere storage facilities.
 - .14 Beekeeping Apiaries, honeyhouses.
 - .15 Farm sawmills; firewood cutting provided this use is ancillary to the farming use of the property.
 - .16 Irrigation dam and reservoirs, land recontouring and land fill with wood waste and/or bark subject to any necessary consents being obtained from the appropriate Catchment Authority.

NOTE Pursuant to Section 21(3) of the Water and Soil Conservation Act Water Rights are required to dam a water course and to take water for irrigation. Therefore dam construction can only commence after a Water Right has been granted and only in terms of the conditions set down. If an intended storage pond (reservoir) does not dam a watercourse then a right is required to take natural water to fill the pond and take from the pond. Application should be made to the appropriate Catchment and Regional Water Board.

- .17 Exploration for an extraction of minerals which are subject to Mining Licences under the Mining Act 1981 and/or Coal Mines Act.
- .18 Parks, playgrounds, scenic and other reserves.
- .19 Farm Produce Stalls except on State Highways and the Moutere Highway and P.Y.O. sales as provided for under Ordinance 600.
- .20 Buildings accessory to any permitted use established on the subject property provided that accessory buildings to be erected following a consent to a notified application shall not cause the use so permitted (by notified application) to be increased or expanded beyond the scope of the original consent.

502 CONDITIONAL USES

- .1 The logging or clearing of any areas of Native Forest.

- .2 Any predominant use which is required by the Council pursuant to Sec.65 of the Act to be a notified application.
- .3 Any rural industry which has not been provided for under Clause 501. Provided that such use shall not be any industrial use listed under Appendix II or III or which is likely to become noxious or dangerous by virtue of gaseous emission, liquid or other waste disposal, or, pollutants.
- .4 Low density group or communal living on any allotment comprised in a single certificate of title having an area of not less than 10ha provided that:
- (i) The total population density on any one property or certificate of title does not exceed three (3) persons per hectare.
 - (ii) Water supply, disposal of wastes, sewage disposal are provided within the boundaries of the property to the satisfaction of the County Health Inspector and in such a manner that no pollution or nuisance conditions arise within or beyond the property.
 - (iii) An overall development plan shall be submitted detailing the total development possible on the property and the proposed staging of development, if any
 - (iv) The land within a property to be used for residential purposes shall not be land having a classification of I, II or III.
- .5 Wineries and including a vineyard bar licence premises and the sale of wines made on the property provided that the premises is erected on the property and operated by the owner of the land and vineyard. Provision for storage, disposal of waste and public facilities shall be made sufficient to cater for the scale of use proposed. A parking area shall be provided within the property and shall have a minimum area of 200m² exclusive of turning and manoeuvring aisles.
- .6 Cottage Craft Industries and Home Occupations located on State Highways.
- .7 Farm Produce Stalls on a State Highway in the District or the Moutere Highway.
- .8 Community Market Place as provided for under Ord.600
- .9 Low density single unit residential usage requiring new land subdivision provided that
- (i) The area of property to be subdivided shall not be less than 20ha.

(ii) No land which is being grazed or used or has been cleared to be used for any permitted use under Ordinance 501 shall be used for this purpose and,

(iii) No land which is capable of being economically used for grazing, orcharding, viticulture or any other use permitted under Ordinance 501 shall be used for this purpose.

(iv) Before Public Notification of any application is made the applicant shall furnish the following data:

(a) A sufficient plan showing the location of the property the overall proposed development and any staging thereof, provision for vehicle access to each allotment, stable building platforms within each allotment suitable provision for water supply, effluent disposal, power and telephone services and compliance with the subdivision criteria of Ordinance 506.2 hereunder.

(b) If the balance area of the land to be subdivided is used or will be used for forestry development, provision shall be made for a permanent firebreak not less than 20m wide on the said balance area of land between it and the proposed new allotments.

(c) Landscaping proposals, reserve proposals and any architectural or other controls proposed.

(d) Such information that will satisfy the Council that there is a reasonable demand for the proposal and that land which is capable of being efficiently and economically used for any permitted use in the zone is to be retained and used for any of those uses.

(e) Where proposed development is within 100m of the coastline of Tasman Bay particular attention will be given to the provision of the coastal reserves, access to the coast and the retention of the existing coastal environment, such consideration shall also include the visual impact of the proposal and the matters expressed under 2.40 of the Scheme Statement.

.10 Extraction and removal of natural materials not subject to a mining licence under the Mining Act 1981 or Coal Mines Act.

(a) Before public notification of any application is made the applicant shall submit the following information:

- (i) A clear plan showing the location and extent of the proposal and method of working.
 - (ii) Clear proposals for the reinstatement of the excavation and reconstitution of the topsoil and ground cover.
 - (iii) The existing potential or capability of the soil in terms of production of food and the change expected after restoration of the soil.
 - (iv) The proposed method of excavation and working sequence, backfill of excavated area, and the development programme for reconstituting the soil and its eventual use.
 - (v) The commencement date of work and expected duration of the extraction and restoration programme.
- (b) In Hearing any application the Council will consider the following matters in addition to those set out in Section 3 and 72 of the Act.
- (i) The need for the particular proposal having regard for all other existing excavations, quarrying or gravel extractions from rivers concurrently being undertaken.
 - (ii) The tested quality of the gravel and its intended use.
 - (iii) The long term effects of the proposal on soil structure and versatility of the re-constituted soil.
 - (iv) The type of material to be used in backfilling and the protection of underground aquifers from any form of contamination.
 - (v) The effect of the proposal on drainage patterns in the locality.
- (c) Conditions of consent If a consent is granted the following matters will be considered as requiring particular controls by specific conditions:
- (i) Access - if from a sealed road the entrance to the property will be sealed for a distance of not less than 10m from the existing road seal.
 - (ii) The excavated area shall be progressively backfilled topsoil replaced and suitable grass cover established so that not more than 25% of the approved area is being excavated at any time.

- (iii) Work will be required to start by a specific date and shall be completed within a specified period of time.
- (iv) The requirements of the appropriate Catchment Board where applicable.
- (v) The protection of natural drainage and prevention of pollution of underground aquifers.
- (vi) The repair of any county road damaged during the operation.
- (vii) The applicant may be required at his expense to engage a person or organisation suitably qualified and experienced in soil conservation to supervise the works programme.
- (viii) Any other conditions relevant to the site concerned and the operation proposed.

4.11 Factory farming of animals and

- (a) Buildings for the killing of animals and pelting, curing and storage of skins and pelts in the production of fur providing that such buildings are designed, erected and used as an integral part of the farming of animals for fur on the property on which the fur farming is undertaken, and,
- (b) Slaughterhouses and associated buildings for killing and processing rabbits for human consumption providing that buildings to be erected shall be designed, erected and operated as part of the farming of rabbits on the applicants property. Provided in each case that an application for consent to these uses shall be subject to the following:
 - (i) Buildings to be used for fur farming under this clause shall not be erected in normal circumstances within 20m of any boundary or within 100m of any residential building on any adjoining property.
 - (ii) Buildings to be used for rabbit farming under this clause shall not be erected within 10m of any boundary or within 20m of any residential building on any adjoining property.

Provided that in respect of 402.1 (a) and (b) above the minimum distances may be varied depending upon the number of dwellings within the vicinity, the contour of the land and the prevailing wind conditions, a factory farming building may be required to be sited some 500 metres from any residential building on any adjoining property.

(iii) Provision is made for the satisfactory disposal of all wastes, solid (including reject carcasses) liquid or gaseous.

(iv) The control of odour and flies is maintained at a high level so that no nuisances arise.

.12 Churches, halls, sporting and recreation grounds and facilities.

.13 Bulk and location requirements, performance standards and other provisions for conditional uses shall depend upon the extent of the proposal but shall generally not be less than the provisions for Predominant uses of this zone.

.14 Pursuant to the provisions of Regulation 39 Town and Country Planning Regulations 1978 the Council may require before any work is commenced a cash deposit or bond with suitable sureties to be executed to ensure compliance with the conditions imposed on any consent.

503 BULK AND LOCATION

.1 Except in compliance with any requirement of a permitted use no buildings, structures or trees shall be erected or planted on any property unless in compliance with the following minimum criteria.

ALLOTMENT	USE	FRONT	SIDE	REAR	MAX HEIGHT	COVER AGE
Up to 2000 sq.m.	Dwelling	5m	1.5m & 3.0m	7.5m	8.5m	35%
Over 2001 sq.m.	Dwelling & Farm buildings	5m	5m	5m	10m	N.A.
	Buildings accessory to Residential use	5m	1.5m	1.5m	3m	
	Other buildings Factory Farm Buildings	10m	7.5m	7.5m	12m	

Shelter Belts (Trees and Artificial) and 2m from any road boundary.

600mm inside all property boundaries. At road intersections 10m minimum corner splays shall be provided in accordance with ordinance 2004.1

properties adjoining banks of the Motueka and Wangapeka Rivers and M.H.W.M.

20m from the river bank or M.H.W.M. where there is no reserve or legal road along the river or coast.

Forestry adjacent to residential use.

20m clear firebreak area

-
- .2 One side yard on allotments up to 2000 sq.m. in area shall be maintained for vehicle access to the rear of the property.
- .3 Accessory buildings may be erected in one side yard only of a property up to the boundary if:
- (a) The written consent of the adjoining owner is first obtained and,
 - (b) The building is constructed with a parapet firewall on the boundary and,
 - (c) Stormwater discharge from the roof is collected and returned to within the property and,
 - (d) The provision of .2 above remains unaltered and the total yard space required under Clause .1 above is not thereby reduced.
- .4 Eaves may encroach on all yards by not more than 0.5m.
- .5 Except where specified under Ordinance 502.11 Buildings in which animals and birds are to be permanently housed shall not be erected within 50m of any existing dwelling on any adjoining property.

Note: This provision shall not apply to

- (i) A domestic hen house to contain up to 12 which shall be 10m from any dwellinghouse.
- (ii) A small pigsty housing not more than 5 animals which shall be 20m from any dwellinghouse.

504

PARKING: LOADING: ACCESS

In addition to any specific requirements relating to permitted uses in the zone the general provisions of Ordinance 2100 shall apply to every allotment in the zone.

505 AMENITIES

The general provisions of Ordinance 2200 shall apply.

506 SUBDIVISION

In addition to the general requirements of Ordinance 1900 the following minimum standards shall be observed in any proposed subdivision.

.1 Farming, Horticulture, Horse Studs.

(a) Front Lots
Min area: 25 ha Min Frontage 500m

(b) Rear Lots
Minimum nett area 25ha
Minimum frontage 5m single allotments
Access lot or right of way serving two and up to four rear allotments 8m wide with minimum formation width of 6.5m

.2 Principally residential and low density residential

(a) Minimum Nett area 2500 sq.m.

(b) Minimum frontage 20m front lot

(c) Minimum frontage 5m single rear lot

(d) Access lot or right of way 6.5m wide 100m long for 2 and up to maximum of 4 rear lots.

Provided that:

For the purposes of this clause "low density residential" shall mean any subdivision of rural land for principally residential usage where two or more new allotments are to be created, either initially or in a number of stages, where the total number of allotments created for residential usage does not exceed 2.5 per hectare of land being subdivided.

.3 Other Permitted Uses (See Scheme Statement 2.64(v))

(i) Each allotment shall be of such a size and shape that it is capable of being practically and economically used for the purpose intended and that as an end result of the subdivision a more intensive land use is likely but in no case shall the minimum area and frontage be less than those prescribed under Clause 506.2 above.

TASMAN DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1977

WAIMEA DISTRICT SCHEME REVIEW 4

CHANGE W4

KAITERITERI AND ENVIRONS

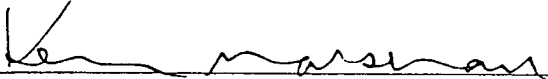
Public notification date: 20 December 1989
Closing date for objections: 30 March 1990
Approved by Council: 26 February 1992
Operative Date: 4 March 1992

TOWN & COUNTRY PLANNING ACT 1977

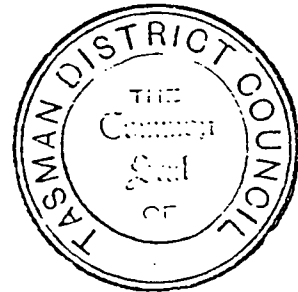
WAIMEA SECTION - TRANSITIONAL TASMAN DISTRICT PLAN

APPROVED CHANGE W4

This is a true and correct copy of Change W4 approved by resolution of the Tasman District Council on 26 February 1992, to become operative on 4 March 1992 and in accord with Section 52(2) of the Act, the common seal of the Council is affixed hereto.


MAYOR


CHIEF EXECUTIVE



TASMAN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1977

WAIMEA DISTRICT SCHEME REVIEW 4

APPROVED CHANGE W4 - KAITERITERI & ENVIRONS

PART A - SCHEME STATEMENT

1. Statement 3.406 - Deleted and rewritten Kaiteriteri policies
2. Statement 3.53 - New Zone introduced - Residential R
3. Statement 2.76 - New Zone introduced - Rural Coastal 1
4. Statement 2.78 - New Zone introduced - Coastal Management 1
5. Statements 10.03 and 12.60 - Alterations to existing reserves policy

PART B - ORDINANCES

1. Ordinances 830-837 - Delete existing and introduce Residential S3 Zone.
2. Ordinances 840-847 - New Ordinances Residential S4 Zone
3. Ordinances 850-856 - New Ordinances Residential R Zone
4. Ordinances 510-517 - New Ordinances Rural Coastal Zone
5. Ordinances 520-524 - New Ordinances Coastal Management Zone 1
6. Ordinance 103 - Additions to Interpretations Ordinance
7. Ordinance 1204.2 - Alter Commercial S Ordinance
8. Ordinance 2201.2 - Alter Amenities Ordinance (Preservation)
9. Ordinance 2208.1 - Alter Amenities Ordinance (Design)
10. Appendix I - Add additional sites

PART C - MAPS

1. Delete existing Maps 1.3.1 and 1.3.2
2. Add new Maps 1.3.1, 1.3.2, 1.3.3 and 1.3.4
3. Add Appendix E

PART A

Delete 3.406 reword

3.406 Kaiteriteri (Serviced)

- (i) This resort and retirement area is one of the region's most popular tourist destinations. It is characterised by a high summer population increase. The Council would like to encourage greater year round use of the resort based on the natural attractions of the area.
- (ii) The natural attractions of the area are its climate, golden sandy beaches, sea views, clear waters, rocky and bushed headlands and pockets of bush wetland and estuary. The conservation of these features and provision of access to them is important.
- (iii) A diversity of recreational activities both water and land based will be encouraged. It is intended these will be primarily for outdoor recreation. As Kaiteriteri develops greater recreational use of the adjoining Kaiteriteri forest land and estuary will be encouraged.
- (iv) Because of the popularity of the Kaiteriteri area for swimming and water sports Council, insofar as it is within its powers to do so will require any proposed developments to maintain a high standard of water quality.
- (v) A shortage of rental accommodation has been identified at Kaiteriteri. Planning provision has been made to encourage a range of tourist accommodation within the urban area. Areas for Tourist Accommodation have been zoned at the head of the Kaiteriteri Estuary and at Little Kaiteriteri.
- (vi) To encourage access both along and to the coast, between and within residential areas and recreational areas, the provision of walking tracks will be an important consideration in the design of future subdivisions. Subdividers will be encouraged to design in such a way that physical access to the coast penetrates deep into the subdivision.
- (vii) Parking space is at a premium in Kaiteriteri over the summer period. To make provision for day trippers Council will provide short term parking spaces adjoining Kaiteriteri, Little Kaiteriteri and Stephens Bay beaches. Long term parking for boat trailers and National Park visitors vehicles will be provided on the former tip site as an interim use, until such time as the tip site has consolidated and the permanent population justifies zoning of further commercial land. Residential uses will

be required to provide two on-site parking spaces which may include garaging for each residential unit.

- (viii) Because of the scenic quality, limited areas of the beaches and safety considerations at Kaiteriteri, Council believes water related structures such as boat ramps and jetties will need to be located away from the centre of the beach areas. A coordinated approach on these matters will be pursued with the Kaiteriteri Reserves Board and the Department of Conservation.
- (ix) No particular provision has been made for a marina at Kaiteriteri. Council would support a comprehensive study of a range of sites before making any commitment to a particular site. The coastline from Port Motueka to Otuwhero Inlet should be examined for potential marina sites.
- (x) A water supply is presently provided from a dam on Timberlands property and the catchment area is shown on Appendix E. This will not be adequate to supply the full extent of residential zoning at Kaiteriteri. A staging of development has been proposed that will enable a rational supply of water until such time as an upgraded supply can be provided. It will be Council policy to eventually provide a reticulated water supply to the whole urban area of Kaiteriteri and investigations are proceeding with urgency.
- (xi) Adequate provision for reserves at key locations at Kaiteriteri is important to help protect views and recreational opportunities. It is intended that reserve provision be made on the headland at the southern end of Little Kaiteriteri and at Dummy Bay. Key views have been shown on the planning map.
- (xii) Development should be of a type that preserves the skyline and coastlines to the maximum possible extent. Council will endeavour to preserve open views of Kaiteriteri Bay and estuary from public roads and public land.
- (xiii) Much of the land surrounding Kaiteriteri is easily erodible Class VI and VII land. The Separation Point granites require particular care when excavation, land clearance and other development work is undertaken and consent from the Nelson/Marlborough Regional Council under s.34 of the Soil Conservation and Rivers Control Amendment Act 1959 is required for these works. Developers and builders will be required to provide evidence these matters have been taken into account.

- (xiv) Kaiteriteri and its environs is an area of known high fire risk and firebreaks will be required, in association with the planting of fire resistant species where appropriate, to protect residential uses which adjoin forestry or scrub areas.
- (xv) Wetlands and native forest remnants form part of the character of the Kaiteriteri area. Some areas of ecological and scientific value have been identified on the planning maps as enhancing the character of the Kaiteriteri area and Council will encourage the covenanting of these areas. These areas are included in a schedule which details their specific values.
- (xvi) The Kaiteriteri area has a history of Maori settlement with defended pa sites at Toko Ngawa, Kaka Point, Anawahakau and Pa Point. There are also waahi tapu (sacred) sites. Care will be taken to protect archaeological sites and consultation with the Maori community will be encouraged when development schemes are proposed which could affect such sites.
- (xvii) There are a small number of baches on existing and proposed esplanade reserves, at Little Kaiteriteri, Stephens Bay and Tapu Bay. No piped sewerage system has been provided to these baches and it is Council's intention that they should eventually be removed. No substantial alterations will be permitted. It is likely that when land is subdivided for residential development baches that encroach on esplanade reserve may be required to be relocated.
- (xviii) Zonings

To cater for expected growth at Kaiteriteri a staging of residential development has been proposed and any residential development beyond the urban zoned area will be firmly discouraged. Three residential zones are provided giving opportunity for different scales of development.

- (a) Residential S.3 recognises the existing residential development and provides some opportunity for resubdivision. It also provides some additional residential zoning on the south side of the Kaiteriteri Estuary.
- (b) Residential S.4 provides for more intensive development. Innovative housing developments that allow smaller lot sizes while maintaining a high level of amenity will be encouraged. In those comprehensive housing developments design and siting will be determined first and

then subdivisional boundaries drawn to suit.

- (c) Commercial S A small additional area has been provided adjoining the former fire station to give a total area of approx 2200m². Provision will be reviewed as development proceeds and if the permanent population warrants it the old tip site adjacent to Martins Farm Road may eventually be zoned for commercial uses.
 - (d) Tourist Accommodation is provided for in two specific locations at Little Kaiteriteri and at the head of the Kaiteriteri Estuary. Motels and similar uses are also permitted in the Residential S4 zone.
 - (e) A low density residential zoning has been retained on land above Honeymoon Bay and Stephens Bay. It is envisaged that a very low density residential development would be most appropriate.
- (xix) The area of land known as Morgan's Farm is identified to have future potential for recreational, residential, camping and tourist accommodation uses but at this stage further investigation of the practicability of providing water and sewerage services and upgrading Martins Farm Road is required. If such services can be provided in a cost effective manner by the Council and with financial assistance from the developer, then the Council will undertake to zone the land for the uses identified herein.

Add New Zone 3.53 RESIDENTIAL R

The Council recognises the importance of directing rural residential type development in the coastal environment to appropriate locations so that the coastline and areas suitable for production do not become subdivided in an adhoc manner.

Objective

- (i) To ensure that the development of rural residential land use occurs in defined locations where the land is of low value for food production and is close to urban areas where need has been established and a variety of services can be provided.

Policies

- (i) To allow only a limited range of uses compatible with both urban and rural areas.
- (ii) To restrict the density of subdivision in order to avoid the need for large scale earthworks and extensive roading.

