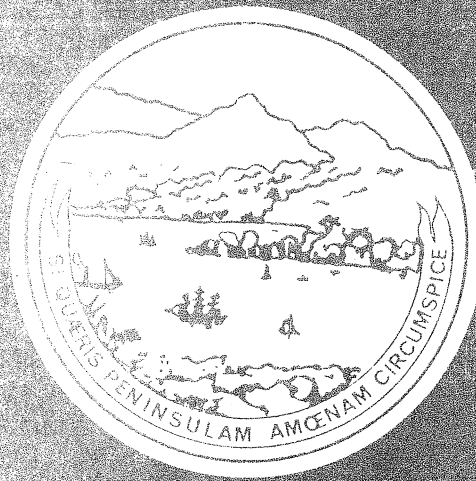
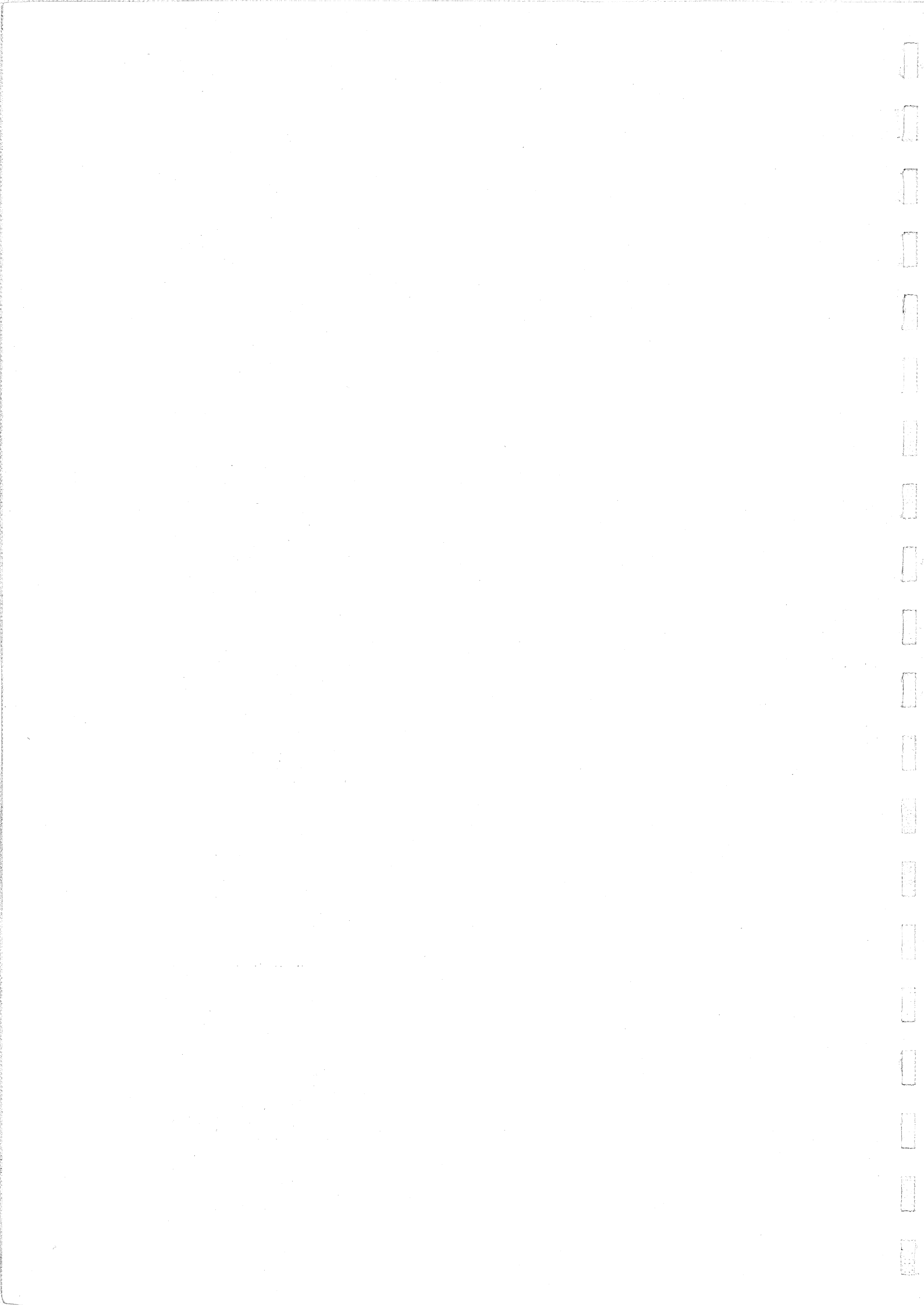


# AKAROA COUNTY COUNCIL DISTRICT SCHEME



Proposed 4th September 1974  
Published with variations 19th March 1976  
Operative 28th March 1980

**GABITES ALINGTON AND EDMONDSON**  
ARCHITECTS TOWN PLANNING AND ENGINEERING CONSULTANTS  
29 LATIMER SQUARE CHRISTCHURCH PO BOX 13078 PHONE 69-871



THE TOWN AND COUNTRY PLANNING ACT, 1977

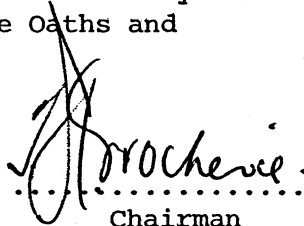
STATUTORY DECLARATION AS TO PROCEDURE

Akaroa County District Scheme

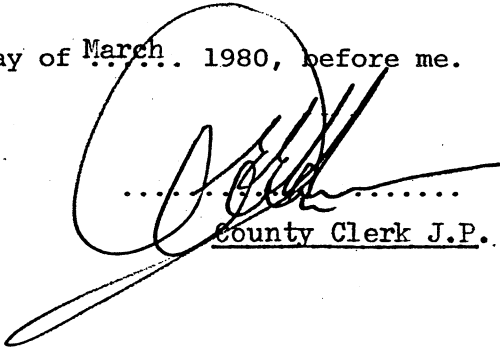
I, TERENCE J. BROCHERIE, do solemnly and sincerely declare:

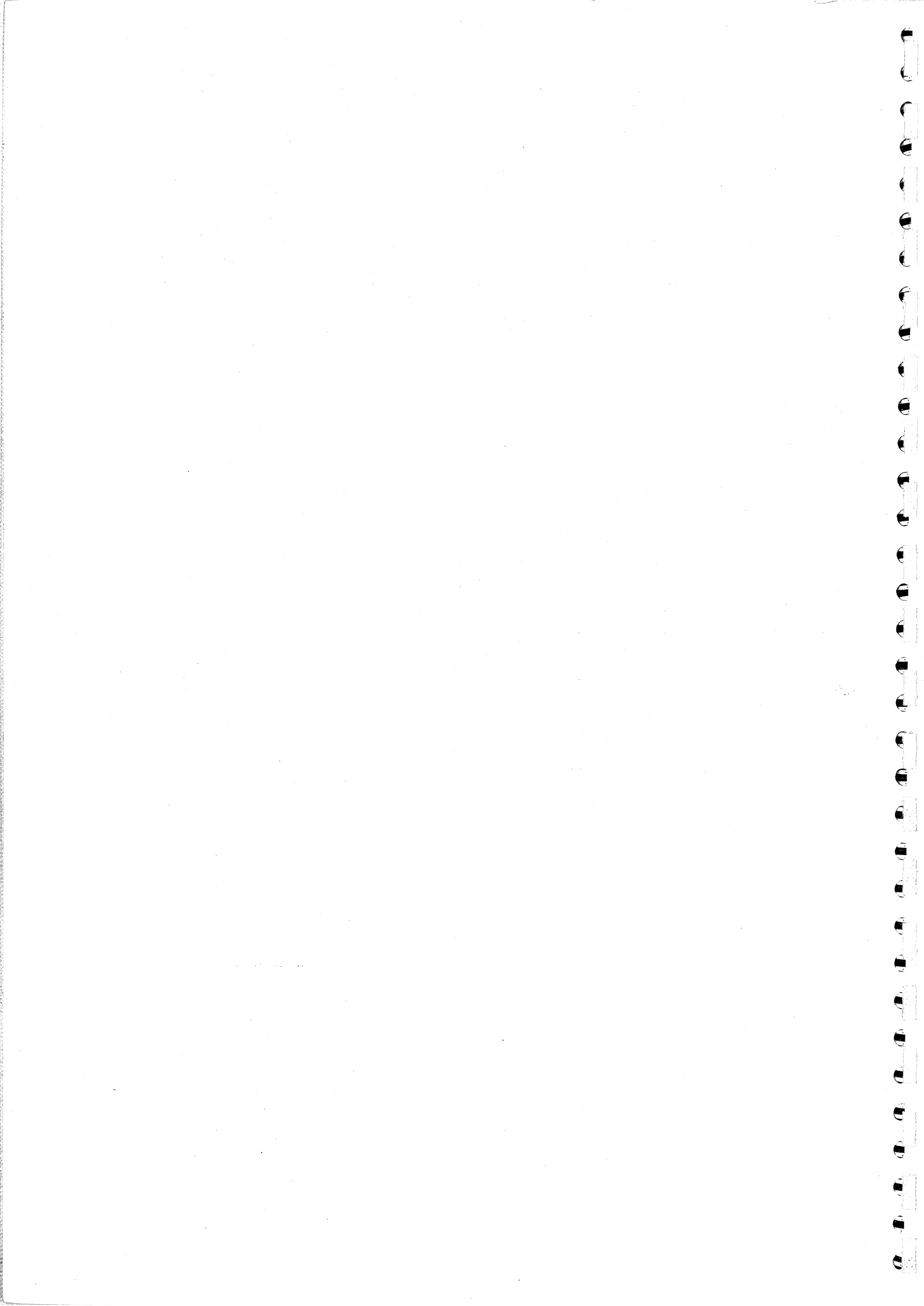
- (i) That I am the Chairman of AKAROA COUNTY COUNCIL.
- (ii) That to the best of my knowledge and belief in the preparation of the aforesaid District Scheme all the requirements of the Town and Country Planning Act, 1977 and regulations thereunder have been complied with, and I am not aware of any reason why that Scheme should not be approved by the Council.

AND, I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act, 1957.

  
.....  
Chairman

Declared at Duvauchelle this 14<sup>th</sup> day of March 1980, before me.

  
.....  
County Clerk J.P.