- (iii) To require that all developments are connected to a reticulated sewerage system.

Add new Zone 2.76 RURAL COASTAL 1

Description

A rural coastal zone has been established to recognise the natural character of the coastline from the Otuwhero Estuary to the Riwaka River mouth. The zone generally extends from mean high water to the nearest ridgeline and is characterised by unstable granite sands, patches of scrub, native bush and scattered pines on Class VI and VII land. The zone generally covers Landscape Units 14 and 16 identified in the M.W.D. Visual Assessment for the Waimea Coastal Study. Adjoining water areas are dealt with in the Coastal Management Zone.

Objectives

- (i) To ensure that only those land uses which are compatible with a sensitive coastal environment can be permitted.
- (ii) To permit low impact outdoor recreational activities based on but not detrimental to the natural resources of the area.
- (iii) To prevent erosion and siltation and maintain the stability of the soils of the zone.
- (iv) To protect ecologically significant areas of native bush and trees from unnecessary clearance, and ecologically significant wetlands from filling and/or draining.

Policy

- (i) Dwellings on existing titles will be permitted subject to Ordinance 2000 but further residential subdivisions and development will not be permitted.
- (ii) Forestry development in the rural coastal zone has the potential to adversely affect the coastal environment (particularly by interfering with water and soil conservation values). For this reason it is Council's policy to assess site suitability for new forestry proposals. Conservation of native bush areas will be encouraged.
- (iii) Instability is a feature of the granite sand soils in the coastal area from Toko Ngawa to Pa Point. Because of this Council may require a report from a registered engineer in respect of any development proposal in the zone. Developments will also be subject to application to the Nelson/Marlborough Regional Council under s.34 of the Soil Conservation & Rivers Control Amendment Act 1959 whose full report and decision must be provided to the Council with any development proposal.
- (iv) There are many areas of historic and natural value (including wetland and native bush) along the lagoon

Bay coastline. These areas add to the special character of the coastline and have been identified where appropriate. Covenanting of these areas will be encouraged, and the filling, drainage or clearance of such areas will be discouraged.

- (v) Subdivision is limited to that necessary for farming and forestry as provided for under Ordinance 517.
- (vi) The retention and/or planting of a riparian buffer strip of native vegetation around streams, rivers, estuaries and wetlands will be encouraged.

Add new Zone - 2.78 COASTAL MANAGEMENT 1

Description

There are expansive areas of estuarine and tidal lands within the district. These areas are of value for recreation, for recreational fishing, as a visual resource and as wildlife habitat.

The estuaries, tidal flats and wetlands along the coast are also an important source of primary production. These areas also contain sites of importance for Maori people.

Objectives

- (i) To provide for the present and future use and enjoyment of estuarine and tidal areas for recreation and conservation.
- (ii) To improve public access to and appreciation of the publicly owned coastline and water areas consistent with private property rights, public safety and protection of natural and historic features.
- (iii) To maintain and where possible improve the quality of tidal and estuarine waters consistent with the classification of waters under the Water and Soil Conservation Act.
- (iv) To recognise the inter related nature of activities on land, in intertidal areas and on water along the coastline.
- (v) To maintain the traditional rights of the public to navigate over water areas.
- (vi) To protect the visual and landscape qualities of land and the water areas and their visual catchments and where possible to enhance public views of the coastline, estuaries and tidal areas.

Policies

- (i) To protect and conserve wildlife habitat, especially marginal estuarine and wetland vegetation from unnecessary destruction by encouraging covenanting and restricting earthworks in or adjacent to such areas.

- (ii) Marine related structures will be located and constructed so as to minimise the need for the removal of estuarine and coastal vegetation. Disturbance to wildlife habitat including shellfish beds must be avoided if practicable or kept to a minimum. No more of the water and foreshore space than is necessary will be used for such structures.
- (iii) To make provision for uses which have an operational need to be located within or related to estuarine and/or tidal areas but not to the detriment of policy (ii) above.
- (iv) To encourage works that maintain or improve environmental conditions in estuarine or tidal areas.
- (v) To permit works that are required for public navigation safety.
- (vi) To recognise that each estuarine or tidal area has individual visual and ecological qualities arising from the unique combination of channels, tidal flats, marginal vegetation and assess any applications for works and structures against the effect on these qualities.

10.03 RESERVES POLICY p.86

Delete 10.03 (iii) and reword:

"To encourage pedestrian access between residential enclaves, commercial areas, local neighbourhood reserve areas and where appropriate the coastline. Such access may be developed as additional open space."

Add to 11.30 (iv) p.91

"In Kaiteriteri in respect of subdivisions which require esplanade reserves Council would wish to negotiate with developers to acquire additional adjoining land. Any additional land set aside for reserves will be assessed as part or all of the requirements to satisfy the statutory provision for reserves in land subdivision or a development."

Delete 11.30 (viii) and reword:

"Tourist development is one sector which may be expected to contribute particularly in the St.Arnaud and Kaiteriteri localities."

12.60 WATER WORKS RESERVES p.98

Add 12.60 (viii)

"Council will be investigating the provision of a reticulated water supply for Kaiteriteri and if necessary an appropriate designation will be made at some future date."

PART B

Delete existing Ordinance 830 - 837

Replace with

ORDINANCE 830

RESIDENTIAL S3

831 ZONE STATEMENT

This zone only applies to land at Kaiteriteri and is a new zoning to provide for low density single and double unit residential development on existing lots and in newly serviced subdivisions. A range of other uses usually associated with and compatible with residential development is also provided for. The location of existing and future walking tracks and reserves is an important consideration in the design of future subdivisions. In order to minimise erosion risk the Council may require the developer to have prepared by a registered engineer or other suitably qualified person a report dealing with this aspect.

832 PREDOMINANT USES

- .1 Single unit dwelling
- .2 Two unit apartment building provided there is a minimum 450m² nett site area per unit.
- .3 Doctors surgery and professional offices within a dwelling house or accessory building provided that:
 - (i) predominant use of site remains that of a single unit dwelling.
 - (ii) The office/surgery is for the professional use of one person only and that person resides permanently on the site.
 - (iii) provision is made for 2 additional vehicle parking spaces within the property.
 - (iv) a plan is lodged with the Council confirming the above requirements can be met.
- .4 Buildings accessory to any permitted use of land or buildings provided that:
 - (i) Maximum gross floor area of all accessory buildings erected on any site shall not exceed 60m².
- .5 Local community, amenity, recreation or historic reserves.

CONDITIONAL USES

- .1 Multiple unit residential development not exceeding three units per site, provided there is a minimum 450m² per unit of nett site area and the development standards of Ordinance 834 are met.
- .2 Preschool facilities, churches, halls and places of public or private worship
- .3 Cottage craft industries and home occupations (excluding professional offices) provided that:
 - (i) The use of the site at the time of application is that of a single unit dwellinghouse and such use shall continue.
 - (ii) The onsite sale and advertising of crafted ware shall not be permitted.
 - (iii) Any building erected for this purpose shall not exceed 20m² and the total coverage of all buildings on the site shall comply with Ordinance 834.4.
 - (iv) The proposed work area can be positioned on the site in such a manner that the proposed use will not adversely detract from the amenities of the immediate neighbourhood in respect of noise, dust, vibration, smell and excessively long hours of work.
 - (v) A plan is lodged with the application showing the above standards are met.
- .4 Boarding houses.
- .5 Rental garages for vehicle storage.
- .6 Any predominant use which does not meet the full requirements specified under any part of Ordinance 832 and which is required by Council pursuant to s.65 of the Act to be a notified application.
- .7 In hearing any application the Council will in addition to the matters set out in s.3 and s.72 of the Act consider any or all of the following matters which may be relevant.
 - (i) Scope and details of development proposed.
 - (ii) Special provisions for landscaping and tree planting.
 - (iii) The design, appearance and layout of buildings.
 - (iv) Containment of all activity within the application site.

- (v) The relationship of any construction, drainage or landscaping proposals with (and their visual effect upon) the immediate vicinity and adjoining sites and viewpoints identified on the planning maps.
- (vi) Water supply, stormwater disposal and provision of services.
- (vii) Access and on site parking. For multiple unit dwellings the standard of access shall be as required for multi-lot subdivision set out under 836.2(iii).
- (viii) Siting of buildings in relation to natural water courses.
- (ix) Siting of buildings in relation to visual and acoustic privacy for the residents of the development and neighbouring sites.
- (x) The extent of excavations necessary to site the building including the height or depth of cut and fill, the height of retaining walls, vehicle access to the building and drainage from these features.

834 DEVELOPMENT STANDARDS

<u>CONTROL</u>	<u>USES</u>	<u>(Min) STANDARD</u>
<u>834.1 Yards</u>		
<u>(i) Front Site</u>		
(a) Yard (from road and rear boundary)	Residential buildings	4.5m
	Accessory buildings	4.5m (road) 1.5m (rear)
	Non residential buildings (excl accessory buildings)	6.0m
(b) Yard (side)	Residential buildings	1.5m and 3m
	Accessory buildings	1.5m
	Non residential buildings (excl accessory buildings)	3.0m
<u>(ii) Rear Site</u>		
(a) Yards	All except accessory buildings	3.0m
	Accessory buildings	1.5m
<u>(iii) Coastal yard (from MHW)</u> This yard takes precedence over other yards	All	25m
<u>(iv) Separation distance</u>	Household units on same site	The living area windows of the unit shall not face directly at the

living area windows of another unit on the same site and shall be at least 6m apart.

.2 Height plane (Maximum)

Note
Ridgeline control Ordinance 834.4 takes precedence over height plane.

All buildings (except accessory buildings)

Buildings shall not protrude through a surface drawn parallel to and 8m vertically above the ground level of the site.

Accessory Buildings

As above except that the height plane is 3.5m.

.3 Recession Plane (for sunlight & daylight)

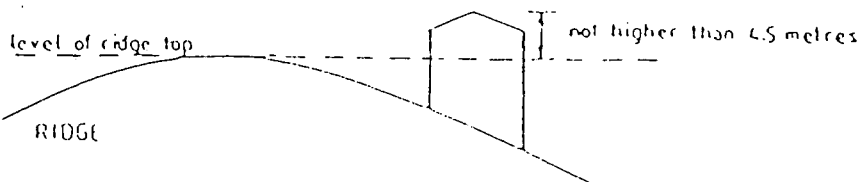
All

(i) No part of any building shall protrude through a reccession plane which shall commence at a point 2.5m above the site's side and rear boundaries and incline inwards over the site at an angle of 45 deg.

Note: The applicants shall provide diagrams demonstrating compliance.

(ii) Provided that this requirement shall not apply in respect of the common boundary between semi detached units.

.4 Location of buildings in relation to ridge lines



Generally buildings will not be permitted to be erected on or near ridges where the highest point of the building is higher than 4.5m above the ridgeline (see diagram). Affected ridgelines are shown on Planning Maps 1.3.1 and 1.3.2.

.5 Outdoor Space

All

(i) Maximum building cover on any site is 30%.

(ii) Each household unit shall be provided with an outdoor living area of not less than 60m² with a minimum dimension in any direction of 6m.

(iii) A service area of not less than 10m² shall also be provided.

.6 Access,
Parking Loading

All

(i) Household units shall have a minimum of 2 on site parking spaces which may include garaging.

(ii) General provisions of Ordinance 2100 shall apply in addition to any specific requirements for permitted uses in the zone.

.7 Amenities

See Ordinance 2200

.8 Site Suitability

(i) A registered engineer's report may be required to confirm that a site is suitable for a proposed development having regard to the physical characteristics of the site and the design and construction of the proposed development.

(ii) Where a report is required by the Nelson/Marlborough Regional Council pursuant to s.34 of the Soil Conservation and Rivers Control Amendment Act a copy of such report shall be provided to the Council.

835 DISPENSATIONS AND WAIVERS

.1 Maximum height

A non notified application may be made to the Council for a dispensation not exceeding 0.5 metre above the maximum height plane required by Ordinance 834 and any associated infringement of the recession plane. On ridgelines where buildings already exist as at 14 September 1990 a dispensation up to a maximum height of

6 m may be sought where there is established vegetation to mitigate the effects of the building.

.2 Yards

A non notified application may be made to the Council for a full or partial dispensation from the yard requirements for accessory buildings and for a partial dispensation (1.00m maximum reduction) for yards for other buildings.

.3 Circumstances

Consent may be granted in respect of:-

(i) Yards

- (a) Where the yard in respect of which the dispensation is sought adjoins permanent open space such as an accessway strip or recreation reserve, formed right of way or,
- (b) Where topographic or geological characteristics of the site or existing structures make compliance impractical or difficult or,
- (c) Where the dispensation would assist with the conservation of any historic building, object or place protected by the district scheme or other legislation.

(ii) Height

- (a) Where adjoining neighbours living areas are not affected by further shading.
- (b) Where for an accessory building the extra height is necessary to allow design compatibility with the principle building or,
- (c) Where the additional height is necessary to enable usable floor space to be provided on a site where physical constraints including existing vegetation make it impractical to erect a building of reasonable size within the height requirements or,
- (d) Where the proposal is an extension to an existing building and there is a desire to retain the existing wall and/or roofline.

(iii) In all cases the written consent of the adjoining property owners shall be obtained. S.76 of the Act applies.

- .1 General provisions of Ordinance 1900 shall apply.

Note: Additional special requirements for Kaiteriteri as set out in Ordinance 836.3 shall apply.

- .2 The minimum area and frontage of any new allotment shall be:

(i)	<u>Min Area m²</u>	<u>Min Frontage m</u>
Front site single dwelling	600	18
Rear site (nett area for dwelling)	750	3.5
Front or rear site for apartments (nett area)	900	20 front 3.5 rear

and the average nett area of all sites to be used for residential purposes in any subdivision shall be not less than 700m² (an allowance of -5% will be accepted).

- (ii) Shape Factor: Provisions of Ordinance 1930 apply.

- (iii) Multiple rear sites

A maximum of four rear sites will be permitted to share a reciprocal right of way easement or an access lot. The following shall apply:

<u>Number of Rear Sites</u>	<u>2</u>	<u>3 or 4</u>
Min total ROW or access Lot <u>width</u> (frontage)	3.5m *	6.0m
Min formation and seal width	3.5m *	5.5m
Max total length	65m	65m

* Council may consider as a dispensation reduction to 3.0 m where topography is steep.

- .3 Sites to be suitable - Residential R, S3 and S4 Zones

When submitting scheme plans of subdivision for land in the Residential R, S3 and S4 zones, subdividers shall show that each residential lot is capable of containing a dwelling or other residential building intended for the site having regard to the following:

- (i) Natural landscape features and existing vegetation.

- (ii) Stability of the land and suitability for buildings.
- (iii) Location of natural and other water courses.
- (iv) Satisfactory access to lots by vehicles and adequate on-site parking.

.4 Section 34
Soil Conservation and Rivers Control Amendment Act

Where the provisions of s.34 Soil Conservation and Rivers Control Amendment Act apply and vegetation clearance and earthworks are a necessary part of the subdivision, the scheme plan shall be accompanied by a report by a registered engineer or other suitably qualified person competent in the field of geological engineering and soil mechanics on these matters certifying the suitability of the site for subdivision and/or development.

.5 Recreational linkages and pedestrian access

Scheme plans shall take account of the important recreational and access functions of walking tracks and reserves and where practicable provide for such routes and areas where they will benefit the immediate and future residential development. Particular attention must be given to linking cul-de-sacs to other streets with accessways and the concept plan for a large subdivision must show a definite pedestrian route through the development to the coast and other reserves.

Footnote: Concept plans pursuant to s.279(6) of the Local Government Act will be required for large residential developments or stages of development.

Add new Ordinance 840 RESIDENTIAL S4

841 ZONE STATEMENT

- .1 This zone provides for medium density residential uses and travellers accommodation.

842 PREDOMINANT USES

- .1 Single unit dwellings
- .2 Multiple unit residential development not exceeding four household units per site, provided there is a minimum 450m² per unit of site area and the development standards of Ordinance 844 are met.
- .3 Doctors surgery and professional offices within a dwellinghouse or accessory building provided that:
- (i) The predominant use of the site shall remain residential and there is only one single unit dwellinghouse erected on the site, and;
 - (ii) The office/surgery is for the professional use of one person only and that person resides permanently on the site
 - (iii) Provision is made for 2 additional vehicle parking spaces within the property, and
 - (iv) A plan is lodged with the Council confirming the above requirements can be met.
- .4 Local community, amenity, recreation and historic reserves.
- .5 Buildings accessory to any permitted use of land or buildings provided that:
- (i) Maximum gross floor area of all accessory buildings erected on any site shall not exceed 60m².

843 CONDITIONAL USES

- .1 Comprehensive housing developments (see Ordinance 847)
- .2 Churches, halls, community meeting place.
- .3 Medical centre.
- .4 Cottage craft industries and home occupations (excluding professional offices) provided that:
- (i) The use of the site at the time of application is that of a single unit dwellinghouse and such use shall continue.
 - (ii) The onsite sale and advertising of crafted ware shall not be permitted.

(iii) Any building erected for this purpose shall not exceed 20m² and the total coverage of all buildings on the site shall comply with Ordinance 844.

(iv) The proposed work area can be positioned on the site in such a manner that the proposed use will not adversely detract from the amenities of the immediate neighbour in respect of noise, dust, vibration, smell and excessively long hours of work.

(v) A plan is lodged with the application showing the above standards are met.

.5 Motels, time share apartments or similar commercial unit development.

.6 Any predominant use which does not meet the full requirements specified under any part of Ordinance 844 and which is required by Council pursuant to s.65 of the Act to be a notified application.

.7 In hearing any application the Council will, in addition to the matters set out in S.3 and S.72 consider any or all of the matters specified in Ordinance 833.7.

844 DEVELOPMENT STANDARDS RESIDENTIAL S4

<u>CONTROL</u>	<u>USES</u>	<u>STANDARD (Min)</u>
844.1 <u>Yards</u>		
(i) <u>Front Site</u>		
(a) Yard (from front and rear boundary)	Residential buildings	4.5m
	Accessory buildings	4.5m (front) 1.5m (rear)
	Non-residential buildings including motels timeshare or similar commercial units	6.0m
(b) Yards (side)	All buildings (excluding accessory buildings)	1.5m and 3.0m
	Accessory buildings	1.5m

(ii) Rear Sites

(a) Yards All except accessory buildings 3.0m

Accessory buildings 1.5m

(iii) Separation Distance Household units on same site The living area windows of one unit shall not face directly at the living area windows of another unit on the same site and shall be at least 6m apart.

.2 Height plane (maximum) Accessory buildings Buildings shall not protrude through a plane drawn parallel to and 3.5m above the ground level of the site
Note: Ridgeline control Ord. 844.4 takes precedence over height plane.

All other buildings As above except the height plane is 8m above the ground level.

.3 Recession plane (for sunlight and daylight) All uses (i) No part of any building shall protrude through a recession plane which shall commence at a point 2.5m above the site's side and rear boundaries and incline inwards over the site at an angle of 45 deg.

(ii) Provided that this requirement shall not apply in respect of the common boundary between semi-detached units.

.4 Location of buildings in relation to ridgelines Buildings will not be permitted to be erected on or near ridges where the highest point of the building is higher than 4.5m above the ridgeline (see diagram in Ordinance 834.4). Affected ridgelines are shown on Planning Maps 1.3.1 and 1.3.2.

.5 Outdoor space All residential buildings (i) Maximum building cover on any site is 30%.
(ii) Each household unit shall be provided with an outdoor living area of not less than 60m² of minimum dimension 6m and a service area of not less than 10m²

All non residential buildings including Motels timeshare, other commercial units. 45% maximum building cover

.6 Access Parking Loading All (i) Household units shall have a minimum of 2 parking spaces which may include garaging.
(ii) General provisions of Ordinance 2100 shall apply.

.7 Amenities See Ordinance 2200

.8 Site Suitability

(i) A registered engineer's report on stability may be required to confirm that a site is suitable for a proposed development having regard to the physical characteristics of the site and the design and construction of the proposed development.

(ii) Where a report is required by the Nelson/Marlborough Regional Council pursuant to S.34 of the Soil Conservation and Rivers Control Amendment Act a copy of such a report shall be provided to the Council.

845 DISPENSATIONS AND WAIVERS (See ordinance 835)

846 SUBDIVISION

.1 General provisions of Ordinance 1900 shall apply

Note: Additional special requirements for Kaiteriteri apply. See Ordinance 836.3

.2 Standards

As specified in Ordinance 841 for Police

847 Special Provisions for Comprehensive Housing Development

- .1 The Council may permit the development of land by way of a comprehensive housing development where Council is satisfied that adequate levels of performance can be met and the project is integrated with land subdivision which shall follow the building development.
- .2 In considering the suitability of the site the Council shall consider the effect of the proposal on adjoining properties compared with what is already permitted in the zone in respect to height, scale, visibility and landscape.
- .3 The following matters additional to those required under other relevant provisions of ordinance 844 shall be met and where there appear to be alternatives these standards shall take precedence:
 - (i) Minimum area of land for development shall be 2000m².
 - (ii) The nominal minimum site area shall be not less than 350m² per unit
 - (iii) Regardless of whether subdivision is intended a maximum of one household unit per 450m² of gross area is permitted. The balance area not subdivided or nominated to an individual household unit shall be used for reserves or open space or access within the development.
 - (iv) Where subdivision into separate titles is proposed under the Local Government Act no completion certificate will be issued until the Council is satisfied that the dwellings are framed up and the conditions of scheme plan consent either completed or satisfactorily bonded for completion.
 - (v) Where development is staged the construction referred to in (iv) above shall apply to not less than five residential units before completion certificate is considered as in (iv) above.
 - (vi) Compliance with the standards for residential buildings in Residential S4 zone provided that if development is undertaken using the provisions of the Unit Titles Act then the standards shall apply to the external boundaries of the whole site.
 - (vii) Emergency access for service vehicles to all buildings.
 - (viii) Adequate provision of well located, sealed, drained and screened off street parking. Household units shall have a minimum of 2 parking spaces which may include garaging.

- (ix) Sufficient daylight and sunlight penetration to all residential buildings within the site.

Theoretical recession planes as set out in Ordinance 834.3 shall apply to each nominal 350m² site for each unit. Diagrams shall be provided to show compliance.

- (x) A minimum 10% of the development site shall be landscaped open space.

- (x) A development plan shall be submitted for the whole area which shows:

(a) Proposed sites in relation to contour, landscape features, public utilities intended to serve units, layout of internal access lots, reserves, recreation areas.

(b) Location of dwelling units and garages including three dimensional relationship between buildings, landscaping and fencing.

- (xi) The following information must also be submitted with any development plan.

(a) Details of the ownership or occupancy of sites and maintenance of communal areas such as access lots and communal amenity areas.

(b) Details of design and construction materials.

(c) Other detail necessary to enable full assessment of development levies and works pursuant to the provisions of the Local Government Act.

Add new Ordinance 850 RESIDENTIAL R

851 ZONE STATEMENT

This zone is established to provide for residential lots substantially larger than the standard residential property and to extend the range of section sizes in the Kaiteriteri area. Council will seek the provision of pedestrian access through the Honeymoon Bay zone.

852 PREDOMINANT USES

.1 Single unit dwelling house.

.2 Home occupations/cottage craft industries provided that:

(i) The principal use of the site at the time of application is, or will be, that of a single unit dwellinghouse and such use shall continue.

(ii) The onsite sale and advertising of crafted ware shall not be permitted.

(iii) Any building erected for this purpose shall not exceed 20m² and the total coverage of all buildings on the site shall comply with Ordinance 854.3.

(iv) The proposed work area can be positioned on the site in such a manner that the proposed use will not adversely detract from the amenities of the immediate neighbour in respect of noise, dust, vibration, smell and excessively long hours of work.

(v) A plan is lodged with the application showing the above standards are met.

.3 Reserves within the meaning of the Reserves Act 1977.

.4 Accessory buildings for the foregoing uses.

853 CONDITIONAL USES

.1 Separate detached dwelling in addition to the principal dwelling and provided the following are complied with:

(i) The unit does not exceed 50 sq.m. and is for the occupation of the dependant parents or adult offspring of the owner(s) where because of age or disability separate accommodation is desirable and the applicant enters into a satisfactory agreement with the Council to ensure removal of the unit when it is no longer necessary and,

(ii) The need for the additional accommodation must be established to the Council's satisfaction in accordance with policy 2.26.

(iii) The unit shall be sited within 10m of the principal dwelling.

.4 Any predominant use which does not meet the full requirements specified under any part of Ordinance 852 and which is required by Council pursuant to s.65 of the Act to be a notified application.

854 DEVELOPMENT STANDARDS

Except in meeting any specific requirements for a permitted use no building, structure or tree may be erected or planted on any property unless in compliance with the following minimum criteria.:

<u>CONTROL</u>	<u>USES</u>	<u>STANDARD (Min)</u>
.1 <u>Yards</u>	Dwellings and other buildings	10m minimum
	Yard (from coastal water MHW)	25m
	Set back (internal)	Shelterbelts 1m <u>inside</u> all property boundaries and 3m from any road boundary. At road intersections minimum corner splays shall be provided in accord with Ordinance 2004.1
.2 Height Plane (maximum)	Forestry adjacent to residential use	Clear firebreak to a width of at least 20m, but preferably 1.5 times the height of the forest.
	All buildings (except accessory buildings)	Buildings shall not protrude through a surface drawn parallel to and 8m vertically above the ground level of the site.
.3 Location of buildings in relation to ridgelines See	Accessory buildings	As above except that the height plane is 3.5m.

- .3 Location of buildings in relation to ridgelines - See Ordinance 834.4 which takes precedence over height plane
- .4 Coverage All 400m²
(Maximum gross coverage of all buildings on a site)
- .5 Access All See Ordinance 2100
Parking and in addition to any
Loading specific requirements for permitted uses in the zone.
- .6 Amenities See Ordinance 2200
- .7 Site Suitability
- (i) A registered engineer's report on stability and stormwater drainage will be required to confirm that a site is suitable for a proposed development having regard to the physical characteristics of the site and the design and construction of the proposed development.
- (ii) Where a report is required by the Nelson/Marlborough Regional Council pursuant to s.34 of the Soil Conservation and Rivers Control Amendment Act a copy of such report shall be provided to the Council.

855 DISPENSATIONS

.1 Yards

A non notified application may be made to the Council for a partial dispensation (up to 50% reduction) for yard requirements when,

- (a) the affected yard adjoins permanent open space such as a reserve or accessway.
- (b) topographic or geological features of the site or existing structures make compliance impractical or difficult.

.2 Height

A non-notified application may be made to the Council for a dispensation not exceeding 0.5 metres above the maximum height plane required by Ordinance 854.2 and

any associated infringements of the recession plane. With respect to Ordinance 854.3 on ridgelines where buildings already exist as at 14 September 1990 a dispensation up to a maximum height of 6m may be sought where there is established vegetation to mitigate the effects of the building.

856

SUBDIVISION

- (i) In addition to the general requirements of Ordinance 1900 the following minimum subdivision standards shall be observed.

4000m² minimum area (Kaiteriteri)
Minimum frontage 3.5m - access

- (ii) Shape Factor

Every allotment shall be of such a shape so as to be able to accommodate a circle with a diameter of 35 metres.

- (iii) Access

Every allotment shall be provided with practical vehicle access.

Up to 4 allotments may be served by a private way or access lot not less than 3.5 metres wide if serving a single lot and 6.0 metres wide if serving two or more lots.

- (a) A private way serving a single lot shall have a minimum sealed width of 2.5 metres.
- (b) A private way serving two or more lots shall have a minimum sealed width of not less than 5.0 metres.
- (c) When roading is required the minimum width of legal road shall be not less than 10 metres and the minimum formed and sealed carriageway width shall be not less than 5 metres. Both standards may need to be increased where topography and density of development require it.
- (d) A footpath with a minimum width of 1 metre shall be provided on one side of the road.
- (e) Every allotment shall be provided with a concreted vehicle crossing onto the road to which it has frontage.

- (iv) Special Requirements for Scheme Plans

Additional special requirements in Ordinance 836.3 shall apply.

Add new Ordinance 510 RURAL COASTAL 1

511 ZONE STATEMENT

- .1 This zone applies to the coastal land from the Otuwhero estuary to the Riwaka River Mouth not included in the Kaiteriteri township zoning and generally extends inland from mean high water spring mark to the nearest prominent ridgeline. It recognises the sensitivity of the coastal and the adjoining marine environment. There is a need to manage change in this zone with care because of the high landscape values and the inherent erodibility of the soils in the area. The range of uses specified in the zone has been designed to ensure only those uses that are compatible with the coastal environment are permitted. The zone provides for some tourist related activities such as small scale arts and crafts and outdoor recreation.
- .2 The extent of control reflects the nature, scale and likely impact of uses on the coastal environment.

512 PREDOMINANT USES

- .1 Farming of any kind, extensive or intensive, plant and tree nurseries, but excluding factory farming of animals and the killing and processing of any farm produce.
- .2 Existing commercial forestry plantations and replacement of these but excluding the planting of new exotic forestry blocks.
- .3 Replanting of native forest, estuarine and wetland species.
- .4 Cottage craft industries, home occupations and the sale of goods and articles made on the property provided such use is associated with the residential or farming use of the property and subject to the following requirements:
 - (a) The gross floor area of all buildings (excluding a dwellinghouse) used for these purposes shall not exceed 100 sq.m.
 - (b) A vehicle parking space of not less than 150 sq.m. exclusive of access and turning area shall be provided within the property to the satisfaction of the District Roading Engineer.
 - (c) One sign may be erected in compliance with Ordinance 2203.2.
 - (d) Access to the property if off a sealed road shall be sealed from the existing road seal to the property boundary within 6 months of the use being commenced.

- (e) Access to the property shall be at a position on the property boundary from which road traffic is clearly visible for a distance of not less than 150m in both directions along the road.
- .5 Residential use being occupation of a single unit dwellinghouse provided that
- (a) Only one such building shall be erected on the land described in any single certificate of title.
 - (b) Before application is made for a building permit the applicant shall show the siting of the dwelling, outbuildings and access shall be such that sufficient nett area is available for the installation of efficient effluent disposal systems to the satisfaction of the Environmental Protection Officer.
 - (c) Any necessary consents under s.34 of the Soil Conservation and Rivers Control Amendment Act 1959 be obtained.
 - (d) The siting of the dwelling is such that the roofline does not extend above any ridgeline as viewed from the Riwaka Kaiteriteri Road or Kaiteriteri-Sandy Bay Road.
- .6 Reserves, cemeteries, urupa
- .7 Separate detached dwelling unit in addition to the principal dwelling and provided the following are complied with:
- (a) The unit does not exceed 50 sq.m. and is for the occupation of the dependant parents or adult offspring of the owner(s) where because of age or disability separate accommodation is desirable and the applicant enters into a satisfactory agreement with the Council to ensure removal of the unit when it is no longer necessary.
 - (b) The need for the additional accommodation must be established to the Council's satisfaction and in accordance with policy 2.26.
 - (c) The unit shall be sited within 20m of the principal dwelling
- .8 Water storage reservoirs.
- .9 Beekeeping, apiaries, honeyhouses.
- .10 Buildings accessory to the use of land or buildings for any predominant use in the zone and for any approved conditional use.

- .11 Conservation areas; land set aside under a conservation covenant.
- .12 Public parking area on part of Pt 34, Blk XII Kaiteriteri Survey District as shown on Planning Map 1.3.2.

513 CONDITIONAL USES

- .1 Outdoor recreation activities.
- .2 Commercial forestry (planting of new areas) and logging and clearing of any areas of native forest subject to provisions of Ordinance 502.1.
- .3 Public boat launching ramps, helicopter landing pads.
- .4 Catteries, Kennels.

(a) Separation Distances

Guideline separation distances for enclosures and buildings housing animals

- at least 100m to site boundary
- at least 1000m to residential zone

These distances may be increased depending on prevailing wind and topography.

(b) Building Form

Buildings should be sensitive to the rural landscape and visually unobtrusive through the use of appropriate building location, landscaping, design and materials.

- .5 Any predominant use which does not meet the full requirements specified under any part of Ordinance 512 and which is required by the Council pursuant to s.65 of the Act to be a notified application.
- .6 Bulk and location, performance standards and other provisions for conditional uses shall depend upon the extent of the proposal but generally shall be not less than the provisions for predominant uses of this zone.
- .7 In hearing any application the Council will, in addition to the matters set out in s.3 and s.72 consider any or all of the matters specified in Ordinance 833.7

514 DEVELOPMENT STANDARDS

- .1 Except in meeting any specific requirement for a permitted use no building, structure or tree may be erected or planted on any property unless in compliance with the following minimum criteria:

<u>CONTROL</u>	<u>USES</u>	<u>STANDARD (Min)</u>
.1 Yards	Dwellings (on allotments up to 2000m ²)	5m (front and rear) 1.5m and 3m (side)
	Buildings accessory to residential use	5m front 1.5m (side and rear)
	Dwellings and other buildings (on allotments ₂ over 2001m ²)	5m
Note: One side yard to be maintained for vehicle access to rear of property.		
Yard (from coastal water MHWS)	All	25m
Note: This yard takes precedence over other yards		
Set back (internal)	Shelterbelts	1m <u>inside</u> all property boundaries and 3m from any road boundary. At road intersections 10m minimum corner splays shall be provided in accord with Ordinance 2004.1
	Forestry adjacent to residential use	Clear firebreak to a width of at least 20m, but preferably 1.5 times the height of the forest.
.2 Height (Maximum)	All buildings (except accessory buildings)	8m
	Accessory buildings	3.5m

- | | | | |
|----|---|--|---|
| .3 | Coverage
(maximum
gross
coverage of
all
buildings on
a site). | All | 10% or 400m ²
whichever is the
lesser |
| .4 | Access
Parking and
Loading | All | See Ordinance 2100
in addition to any
specific require-
ments for permitted
uses in the zone. |
| .5 | Amenities | | See Ordinance 2200 |
| .6 | <u>Site Suitability</u> | | |
| | (i) | A registered engineer's report on stability may be required to confirm that a site is suitable for a proposed development having regard to the physical characteristics of the site and the design and construction of the proposed development. | |
| | (ii) | Where a report is required by Nelson/Marlborough Regional Council pursuant to s.34 of the Soil Conservation and Rivers Control Amendment Act a copy of such report shall be provided to the Council. | |

515 PROTECTION OF LANDSCAPE

- .1 Except with the prior consent of Council given on a non-notified application (or as part of a consent given on a notified application), no alteration shall be made to landform, native trees, or bush, or wetland, or any other physical feature which involves:
- (a) Topsoil removal except as is necessary to provide stable building areas, access and servicing or for the carrying out of any permitted uses.
 - (b) The destruction of, or irreparable damage to, individual native trees exceeding 3 metres in height.
 - (c) The clearance of areas of native trees and other native vegetation other than as necessary for stable building areas permitted by the zone and any associated access and servicing.
 - (d) The excavation or deposition of more than 50m³ spoil, soil or other material or any excavation or fill having a depth greater than 1.2m from natural ground level.
 - (e) The diversion or modification of natural watercourses including reclamation or drainage of wetlands which exceed 5000m² in area.

(Note: These activities may also require consent from the Nelson-Marlborough Regional Council under the Water and Soil Conservation Act 1967).

515.2 Assessment Criteria

In assessing non-notified applications, the Council shall consider the following matters:

- (a) The objectives and policies of the zone - in particular zone statement sections 2.76 and 2.78.
- (b) The particular amenities of the area.
- (d) The need to carry out the permitted activities and the alternatives to the development of the site or land.
- (e) The size of the site in relation to the activity to be undertaken, and other options available for alternative siting.

515.3 Exemptions

Ordinance 515.1 shall not limit:

- (a) The trimming or pruning of any tree, in accord with recognised arboricultural methods, as long as it does not damage or destroy the tree.
- (b) The treatment and removal of dead, damaged or diseased trees or other earthworks necessary to avoid any damage.
- (c) The management and harvesting of trees planted for that purpose.
- (d) The powers of any statutory authority to carry out its statutory duties.
- (e) The operation of any statute which may conflict with this ordinance or to which this ordinance is subordinate.

516 DISPENSATIONS AND WAIVERS

- (i) Accessory buildings may be erected in one side yard only of a property if:
 - (a) Written consent of adjoining owner is obtained.
 - (b) Building has a parapet firewall on boundary
 - (c) Stormwater discharge is collected and returned to subject property.

517 SUBDIVISION

.1 In addition to the general requirements of Ordinance 1900 the following minimum subdivision standards shall be observed in any proposed subdivision.

(i) Predominant Uses Specified Under Ord.512

(a) Front Lot Min area 25ha Frontage 500m

(b) Rear Lot Min area 25 ha
Frontage 5m single lots

Access lot or ROW for 2 and up to 4 lots frontage 8m wide with a minimum formation width of 4m all weather surface.

.2 No other subdivision will be permitted.

Add new Ordinance 520

COASTAL MANAGEMENT ZONE 1 -

521 ZONE STATEMENT

This zone will be applied to those estuaries, wetland and tidal areas of the district where the Council wishes to promote public open space, marine recreation, educational and conservation values. It is recognised that other authorities such as Department of Conservation also have jurisdiction below mean high water spring mark and a close liaison will be maintained with such authorities.

522 PREDOMINANT USES

- .1 Informal outdoor recreation activities.
- .2 Erosion control and storm protection works by an authorised agency.
- .3 Navigation aids and signs.
- .4 Land set aside under conservation covenant; conservation areas.
- .5 Reserves.

523 CONDITIONAL USES

- .1 Public boat launching ramps.
- .2 Jetties and landings.
- .3 Accessory buildings for any of the foregoing.
- .4 Carparks ancillary to conditional uses.

DEVELOPMENT STANDARDS

Maximum height for all uses shall be 4.5m

In considering an application for conditional uses the Council shall take into account the following matters.

- .1 Availability and suitability of other land and water areas for the proposed use or building.
- .2 The hydraulic effects on the marine area
The ecology of the marine area
The visual impact of the proposed land or water use.
- .3 The effect on amenities of adjoining properties.
- .4 The effect on areas designated reserve.
- .5 The effect on public recreation, public access to and around water and foreshore areas and the roading network.
- .6 The effect on Maori spiritual values or traditional Maori access to water areas concerned.
- .7 Where relevant allowance shall be made for any forecast rise in average sea levels.
- .8 The extent to which the activity, use, work or structure maintains or enhances opportunities for recreational use of the water or foreshore areas by the public or creates, or enhances areas of ecological interest or provides access to such areas for education or scientific study and any combination of these matters.

Add to 103 Interpretation

"Comprehensive housing development" means a professionally designed housing scheme of 5 or more residential units, occupying not less than 2000m² net area in one continuous parcel of land and integrating house design, open space access with topography and landscape.

"Outdoor recreation activities" means physical recreation activities carried on outdoors and includes golfing, horse riding and hang gliding, water sports.

"Recession Plane" in relation to the bulk and location of a building means a plane inclined at an angle inward from a site boundary through which no part of a building may protrude unless otherwise specified.

"Separation distance" means for multiple unit housing development, a clear space uninterrupted by buildings between adjacent units on a site.

"Urupa" means burial place of Maori people

"Height plane" means a plane at a specified distance vertically above and parallel with the ground level over the site. The ground level means the finished levels existing at the time of subdivision approval.

"Community meeting place" means any building used for the public and/or private assembly of people primarily for worship, or recreation, education or deliberation, and includes any church, clubroom, gymnasium, pavilion, indoor sports facility, community centre or other building used for public meetings whether any such building has a general ancillary licence or not. The term place of assembly does not include any place of entertainment, or licensed premise (other than a chartered club or premise, having a general ancillary license).

"Wetlands" is a collective term for permanently or temporarily wet areas, shallow water and land/water margins. Wetlands may be freshwater, brackish or saline and are characterised in their natural state by plants and animals that are adapted to living in wet conditions.

<u>Delete</u>	Ordinance	1905	
<u>Add</u>	Ordinance	1905.1	Rural C See Ordinance 506
		1905.2	Rural Coastal 1 See Ordinance 517
		1905.3	Coastal Management 1 No subdivision provided.
<u>Delete</u>	Ordinance	1911	
<u>Add</u>	Ordinance	1911.1	Residential S3 See Ordinance 836
		1911.2	Residential S4 See Ordinance 846
		1911.3	Residential R See Ordinance 854.7

ALTER COMMERCIAL S ORDINANCE 1204.2

To read

"Height 10m (except for Kaiteriteri where the maximum height shall be 8m)."

ALTER AMENITIES ORDINANCE 2201.2 PRESERVATION

To read

"No person shall without the written consent of the Council (in respect of sites of scientific or natural value) and the Council and the N.Z. Historic Places Trust (in respect of historic sites) wilfully destroy, remove, damage or alter any scheduled item :....."

No scheduled archaeological or scientific or natural site shall be damaged."

ALTER AMENITIES ORDINANCE 2208.1 DESIGN

By adding after first sentence:

"However some special requirements are considered appropriate at Kaiteriteri."

By adding the following sentence to Ordinance 2208.1 (iii)

"In Kaiteriteri roofing materials shall be non-reflective and Council recommends the use of dark tones on roofs to minimise the visual impact of structures."