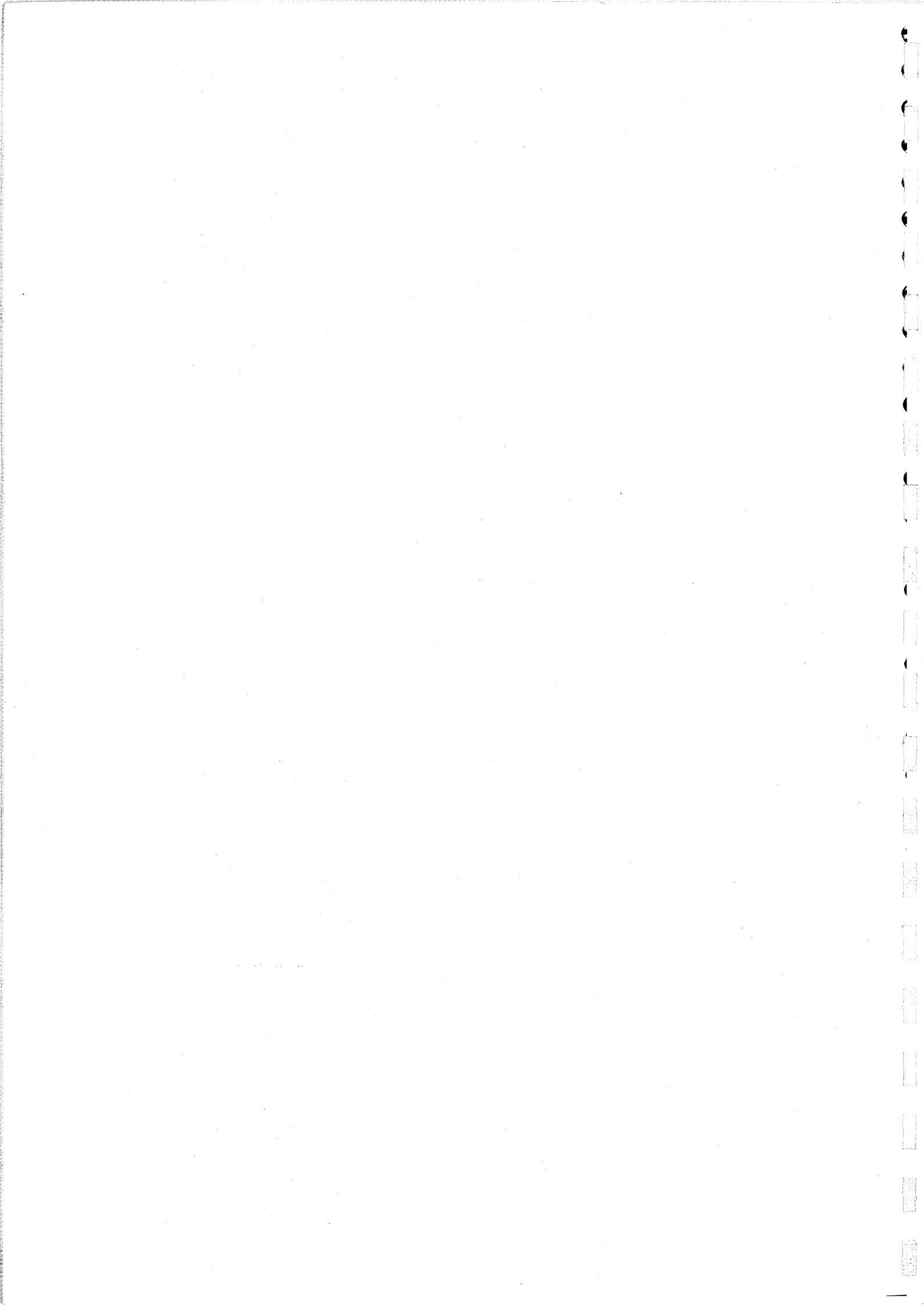


# AKAROA COUNTY DISTRICT SCHEME

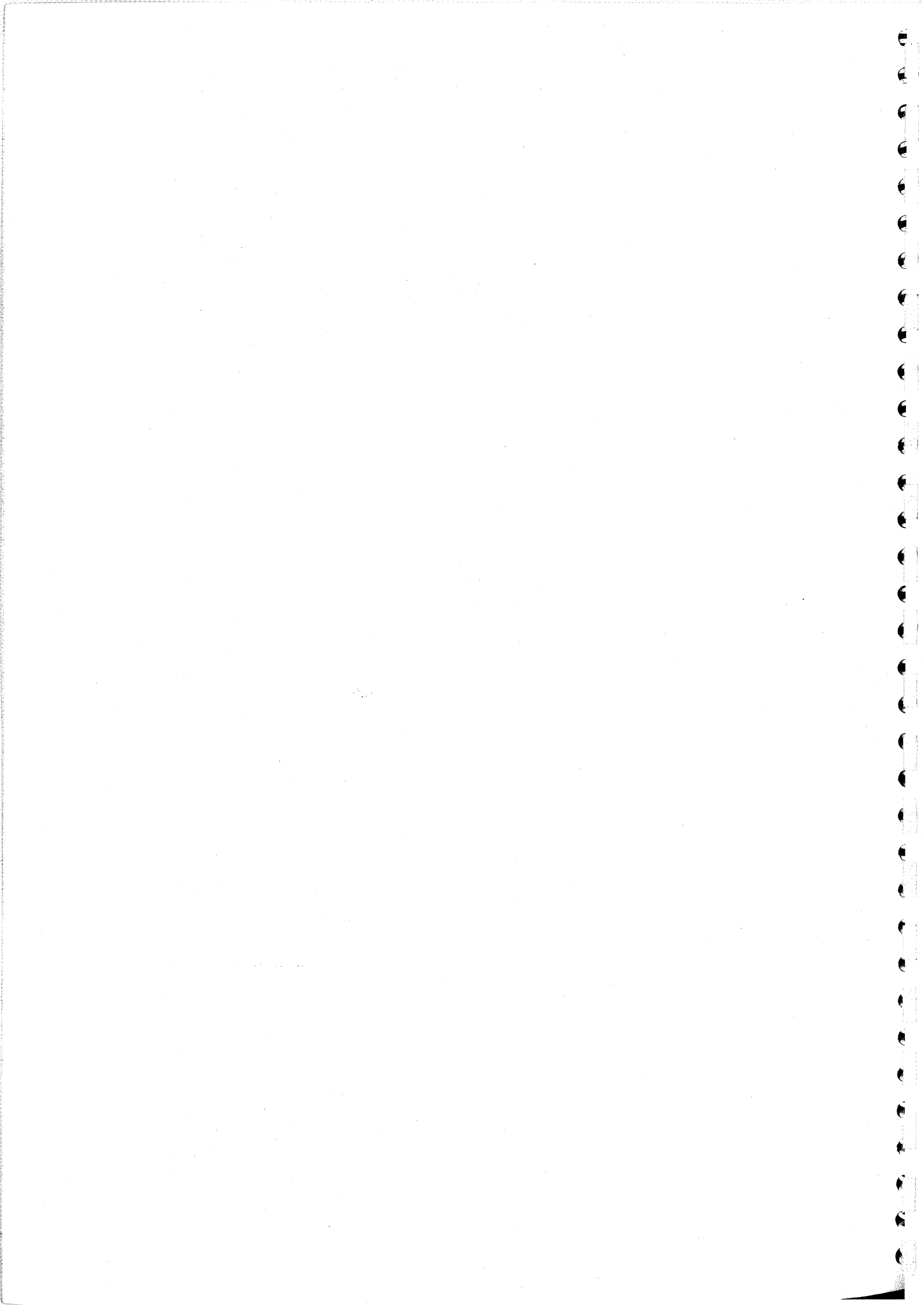
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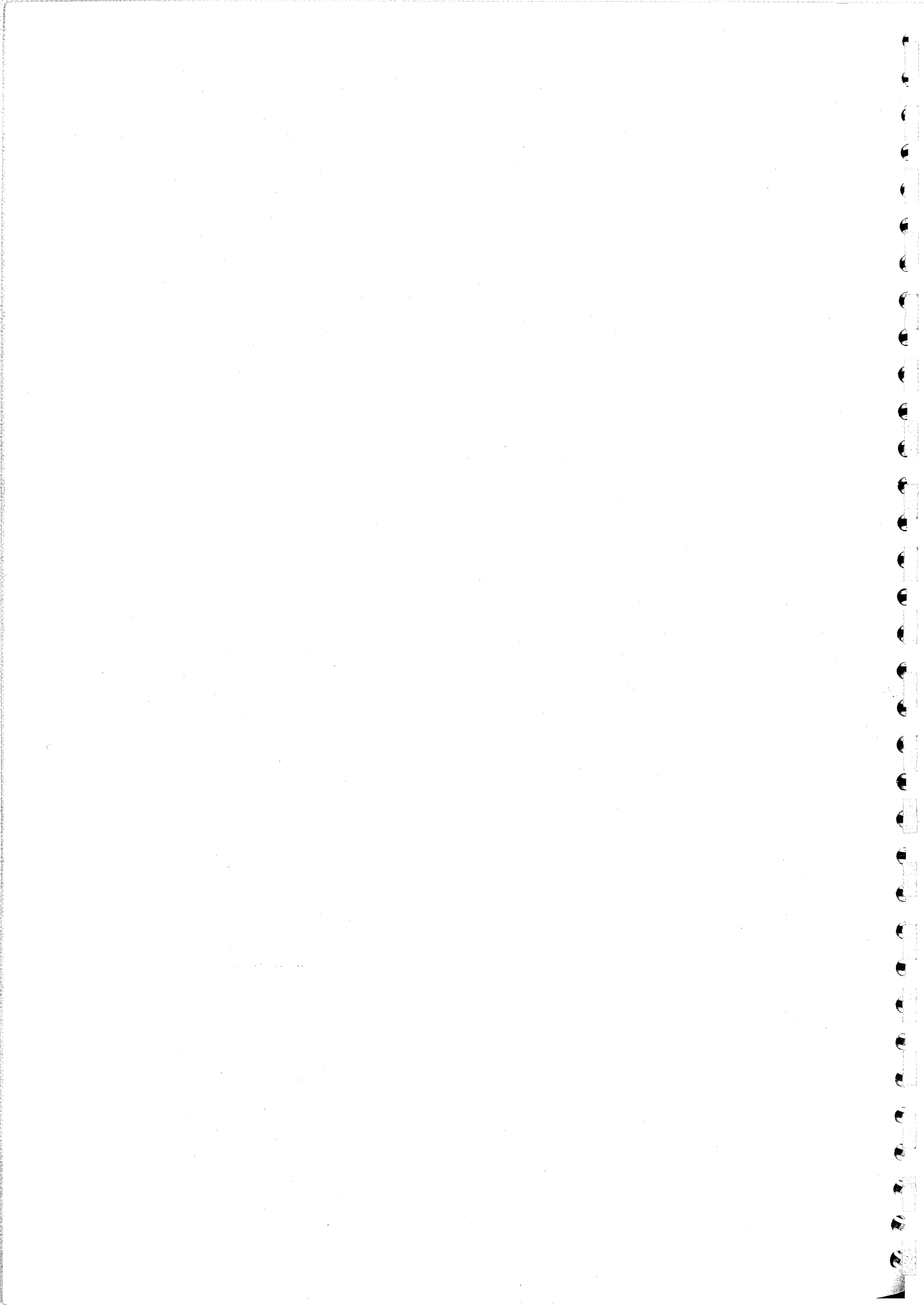
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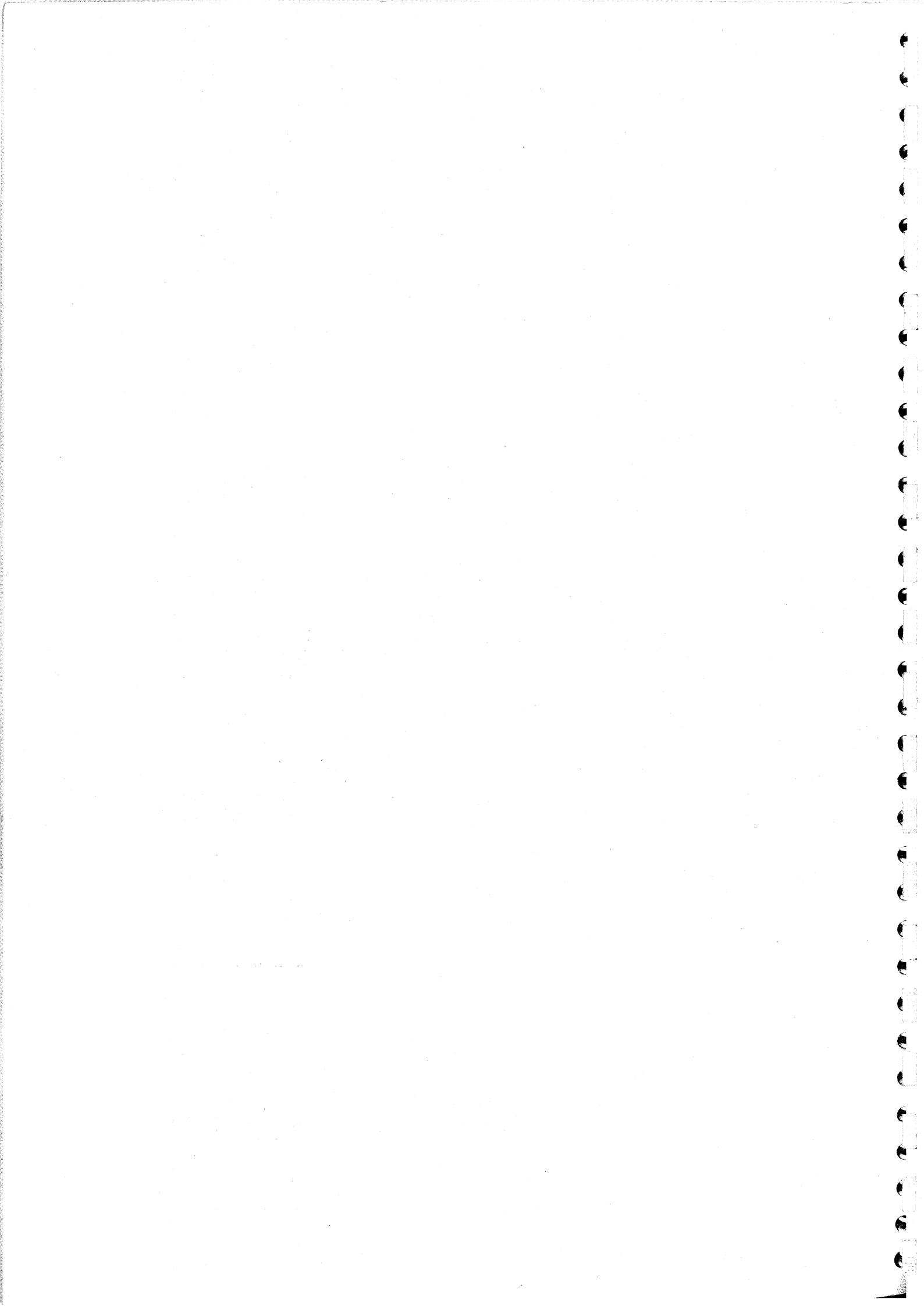


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DISTRICT PLANNING MAPS

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# SCHEME STATEMENT

## PART 1

### 1.0 INTRODUCTION

#### 1.1 DOCUMENTS COMPRISING DISTRICT SCHEME

This Scheme Statement, together with Appendices A and D, the Code of Ordinances and the District Planning Maps, comprise the Akaroa County Town District Scheme (hereinafter called the District Scheme) as required by Section 36 of the Town and Country Planning Act, 1977, and its subsequent Amendments, and Regulation 21(1) of the Town and Country Planning Regulations, 1978. In addition, there may be provided an Environmental Exhibition as referred to in Appendix B and noted on Architecture in Appendix C, both of which are introduced to assist residents and explain some of the ideas and philosophies which underly the Scheme, but which are themselves not part of the District Scheme.