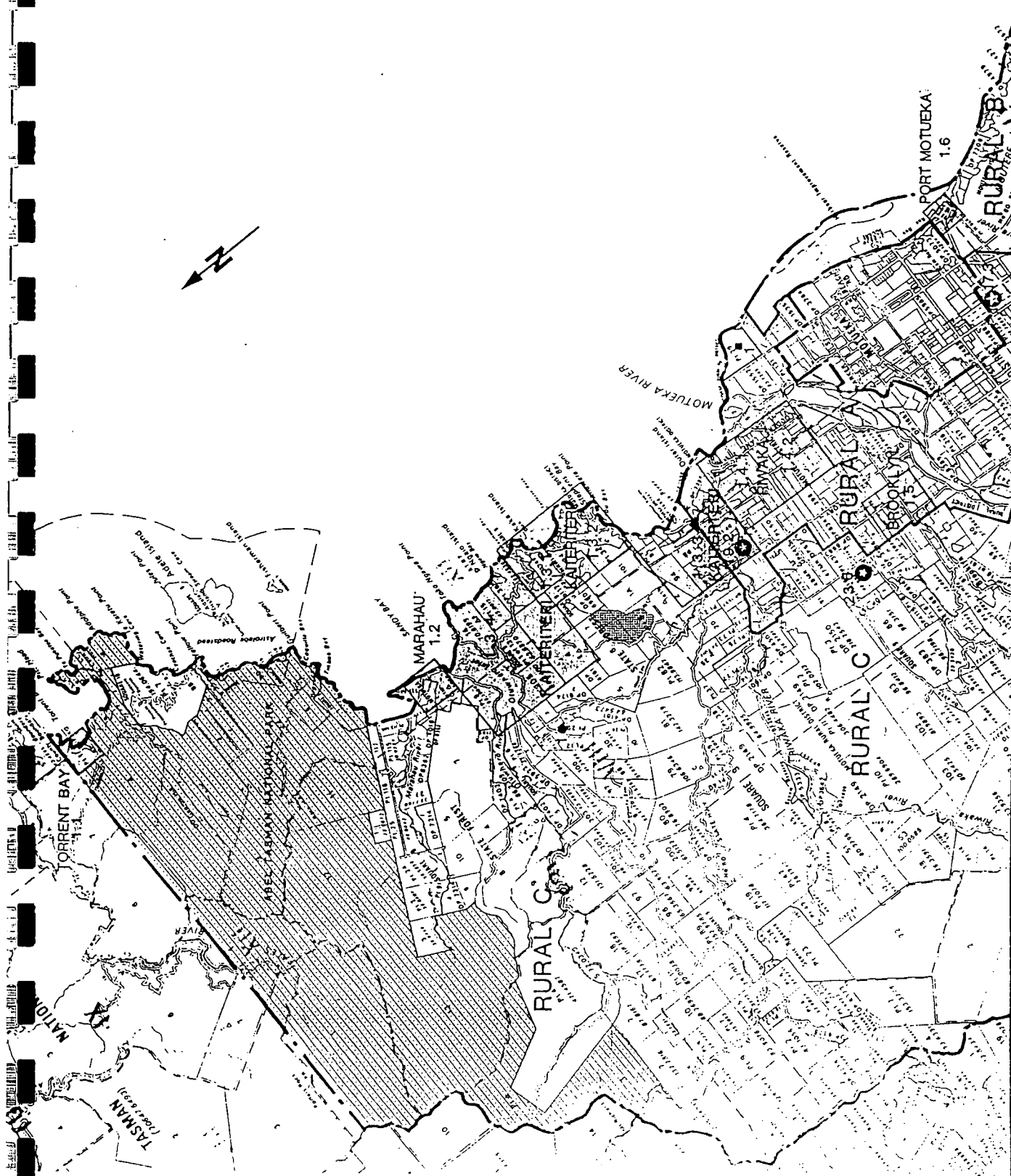
INSERT THE FOLLOWING TO APPENDIX I

The following sites shown on the planning maps are of special ecological or scientific interest and merit and are to be protected in accord with the provisions of Ordinance 2201.

SITE	MAP REF	LEGAL DESCRIPTION	VALUATION NO	CRITERIA FOR SCHEDULING	EXTENT OF SCHEDULE
1/89	1.0.3.4	Pt Sec 86, Sq 9 and part of Pt 1 of 13, Sq 9 Blk XII Kaiteriteri S.D	19310 - 409	Large Coastal freshwater wetland of moderate to high value to wildlife	All native bush and wetland vegetation within the area delineated on the planning maps shall be protected as specified in Ordinance 2201
2/89	1.3.3	Part of Pt 34 Sq 9 Blk XII Kaiteriteri S.D	19260 - 18	Freshwater wetland including swamp lily	As above

PART C

1. Delete existing planning maps 1.0, 1.3.1 and 1.3.2 dated 31 March 1989 and substitute new maps dated 4 March 1992 and with the same numbers.
2. Add new planning maps 1.3.3 and 1.3.4 Kaiteriteri Environs
3. Add new notations for Maps 1.3.1, 1.3.2, 1.3.3, 1.3.4
4. Add Appendix E.



NOTATIONS

- RURAL A
 - RURAL B
 - RURAL C
 - COUNTY BOUNDARY
 - RURAL ZONE BOUNDARY
 - NATIONAL PARK
 - DESIGNATED AREAS
 - 1 PUBLIC UTILITY
 - SEWERAGE TREATMENT WORKS
-
- IDENTIFIED USES
 - 1 CEMETERY
-
- INSET PLAN
 - For zoning see map indicated
 - N.C. & R.W.B. DESIGNATION
 - Pending areas for flood and drainage waters
 - WATER SUPPLY CATCHMENT
 - See Appendix E

Note: All parcels of private property having an area of 2 ha or less along the coastline of Abel Tasman National Park are zoned Residential G

All parcels of private property having an area of more than 2 ha along the coastline of Abel Tasman National Park are zoned Rural C



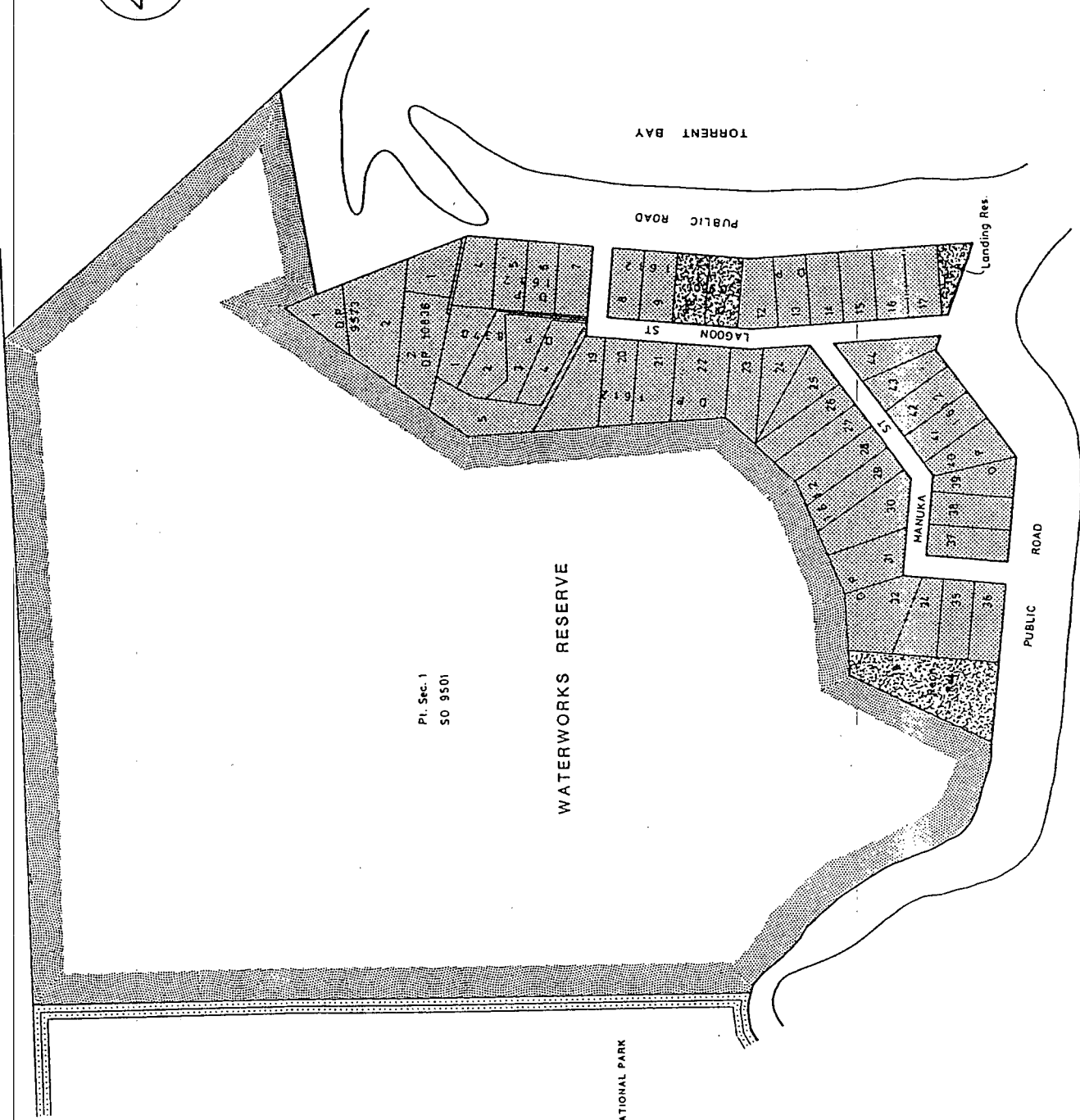
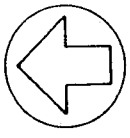
Revised 12/5/92
ELV 1.0

COUNTY OF WAIMEA

DISTRICT PLANNING SCHEME : No. 4

MAP 2 ADJOINING
NOTE: SCHEME CHANGE W4 KAITERITERI INCLUDES SHEETS 1.3.1 TO 1.3.4
OPERATIVE : 4 MARCH 1992

APPROVED : JUNE 1984
REVISED : MARCH 1989



Pl. Sec. 1
SO 9501

WATERWORKS RESERVE

ABEL TASMAN NATIONAL PARK



GRAPHIC SCALE 1:2000

TORRENT BAY INLET



DISTRICT PLANNING SCHEME

No.4

MAP NO.

1.1

Approved: June 1986
Revised: 27 June 1986
Approved: 21 March 1987

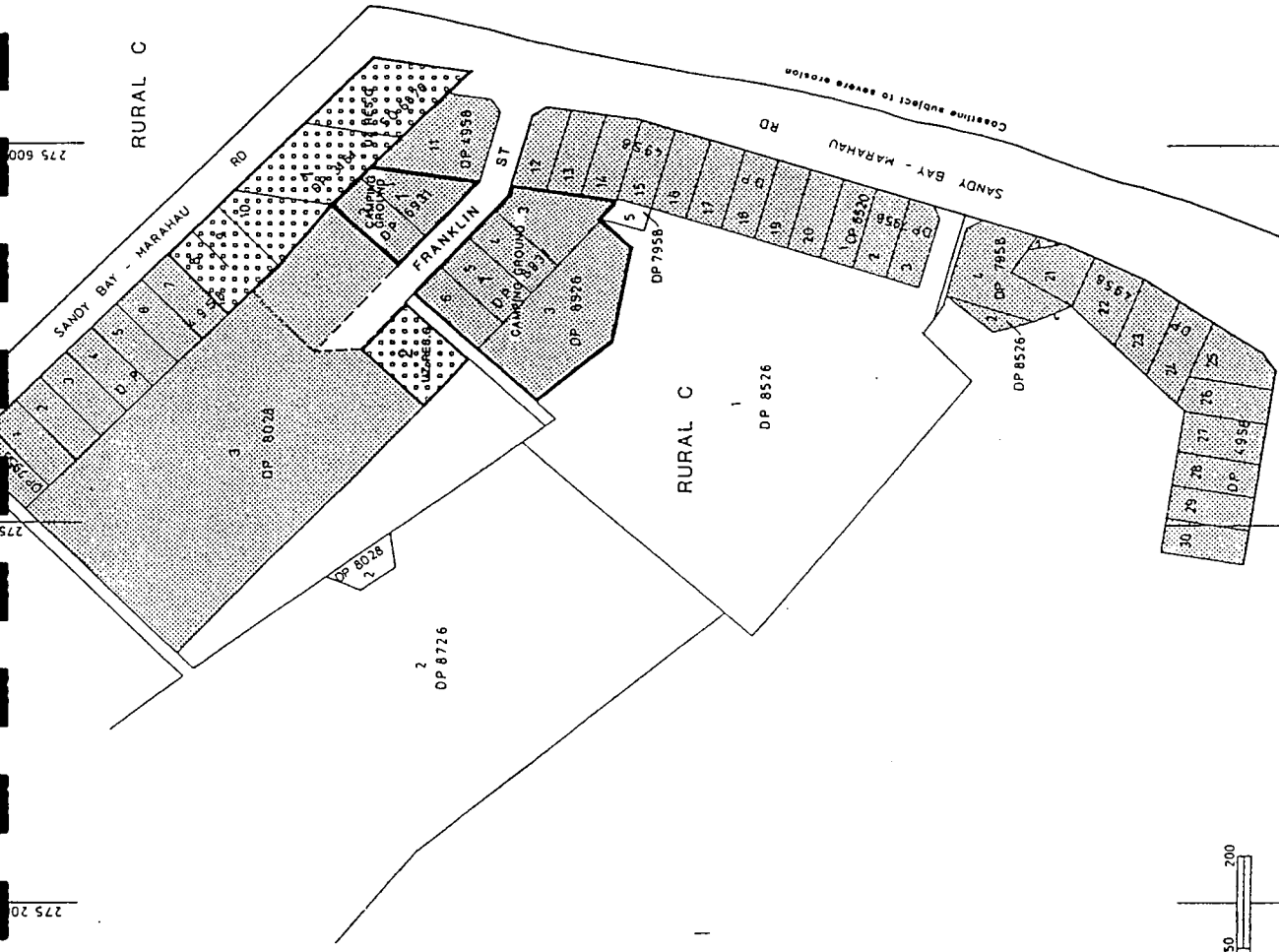
PROJECT


275 800 N
 275 600
 275 400
 275 200
 275 000

729 800 N

729 600 N

729 400 N



















	DISTRICT PLANNING SCHEME No.4	MAP NO. 1.2
COUNTY OF WAIMAEA MARAHAU		

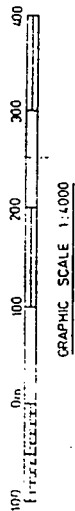
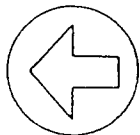
Approved 7 June 1986
 Declared 27 June 1986
 1983 21 March 1983

0m 50 100 150 200
 GRAPHIC SCALE 1:2000

NOTATIONS FOR KAITERITERI

SEE PLANS 1.3.1 & 1.3.2

RESIDENTIAL S3	
RESIDENTIAL S4	
RESIDENTIAL R (Rural)	
RURAL C	
RURAL COASTAL	
COMMERCIAL S (Serviced)	
TOURIST ACCOMMODATION	
PROPOSED ROADS	
ACCESSWAYS PROPOSED AND EXISTING	
ROAD TO BE CLOSED	XXX
RESERVES EXISTING	
PROPOSED	
ESPLANADE RESERVES EXISTING	
PROPOSED	
DESIGNATED AREAS	
1 TELEPHONE EXCHANGE UNDERLYING ZONE RES33	
IDENTIFIED USES	
1 CAMPING GROUND AND CARAVAN PARK (BETHANY PARK)	
ROAD WIDENING REQUIRED	
RIDGELINES	<<<<



FOR ZONING DETAILS SEE ADJOINING SHEET 1.3.4

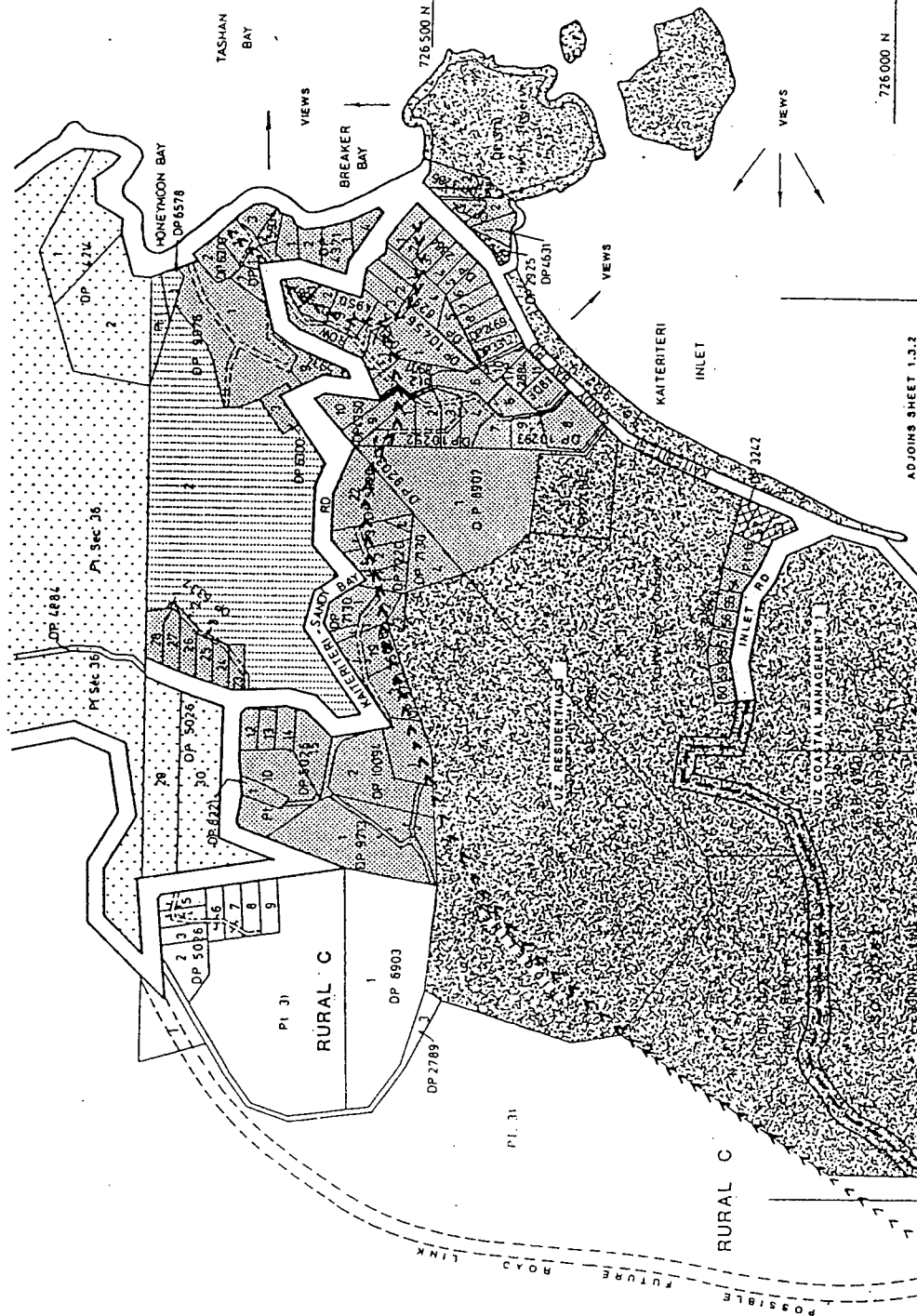
275 000 E

276 000 E

276 500 E

277 000 E

277 500 E



726 500 N

ADJOINS SHEET 1.3.2

726 000 N

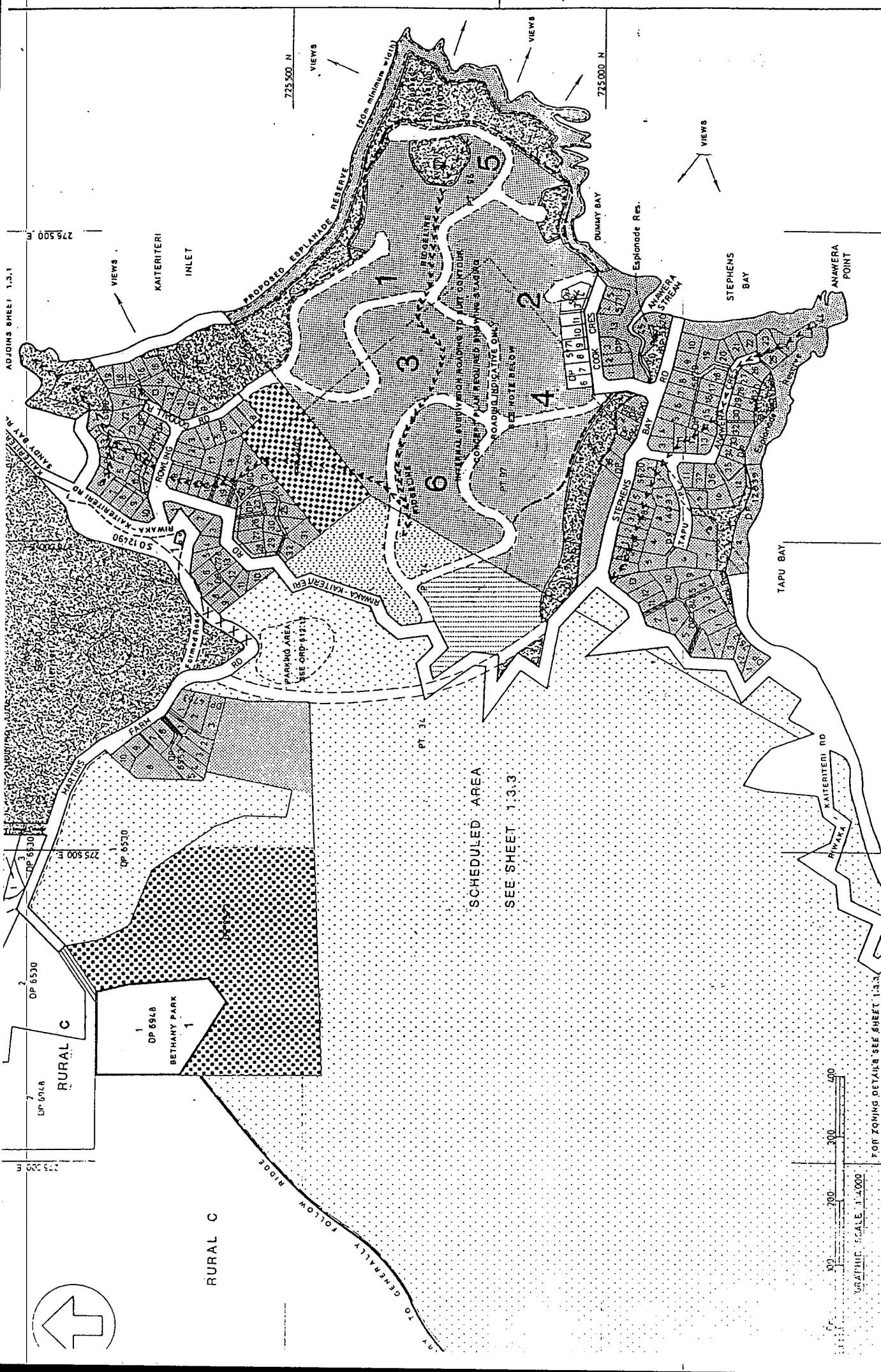
727 000 N

MAP NO.
1.3.1

SCHEME CHANGE W4
KAITEDITERI
Waimea Section

Tasman District Council
WAIMEA SECTION

APPROVED 12/3/92
ELV
MARCH 1992



MAP NO.
132

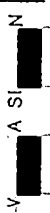
Traxtel 12/3/92
ELV

SCHEME CHANGE W4

Tasman District Council

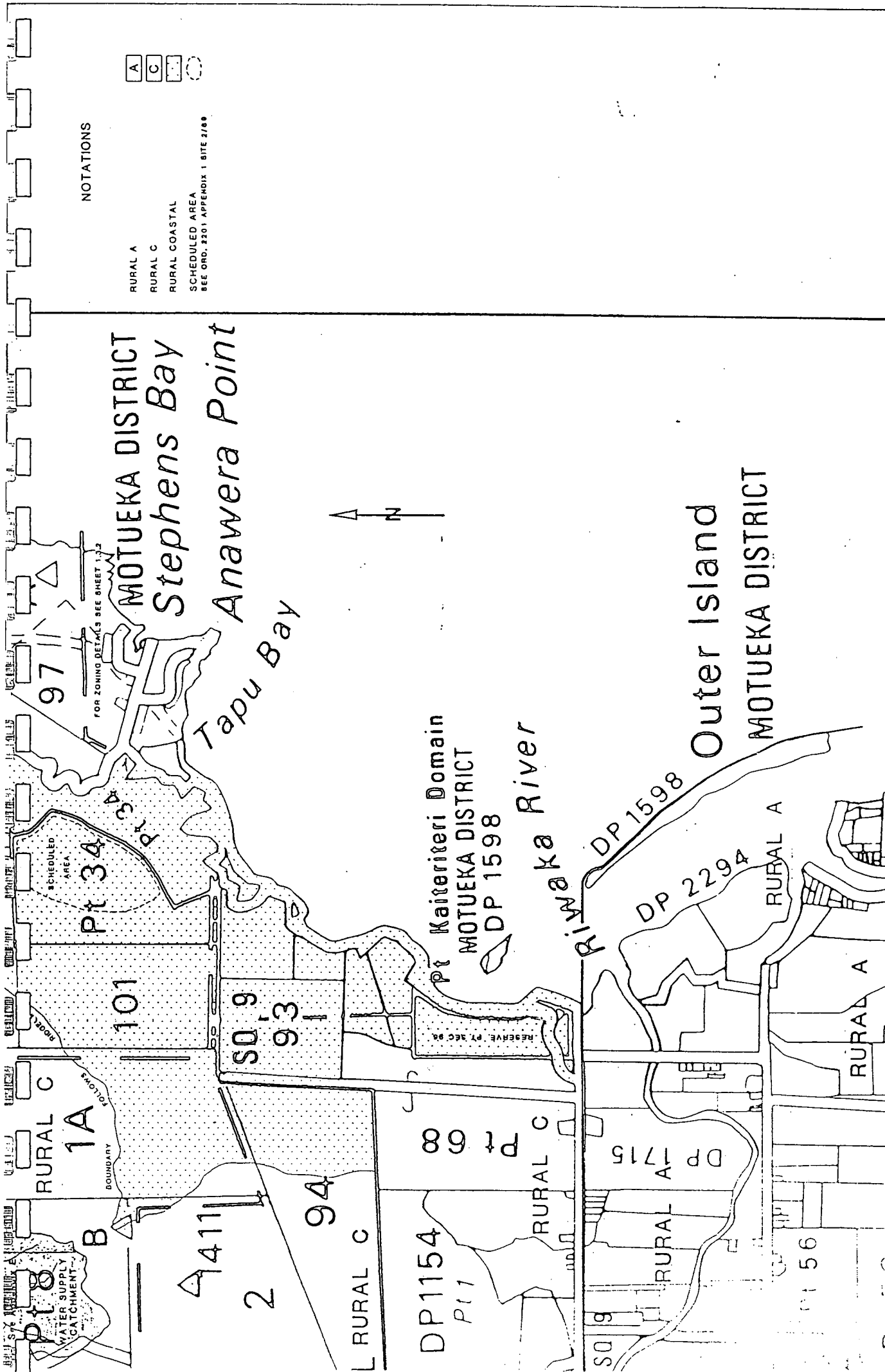
NOTE: EXACT LOCATION OF RESERVES, ROADS, WALKWAYS AND STAGING IS INDICATIVE ONLY AND WILL BE NEGOTIATED ON SUBMISSION OF A CONCEPT PLAN / SCHEME PLAN.

DATE: 4 MARCH 1992



GRAPHIC SCALE 1:4000

FOR ZONING DETAILS SEE SHEET 1.3.3



NOTATIONS

RURAL A A

RURAL C C

RURAL COASTAL C

SCHEDULED AREA C

SEE ORD. 2201 APPENDIX 1 SITE 21/89

MOTUEKA DISTRICT
Stephens Bay
Anawera Point

Outer Island
MOTUEKA DISTRICT



Tasman District Council

KAITERITERI ENVIRONS

SCHEME CHANGE W4

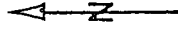
Incorporated
12/3/92
ELV

1.3.3

WAIMEA SECTION

MARAHAU

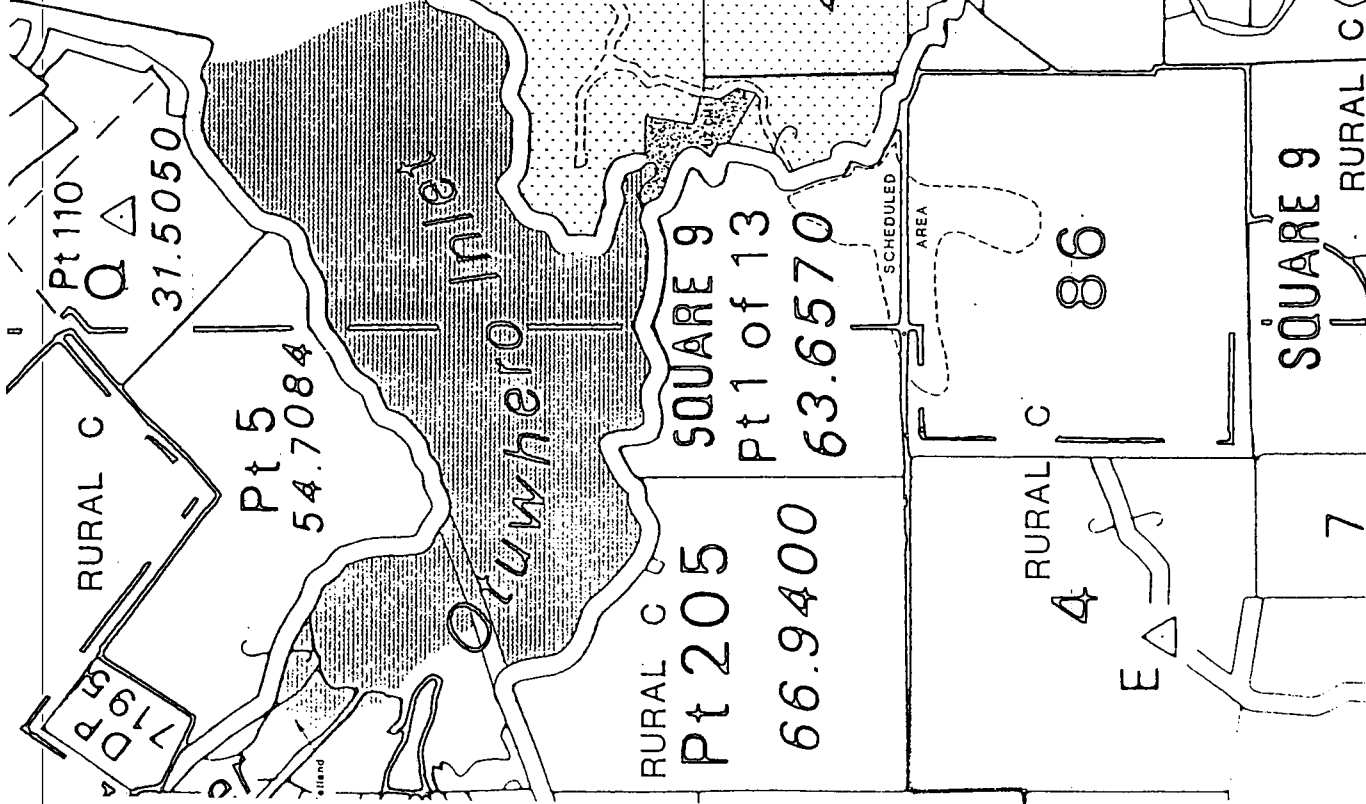
SANDY BAY



Toko Ngawa Point

A.T.N.P. Ngaio Is Ngaio Bay

Honeymoon Bay SQUARE 9



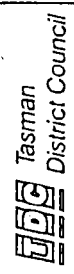
NOTATIONS

- RURAL C
- RURAL COASTAL
- COASTAL MANAGEMENT 1
- RESIDENTIAL R (Rural)
- RESIDENTIAL S3
- SCHEDULED AREA
SEE ORD. 2201 APPENDIX 1 SITE 1709
- RESERVES - EXISTING
- PROPOSED ROADS
- ESPLANADE RESERVE EXISTING

Inserted 12/3/92
EW

SCHEME CHANGE W4

1.3.4



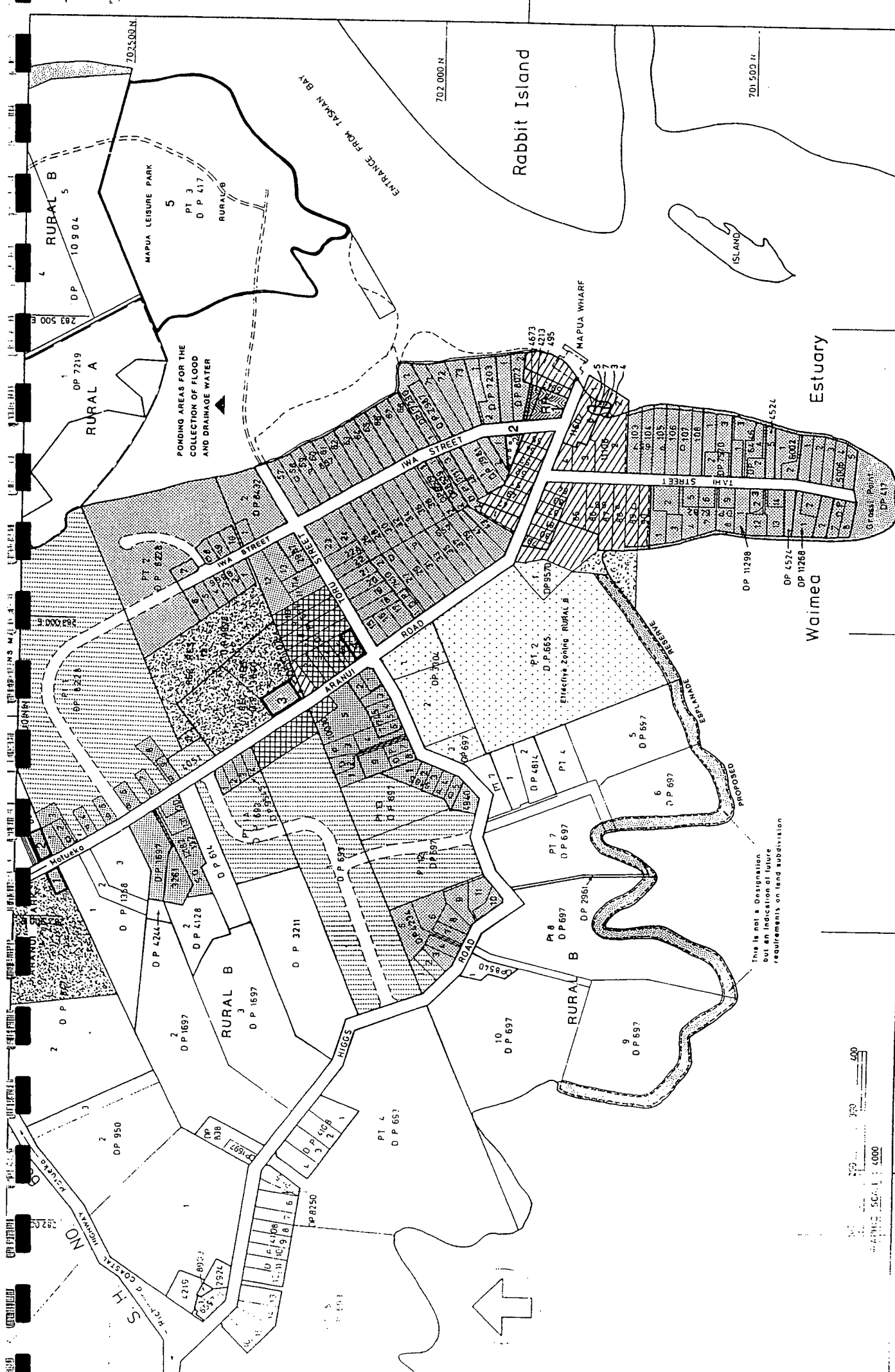
Tasman District Council

KAITERITERI ENVIRONS

APRIL 1992

WAITARA SECTIONAL

70 0m 100



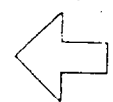
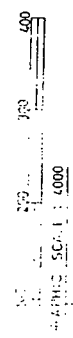
DISTRICT PLANNING SCHEME

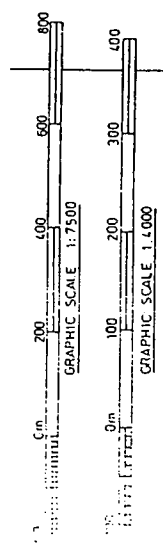
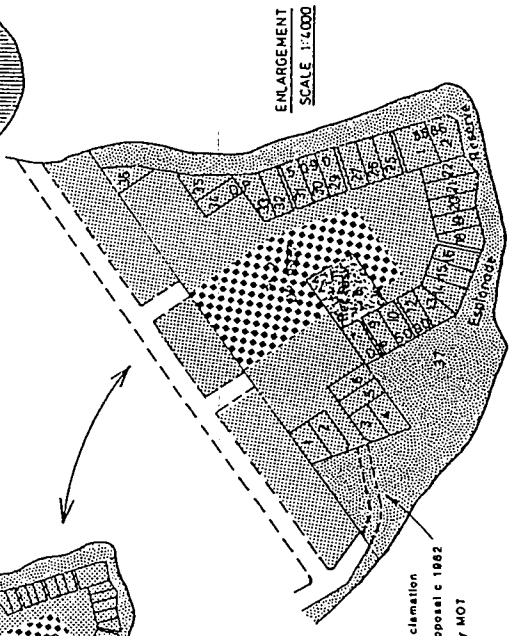
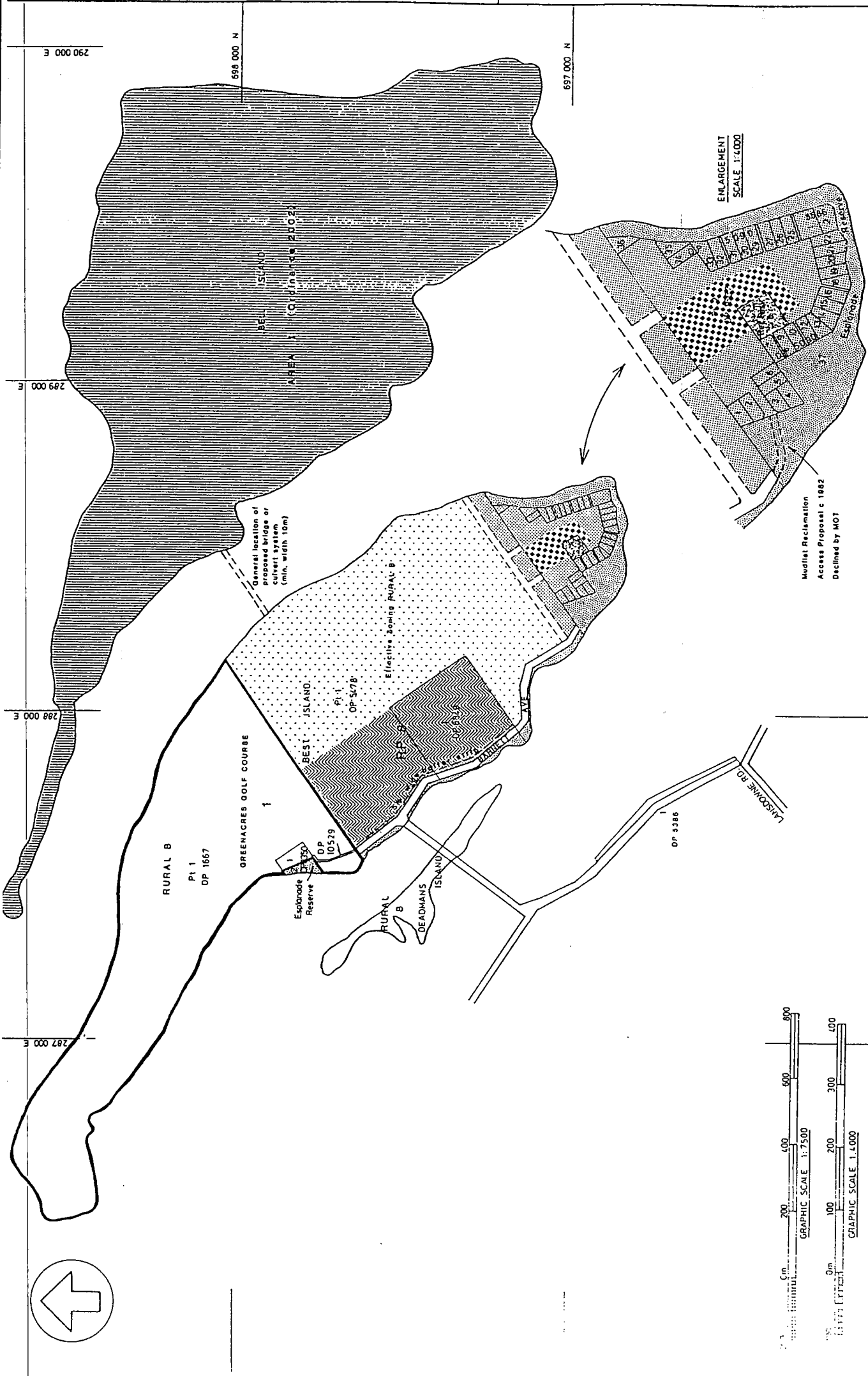
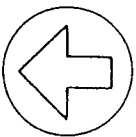
No.4

MAP NO

3.2

This is not a Designation
but an indication of future
requirements on land subdivision





MAP NO.