#### 1.2 AREA INCLUDED WITHIN DISTRICT SCHEME

The District Scheme provides for the future development of the County of Akaroa, being an area of approximately 44 031 ha as shown on the Planning Maps. It includes the County Town of Akaroa, being an area of 172 ha. Separate Codes of Ordinance have been drawn up for the Town section.

#### 1.3 PLANNING PERIOD

The District Scheme covers the term of 20 years (hereinafter called the planning period) being the years 1972 to 1991, both inclusive.

#### 1.4 INTERPRETATION

In this Statement, unless the context otherwise requires, words and phrases have the same meaning as in the Code of Ordinances.

#### 1.5 RELATION TO BYLAWS AND STANDARDS

An endeavour has been made to relate the provisions of this Code to those of the New Zealand Standard Specification 1900, and other bylaws for the time being in force in the District. Where the provisions of this Code are inconsistent with the provisions of such bylaws, the provisions of this Code shall prevail.



PART 2

2.0 POPULATION AND OCCUPATIONAL STRUCTURES AND FUNCTIONS OF THE DISTRICT

2.1 POPULATION GROWTH

The following table shows the population changes of the County since 1961, and the coinciding increase in the Christchurch Urban Area.

<u>Year</u>	<u>Population of Akaroa Town</u>	<u>Population of remainder of County</u>	<u>Population of Christchurch Urban Area</u>
1961	1 827	(Combined Total)	220 510
1966	572	1 047	247 248
1971	638	910	273 000
1976	700	800	303 000
1981	770	800	-
1986	850	800	-
1991	930	850	-

2.2 BUILDING PERMITS

The following table shows the building permits issued for the construction of holiday homes and permanent dwellings. Since being built, some holiday homes are now used as permanent residences, but at the same time many permanent dwellings, particularly in Akaroa, have become holiday homes.

<u>Year</u>	<u>1966/67</u>		<u>1967/68</u>		<u>1968/69</u>		<u>1969/70</u>	
	<u>Town</u>	<u>County</u>	<u>Town</u>	<u>County</u>	<u>Town</u>	<u>County</u>	<u>Town</u>	<u>County</u>
Holiday Homes built	3	-	3	-	6	-	8	10
Permanent Residences built	3	-	4	-	3	-	3	2

<u>Year</u>	<u>1970/71</u>		<u>1971/72</u>		<u>1972/73</u>		<u>1973/74</u>	
	<u>Town</u>	<u>County</u>	<u>Town</u>	<u>County</u>	<u>Town</u>	<u>County</u>	<u>Town</u>	<u>County</u>
Holiday Homes built	11	12	7	20	13	24	8	21
Permanent Residences built	2	-	1	-	3	-	2	2

### 2.3 PERMANENT RESIDENTS AND HOLIDAY VISITORS

The following table has been drawn up showing the estimated growth rate of the County, including permanent and temporary residents as well as visitors.

ASSUMPTIONS upon which estimates of future population are based are:-

- A. Continuance of decline in Rural areas as indicated in the 1971 Census.
- B. Challenge of closely adjacent urban amenities with response of some depopulation.
- C. Mechanisation of farm labour.
- D. Lack of diversity in economic structure of rural country.
- E. Decline in family farming.
- F. Problems of competition, transport costs, marketing and low prices for farming products.
- G. Arrest of decline in areas of efficient food-producing needed to meet consumer demand of world population.
- H. Appeal of quiet healthful hill and seaside sites for persons in retirement or seeking weekend or holiday areas.
- I. The County Town will absorb most of the permanent population up until 1986, but after this the Bays will start to become more than just holiday and rural areas.

Year	1971	1976	1981	1986	1991
Akaroa Residents	638	700	770	850	930
Akaroa Temporary	772	1 050	1 460	1 760	1 800
Akaroa Visitors (Max. during summer)	1 840	1 930	2 030	2 130	2 180
Remainder of County Residents	910	800	800	800	850
County Temporary	1 050	1 500	2 080	2 780	2 600
County Visitors (Max. during summer)	1 190	1 320	1 450	1 630	1 840

It is expected that before the end of the planning period, the majority of the undeveloped urban land in the Akaroa County Town will have been developed. This will approximately double the size of the Town in 1991. Following this, other areas of the Harbour should be developed rather than extending the Town boundaries.

Estimation of visitors has been calculated using traffic tallies, allowing for four persons per car, assuming that the traffic flow of residents is the same all year round, and assuming that the owners of the holiday homes occupy only one car.

Rate of increase in visitors will be dependent on the growth of facilities to accommodate them. However, as it will also be dependent on the growth of the Christchurch Metropolitan Area, this has been used as a guide.



2.4 AGE GROUPINGS

The total population at the 1966 Census fell into the following age groups:-

	<u>Percent</u>	<u>Percent N.Z</u>
Pre-school age (under 5 years)	11	
School age (5 to 15 years)	20	
Youths (16 to 20 years)	<u>5</u>	
<u>Minors</u>	36%	40
Adults (21 to 64 years)	53	53
Over working age (65 years and over)	<u>11</u>	<u>7</u>
	<u>100%</u>	<u>100%</u>

2.5 PRESENT OCCUPATIONAL STRUCTURE

The following table gives an approximate indication of such structure and shows comparative figures for County Town and balance of the County:-

	<u>County Town</u> %%	<u>Balance of</u> <u>County %</u>
(i) <u>Primary Industry</u>		
Farming	3	56
Forestry & Sawmilling	1	1
Fishing	24	2
(ii) Manufacturing Industry (including dairy factories)	-	3
(iii) Services (power, water, etc)	4	4
(iv) Building & Construction	6	4
(v) Transport & Communications	10	10
(vi) Commerce, Professions, etc.	27	10
(vii) Others	5	5
(viii) Retired	<u>20</u>	<u>5</u>
	<u>100%</u>	<u>100%</u>

These figures are from a 1971 survey. Already the percentage of retired is increasing in both the Town and remainder of the County.

## 2.6: POTENTIAL DEVELOPMENT OF THE DISTRICT

It is unlikely that any major rural development will occur during the planning period, but it is expected that by application of progressive methods and advances in farm research and development, increased productivity in relation to soil, pasture, flora and fauna will result and will bring benefit to local and national economy. The County has much natural attraction and charm and is rich in hills and bays, including several with sunny northern aspects.

It is in the urban development of some of these bays that the real change is going to be experienced during the planning period. In the past, residential development has spread out over many acres of mainly coastal foreshore, but future development will be confined to specified Residential Zones which can be adequately serviced, and can accommodate an increase in population, especially during the summer months, without detracting from the charm of the areas.

Gradually these areas will attract persons seeking a pleasant environment in which to spend their retirement, and the County population will start to increase again, as is already happening in the County Town.

## PART 3

### 3.0 AKAROA ENVIRONMENTAL PLAN

(This reference to the Environmental Plan contains the original stated concepts from which the Scheme, in particular the Town section, was prepared.)

#### 3.1 PRESENT CHARACTER OF AKAROA TOWN

The Town contains three large parks in native bush and large recreation ground, all of which are at some considerable distance from other amenities, e.g. beaches, and one another.

The beach itself is heavily taxed during the summer vacation. Car parking is a severe limitation to the enjoyment of this facility since roadside parking either extends well up the small side roads, or mars the visual tranquility of the seascape. If parking must continue up the side roads, then visual monotony of street frontage must be avoided in order to compensate for the separation of parking and amenity.

Many places of historical interest occur in the Town which, when coupled with the parks, give tranquil pleasure to those past their teens. The safeness of environment is well suited to family groupings; however, teenagers appear to desire a more instant scene of provided entertainment.

Indoor recreation facilities offering some amenity during wet weather are almost non-existent, thus Akaroa has little to offer the majority of visitors on wet days.

Akaroa has a particular attraction for boating enthusiasts of all kinds, yet parking for boat trailers creates a special problem of space for manoeuvrability.

Because of the large areas of park bush, low site density and undisturbed shoreline, a unique opportunity exists to support bird life of seabirds and bush birds. This is a special amenity which should be preserved.

The colonial Town was a diverse collection of places, streets and gardens, all in perfect scale yet with an individuality and variety all in perfect harmony.

The colonists had come mostly from the finest town building century in history, the 18th, and couldn't help but do well.

Up to the last war, Akaroa was the complete colonial environment, undemanding and always rewarding. In the long balconies and corridors of the 'Glen' and the 'Bruce', visitors stayed for days and days. The narrow streets by the waterfront had one, two and three storied houses, with similar windows, verandahs, roof slopes and simple mouldings.

Around Rue Balguerie and behind the hotels toward Daly's wharf, the narrow streets were filled with verandahs, walls and bushes so that nothing was too obvious, and merely glimpsed through gaps. The streets running back into the little narrow wooded valleys had big houses with rich gardens, and the extravagant growth the mild climate offers.

In the twenty-five years since the Second World War, the character of Akaroa has largely altered. The closely-knot walls, fences, trees and buildings have begun to disappear and in their place goes a smaller version of the suburban house which has been left behind in Christchurch. The need for quick holiday cottage building after the war came ahead of any time or ability to build in a real way to harmonize with the traditional colonial appearance of Akaroa.

Every year since the war, this original rich tranquility is eroded, and the Town becomes like everywhere else.

## 3.2 BASIC OBJECTIVES

### 3.2.1 GENERAL

It is the main purpose of the District Scheme and Environmental Plan to preserve and develop the unique quality of Akaroa and to guide future progress and planning so that the environment of Akaroa is unique to its special locality and history.

### 3.2.2 CONCEPTS UPON WHICH THE OBJECTIVES ARE BASED

The economic development of Akaroa, relative to other urban areas in New Zealand, is minimal, and the planning emphasis which occurs in many town planning schemes shall not apply in such magnitude to Akaroa. As a tourist resort, the Akaroa Town Plan shall be concerned more with its environmental problems than those of industrial development and future transportation problems.

It is this environmental problem which the Akaroa Civic Trust has been concerned with. The charm of Akaroa with its tiny, tightly-knit houses and densely bushed and gardened areas, and its foreshore development, has taken a full century to develop to its present standard. With lack of foresight, this can be completely and irrevocably destroyed as a result of what many people might term progress. We would wish to suggest that future subdivision of land would be more profitable to the developer if the plan was prepared with respect to existing trees, ridges, streams and views, etc, rather than to strict compliance with minimum sized lots with no inherent amenities. People do prefer to live in a pleasant situation and it has been proved that people will pay more for this pleasure. Akaroa has so much potential for intellegent development, and it is the aim of the Council that this fact be recognized.

It is intended that the Town Plan shall indicate guidelines for future development, and to offer encouragement to and participation from the local citizens. Akaroa, through the very existence of its present layout and individual properties, has created a surplus of amenity which makes its character unique amongst New Zealand settlements.

This bringing together of environment, buildings, trees, nature, water and roads, etc, is the art of townscape - which is different from the art of architecture; the art of townscape requires visual sensitivity if it is to be good. Its aim is not to dictate the shape of the town environment through strict adherence to building ordinances, but to manipulate within the tolerances of the ordinances.

At an Akaroa County Council meeting in 1970, the Chairman, Mr P. de Latour, spoke about the declining individuality in appearance of Akaroa and said he did not want to see the Town become "brassy". In response to this statement, the Christchurch Civic Trust wrote offering its services in formulating a new type of environmental planning which has since been generally accepted by the people of Akaroa.

The objectives of the Christchurch Civic Trust, as they apply to the City of Christchurch, are to promote and encourage public interest and care for the beauty and character of the City and its surroundings.

This includes the preservation of historic places and monuments and the promotion of high standards in architecture and town planning. The Trust, established in 1966, has a wide membership of people in the related professions of architectural planning and engineering.

The Trust offered a new concept of town planning to meet Akaroa's needs. This is basically that the wishes of the local people are paramount. This is expressed in the concept that everything that is good for Akaroa and enriches the lives and pleasures of its people, can become part of the Environmental Plan.

The Environmental Plan will develop Akaroa differently from any other town in New Zealand.

### 3.2.3 ECONOMIC OBJECTIVES

To stimulate the economic life of the town in ways which do not detract from its unique tranquility; to increase Akaroa's accommodation for visitors who seek the pleasure of its unique environment; these activities will generate economic confidence in the future of Akaroa.

The conception of available economical housing may assist craftsmen and artists to come to Akaroa, and some old buildings may be renovated to offer workspace for such people at economic rents.

Many people indicate a need for more trades people in the Town and the difficulty of obtaining reasonable cost buildings or property is discussed.

If Akaroa is to develop while still retaining the present atmosphere, money will have to be spent on the extension and replacement of services, community projects, environmental projects, as well as essential maintenance of existing assets. To provide these, all avenues of funds will have to be explored, including government subsidies and grants, and donations from the general public.

A system of priorities will be established so that all capital expenditure is used most effectively, not only to satisfy short-term needs, but also to influence very desirable private developments.

In the Environmental Exhibition, there is a list of various excellent ideas which over the years have accumulated. They remain very desirable, but have not been executed. Also are listed various suggestions made by the Civic Trust. All these are selected as they lie within the objectives of the Environmental Plan. The list of projects will constantly alter and will be kept up to date. The list is important to keep in mind when revising priorities.



#### 3.2.4 SOCIAL OBJECTIVES

To concern itself with activities which shall attract a large number of new residents on a permanent basis of the type that will respect and love the quality of life in Akaroa.

Every section of the Environmental Plan affects all the other sections, and it will be seen that every effort to continue the unique atmosphere of the Town will attract retired people who prefer this kind of life, to live permanently in the Town. There is also a firm need to attract permanent working residents to the Town, particularly people who have specialized abilities in the arts and crafts, and by whose industry the Town will attract interested visitors and small cottage industries. Also, there is a shortage of all types of tradesmen.

Values of holiday properties have begun to rise steeply, making it difficult for intending permanent residents to rent, buy or build.

#### 3.2.5 VISUAL OBJECTIVES

To highlight and preserve the quaint, partly French visual character of the Town, and to encourage unification of the architectural styles of all future buildings, special attention will be given to harmonious colour schemes and other moves designed to safeguard the overall harmony of the visual attractions of the Town.

The visual objectives are demonstrated continuously through the Environmental Exhibition. They are generally three-dimensional solutions which must be seen to be understood. As stated in the preamble, unless the Town can develop more economic strength, the possibilities of maintaining the unique environment are made more difficult. The vexed question of more tourists flooding the Town, and by their physical presence and resulting commercialism destroying the tranquil atmosphere, frightens many people.

However, some increase in tourists is inevitable and admitted by everyone. This economic increase must be used to strengthen the visual and aesthetic qualities or atmosphere of the town, and not to destroy them. The Environmental Plan with its complete and detailed awareness of the Town's character is the only way to balance this fundamental conflict. By starting in 1972 before any flood of tourists has occurred, the whole subject can be carefully controlled.

#### 3.2.6 RECREATION OBJECTIVES

The creation of more things to do in Akaroa, with emphasis on the sea, is necessary. These will include the greater use of the beaches at the end of Aylmers Valley Road and at the Glen, and the development of the filled refuse pit as a centre of boating activity and children's playing area. This area will provide parking, boatslip, picnic and playgrounds and so will accommodate more activity at the northern entry to Akaroa.

The main recreation for many in Akaroa is walking, so to make this more enjoyable, an effort is being made to provide interesting walking places. The Plan provides for walking tracks along the fore-shore and streams, and from valley to valley through reserves and pedestrian accessways. (See also Part 6, Reserves and Open Spaces.)

The Environmental Exhibition shows the full list of priorities and objectives for recreational purposes, so that relevant decisions of the Council can be added to the Exhibition and comments or recommendations made.

Methods of realizing these objectives are set out in the following sections of the Scheme Statement.

### 3.3 PUBLIC PARTICIPATION

The Environmental Plan sets out to allow the involvement of interested citizens freely discussing their real needs. The awakening of areas and individuals with real knowledge and decision-making capacity; the loosening of centralized regulations allowing people to see fresh possibilities are opening up in Akaroa as a result of publicity, open talk and statement of real problems. The Local Authority is finding new areas of co-operation and acceptable decision-making.

Anybody wishing to develop or build may, by inspecting the Environmental Exhibition, direct his efforts in a manner whereby all the objectives of both himself and the Advisory Committee can be met. The Civic Trust as constituted is also to assist individuals with special advice in their efforts to provide acceptable development in the Town.

### 3.4 ADVISORY COMMITTEE TO THE TOWN COMMITTEE

To assist the Town Committee with planning and building permit applications, an Advisory Committee will be formed which will meet and give recommendations before Town Committee meetings. The County Engineer will convene the meetings at a time suitable to all in the County Offices. The recommendations of the Advisory Committee will be tabled at the Town Committee meetings. No non-elected member will be present at the Town Committee meetings unless specially requested by the Town Committee.

The Advisory Committee will consist of:-

The Chairman of the Town Committee,  
a Member of the Town Committee,  
the Chairman of the Civic Trust,  
the County Engineer,  
the Civic Trust Consultant, and any  
other special consultants deemed  
necessary.

### 3.5 AKAROA CIVIC TRUST - CONSTITUTION AND RULES

#### 3.5.1 PURPOSES

It is proposed that the Civic Trust continue to improve and bring up to date the Environmental Exhibition. (See Appendix B)  
In addition, the Trust will:-

- (a) Continue to pick up information.
- (b) Gather in ideas for the Town, and consider them for the Exhibition.
- (c) Raise money for environmental improvements.
- (d) Record history.
- (e) Conduct surveys.
- (f) Prepare a brochure about this new kind of planning and make it available to organizations or individuals interested in Akaroa, or those contemplating building.
- (g) In all ways, further the enlargement of the four objectives.
- (h) Carry out projects with the help of its members.
- (i) Keep the Environmental Exhibition up to date.

#### 3.5.2 ADVICE BY THE AKAROA CIVIC TRUST

Any property owner or person interested in any activity in Akaroa, can approach the Civic Trust and ask for any advice in the following list -

- colour schemes,
- signs or lettering,
- landscape or planting ideas,
- development suggestions,
- advice on preservation, or
- any subject which leads to improvement of the environment.

### 3.6 RELATIONSHIP TO REGIONAL PLANNING SCHEME

As required by Section 17 of the Town and Country Planning Act, 1977, this Scheme is also required to be interpreted subject to matters of regional significance as they are defined in any Operative section of the Canterbury Regional Planning Scheme covering the District.



PART 4

4.0 USE ZONING  
AKAROA COUNTY, AND AKAROA COUNTY TOWN

4.1 INFORMATION OF PARTICULAR RELEVANCE TO ZONING PROPOSALS  
IN THE COUNTY AREA

- (a) Although the population of Akaroa County is not likely to likely to increase significantly within the planning period, a considerable increase in residential subdivision is expected. Most of the homes built will become permanent homes, so they must be built to a good standard.
- (b) Increasing pressure will come from the metropolitan area of Christchurch for recreational facilities, particularly those involving water sports. It will, therefore, be necessary to develop facilities to cater for this and, where this is not possible, to restrict the residential development and encourage the 'day trippers' to adjacent more suitable areas.
- (c) The District is a sea girt peninsula of hills and limited flat country, naturally suited and mainly used for primary production. It is marked by a sufficiency of homesteads and farm houses used in relation to farms of moderate or large acreage. Some of these houses are of historic value as they are the original houses built from locally grown timber seventy to one hundred years ago. Unfortunately, many have fallen into decay following the amalgamation of small farms while others, although not lived in, are capable of being restored.
- (d) The Council's policy reflected in the Scheme is to encourage the preservation of existing dwellings, especially those of distinctive character, and in the rural area any pre-existing dwelling may, if necessary, be replaced as provided in the ordinances.
- (e) The dominant visual effects of the Peninsula are related to the pastured hills, the pockets of bush and the relationship between the strong topography and the bays. Attention has been drawn to these visual assets and the Scheme will aim to protect extensive areas from the intrusion of housing and other conflicting development. This relates particularly to the Summit Road, selected spurs and bays around the Harbour, and in the rural area.

- (f) While the rural areas of the County reflect a diverse pattern of activity, generally the environment is one of stable ownership and use and this is to be encouraged. The subdivision in the County has resulted from an historic over-division of the land and for the majority of farming uses a process of amalgamation of titles and rationalization of land types within ownerships should be encouraged.
- (g) In addition to general pastureland farming, isolated examples of more intensive farming are present and some growth in these diverse farming activities could be expected. Walnut trees and small orchards already exist and a modest extension of horticultural use could be expected. Modest forestry and tree planting schemes have been initiated and, in selected areas, these might be encouraged. The possibility of cottage industries associated with dairy products or craft activities such as weaving and pottery has also been discussed.
- (h) While the Council would wish to encourage a greater range of agricultural activity, this should not be done at the expense of existing well-established farming practices. Some horticultural and viticultural uses are susceptible to damage from sprays which are necessary to the economic control of weeds and other crop activities. It has been shown that aerial spraying plays a vital role in the weed control and pasture improvements in the County. The combined effects of the Agricultural Chemicals Regulations, 1968, together with the natural caution which the aerial spraying industry would display (knowing that there were vineyards and other sensitive crops in the locality that are susceptible to herbicide dusts and sprays) indicates a need for care in the placing and encouragement of viticulture and selected horticultural pursuits. In these circumstances, vineyards (and, if necessary, other selected crops) are excluded from Predominant Uses in the Rural Zones.



## 4.2 SPECIFIC LOCALITIES AND SETTLEMENTS

### 4.2.1 GENERAL

Generally the existing bayside villages are permitted by this Scheme to remain in their present form and character. Outside the County Town only one area, at Duvauchelle, has been shown as 'Residential' zoning where full urban services will be planned. Subject to stringent conditions three areas, Duvauchelle Robinsons, Takamatua and Wainui, have been shown as 'Deferred Urban'. The Council is not, at this stage, satisfied on the need for these developments and the areas are consequently shown 'Deferred Residential' and remain in Rural 1 zoning meantime.

An indication of the present position for each of the localities is set out below:-

### 4.2.2 WAINUI

- (a) Holiday homes are spread along the foreshore and up the valley and Cemetery Road in small clusters, covering in total approximately 10 hectares. This pattern of development spreads the need for services, creates dangerous areas for pedestrians of all ages, clutters the full length of the foreshore and must, therefore, be resisted as a form for any further development. No substantial evidence of demand for further residential development has yet emerged. However, the Council regards this area as one of three areas, including Duvauchelle and Takamatua, which are capable and appropriate for residential development in the future.
- (b) In order to provide adequate water and drainage services and not further overcrowd the foreshore, a significant area of land is shown 'Deferred Urban' in the Cemetery Road area. This provision ensures proper consideration of suitable building sites and treatment attuned to the local topography, complete with urban services and adequate landscape treatment prior to any change from Rural 1 zoning.
- (c) Behind the main beach, a substantial strip above the road has been zoned 'Rural 3' as a possible future reserve for a picnic and children's playing area. The Bay can accommodate an increase in both 'day trippers' and home owners once the recreation areas are increased, and more facilities are provided for safe mooring of boats and a more accessible slipway. Pleasure boat owners should be encouraged to form an Aquatic Club and accept some responsibility for the development of the water sport facilities.
- (d) In addition to these foreshore features, the Council accepts the need to carry out investigations that will lead to a comprehensive plan for improvements in traffic, reserves, community facilities and utility services.