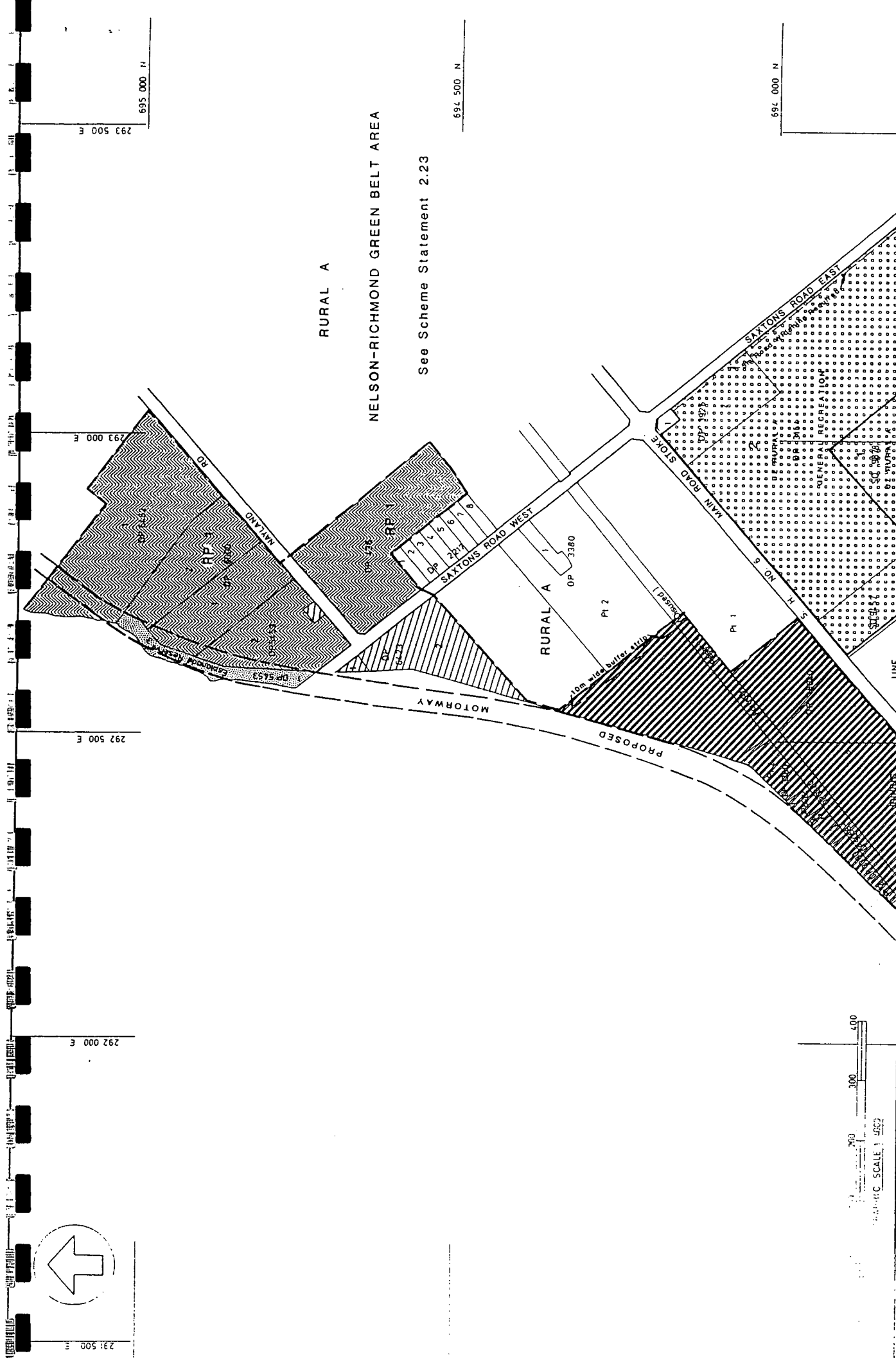
DISTRICT PLANNING SCHEME

No.4

3.4

Approved by Council 1986
 Adopted by County Council 1984
 County Council 1981

COUNTY COUNCIL
 BELMONT ISLAND



RURAL A

NELSON-RICHMOND GREEN BELT AREA

See Scheme Statement 2.23

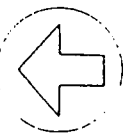
DISTRICT PLANNING SCHEME

MAP NO.







No.4

3.5.1


RICHMOND-STAKE PLD/DAI







NOTATIONS

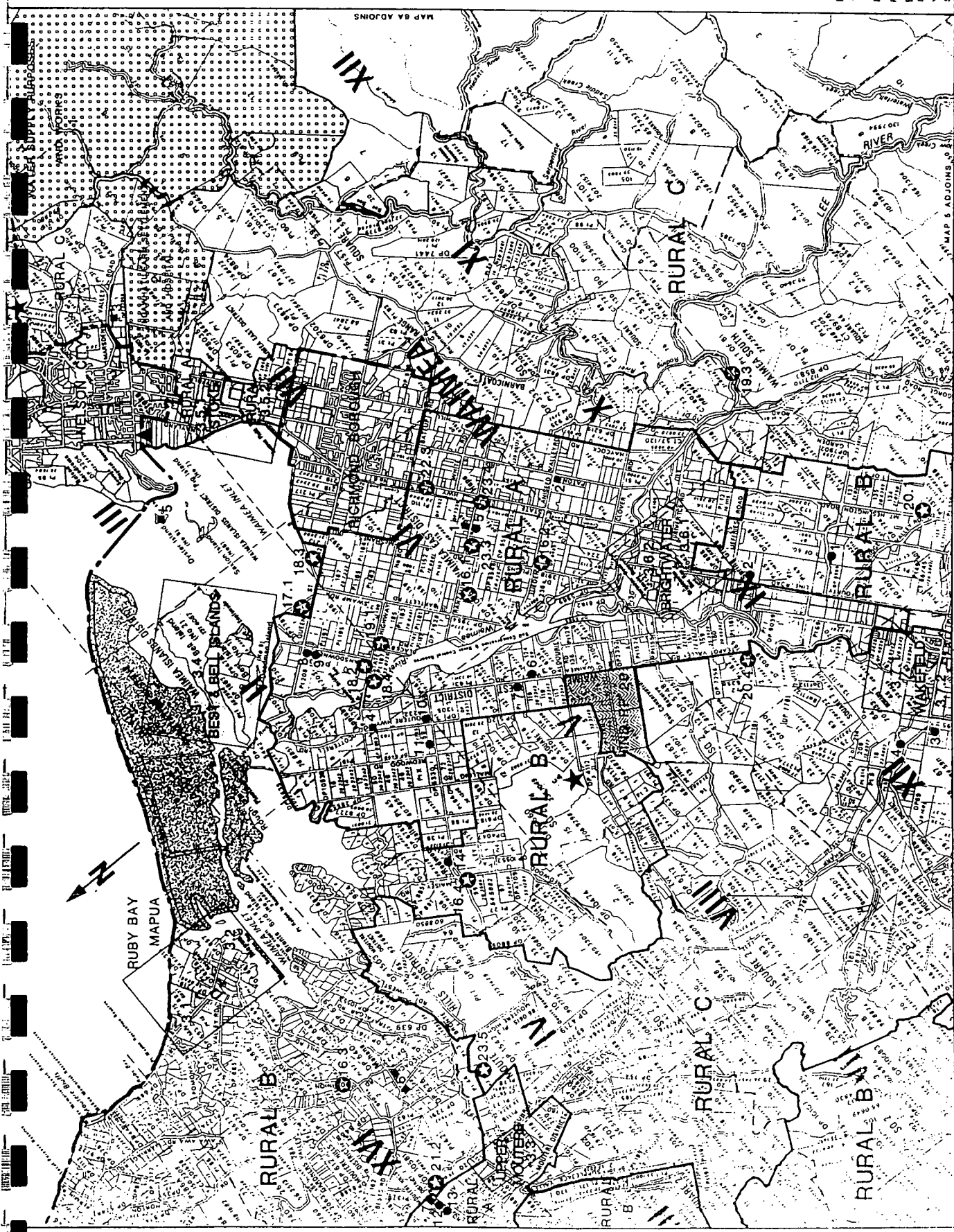
- RURAL A 
- RURAL B 
- RURAL C 
- INDUSTRIAL RP 20 
(See sheet 24 for zoning details)
- COUNTY BOUNDARY 
- RURAL ZONE BOUNDARY 

- DESIGNATED AREAS (Smaller Areas) ■
- 1 SCHOOL CT'S 87/57, 57/285
 - 2 SCHOOL CT'S 115/88, 57/38
 - 3 CEMETERY PUBLIC WORK
 - 4 SCHOOL CT'S 83/160, 87/233, 87/2730/233
 - 5 LOCAL PURPOSE RESERVE (Passive Recreation Oyster Island)
 - 6 SCHOOL CT'S 59/97 48/A, 41/200
 - 7 TELEPHONE EXCHANGE

- DESIGNATED AREAS (Larger Areas) 
- 1 WATER SUPPLY PURPOSES & WORK
 - 2 NGAWHATU FARM SETTLEMENT & HOSPITAL (Includes Health Facilities for the Elderly CT 8/28)

- IDENTIFIED USES ●
- 1 CEMETERY
 - 2 PLAYCENTRE
 - 3 GOLF COURSE
 - 4 STEAM MUSEUM
 - 5 CHURCH
 - 6 CHURCH
 - 7 CEMETERY
 - 8 STOCK CAR CLUB
 - 9 GUN CLUB
 - 10 CHURCH
 - 11 GO KART CLUB
 - 12 HALL (Upper Moutere)
 - 13 CEMETERY
 - 14 HALL (Redwood Valley)

- RES. S. ZONE 
Aidinge Subdivision See Ordinance 808
- INSET PLAN 
For zoning see map indicated
- EYES VALLEY REFUSE SITE 
See Appendix X
- YORK VALLEY REFUSE SITE 
See Appendix XI

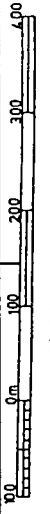


COUNTY OF WAIMEA
DISTRICT PLANNING SCHEME : No. 4

3.0



City of Waimea
District Planning Scheme No. 4
Map 3.0



GRAPHIC SCALE 1 : 4000

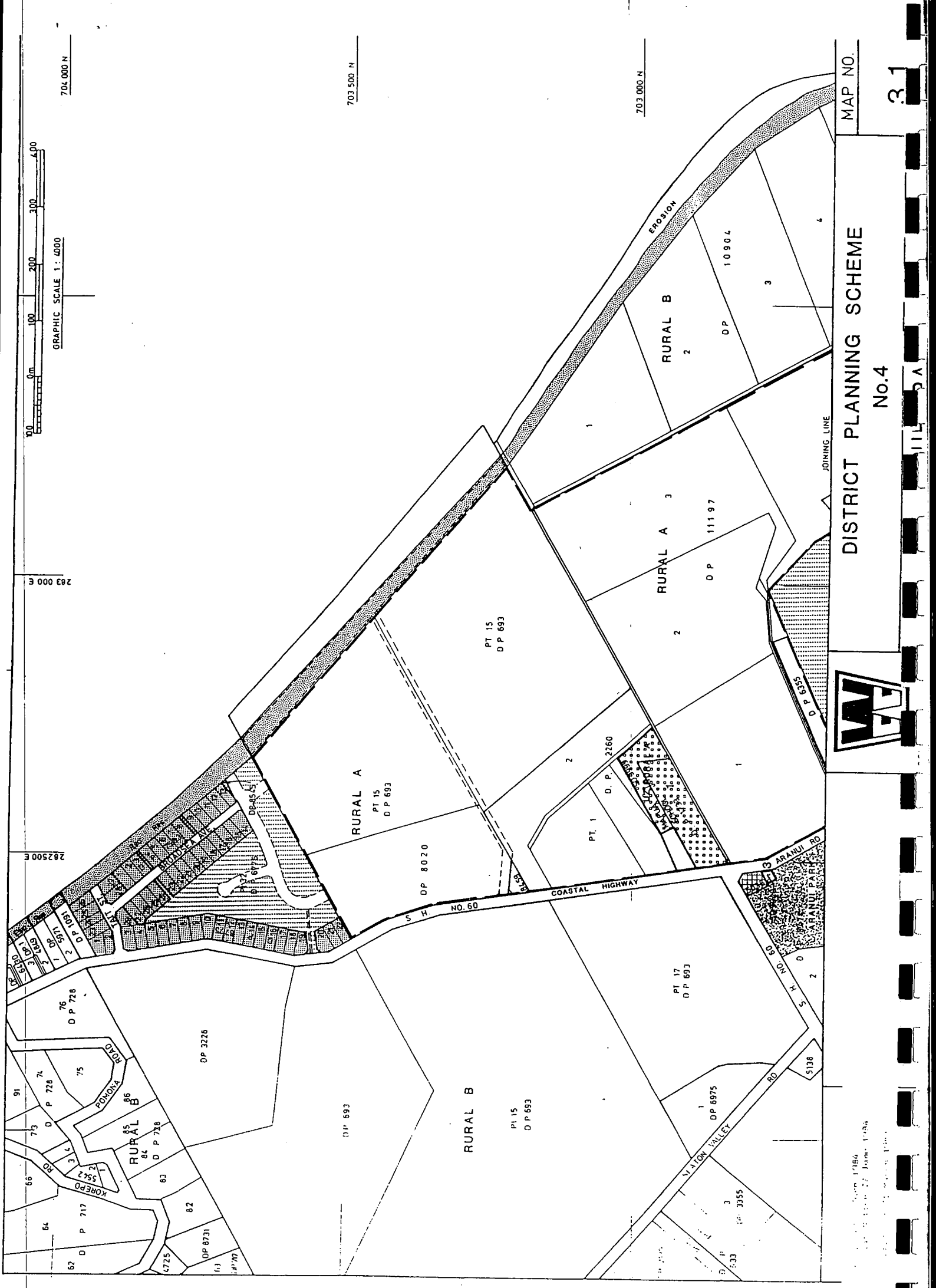
704 000 N

703 500 N

703 000 N

283 000 E

282 500 E

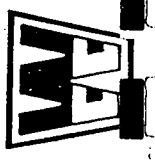


MAP NO.

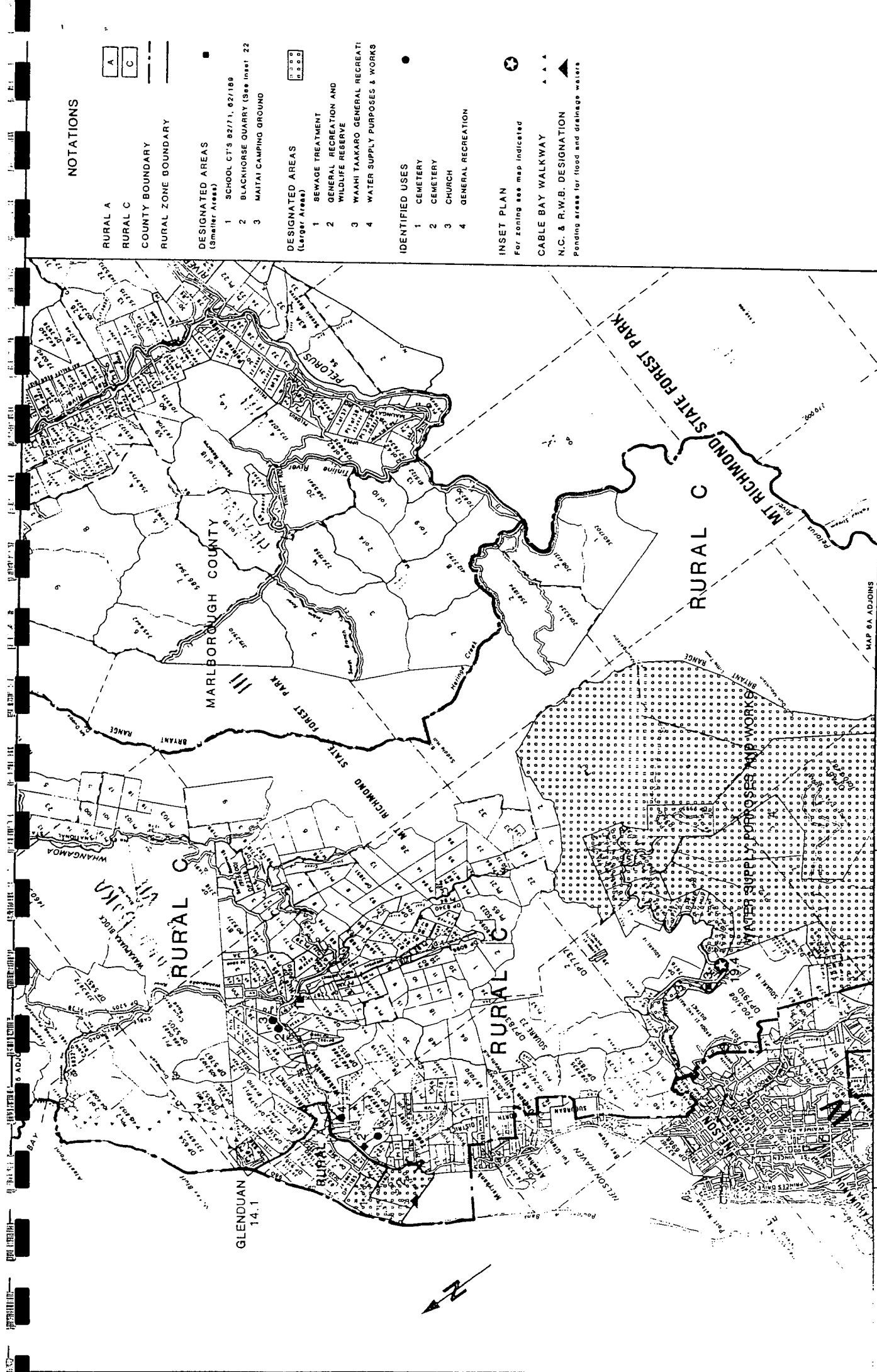
DISTRICT PLANNING SCHEME

No.4

31



Approved: 1984
 District Planning Scheme No. 4
 Department of Planning and Development



NOTATIONS

- RURAL A
- RURAL C
- COUNTY BOUNDARY
- RURAL ZONE BOUNDARY

- DESIGNATED AREAS**
(Smaller Areas)
- 1 SCHOOL CT'S 82/71, 82/189
 - 2 BLACKHORSE QUARRY (See inset 22)
 - 3 MAITAI CAMPING GROUND

- DESIGNATED AREAS**
(Larger Areas)
- 1 SEWAGE TREATMENT
 - 2 GENERAL RECREATION AND WILDLIFE RESERVE
 - 3 WAHI TAKAKO GENERAL RECREATION
 - 4 WATER SUPPLY PURPOSES & WORKS

- IDENTIFIED USES**
- 1 CEMETERY
 - 2 CEMETERY
 - 3 CHURCH
 - 4 GENERAL RECREATION

INSET PLAN
For zoning see map indicated

- CABLE BAY WALKWAY
 - N.C. & R.W.B. DESIGNATION
- Pending areas for flood and drainage waters