#### 4.2.3 TIKAO

- (a) Tikao is a narrow bay with a very steep road leading to the beach. The present development is mostly on leasehold land with the holiday homes grouped close together. This has not detracted from the area as there is sufficient bush to screen the area already developed, but the disposal of sewage is not particularly satisfactory.
- (b) As the beach and bay are both small they should not become overcrowded; as this would destroy the peaceful setting and natural charm of the bay, further development is considered inappropriate and only a limited extent of Rural 2 zoning is provided. Any rebuilding shall be carried out in such a way that new houses will be screened by bush from the beach and access road, while still producing satisfactory building sites.
- (c) The Rural 2 Zone has been extended to cover all existing houses, thereby permitting a measure of resubdivision, relocation of some houses and improvements to water supply and sullage disposal.

#### 4.2.4 FRENCH FARM

It is not envisaged that there will be any increase in the demand for residential development in French Farm. The existing cottages on farms in the Bay can be rebuilt under the Rural 1 Zone and several modest areas of Rural 2 zoning embrace some of the separate properties, enabling a measure of further development. The foreshore can accommodate further picnic development and some land adjacent to the stream is also Designated for this purpose.

#### 4.2.5 DUVAUCHELLE

Duvauchelle is the second centre serving the population of the Inner Harbour. It contains Post Office, Power Board, Council yards, garage and hotel, as well as the normal shop, school, churches, etc, found in most townships. These, along with some residences serving the commercial area situated in Pawson's Valley, are zoned 'Rural 2' which permits a wide range of functions as Conditional Uses, but limits the extent of housing at this locality.

4.2.6 DUVAUCHELLE/ROBINSONS BAY

- (a) The point between Duvauchelle and Robsinsons Bay is planned for residential development. Present subdivision is concentrated at each end with just under half the area developed. The Duvauchelle side is mainly rolling country lying to the sun and subdivided into 800 m<sup>2</sup> to 1 000 m<sup>2</sup> sections, while the Robinsons Bay end is steeper, bush covered, lying to the south and subdivided into approximately half-acres sections. Future subdivision is permitted by the Deferred Urban notation and it is expected to follow the same pattern with smaller sections on the flatter sunny country and larger ones on the steeper colder faces in the bush areas. These are amongst the features to be considered in the comprehensive plans for new subdivision.
- (b) Disposal of sullage from the existing small sections is unsatisfactory due to the shallow depth of top-soil, the impervious clay sub-soil and little growth to take moisture. Every effort will be made to have a reticulated water and sewerage scheme in operation as soon as possible. Buildings on lots subdivided prior to the preparation of the Scheme must be positioned on the high side of the section allowing for adequate sullage drainage disposal, and extra attention be given to the laying of field tile lines.
- (c) A loop road will connect the existing and future residential areas with a second connection provided to the Highway. Sections fronting the Highway will not be given access to it, but will connect to the internal roading system.
- (d) Two areas will be set aside for future reserves to provide recreation areas for local residents. They will provide swimming and picnic places and relieve pressure on the area adjacent to the boat launching ramp.
- (e) A building line restriction varying up to two chains above the Queen's chain will be imposed along the foreshore in order to protect the natural appearance of the Peninsula from the water and other bays in the other. At the stage of considering a subdivisional proposal, Council will consider the possibility of taking this coastal land as a recreational reserve. The Duvauchelle side requires landscaping to reduce the bareness of the present development, and owners and subdividers will be encouraged to plant trees wherever possible.

#### 4.2.7 ROBINSONS BAY/ARMSTRONGS POINT

A few houses exist in this Bay now, in particular those above the Robinsons Bay Wharf. It is not proposed that housing in the area be extended and the zoning is, therefore, dominantly 'Rural 3' with only a small area of 'Rural 2'.

#### 4.2.8 TAKAMATUA

- (a) Early development of Takamatua produced three distinct settlements: one in the valley, one at the head of the Bay and one on the foreshore on the south side of the Bay. This has made it difficult to plan for future development. The most suitable area for residential development is behind the existing houses on the south side of the Bay. This, however, can only be extended slightly as the present strip of houses along the foreshore has restricted the full utilization of the beach.
- (b) Disposal of sullage from the existing houses appears satisfactory, but when the subdivided land is completely developed there will be a pressing need for a sewerage scheme to serve the two areas on the foreshore. Building on lots subdivided prior to the preparation of this scheme must be positioned on the high side of the section allowing for adequate sullage drainage disposal, and extra attention be given to the laying of field tile lines.
- (c) The beach areas are small and allow very little parking of cars, so efforts will be made to obtain land beside the road above the beaches for parking and to develop bush walks down to the beaches. It is intended that these be reserve areas mainly for the use of local residents.
- (d) The major growth in Takamatua is planned in a Deferred Urban area on the southern side of the Bay. The comprehensive plan for this area will pay due regard to the existing topography and landscape, as well as the provision of services and roads. The retention of the bush and provision of valley open-space systems is essential to any scheme of development.

4.2.9 PIGEON BAY

- (a) The central valley locality zoned 'Rural 2' is one of the few areas of Banks Peninsula where attraction of sea and boating is not the prime consideration to residents and visitors. They seek the peace and quiet of the countryside, the bush and the little streams which flow through the area. It is, therefore, necessary when considering development that all native bush and natural features be retained, and that privacy be of utmost consideration.
- (b) No development is envisaged in the near future, but if and when application is made as a Conditional Use for any subdivision, the arrangement of future boundaries will ensure a variety in section sizes and additional planting. Buildings will be sited and their form encouraged to blend into the landscape. Some of the bush area west of the main stream and below the terrace may be reserved as a scenic area, while a small area east of the stream and south of the house could be set aside as a picnic and children's playing area.
- (c) Pigeon Bay has a strong Yacht Club made up of permanent residents and visitors from Christchurch, and a small Domain on the waterfront adjacent to the boat slip used as a camping ground during the summer. The combination of these two activities seriously congests the usable public land on the foreshore so an area behind the boat slip has been zoned as a future recreational reserve.

4.2.10 LITTLE AKALOA

- (a) Approximately half of the area now zoned 'Rural 2' has been developed for housing for some years. This land is on the south side of the main road rising gently so that the majority of the area will provide a view of the Bay and a north facing outlook.
- (b) In order to improve the traffic situation passing the beach and to reduce the conflict of turning movements at the church intersection, a supplementary road will be considered in the future linking from the factory subdivision to the church. By deviating the wharf road by the stream a small reserve and picnic area will be developed behind the foreshore.
- (c) The area is not suitable for sullage disposal from septic tanks but, within limits, can absorb sullage from grease traps and modified septic tanks, provided that the sections are large enough and the dwellings are placed on the high side of the section.

4.2.11 OKAINS BAY

- (a) This is the largest of the eastern bays and has a developed township serving the needs of the rural community.

Residential growth has been slow and there appears to be no great demand for holiday cottages. A limited number of residences associated with the rural township can be accommodated in the Rural 2 Zone.

- (b) The beach is very popular for both campers and picnickers and it is one of the few good sandy beaches on the Peninsula. The Domain is extensive and well used.

4.2.12 LE BONS BAY

- (a) Le Bons Bay has developed in two ways. The residential area accommodating the permanent residents has developed in the valley approximately 5 km from the beach where the school, church and library are situated; the other at the Bay where a string of holiday cottages have been built along the foreshore. Both areas cater for a separate demand and the Rural 2 zoning is expected to provide adequate control to meet the needs of these localities.

- (b) In the past, insufficient attention has been paid to the external appearance of the buildings in the beach settlement. New buildings in the area should be designed and painted so as to blend into the land and seascape, in addition to complying with the Council's building bylaws.

- (c) Additional reserve areas extending the Domain to low land behind the houses and also along the river frontage as an informal picnic area are proposed in this Scheme.

## 4.3 POLICY AS TO COUNTY ZONING

### 4.3.1 GENERAL CONTROL

The County area, not including the County Town, is to be zoned in three Rural Zones with the one locality of Residential Zoning provided at Duvauchelle/Robinsons Bay. In addition, three areas are shown as 'Deferred Residential', including part of Takamatua and also Wainui.

### 4.3.2 RURAL 1 ZONING

The Rural 1 Zone covers most of the County, being intended primarily for pastureland farming and, where appropriate, for recreation purposes. It is intended that the scenic values of the area, particularly the coastal, hilltop, major spurs and faces and native bush areas be preserved. The Rural 1 Zoning is restrictive in the uses permitted. Existing dwellings may be renovated and replaced, but new dwellings, except as replacement for existing dwellings, will not be permitted.

### 4.3.3 RURAL 2 ZONING

The Rural 2 Zoning is designed to accommodate the small villages and existing subdivided areas placed at the head of several bays and in some of the valleys. The zone is confined in its extent but a wider range of uses is permitted which accommodate the existing pattern of uses and provide for those services and functions which could lead to instability if placed in the Rural 1 Zone. Existing dwellings are permitted and may be replaced and, subject to stringent conditions, additional dwellings may be built.

### 4.3.4 RURAL 3 ZONING

The Rural 3 Zone is to provide for farming and covers those areas where it is considered necessary to protect the natural landscape character of the coastal and existing rural environment for visual and amenity reasons. The purpose is to encourage the continued and efficient rural management of these areas in continuing private ownership, but proposals for accessory buildings other than those associated with farming, the removal of areas of bush, earthworks and tracks, are subject to conditions that ensure compatibility with these policies and the conservation or enhancement of the existing landscape character as required under Section 3, (1), (a), (b), (c), (d), and also the Second Schedule, Clause 5 of the Town and Country Planning Act, 1977.

#### 4.3.5 'DEFERRED URBAN'

The 'Deferred Urban' notation indicates those areas where, subject to certain conditions and the presentation of a comprehensive and practicable plan of urban development, the Council will initiate a Scheme Change from Rural 1 to Urban Zoning.

#### 4.3.6 ZONING CRITERIA

Factors affecting the nature and extent of zoning include:-

- (i) Avoidance of conflict with or prejudice to the true harmonious interrelation of County Town and County District by zoning for appropriate Predominant Uses but granting Conditional Uses with regard to such harmonisation.
- (ii) The need for three Rural Zones to provide adequate control over Predominant and Conditional Uses.
- (iii) Conservation of visual amenities.
- (iv) Protection against creation of continuance of unsightliness.
- (v) Encouragement of respect for such design in relation to form and function as will protect against detraction from amenities and, where possible, enhance them.
- (vi) The preservation of fair balance between the claims of rural and residential uses in the County.
- (vii) Recognition of the desirability of making the natural healthful amenities available to persons seeking permanent residence in the County, temporary holiday or tourist residence or resorts for recreational purposes, especially those aquatic in nature.
- (viii) The desirability of such compactness in residential development as makes for economy and efficiency in services and protects against premature or undue encroachment upon valuable farmlands.
- (ix) The general functions of any District Scheme to develop the District in such a way as will most effectively tend to promote and safeguard health, safety and convenience and the economic and general welfare of its inhabitants and the amenities of every part of the area.



4.3.7 CONTROL OF DEVELOPMENT

Future building and other development in the Rural Zones covered by the Scheme will be directed as:-

- (i) To avoid the indiscriminate mixture of incompatible uses.
- (ii) To prevent an increase in the number of dwellings while permitting their replacement.
- (iii) To avoid urban encroachment and sporadic urban and residential uses that would affect the stability and the management of the Rural 1 Zone.
- (iv) To prevent development adjacent to the Summit Road which might conflict with the environmental and visual qualities associated with the road and the skyline areas.
- (v) To economise the servicing of the District.
- (vi) To maintain the stability of individual property values and existing rural functions.
- (vii) To maintain and provide amenities appropriate to every locality.
- (viii) So far as practicable, to avoid the encroachment of urban uses upon land of high actual or potential value for the production of food.
- (ix) To restrict development of certain areas on or adjacent to the foreshore so as to preserve environmental quality and protect against objectionable elements or detraction from natural seaside amenities.
- (x) To restrict the building of new holiday homes to the Rural 2 and Residential Zones.
- (xi) While permitting camping and caravan use, to ensure their location does not detract from the visual and other amenities of the zone and that they do not tend to be used for permanent or regular occupation additional to the accommodation provided in the existing dwellings permitted in the Rural Zones.

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

4.3.8 CONSOLIDATION OF DEVELOPMENT

Rather than permit undue expansion beyond present limits, urban development will be consolidated and confined as far as practicable to areas that are already urban in character or seem obviously destined to become so in the planning period.

4.3.9 PREDOMINANT AND CONDITIONAL USES

The Predominant and Conditional Uses permitted in each zone shall be as set out in the Code of Ordinances which form part of this District Scheme.

4.3.10 STAGED DEVELOPMENT

- (a) Outside the County Town, there is a consistent demand for housing and during the last fifteen years it is considered that an average of four acres per year have been redeveloped for housing purposes. Most of these sites were pre-existing allotments and the majority were located in the Takamatua, Duvauchelle and Wainui areas. An area of Residential Zoning of 11.5 ha is provided at Duvauchelle/Robinsons Bay. This is deemed adequate in the first instance in view of the extent of the Rural 2 Zones and the provision for 'Deferred Urban' areas. It is proposed that all Residential Zones should receive, in due course, adequate water, sewerage and urban services.
- (b) In addition to the Residential Zone designed for full urban development, the Rural 2 Zone is expected to accommodate a modest increase in dwellings designed to meet the needs of temporary and holiday settlement without the commitment of the County to investment of public funds in drainage, water supply and other public services. The Rural 2 Zone currently contains some 250 dwellings and it appears that within the provisions of the Rural 2 ordinances some increase in this number could be accommodated and the Council considers this provision for holiday and temporary resident dwellings is adequate at this stage for the planning period.

- (c) 'Deferred Urban' notation has been shown at Duvauchelle, Takamatua and Wainui. These areas are, in the opinion of the Council, generally suited to future residential development. However, there is no planning evidence of demand for these extensions at this stage and, further, there are many planning, engineering and physical problems to be overcome before a satisfactory development will emerge. In the circumstances, a considerable amount of time and investigation will be necessary before comprehensive development plans can be prepared. The Scheme, therefore, incorporates criteria which must be met before development is approved and any proposal must fall within a comprehensive development plan meeting the Council's requirements. When adequate information has been tendered to the Council, it will initiate a Change to the District Scheme embracing such comprehensive plans and leading to Residential Zoning. In the meantime, these areas of land remain zoned 'Rural 1' in order to ensure a continued use as effective farming units free from the incursion of piece-meal subdivision and conflicting uses.
- (d) Although the zones described in the Scheme are designed to meet requirements during the whole of the planning period, any Changes therein are contemplated as being orderly with avoidance either of sporadic, inappropriate or premature development, or development prejudicial to proper liaison in planning between the areas of the County Town and the balance of the County.

#### 4.4 RURAL ZONES

##### 4.4.1 PERMITTED USES

- (a) Subject to the general law as to the use of land and to the provisions of this Scheme, land within the Rural 1 Zone is intended primarily for farming use, but may also be used for certain other uses which are specified in the Code of Ordinances as being permitted in the Rural Zone.
- (b) In the Rural 2 Zone, agricultural uses are permitted and some new dwellings may be erected. A wide range of uses are also permitted as Conditional Uses.
- (c) In the Rural 3 Zone, farming is permitted as for the Rural 1 Zone and because of the longer term objectives to protect the natural landscape character of these areas, the siting of some types of accessory buildings, excavations and the removal of existing areas of bush, are subject to Conditional Use procedure.

##### 4.4.2 DEFERRED URBAN

- (a) This notation covers areas where the Council can foresee the probability of future urban development. The underlying zoning is 'Rural 1' and the procedures for conversion to urban, and in particular residential use, are as follows:-

Step 1: The applicant will seek from the Council an indication of the matters to be taken into account in the preparation of a comprehensive plan for the area. The Council will indicate the criteria to be met and the conditions it is likely to impose both within and external to the area of the development.

Step 2: In view of these Council requirements, an outline but comprehensive plan will be prepared for the Council as a basis for introducing a 'Change' to the District Scheme.

Step 3: The District Scheme having been 'Changed' and the area now being re-zoned to 'Residential' and 'Urban', the Council may consider detailed schemes of subdivision ensuring at every stage that each part fits in with the requirements of the comprehensive plan.

- (b) The planning, engineering and amenity requirements that must be embraced within any comprehensive plan are set forth in Appendix E of the Scheme. In applying these criteria to any particular locality, the matters referred to in the Scheme Statement for that locality will be taken into account.

4.4.3 AREA ZONED 'RURAL'

The aggregate area, excluding roads zoned for RURAL purposes, is about 43 000 ha, divided as follows and shown on the District Planning Map thus:-

<u>NAME OF ZONE</u>	<u>HECTARES</u>	<u>NOTATION</u>
Rural 1 *	42 675	Rur. 1
Rural 2	135	Rur. 2
Rural 3	280	Rur. 3
* Deferred Urban	46	Def Urb.

(Note: The total area of roads in the County is estimated at 751 ha.)

Each zone is shown on the District Planning Map by the notation set opposite its name in the key shown on that map.

## 4.5 RESIDENTIAL ZONE COUNTY AREA

### 4.5.1 GENERAL POLICY

This aims at provision of space for residential development, giving choice of sites and with limitation of undue or undesirable traffic intrusion, consideration for beauty of view, access of light and air, antipollution and privacy while, at the same time, providing space for use by cultural, educational, healthful, recreational and similar facilities directed to attainment of better living in the zone.

### 4.5.2 PERMITTED USES

Subject to the provisions of this Scheme, land within a Residential Zone is intended primarily for the residential uses and related services specified in the Code of Ordinances as permitted in that zone. Residential Zoning protects residential uses against detriment arising out of mingling of incompatible uses, and provides for economic use of urban services.

### 4.5.3 AREA ZONED

The aggregate area of the County, outside the County Town, zoned 'Residential' is 11.5 ha and 45.5 ha have been shown 'Deferred Urban' to provide opportunity to meet demonstrated demands flexibly during the planning period.

Provision is made in the County area for one type of Residential Zone defined on the District Planning Map:-

<u>NAME OF ZONE</u>	<u>HECTARES</u>	<u>NOTATION</u>
Residential	11.5	Res.

#### 4.6 AKAROA COUNTY TOWN SECTION

A

##### 4.6.1 USE ZONING

###### (a) General

The traditional operation of zoning land in all planning Schemes affects individuals in the most direct way. Zoning closely controls use of land through Bulk and Location Ordinances and Predominant or Conditional Use. Shape, position and relationship are controlled by measurements, and the degree of freedom for the individual in each zone is the same except by individual variations through the appeals system, both expensive and uncertain in a qualitative sense. Zoning has tended to create an environmental sameness and inflexibility everywhere. This is acceptable in a rapidly changing community with heightened progress, but in a close-knit sensitive environment like Akaroa, too fine a mesh of ordinances destroys character.

###### (b) Zones

In Akaroa, there are only three zones proposed; they are easily understood and are slightly flexible. The Predominant Uses cope with most foreseeable needs in Akaroa, and Conditional Use procedures will be needed only for extreme requirements. The statements covering each of the three zones are as follows.

##### 4.6.2 TOWN CENTRE ZONE

This zone covers the following:-

- (i) All that area of land lying between Beach Road, Bruce Terrace and Rue Jolie South.
- (ii) The east side of Rue Jolie South for a depth of 1.4 chains (28 metres) between Beach Road and Selwyn Avenue.
- (iii) All that area of land lying between the foreshore and 2 chains (40 metres) northeast of Rue Lavaud from Woodills Road to Rue Balquerie.

This zone is to be used for more intensive housing development and would carry all the public, commercial and industrial activity of Akaroa, except for local needs in the outer Residential Zone.

4.6.3 RESTRICTED RESIDENTIAL ZONE

This zone covers the special green areas of Akaroa which are either already covered in bush, or must be planted to sustain and retain the visual appearance of the Town and its abundant fauna and bird life. It caters for some residential development provided the bush cover is maintained.

4.6.4 OUTER RESIDENTIAL ZONE

This area covers all the area of Akaroa Town not already in Public Utilities, Reserves, the Town Centre Zone or the Restricted Residential Zone. This zone encourages the development of the unique Akaroa townscape, but emphasizes purely residential activities. Provision is made for Conditional Uses other than residential to serve local needs.

4.6.5 AREA ZONED IN COUNTY TOWN

The aggregate area, excluding roads, zoned for each purpose in the Akaroa County Town and shown on the District Planning Map is as follows:-

<u>NAME OF ZONE</u>	<u>HECTARES</u>	<u>NOTATION</u>
Town Centre	13	Town Centre
Restricted Residential	29	Restr. Res.
Outer Residential	90	Res.
Rural 3	5	Rur. 3



## 5.0 LAND SUBDIVISION

### 5.1 GENERAL

Generally in the rural area, the extent of subdivision is such as to accommodate all likely future uses. Additional subdivision is not, therefore, provided in the ordinances, but the opportunity for amalgamation and rearrangement of titles to ensure the better utilisation of the land is retained.

### 5.2 STANDARDS

Standards for new subdivisions in each zone are specified in the Code of Ordinances.

- 5.2.1 Urban subdivisions including their location, size, levels, layout and general topography shall be such that erection of buildings thereon and access thereto shall be practicable and their development and use have due regard to promoting and safeguarding the health, safety, convenience and the economic and general welfare of inhabitants and the amenities of every part of the area.
- 5.2.2 All subdivision of land within the County Town's three zones will have to meet certain requirements and each subdivision must further comply with the amenity and objective principles set out in the Scheme Statement. There must also be convenient access as defined in the ordinances. The general intention is to free the subdivider from elaborate restriction in size and location of sections, so that subdivision can respect the contours, views, tree clad slopes, line of streams, etc, which all make up the unique character of the town without detracting from the area or adversely affecting the adjacent properties. The Advisory Committee and the Council will decide whether the subdivision complies with the intention of the Scheme.
- 5.2.3 The Council will decide in each subdivision whether the environment is best served by a cash payment to the Reserve Contribution Fund to be used to develop reserves within the County, or direct the subdivider to set aside a portion of his land as a reserve.
- 5.2.4 Generally the principle of laying out subdivisions and building sites to suit the landscape will be encouraged.
- 5.2.5 Underground reticulation of residential power and telephone services shall be provided by the developer in new residential subdivisions involving the construction of new streets.
- In serviced areas of the County, subdividers will be required to contribute a fair and reasonable cost towards the extending and upgrading of these services. In non-serviced areas, the subdivider will be required to provide all reticulated services, sewerage and water treatment. These services will be accepted by Council along with the remainder of the subdivision when all the work has been completed to its satisfaction.
- 5.2.6 Where rights and approvals from other bodies are required, these will be obtained by the subdivider and passed to the Council when development is complete.
- 5.2.6 Where rights and approvals from other bodies are required, these will be obtained by the subdivider and passed to the Council when development is complete.



## PART 6

### 6.0 RESERVES AND OPEN SPACES

#### 6.1 GENERAL

Increasing pressure will come from the metropolitan area of Christchurch for recreational facilities, particularly those involving water sports. It, therefore, will be necessary to develop facilities to cater for this and where this is not possible, to restrict the residential development and encourage the 'day trippers' to adjacent more suitable areas.

- 6.1.1 For practical reasons, reserves for the outdoor recreational needs of the community throughout the planning period must be provided in advance of the need. Some recreation areas are already owned by the Council and others will be acquired as needs arise and opportunity offers. The particular lands already reserved or intended to be acquired and reserved are shown on the District Planning Map.
- 6.1.2 Other legislation requires a proportion of these areas to be provided by subdividers and these areas will, when desirable, be grouped for usefulness. This will be given effect by accepting, at the Council's option, payment of money instead of land so required to be provided and by using the funds so obtained to purchase land in blocks and for the development of Council reserves. The particular lands proposed to be reserved for recreational purposes are shown on the District Planning Map in accordance with the notations thereon assigned to them.
- 6.1.3 A graded protection of the existing and future reserves is provided by this Scheme. These fall into three levels of protection -
- Designations for special areas,
  - Rural 3 Zones giving special zone control, and
  - Appendices listing (indicating future potential or recognition of places of interest and scenic beauty).