COUNTY OF WAIMEA

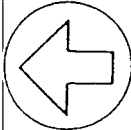
DISTRICT PLANNING SCHEME : No. 4

14.0

MAP 6A ADJOINS

MAP 3 ADJOINS

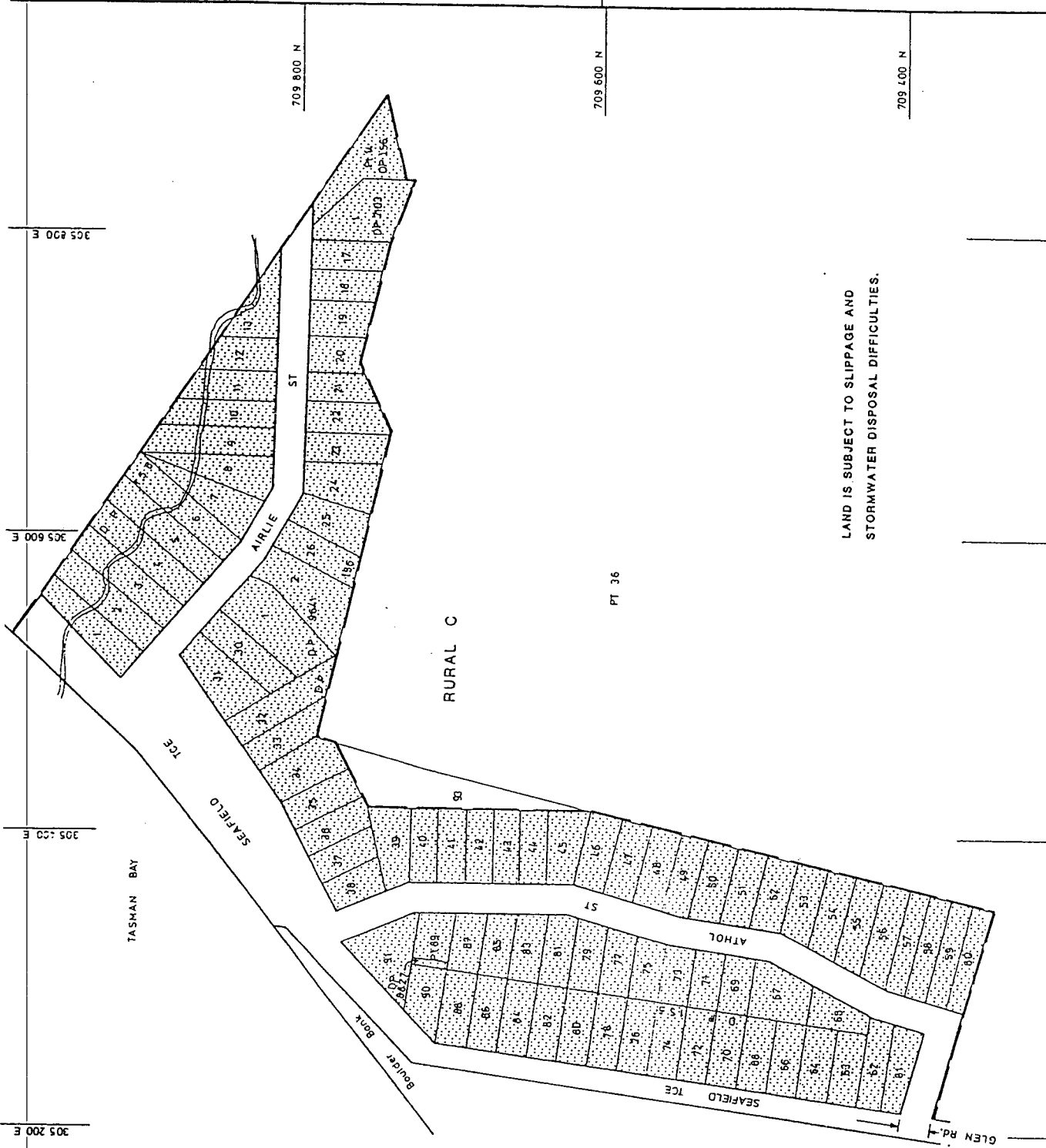
(L & S)



305 200 E 305 400 E 305 600 E 305 800 E

NOTATIONS

- RURAL C
- RESIDENTIAL S1 (Served)



GRAPHIC SCALE 1:2000

Prepared by: [Name]
 Checked by: [Name]
 Date: [Date]



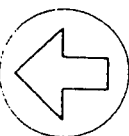
DISTRICT PLANNING SCHEME

No. 4

MAP NO.

14.1

UNITY MFA E J A



275 500 E

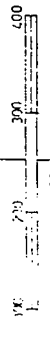
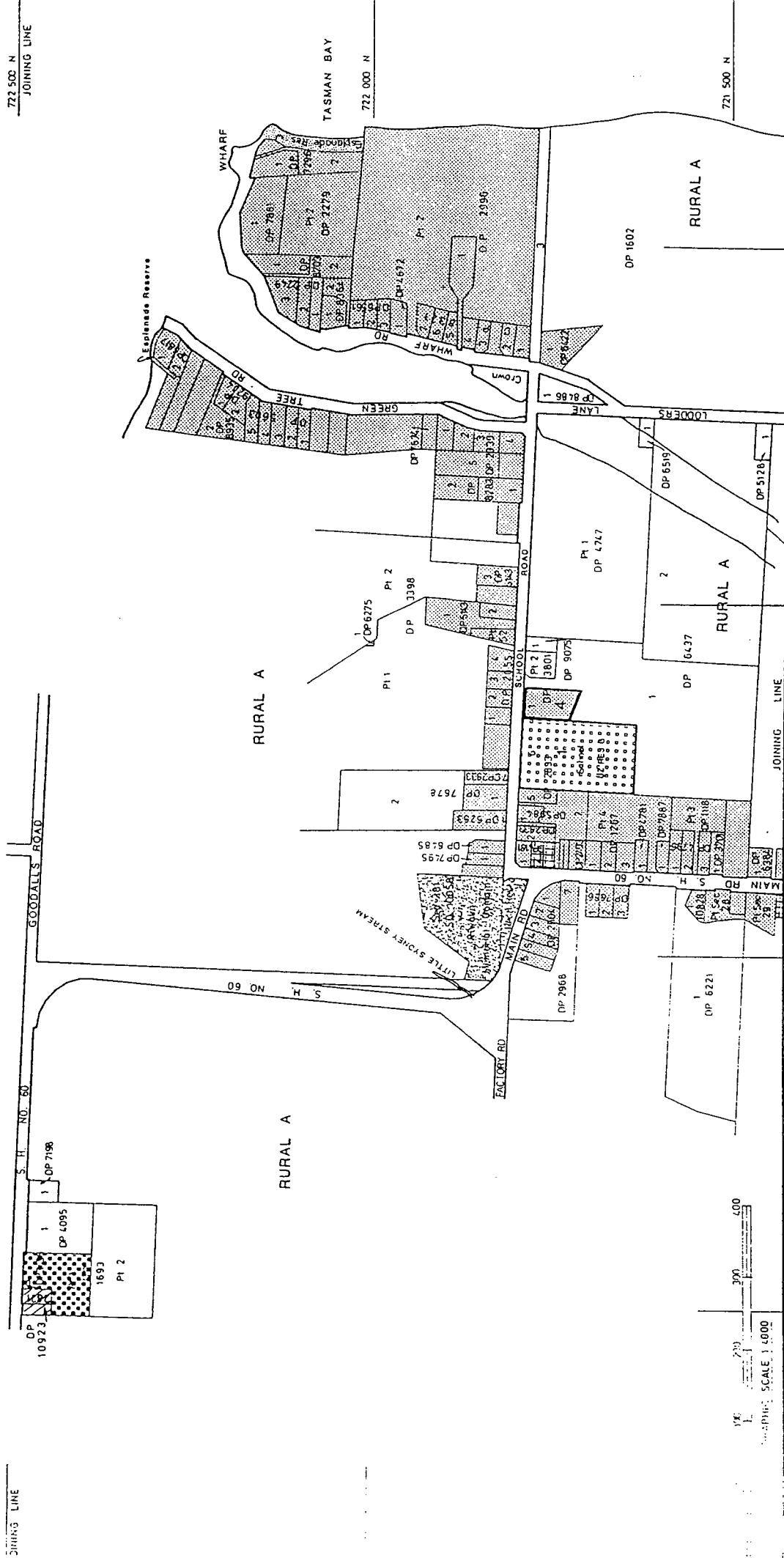
275 000 E

276 500 E

276 000 E

JOINING LINE

722 500 N
JOINING LINE



COUNTY OF WAIMEA

DISTRICT PLANNING SCHEME

No.4

RIWAKA

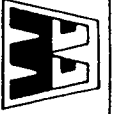
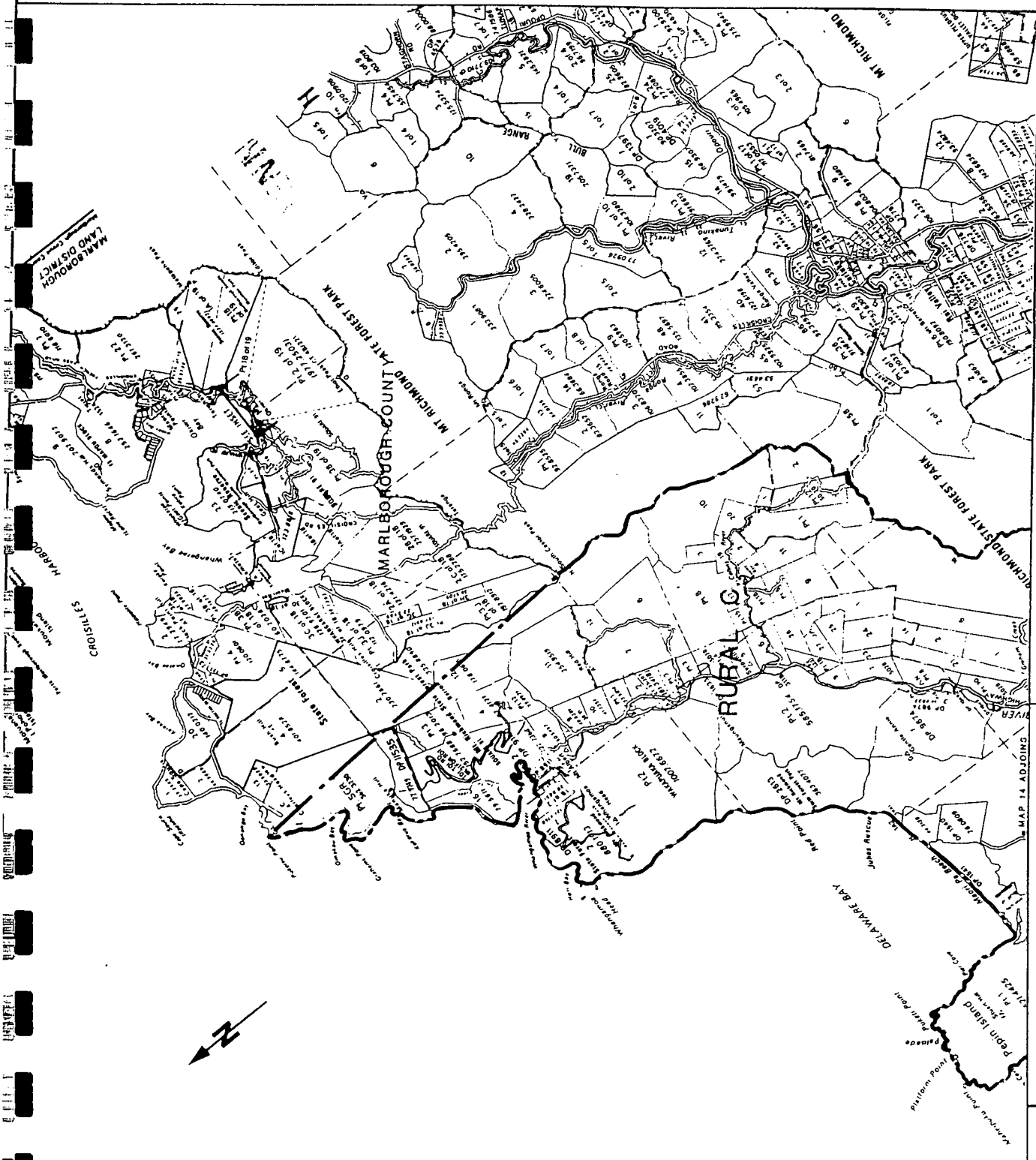
MAP NO

1.4.1

1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020

NOTATIONS

RURAL C
COUNTY BOUNDARY

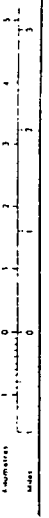


15.0

COUNTY OF WAIMEA

DISTRICT PLANNING SCHEME : No. 4

(L.S)



GOLDEN BAY COUNTY COUNCIL
DISTRICT SCHEME: REVIEW NO. 1

(Operative 1 August 1982)

	Page	Section	Topic
<u>Scheme Statement</u>	17-18	3.1.4	Coastal objectives
	24	3.2.5	Coastal Margins of Rural Zones
<u>Ordinances</u>	28-29	3.3.2	Coastal Residential Zone
	32	3.5.2	Wharf Zone
	35	3.8	Special Deferred Coastal Residential Zone
	57-65		Rural, residential, industrial and other zones
<u>Planning Maps</u>	1	Whanganui Inlet - Cape Farewell - Ruataniwha Inlet	
	2	Kahurangi Point - Te Hapu	
	3	Collingwood - Patons Rock	
	4	Patons Rock - Wainui Inlet	
<u>Detail Maps</u>	1	Puponga, Collingwood	
	2	Pakawau, Waikato	
	3	Parapara	
	4	Patons Rock	
	5	Rangihaeata	
	6	Waitapu	
	8	Motupipi	
	9	Pohara	
	10	Tarakohe	
11	Tata Peninsula		
	13	Awaroa	

3.1.3 Strategy to Achieve Objectives

The District can be broadly divided into Rural, Residential, Commercial and Industrial areas, and zones reflecting these broad divisions (and, where necessary, subdivisions of them) have been created. Objectives for these areas and the zones within them, and a description of the controls applied within them, follow. The requirement of the Town and Country Planning Act 1977 that the scheme preserve the natural character of the coastline calls for particular strategies as outlined in Section 3.1.4 below to be adopted within various zones.

3.1.4 Golden Bay Coastline

Golden Bay County has a coastline of some 330 kilometres. It is a coastline of great physical diversity, including rolling sand dunes, coastal cliffs, sheltered bays and beaches and extensive tidal inlets and estuaries. The Golden Bay coastline is well known for its high scenic, recreational and inspirational qualities which attract large numbers of holiday makers and visitors to the district.

It is Council's intention that in accordance with the national requirement these special qualities of the coastline should as far as possible be preserved. Council is also aware, however, that most of the County's high quality agricultural land and much of its economic investment is located along the coastal margin and that it is equally essential to the welfare of the district and its inhabitants that these be maintained and developed. Council will at every stage seek to reach a satisfactory compromise between these requirements, but wherever possible the natural quality of the coastline will be maintained by either seeking alternative sites for developing or ensuring that development on the coast is of a high quality, designed not to dominate the natural landscape but to complement it.

(a) Objectives

are to:-

- (i) Preserve the natural character of the coastal environment.
- (ii) Manage the increasing and competing claims on the coast so as to minimize their effects on it.
- (iii) Control any form of development or land use which due to scale, noise, visual effect or physical damage, will be incompatible with both the natural qualities and public use of the coastline.

(b) Strategy

In order to implement the policy outlined above Council will adopt the following planning strategy.

(i) Coastal Residential Zone

All residential and holiday development proposed for coastal areas shall be undertaken in a planned manner. It is to be located at specific sites, to be zoned as Coastal Residential. Many of the beaches along the county coastline have already become sites for cottage settlements. Where appropriate these will be zoned Coastal Residential and further such development should take place adjacent to these existing settlements. A detailed description of this zone is contained in Section 3.3.2.

(ii) Rural Coastal Lands

Many of the county's most attractive coastal features are located in areas zoned rural. While in most cases normal farming operations have only limited effect upon the natural character of the coastline the construction of buildings, placement of access roads and undertaking of earthworks can have considerable effect and for this reason Council shall seek to guide all such development wherever it is envisaged adjacent to the coastline.

The Town and Country Planning Act 1977 enables Council to have regard to matters such as landscaping, design and external appearance of buildings and other matters as are desirable to achieve its policies e.g. siting of buildings, undertaking of earthworks etc., and for the purposes of maintaining the high quality of the Golden Bay coastline Council shall have regard to these matters wherever development is envisaged within 200 metres of the line of permanent vegetation.

Details of the controls to be exercised are contained in Section 3.2.5.

(iii) Industrial Zone

Several industrial uses already occur in coastal locations and Council acknowledges that these are important to the wellbeing of the County and require that adequate provision be made for their expansion. Council will, however, seek to ensure that the design and siting of such industrial development is as far as possible in keeping with Council's coastal protection objectives.

3.2

RURAL AREAGeneral Policy Statement

Non-urban land has generally in the past been simply zoned as rural. This was an all purpose zone which had to accommodate not only farming activities but provide a reservoir of land for future development for non-rural use, a pastoral or coastal retreat for urban dwellers, a convenient place to which undesirable industrial activities might be despatched, a recreation area, a water supply catchment and so forth.

More recently increased pressures on the land and public awareness of the need for conservation of resources has resulted in a realization that both in the interests of the rural community and the country as a whole, there is a need to define more explicitly how the rural land might best be used.

3.2.5 Coastal Margins of Rural Zones

- (a) As outlined in Section 3.1.4 Council shall seek to preserve the natural character of the coastal environment by controlling building, earthworks and development work within 200 metres of the line of permanent vegetation.

This provision is not intended to prevent any building or use of land which would otherwise be a use as of right in any rural zone, nor does Council require a Town Planning hearing to be held on each proposal; however, before permission is granted for buildings or other works within this coastal strip, an application for controlled use must be lodged with the Council. The procedure for such an application is described in Section 1.5.6 and 1.5.9 of this scheme statement.

(b) Policies

As a general guide, Council will not permit the following:-

- placement of structures on coastal bluffs, promontories or dominant positions such as ridgetops and skylines;
- structures out of character with the natural land form and clearly visible from beaches, public use areas etc;
- decoration of structures in highly reflective surfaces and bright colours
- any activity or undertaking causing permanent disfigurement of coastal land forms or danger of erosion;

and will control the location of buildings in areas considered to be at risk from future erosion.

3.2.6 North West Nelson State Forest Park Zone

This land consists of all the land contained in the North West Nelson State Forest Park, within the Golden Bay County.

Objective

To recognise North West Nelson State Park as an area set aside under the Forests Act, 1949 and where possible to assist towards achieving the purposes of that Act.

Controls

The State Forest Park is administered by the N.Z. Forest Service under the jurisdiction of the Forests Act.

3.2.7 Reserves Zone

This zone consists of land used or intended for use as reserves, parks etc.

Objective

It is Council's intention to preserve and manage for the benefit and enjoyment of the community areas possessing special features or special values for recreation, public amenity, scenery preservation etc. Such areas shall be set aside from time to time as the situation requires and as circumstances permit. Those reserves for which the Crown will take financial responsibility are designated in the District Scheme.

Uses Permitted as of Right (continued)

(ix) Public utilities as described in Section 64 of the Town and Country Planning Act, 1977.

(x) Reserves and open spaces.

(b) Controlled Uses

(i) Professional offices, medical and dental surgeries.

(c) Conditional Uses

(i) Apartment houses, boarding houses, lodging houses, private hotels, rental flats, and all other residential uses not permitted as of right.

(ii) Museums, art galleries, libraries, gymnasia and training sheds and similar places of assembly but particularly excluding the classes of assembly rooms particularly enumerated in Section 628 of the Local Government Act, 1974 and required thereby to be licensed.

(iii) Public and private hospitals, health clinics, nursing homes and convalescent homes, veterinary clinics.

(iv) Shops for the sale of groceries and dairy products either alone or in conjunction with residential accommodation.

(v) Provision for public parking.

(vi) Motels and camping grounds.

(vii) Hotels and restaurants both licensed and unlicensed.

(viii) Farming of any kind (excluding commercial piggeries, poultry farms and any other form of industrial farm).

(d) Subdivision

Subdivision within this zone is permitted subject to the requirements of Ordinance III and the Local Government Act 1974.

3.3.2 Coastal Residential Zone

This zone consists of land in and adjacent to existing beach settlements intended to be used for residential purposes.

Objectives

- (i) To prevent the sporadic urban development and subdivision of coastal land.
- (ii) To consolidate and concentrate settlement around existing centres.
- (iii) To ensure that the nature and form and the growth rate and location of holiday and residential developments is not such that it overextends the Council's financial capacity in providing and maintaining services and utilities.

Controls (continued)(a) Uses Permitted as of Right

- (i) Public utilities as described in Section 64 of the Town and Country Planning Act, 1977.
- (ii) Reserves and open spaces.

(b) Controlled Uses

- (i) Dwellinghouses, semi-detached houses and ownership flats.
- (ii) Buildings ancillary to (i) above.

(c) Conditional Uses

- (i) Apartment houses and boarding houses.
- (ii) Commercial garages (including the sale of motor spirits).
- (iii) Retail shops.
- (iv) Hotels and restaurants (licensed and unlicensed).
- (v) Motels.
- (vi) Churches, Halls and educational establishments.
- (vii) Camping grounds.

NOTE - The Council may consent, subject to Section 3 of the Act, to conditional uses on suitable sites for commercial activities such as shops, garages and halls and to premises for holiday accommodation but it certainly does not follow from this that every site will be suitable for these types of use.