## 6.2 DESIGNATED RESERVES AND RURAL 3 ZONES

The following list of localities includes those areas which are subject to planning protection against the future need for recreation and scenic reserves.

### 6.2.1 DESIGNATED AREAS FOR PROPOSED RESERVES

<u>Name or Location</u>	<u>Purpose</u>
Cape Three Points	: Covering the small off-shore island forming the rocky point off Anchorage at the southern end of Wainui Bay.
Wainui Lookout Main Road French Farm Foreshore	: Picnic and parking area. Two small areas - one by the stream and the second on the foreshore opposite Valley Road - as picnic reserves.
Onawe Peninsula	: Recreational and Historic Reserve (Ministerial Requirement under Section 118).
Duvauchelle Domain	: Extending across land to the stream for camping and picnic areas and to meet the recreation needs of this growing residential area.
Pigeon Bay Foreshore	: Yacht sail rigging and foreshore by diversion of Wharf Road.
Little Akaloa Foreshore	: Scenic reserve comprising bush face running down to the shore from below the church and to be combined with the scenic reserve above the Chorlton Road.
Okains Bay Domain	: Extension of the seaside domain to include a larger area for picnicking and recreation.
Le Bons Domain	: Extension of the seaside domain fronting the river to cover a larger area for camping, picnic and recreation, including a supplementary access from Lavericks Bay Road.
Green Point	: Extending the walking and visual protection for the Britomart Memorial.

6.2.2 RURAL 3 ZONED AREAS PROTECTED AGAINST FUTURE NEEDS

<u>Name or Location</u>	<u>Purpose</u>
Wainui Waterfront	: Two areas are shown backing the beach and lower row of houses. The more extensive covers planted areas on the terraces behind the useful length of beach. The other lies between Cemetery and Valley Roads and provides a boundary to the lower edge of the Rural 1 Zone. Both areas are seen as a pre-requisite to any comprehensive scheme for improvements in the Wainui locality. The areas are intended to provide a margin of open-space behind the foreshore development and meet the needs of local residents, visitors and a limited number of day trippers. The Wainui Bay area will be the subject of more detailed planning following studies by the Council.
Tikao Bay	: The bush-covered northern headland and the area of the former Defence Base are included in the Rural 3 Zone in order to protect the scenic amenities of the area. The locality is expected to be used by existing residents, a small number of day trippers by car and by boat-carried visitors in particular.
La Petite Carenage (Broughs Bay)	: This double bay and its hinterland lying below the Wainui Road are included in the Rural 3 Zone being intended as a major and extensive future regional reserve suited to visitors and day trippers arriving by land and sea. It is seen as having greater visitor capacity than Wainui and essential to relieve visitor congestion in both Wainui and Tikao.
Armstrongs Point (Robinsons/Takamatua Peninsula)	: The whole of this peninsula is included in the Rural 3 Zone as the area is seen as an extensive future regional reserve serving the needs of visitors by sea and land. This peninsula is located ideally as an open-space ensuring a visual break in the harbour development pattern and as a means of ensuring relief to the peak overcrowding in Akaroa. The Point is large enough to be planned comprehensively and meet a wide variety of recreation activities.

6.2.2 (Cont'd)

- Raupo Bay : This is an excellent sandy surf beach and while exposed it represents an invigorating seascape. The extensive Rural 3 Zone is proposed to cover the likely access, beach and backshore areas necessary to any long-term recreation reserve needs. The continued management of the area in private ownership is also protected by this zoning.
- Long Bay : Rural 3 Zoning has been confined to an access strip generally parallel to the stream and a broad space backing the beach. This area continues as part of the farm, but the zone controls the placing of buildings. The long-term value is seen for camping and day visitor demand somewhat as at present.
- Children's Bay : Sandy beach with inadequate areas for road access, parking and backshore picnicking. This zoning is both behind the beach and also the tree planted spur beyond. Long-term planning is subject to investigation and future demand.

Most of these areas are seen as being necessary to the needs of the Canterbury Region and have been studied within the Lands and Survey Department's Coastal Development Survey.

6.2.3 SCENIC AREAS NOT DESIGNATED

In addition to the above Designations and Rural 3 Zone areas, Section (5) of Appendix A lists certain areas acknowledged as areas of scenic or recreation potential, but which are not specifically protected by zoning provisions in this Scheme.

The extent of the Designated areas and the Rural 3 Zone areas is indicated in the Planning Maps.

## 6.3 RESERVES FACILITIES AND DEVELOPMENT

Present facilities and development proposals for the various areas are set out below.

### 6.3.1 WAINUI

Approximately half-a-mile of beach frontage through Wainui is roughly maintained for car parking between the beach and sealed roadway. However, as there is only about 500 feet (152 metres) of sandy beach, only one end is used extensively. The whole beach frontage will be levelled and grassed as the need arises, and encouragement will be given to local groups to plant and maintain suitable trees.

The Scheme provides for a reserve on the only remaining flatish land inland from the Beach Road and adjacent to the sandy beach, to be developed as a picnic, parking and children's playground. This area, together with others, is subject to the planning study referred to in Part 4, paragraph 4.2.2 (d).

Existing recreational facilities consist of a Domain which includes a cricket wicket and tennis courts, administered by a Domain Board; a community hall, a wharf and a ten foot (3 metre) wide boat launching ramp.

Anchorage Bay is the location of the boat mooring area and is the only sheltered water in the Bay in a southerly storm. It will be necessary in the near future to either widen the existing slipway to allow two cars to use it at one time or make a new one adjacent to the intersection of Beach Road and Cemetery Road. The Ratepayer's Association and Akaroa County will carry out this and other development projects in the Bay.

### 6.3.2 TIKAO

The Tikao Boating Club effectively maintain and control the wharf, boating clubrooms and public toilet block, as most of the users of these facilities are home owners in the Bay.

### 6.3.3 FRENCH FARM

Two small areas have been Designated as future reserves for development with the foreshore area with trees and picnic spots. A toilet block has been built at the end of the Valley Road and, where possible, the road adjacent to the wharf will be widened to facilitate the parking of cars.

The French Farm Aquatic Club administers the boating activity in the Bay and maintains the wharf and club house.

#### 6.3.4 DUVAUCHELLE

A large reserve at the head of the Bay is leased to the Golf Club and the Horse Sports and Pastoral Association. The road frontage contains some magnificent trees and will be developed as a picnic area and partly as camping ground in the future.

The Domain is the tennis and netball centre for the United Bays' Club and is administered by a Domain Board.

It is situated within 200 metres of the boat launching ramp and mooring area so will be used increasingly by 'day trippers'. In view of these demands and the local needs for residents, allowance has been made for an extension to almost double the size of the Domain. Planning for the whole Domain should include extensive planting development to screen the cars or tents from the road and harbour as well as provide shade.

The Power Boat Club and the Council have agreed to increase the width of the slipway and the access road to it, which should enable most manoeuvring to be done off Seaview Road.

#### 6.3.5 ROBINSONS BAY/TAKAMATUA PENINSULA

The existing facilities of the two wharves, and the Takamatua boat slipway, are in areas where parking is not adequate. It is proposed that the wharf road will be improved to provide for increased parking and better access to the wharf and boat ramp.

The Peninsula and Armstrongs Point provide excellent sandy beaches with landing from the water at all stages of the tide. The topography and views are excellent, both from the land and harbour, and indicate the wisdom of protecting this area in a rural and natural state as part of the coastal environment. It is proposed that the Pinnacles at the end of the Peninsula be Designated for reserve purposes. The continued character of the balance of the land is protected by Rural Zoning.

#### 6.3.6 PIGEON BAY

Very little flat land adjacent to the coast is available in Pigeon Bay for public use. The Domain Board administered a small Domain on the south side of the Bay which is used extensively during the summer. There is also a large Yacht Club operating from the public slip and wharf. Unfortunately, there is only the Crown Reserve above high water mark, part of which includes the wharf road, to use as a sail rigging and picnic area. A small portion of land behind the boat slip is ideally suited for this purpose and should be obtained as soon as possible.



### 6.3.7 LITTLE AKALOA

The Residents' Association is investigating methods to provide more, and safer, parking areas along the beach frontage and the Council, with the assistance of residents, is developing the reclaimed portion over the stream from the beach. This will never be more than a parking spot, so a move will be made in the future to obtain a grassed area adjacent to the stream for development as a picnic spot. It is zoned 'Recreational' in the Planning Maps.

An area of Rural 3 is zoned at Raupo Bay where there is a good wide sandy surf beach. The area is extensive, pending more study and the necessary provision of access.

The Domain contains tennis courts and the hall is soon to be shifted on to the site where it will form the focus for community activities.

### 6.3.8 OKAINS BAY

This Bay has one of the few good sandy beaches on Banks Peninsula. At the present time, only a very small section is at all developed. It, however, could be fully developed over a period of years making full use of the old wharf road and the small bays to the southeast of the main beach for picnickers; by improving the road, parking, camping facilities and tree planting to stabilize the sand and provide shelter, the north end of the beach could be developed. This would allow for greater use of the whole beach.

The Domain Board are working on a Development Plan of the area, with the assistance of the Lands and Survey Department. When completed, Government and Local Body assistance should be given to enable the projects to be completed as the need arises.

Various other small lots of land in the settlement are controlled by the Domain Board, but with the exception of the tennis courts, are unused for recreational purposes at present.

### 6.3.9 LE BONS BAY

Le Bons is the other large sandy beach on the Peninsula and hence caters for many picnickers. Additional car parking areas will be required which should be located in such a way as to screen the cars from the beach and the residential area. The general and visual amenities are enhanced by the stands of trees and the re-generating bush on the adjacent headland.

The Domain is used regularly by the local Cricket Club, and the tennis courts and general area are maintained by the Domain Board. Secondary and direct access from Laverick Bay Road is proposed to link to an extensive area by the river. The area of the river mouth adjacent to the Domain is a safe fresh water area ideally suited for children's play. It should remain in its natural state and a Designation is shown covering an area along the river and embracing some planation.

### 6.3.10 AKAROA COUNTY TOWN

Akaroa's three major reserves (Garden of Tane, Stanley Park and L'Aube Hill) are at various stages of development, and should ultimately serve different functions. All add to the picturesque backdrop of Akaroa. The Garden of Tane is a fully developed bush reserve with many species of both native and imported trees. Stanley Park is completely undeveloped, but by grazing the open area a fringe of the rural scene is brought right into the heart of Akaroa. It should remain much as it is at present with the steeper slopes well planted in native scrub and bush. L'Aube Hill will remain more open than the Garden of Tane, but with the removal of stock and some planting, the native bush is regenerating. The purchase of the rocky top of the spur will provide a fine outlook over Akaroa and the Harbour.

All other reserves acquired will be associated with residential subdivisions and will be mainly on the existing bush-covered slopes or adjacent to the streams where they can be linked with the walking track through the town.

### 6.3.11 TOWN RECLAMATION AREA

The natural topography of Akaroa dictates the need to develop a boat launching area with adequate car parking adjacent. The two launching areas at the foot of Rue Balguerie and Bruce Street cater for the demand at present, but as the demand grows it will be necessary to install a new boat slip from the reclamation area at the north end of the town.

Thus completion of the reclamation and the development and landscaping of the filled area is essential to provide parking for approximately 200 cars and provide a focus for sports and playground activities, as well as boat launching. It is envisaged that the area will cater for the day trippers, so it should not be necessary for all traffic to pass right into the Town.

Plans of the proposals as they develop will be included in the Environmental Exhibition.

## 6.4 PRIVATE OPEN-SPACE AND CULTURAL BUILDINGS

Landowners will be encouraged to provide and maintain open spaces or cultural buildings in appropriate locations for purposes of value to the community. Land used for buildings of recreational, sporting or cultural purposes, including private libraries or museums, is in this category. Although not owned or as yet intended to be owned by the Council nor by any Public Authority, these open-spaces and cultural buildings are important in the life of the community.