(d) Subdivision

Subdivision within this zone is permitted subject to the requirements of Ordinance III and Local Government Act 1974.

Where public sewerage reticulation and disposal is available or is to be provided by the developer, the minimum area for the allotments created will be 600 m². Where sewerage reticulation is not available, the minimum area for allotments created will be 900m².

In order to preserve the area immediately adjacent to the beach from excessive development; to protect as fully as possible the right of public access to and enjoyment of the beaches; and, in areas liable to erosion, to provide a buffer zone between the sea and residential development, Council policy is to require a Local Purposes Reserve strip (formerly called Esplanade Reserve) substantially in excess of the 20 m minimum to be vested in it. This strip may be up to 100 m wide, and where the major road lies within 100 m of the line of natural vegetation Council will generally require the land between the road and the sea to become such a reserve.

3.4

COMMERCIAL AREA

The land so zoned is distributed between the townships of Takaka and Collingwood principally with small areas throughout the County where the need exists or is likely to exist.

3.5.1 Industrial Zone (continued)(c) Conditional Uses

- (i) Any other industry.
- (ii) The quarrying and extraction of minerals occurring on a site.
- (iii) Concrete mixing works.

(d) Subdivision

Subdivision within this zone is permitted subject to the requirements of Ordinance III and the Local Government Act, 1974.

3.5.2 Wharf Zone

This zone consists of land adjacent to wharves in the County where fishing, coastal shipping and associated activities are carried out or operated from.

Objectives

To provide an area of land for the development of buildings and amenities related to the fishing industry and facilities and amenities related to boats and shipping.

Controls(a) Uses Permitted as of Right

- (i) Wharves, jetties and slipways.
- (ii) Storage of fuel for vessels.
- (iii) General storage of fish products, fishing and maintenance.
- (iv) Storage and handling of goods in transit and other material associated with the shipping industry.
- (v) Public utilities as described in Section 64 of the Town and Country Planning Act, 1977.
- (vi) Reserves and open spaces.

(b) Conditional Use

- (i) All activities related to the killing, processing, curing, preserving, packing, canning or manufacturing of any food or by-product from any species of fish or shellfish.

(c) Subdivision

Subdivision is not permitted within this zone.

3.6 AERODROME AREA

It is considered necessary to have two zones in this area to allow for different degrees of control according to distance from the actual runways.

3.6.1 Aerodrome Zone

This zone consists of land used or likely to be used in the future as an aerodrome.

Taitapu Estate Multiple Use Zone (continued)Controls(a) Uses permitted as of right

All the uses permitted as of right in the Rural B Zone.

(b) Conditional Uses

(i) All those conditional uses permitted in the Rural B zone.

(ii) Commercial recreation.

(iii) Any other uses consistent with the objectives of the zones.

(c) Subdivision

Subdivision within this zone shall be as permitted in the Rural B zone.

3.8 Special Deferred Coastal Residential Zone

This zone consists of land at Pohara in Certificate of Title Volume 3C Folio 1194 which has not been declared to be a private scenic reserve known as the Hanson Winter private scenic reserve, at present zoned Rural B, and is also zoned Special Deferred Coastal Residential.

Objectives

The relevant objectives of the Rural Zone shall apply to all lands within this zone until the deferred coastal residential zoning is uplifted from any part or all of it at which time the objectives of the Coastal Residential zone shall apply.

Controls(a) Uses permitted as of right

The permitted uses of the Rural B zone shall apply until the deferred coastal residential zoning is uplifted from any part or all of it at which time the permitted uses of the Coastal Residential zone shall apply.

(b) Conditional Uses

In addition to the conditional uses in the relevant part of the Rural B zoning the following uses are conditional uses within the zone:

(i) Dwelling houses, semi-attached houses and ownership flats.

(ii) Buildings ancillary to (i) above.

(c) Subdivision

Subdivision within this zone shall be as provided for in both the relevant Rural zone and the Coastal Residential zone Provided However that a concept plan for the subdivision of all contiguous or neighbouring lands owned by the subdivider shall be provided if it is sought to subdivide any of the land in accordance with the provisions applicable to the Coastal Residential Zone AND PROVIDED FURTHER THAT no subdivision shall be approved under the provisions applicable to the coastal residential zone except to enable a duly authorised conditional use.

ORDINANCE II - CLAUSE 2 (continued)(2) Rural B Zone (continued)(a) Uses Permitted as of Right (continued)

- (iv) Reserves and open spaces.
- (v) Public utilities as described in Section 64 of the Act.
- (vi) Dwellinghouse for the use of a retiring farmer, situated on the homestead title.
- (vii) A household or a self contained flat attached to a farm dwellinghouse for the retired parents of the principal occupants.
- (viii) Airstrips and ancillary buildings.

(b) Controlled Uses - The controlled uses shall be:

- (i) Stalls subject to the conditions set out in Ordinance VII.
- (ii) Buildings and earthworks or any type of development permitted in (a) above within 200 m of the line of permanent vegetation adjacent to the sea coast.

(c) Conditional Uses - The conditional uses shall be:

- (i) A dwellinghouse and ancillary buildings for Rural-Residential use on an allotment forming part of an approved Rural-Residential subdivision or on any other allotment which substantially complies with the guidelines for Rural-Residential subdivision set out in Ordinance III Clause 4(2) (b).
- (ii) A dwellinghouse accessory to any permitted use PROVIDED THAT such dwellinghouse is either necessary or desirable to ensure the economic viability of the permitted use and a more productive use of the land concerned.
- (iii) Industrial farming of any kind including commercial pig or poultry farming.
- (iv) Cottage industries as defined in Ordinance I (3).
- (v) Motels, camping grounds and caravan parks where the proposed site is considered suitable by Council.
- (vi) Quarrying and the extraction of minerals.
- (vii) Dwellinghouses and ancillary buildings for the use of rural communes (see Section 4.2 of the Scheme Statement).
- (viii) Stalls which front onto State Highway 60.

(d) Subdivision - see Ordinance III.(e) Bulk and location requirements - see Ordinance IV.(f) Parking and loading of vehicles - see Ordinance V.(g) Controls within 200 metres of the line of Permanent Vegetation

Notwithstanding any other provisions of this clause the erection of any building or the carrying out of any earthworks otherwise permitted as of right shall be a Controlled Use within 200 metres of the line of Permanent Vegetation adjacent to the sea coast.

ORDINANCE II - CLAUSE 3NORTH WEST NELSON STATE FOREST PARK ZONE

- (a) Uses Permitted as of Right - The uses permitted as of right shall be those described in the Forests Act, 1949 under which legislation of the North West Nelson State Forest Park is administered.

CLAUSE 4 - RESERVES ZONE

- (a) Uses Permitted as of Right - The uses permitted as of right shall be recreation reserves, historic reserves, scenic reserves, nature reserves, scientific reserves, government purpose reserves, and local purpose reserves.

The uses to which these areas may be put and the administrative procedures which must be undertaken are those as set out in the Reserves Act 1977.

CLAUSE 5 - NATIONAL PARK ZONE

- (a) Uses Permitted as of Right - The uses permitted as of right shall be those described in the National Parks Act 1952 under which legislation the Abel Tasman National Park is administered.

CLAUSE 6 - RESIDENTIAL ZONE

- (a) Uses Permitted as of Right - Subject to the provisions of (g) below the uses permitted as of right shall be:
- (i) Dwellinghouses.
 - (ii) Semi-detached houses.
 - (iii) Parks, playgrounds and recreational areas; provided that no land or buildings shall be used for pleasure or entertainment purposes involving any operation detrimental to the amenities of the neighbourhood.
 - (iv) Schools, nurseries, playcentres, kindergartens and educational establishments including hostels in connection therewith.
 - (v) Churches.
 - (vi) Professional offices situated in a dwelling permitted under this Ordinance, so long as the predominant use of the premises as a whole, is that of a dwellinghouse.
 - (vii) Buildings ancillary to any of the foregoing permitted uses.
 - (viii) A building not exceeding 40 m² in area situated on the same site as a residential building and used for the storage only of plant and materials in connection with the business of a builder, painter, paperhanger, plumber and electrician or person conducting any other business connected with the building trade, who is resident on the same site.
 - (ix) Subdivision for residential purposes.
 - (x) Public Utilities as specified in Section 64 of the Act.
 - (xi) Reserves and open spaces.
- (b) Controlled Uses - The controlled use shall be:
- (i) Professional Offices, medical and dental surgeries.

ORDINANCE II - CLAUSE 6 (continued)

- (c) Conditional Uses - The conditional uses shall be:
- (i) Apartment houses, boarding houses, lodging houses, private hotels, rental flats and all other residential uses not permitted as of right.
 - (ii) Museums, art galleries, libraries, gymnasias and training sheds and similar places of assembly but particularly excluding the classes of assembly rooms enumerated in Section 628 of the Local Government Act, 1974 and required thereby to be licensed.
 - (iii) Public and private hospitals (other than mental hospitals), health clinics, nursing homes and convalescent homes, veterinary clinics.
 - (iv) Shops for the sale of grocery and dairy products either alone or in conjunction with residential accommodation.
 - (v) Provision for public parking.
 - (vi) Motels and camping grounds.
 - (vii) Hotels and restaurants both licensed and unlicensed.
 - (viii) Farming of any kind (excluding commercial piggeries, poultry farms and any other form of industrial farm).
- (d) Subdivision of Land - see Ordinance III.
- (e) Bulk and location requirements - see Ordinance IV.
- (f) Parking and loading of vehicles - see Ordinance V.
- (g) Controls within 200 metres of the line of Permanent Vegetation
Notwithstanding any other provisions of this clause, the erection of any building or the carrying out of any earthworks otherwise permitted as of right shall be a Controlled Use within 200 metres of the line of Permanent Vegetation adjacent to the sea coast.

CLAUSE 7 - COASTAL RESIDENTIAL ZONE

- (a) Uses Permitted as of Right - Uses permitted as of right shall be:
- (i) Public utilities as specified in Section 64 of the Act.
 - (ii) Reserves and open spaces.
- (b) Controlled Uses - The controlled uses shall be:
- (i) Dwellinghouses, semi-detached houses and ownership flats.
 - (ii) Buildings ancillary to (i) above.
 - (iii) Public utilities as described in Section 64 of the Town and Country Planning Act 1977.
- (c) Conditional Uses - The conditional uses shall be:
- (i) Apartment houses and boarding houses.
 - (ii) Commercial garages (including the sale of motor spirits).
 - (iii) Retail shops.
 - (iv) Hotels and restaurants.

ORDINANCE II - CLAUSE 7 (continued)(c) Conditional Uses (continued)

- (v) Motels.
- (vi) Churches, halls and educational establishments.
- (vii) Camping grounds.

NOTE - The Council may consent, subject to Section 3 of the Act, to conditional uses on suitable sites for commercial activities such as shops, garages and halls and to premises for holiday accommodation but it certainly does not follow from this that every site will be suitable for those types of uses.

- (d) Subdivision of Land - see Ordinance III.
- (e) Bulk and location requirements - see Ordinance IV.
- (f) Loading and parking requirements - see Ordinance V.
- (g) Controls within 200 metres of the line of Permanent Vegetation

Notwithstanding any other provisions of this clause, the erection of any building or the carrying out of any earthworks otherwise permitted as of right shall be a Controlled Use within 200 metres of the line of Permanent Vegetation adjacent to the sea coast."

CLAUSE 7A - SPECIAL DEFERRED COASTAL RESIDENTIAL ZONE(a) General

Subject to the provisions of this Clause the relevant provisions of Ordinance II Clause 2 shall apply to all lands within this zone until the deferred coastal residential zoning is uplifted from any part or all of it at which time the provisions of Ordinance II Clause 7 shall apply to that part or parts from which the deferment has been uplifted. The deferred zoning may be uplifted by resolution of the Council from any part or all of the land zoned when it is satisfied that that part or all of the land is required for residential use.

(b) Conditional Uses

In addition to the conditional uses in the relevant part of Ordinance II Clause 2 the following uses are conditional uses within the zone:

- (i) Dwellinghouses, semi attached houses and ownership flats.
- (ii) Buildings, ancillary to (i) above.

(c) Subdivision of land

The provisions of Ordinance II relating to both the relevant Rural zone and the Coastal Residential Zone shall apply PROVIDED HOWEVER that a concept plan for the subdivision of all contiguous or neighbouring lands owned by the subdivider shall be provided if it is sought to subdivide any of the land in accordance with the provisions applicable to the coastal residential zone AND PROVIDED FURTHER THAT no subdivision will be approved under the provisions applicable to the coastal residential zone except to enable a duly authorised conditional use.

ORDINANCE II - CLAUSE 7A (continued)SPECIAL DEFERRED COASTAL RESIDENTIAL ZONE (continued)(d) Bulk and location requirements

The provisions of Ordinance IV relating to the coastal residential zone shall apply to any conditional use under (b) above.

CLAUSE 8 - COMMERCIAL ZONE(a) Uses Permitted as of Right - The uses permitted as of right shall be:

- (i) Retail shops and storage for materials and articles for sale, auction rooms and residential accommodation in conjunction with retail shops provided there is not more than one household unit per shop.
- (ii) Administrative buildings of central or local governments, professional and commercial offices, banks and exchanges.
- (iii) Libraries, exhibitions, museums and art galleries.
- (iv) Churches, theatres, halls, places of public assembly or private assembly.
- (v) Licensed hotels, private hotels, residential and non-residential clubs.
- (vi) Any uses permitted as of right in residential areas other than residential buildings.
- (vii) Living quarters for a caretaker or other person whose employment requires that he live on the premises.
- (viii) Service stations.
- (ix) Buildings accessory to buildings used for any of the foregoing purposes.
- (x) Public utilities as specified in Section 64 of the Town and Country Planning Act 1977.

(b) Conditional Uses - The conditional uses shall be:

- (i) Commercial garages for vehicle repairs where the floor area to be used does not exceed 300 m² and access to and from the street meets with the approval of the Council.
- (ii) Drycleaning, clothes pressing, self service laundries, carriers depots and retail milk distribution depots.
- (iii) Parking lots and motels.
- (iv) Fire stations, electricity stations, drainage and pumping stations, water reservoirs, water towers and similar structures of public utility.
- (v) Warehouses for the storage and distribution of goods of a light nature.
- (vi) Any processing or manufacturing of goods for sale by retail on the premises.
- (vii) Buildings accessory to buildings for any of the foregoing purposes.
- (viii) Canteens, dining rooms, ablutions and recreational facilities.

- (c) Subdivision of Land - see Ordinance III.
- (d) Bulk and location requirements - see Ordinance IV.
- (e) Parking and loading of vehicles - see Ordinance V.

CLAUSE 9 - INDUSTRIAL ZONE

- (a) Uses Permitted as of Right - The uses permitted as of right shall be:
 - (i) Bakeries
 - (ii) Carriers depots and transport operators yards.
 - (iii) Car sales depots both for new and second hand vehicles excluding car wrecking yards.
 - (iv) Commercial garages.
 - (v) Laundries and drycleaning establishments.
 - (vi) Milk processing depots for milk distribution.
 - (vii) Workshops or depots for electricians, plumbers or similar trades and occupations.
 - (viii) Warehouses.
 - (ix) The manufacture of food and clothing where the processing would not give rise to undue noise or similar disturbance.
 - (x) Furniture upholstery but not including joinery and similar works.
 - (xi) Warehouses and bulk stores but not including bulk store for fuel, oils, petroleum, LPG or lubricating oils.
 - (xii) Any buildings ancillary to the above uses (a) (i) - (xi).
 - (xiii) Public utilities as specified in Section 64 of the Act.
 - (xiv) Reserves and open spaces.
- (b) Controlled Uses - The controlled use shall be:
 - (i) Storage yards and stockpiles of bulk materials.
- (c) Conditional Uses - The conditional uses shall be:
 - (i) Any other industry.
 - (ii) The quarrying and extraction of minerals occurring on a site
 - (iii) Concrete mixing works.
- (d) Subdivision of Land - see Ordinance III.
- (e) Bulk and location requirements - see Ordinance IV.
- (f) Parking and loading of vehicles - see Ordinance V.

CLAUSE 10 - WHARF ZONE

- (a) Uses Permitted as of Right - Uses permitted as of right shall be:
 - (i) Wharves, jetties and slipways.

ORDINANCE II - CLAUSE 10 (continued)WHARF ZONE

- (a) Uses Permitted as of Right (continued)
- (ii) Storage of fuel for vessels.
 - (iii) General storage of fish products, fishing and maintenance equipment.
 - (iv) The storage and handling of goods in transit and other material associated with the shipping industry.
 - (v) Public utilities as specified in Section 64 of the Act.
 - (vi) Reserves and open spaces.
- (b) Controlled Uses - Controlled uses shall be:
- (i) All activities related to the killing, processing, curing, preserving, packing, canning or manufacturing of any food or by-product from any species of fish or shellfish.
- (c) Conditional Uses - There shall be no conditional uses.
- (d) Subdivision of Land - see Ordinance III.
- (e) Bulk and location requirements - see Ordinance IV.
- (f) Parking and loading of vehicles - see Ordinance V.

CLAUSE 11 - AERODROME ZONE

- (a) Uses Permitted as of Right - Uses permitted as of right shall be:
- (i) Aerodrome landing field.
 - (ii) Farming but not including buildings.
 - (iii) Reserves and open spaces.
- (b) Conditional Uses - Conditional uses shall be:
- (i) Buildings ancillary to (a)(i) above including staff housing.
 - (ii) Dwellings and minor buildings ancillary to farming and subject to rigid controls.
- (c) Subdivision of Land - see Ordinance III.
- (d) Bulk and location requirements - Ordinance IV.

All buildings within this zone shall be sited in conformity with the aerodrome development plan. Residential buildings in this zone shall comply with the same requirements as for the residential area.

CLAUSE 12 - AERODROME PROTECTION ZONE

- (a) Uses Permitted as of Right - The uses permitted as of right shall be:
- (i) Those permitted as of right in Rural A zone excluding forestry and subject to the condition that any building of 18 m² or more floor space must have the prior consent of the Director of Civil Aviation.

AERODROME PROTECTION ZONE

- (b) Conditional Uses - Conditional uses shall be:
 - (i) All conditional uses in Rural A zone except that the prior consent of the Director of Civil Aviation must be obtained. There will be no forestry of any type permitted nor will any use be permitted that might prejudice the safe operation of the aerodrome because of smoke, dust, glare or electrical interference.
 - (ii) Buildings ancillary to any use permitted in (b)(i) above subject to the prior written consent of the Director of Civil Aviation.
- (c) Subdivision of Land - see Ordinance III.
- (d) Bulk and location requirements - see Ordinance IV.

CLAUSE 13 - TAITAPU ESTATE PRESERVATION ZONE

- (a) Uses permitted as of right - Uses permitted as of right shall be: a Memorandum of Grant of Easement or Licence, dated the 7th day of April 1966 between Taitapu Estate (1954) Limited and H. Baigents & Sons Limited. Continuation of logging to be in accordance with the said agreement.
 - (i) Logging pursuant to (objective (1) of this zone.)
 - (ii) Preservation of native flora and fauna.
 - (iii) Scientific research.
 - (iv) Recreation.
- (b) Conditional Uses - Conditional uses shall be: Any other uses consistent with the objectives of the zone as set out in the Scheme Statement Part 3 Clause 3.7.
- (c) Subdivision of Land - see Ordinance III.
- (d) Bulk and location requirements - see Ordinance IV.
- (e) Parking and loading of vehicles - as for Rural Zones, see Ordinance V.
- (f) Controls within 200 metres of the line of permanent vegetation.

Notwithstanding any other provisions of this clause the erection of any building or the carrying out of any earthworks otherwise permitted as of right shall be a controlled use within 200 metres of the line of permanent vegetation adjacent to the sea coast.

CLAUSE 14 - TAITAPU ESTATE MULTIPLE USE ZONE

- (a) Uses permitted as of right - Uses permitted as of right shall be those permitted as of right in the Rural B zone.

ORDINANCE II

CLAUSE 14 - TAITAPU ESTATE MULTIPLE USE ZONE (continued)

- (b) Conditional Uses - Conditional Uses shall be:
 - (i) Those conditional uses permitted in the Rural B zone.
 - (ii) Commercial recreation.
 - (iii) Any other uses consistent with the objectives of the zone as set out in the Scheme Statement Part 3 Clause 3.7.1.
- (c) Subdivision of land - see Ordinance III
- (d) Bulk and location requirements - see Ordinance IV.
- (e) Parking and loading of vehicles - as for Rural Zones.
See Ordinance V.
- (f) Controls within 200 metres of the line of permanent vegetation -
Notwithstanding any other provisions of this clause the erection of any building or the carrying out of any earthworks otherwise permitted as of right shall be a controlled use within 200 metres of the line of permanent vegetation adjacent to the sea coast.