PART 7

7.0 PUBLIC UTILITIES AND OTHER WORKS

7.1 COUNTY AREAS

- (a) Public utilities, including sewerage, stormwater disposal, water supply, electric power, telephone and refuse disposal, their existence, establishment and limitations, are factors of importance in relation to the feasibility and wisdom of residential development. Subdivision developers will be required to install at the time of subdivision such services as Council considers are reasonably possible and desirable. In all cases this will include sewage treatment and reticulation and water supply to each lot. At the present time, there are no sewered areas outside the Akaroa County Town and no official water supply systems. There are, however, 15 private water supply lines supplying water of varying quality to residential properties.
- (b) In the case of Residential Zones and Deferred Urban areas, subdividers will be required to investigate the feasibility of either providing water and sewage treatment and reticulation or improving the existing domestic supply when a scheme of subdivision is being prepared for approval.
- (c) To ensure economic use of public utilities and other public works and services, subdivision and building development will be encouraged within areas reticulated or planned to be serviced. Insufficient investigation has been carried out at this stage to determine the type of treatment plants required or their location. This can be discussed with Council at an early stage in the development planning of each block.
- (d) In the Rural 2 Zones, some new houses will be permitted provided there is no demand for any extension of public utilities or services and each site meets the requirements of the Council as set out in the ordinances.

## 7.2 AKAROA TOWNSHIP

7.2.1 WATER: Three catchment areas behind Akaroa provide water to the reservoirs with a combined capacity of 3,407,700 litres. Present treatment consists of chlorination only, but a scheme to filter and fully treat one of the supplies is being considered at present. When completed, by closing one supply for part of the year, it will be possible to provide satisfactory domestic water throughout the year.

The Town is fully reticulated, but some mains are undersized and corroded (resulting in water restrictions in summer) so larger ones are being laid and a ring main laid across the east of the Town on a high level. This ring main is being installed as the higher areas are subdivided with contributions from subdividers.

A loan is being sought to carry out the treatment improvements and some reticulation improvements. When completed, it is anticipated that restrictions will only be necessary when there is insufficient water entering the reservoir.

7.2.2 SEWERAGE: A recently constructed treatment plant at Green's Point, operating on the Imhoff System, has proved a good social investment for the Town. Adequate provision for expansion has been provided without restructuring the Town sewer system.

As the concrete sewer reticulation was laid about the turn of the century, the poor grade concrete is corroding, resulting in the systematic replacement of the mains.

7.2.3 POWER AND TELEPHONE: The Central Canterbury Electric Power Board is at present investigating a route for 11 000 Kv transmission lines to Akaroa to supplement the present supply. Where possible, power and telephone supply cables are laid underground and all subdivisions involving roading have all services underground.

7.2.4 POLICE: The Town is well administered by its present policeman, although the summer influx of visitors at certain times is over-taxing and additional support from Christchurch at predicted times would avert some of the social disturbance experienced in the past.

7.2.5 REFUSE DISPOSAL: Refuse is collected in multi-walled paper bags and disposed of in the pit which is situated on the foreshore at the entrance to the Town. Although the sanitary landfill method of refuse disposal near the Town is not desirable, it is filling a low tidal area to form a much needed recreation and parking area to the north of the Town.

The Council is investigating methods of treating the refuse, such as pulverisation, to remove some of the objectionable elements of the present landfill operation.

7.2.6 OTHER SERVICES: Services such as banks, Post Office, grocery, butcher and draper, etc. have been adequately provided to serve the dominant community. However, it would seem that many businesses rely upon the summer season to carry them through the year. Some businesses which provide services, particularly for the holiday-maker, are severely overtaxed during this summer period.

7.2.7 ACCOMMODATION: The available guest accommodation in Akaroa has suffered considerably with the loss of two hotels by fire. The remaining two hotels show a steady patronage with capacity bookings over the summer period. Motel accommodation is increasing and at present there are five motels providing 20 units. Additional motel accommodation is desirable.

A camping ground is situated well away from all amenity areas and whilst satisfactory in fine weather, offers little attraction during periods of rain. Some form of indoor recreation space, either in or near the camping grounds, would be of considerable social, and probably economic, value.



## PART 8

### 8.0 BUILDINGS - SITING, COVERAGE, HEIGHT, ALTERATIONS AND BUILDING LINES

#### 8.1 ENVIRONMENTAL ARCHITECTURE

Everyone who is interested in Akaroa is aware that a special character and design exists in many of the old buildings which is entirely suitable to the place.

Some people prefer old buildings with low ceilings and wide verandahs, and such people are buying the best old buildings and renovating them.

We would all like new buildings to have character and function, low cost and low maintenance, and the best design. Most of us like these things, but they are very difficult to achieve.

Most New Zealanders would agree that every well known town has some special character, and given good economic and functional reasons they would like to maintain this character. In a new country, we are still very interested in its development.

Standard building materials, advertising campaigns, standard schools, all contribute to a state of general confusion and it seems impossible to arrive at a local character in architecture which is both good looking and functional.

Akaroa has such a strong visual character, it seems a very good place to begin exploring the idea of architectural excellence. Architects are professionally paid designers who, for many centuries, have designed special buildings for special patrons. Today, these patrons are generally the government or large institutions. The ordinary person who will build the environment of Akaroa, cannot afford, and will not have the time or need, to fully employ an architect to interpret the architectural character of Akaroa.

It may be that an entirely new type of environmental architecture is needed within an entirely different fee structure.

Appendix C shows how a method of environmental architecture might work and the Environmental Exhibition shows how various new buildings and alterations have been erected in Akaroa using this system of design.

## 8.2 SITING - YARDS

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

Within the Town Centre Zone a certain amount of flexibility is allowed to enable designers to produce buildings which compliment the existing old restored ones. Each new building design and layout requiring minor deviations from the ordinances will be considered by the Advisory Committee to see that no detrimental elements result.

## 8.3 BUILDING LINES, HEIGHT AND COVERAGE RESTRICTIONS

Building lines will be imposed where necessary to protect the natural coastline from development.

Height and coverage restrictions are governed by provisions specified in the Code of Ordinances in order that all buildings shall have adequate ventilation, lighting and privacy. Throughout the County, gable or double pitched roofs are required by the Scheme, thus reinforcing the distinctive character of the area. These provisions are varied to meet the needs of each zone.

## 8.4 USE OF UNCOVERED SPACE

The portion of sites not permitted to be covered by buildings is required primarily for the provision of adequate light, ventilation and amenities, but may also be used for parking and movement of vehicles to the extent authorised by the Code of Ordinances.

## 8.5 SOIL STABILITY

Most of the Akaroa Peninsula is made up of loess deposits overlying volcanic soils and rock. On slopes with grass and scrub cover, the soil is reasonably stable, but when distributed for roading and building purposes, it is quite unstable. Where the surface is disturbed, retaining walls are necessary to contain the cut and surface water and 'under-runners' must be drained away from the cut face. All building sites and new areas of residential development are subject to control by this Scheme in these respects.

In non-sewered areas, it is essential to consider the disposal of effluent before any excavation at all is undertaken.



## PART 9

### 9.0 COMMUNICATION AND TRANSPORTATION

#### 9.1 EXISTING FACILITIES

The position as to existing communications and transportation is:-

- (a) Highway 75 links the Picton-Bluff Highway and Christchurch Metropolitan area in particular to Akaroa and there is good road access to all settlements and main holdings of the District.

The Summit Road, in addition to its primary function as a main road along the ridge serving as a communications link between the Eastern Bays and the Inner Harbour, is important as a scenic drive.

- (b) There is no RAIL access.
- (c) Apart from access for small ships to the main wharf of the County Town of Akaroa, any access by SEA to the bays is limited to small craft.
- (d) Limited access by AIR is possible, though in the light of modern landing requirements, provision could be unnecessary or premature. Several agricultural landing strips for top-dressing are in active use.
- (e) The permanent population growth of Akaroa is slow and the existing STREETS cope adequately with the normal traffic. The essential problem is holiday traffic which requires special treatment.

## 9.2 ROAD PROPOSALS

### 9.2.1 COUNTY ROADS

The efficiency of the roading system of the area is a major factor contributing to the growth of the District. All major bays are served by sealed road and the minor bays have metalled road access. However, much of the productive farming country on the ridges between bays is not served by any roads so it is envisaged that roads will be formed along these ridges in the future.

In its development of the road system, the Council will control adjacent land uses and undertake improvements having due regard to the function and designation of each road type, including control of access.

The more important traffic routes are set out in the Planning Maps and attached as a Schedule in Appendix D.

The Council recognises the importance of State Highway No. 75 and the Summit Road as important traffic routes in both a local and regional context. The Summit Road will, in addition to its primary function, be maintained as a scenic drive and any widening or realignment as may be considered necessary from time to time shall take into account the visual effects of such works in relation to the view from the road and of the road.

### 9.2.2 ROAD TYPES

The road types provided in the Scheme and illustrated on the Planning Maps are as follows:-

Rural Arterial - These being the most important roads in the County, including both the Summit Road and State Highway 75 where some control of access is required and the higher standards of cross-section and alignment are proposed.

Principal District Roads - These include the valley roads leading to the outer bays, together with the more important roads in Akaroa Township.

Major Local Roads - These are roads of lower standard linking between the outer bays and extending the primary network to the key junctions of minor local roads.

This classification of roads leads to simple land use control, traffic management and standards of engineering design and improvement which assist the Council in maintaining a consistent policy in the development of the major traffic routes.

This classification coincides with that proposed in the Regional Planning Scheme, subject to economic and alignment considerations resulting from the steep topography of the County area.

9.2.3 ROADING STANDARDS FOR SUBDIVISION

County road standards for subdivision shall be appropriate to the traffic importance of the road, the extent of residences served, topographic and environmental considerations and adequate provision for footpaths, drainage and other utility services. The standard minimum construction requirements are set by the Council, but will be assessed in respect of each subdivision. The minimum road reserve widths shall be as follows:-

Cul-de-sac serving 12 or less than 12 sections	:	12 metres
Cul-de-sac serving more than 12 sections and minor residential roads	:	15 metres
Primary residential roads and all classified traffic routes	:	20 metres

These widths are subject to variation to meet any particularly steep or topographic characteristics necessary to satisfactorily accommodate the road carriageways.

9.2.4 AKAROA COUNTY TOWN AREA

(a) GENERAL

A traffic plan forms part of the visual material on permanent exhibition. The plan is not intended to be a fixed development plan for a specified planning period.

(b) DETAILS OF PROPOSALS

- (i) Traffic Management: Traffic regulation and road design shall be administered according to circumstances and road type. While no general speed limit below 50 kph is possible, some local management schemes will ensure that streets such as parts of Beach Road, may be subject to modification and improvements consistent with its function of parking, pedestrian use and access to the foreshore.
- (ii) Summer Season: In order to cope with specific problems at peak seasons of the year, special provisions and management, including temporary speed limits and altered traffic priority, may be necessary.
- (iii) Signs and Street Design Special care will be taken in designing street signs and street layout to enhance the general appearance and colonial characteristics of the Town provided these are consistent with other bylaws and national regulations.



## PART 10

### 10.0 PARKING AND LOADING OF VEHICLES

#### 10.1 PARKING

The demand for parking has increased with increased traffic throughout the District. The parking requirements contained in this Code are aimed at ensuring adequate parking is provided with all new development.

Parking requirements can be estimated either on floor area or the number of persons employed. The success of any development which attracts vehicle traffic is closely related to the availability of parking and the provision is the responsibility of the developer. Provision is also required for the location on the site of parking spaces and garages in residential areas.

The parking needs in Akaroa Township vary enormously depending on the time of the year, little in winter to a flood in the height of summer. This flood will be catered for to a certain extent by the newer developments providing parking. In addition to this, the development of the reclamation area to the north of the town will provide parking for approximately 200 vehicles adjacent to children's playing areas and boating facilities.

It is essential that provision be made for parking, but as the Town is pedestrian orientated, cars must come second in priority and parks be camouflaged and fitted into essential environmental needs.

#### 10.2 LOADING AND ACCESS

In all commercial or industrial development, provision shall be made on the site for loading and unloading of all goods associated with the use of the site.

Access to property from the public road must be located so as to be safe, have adequate visibility and reduce conflict with passing traffic. Access to commercial or industrial developments and also to major parking areas, will be removed from adjacent inter-sections according to the road's importance.

#### 10.3 AKAROA TOWNSHIP SUBDIVISIONAL ROADING STANDARDS

In general the road reserve widths will be as set out for the residential areas outside the Town, but this could be varied by the Council in cases where the Restricted Zone affects the population density in the adjacent area.

Subdividers are required to respect the contours and bush cover of the land while still providing satisfactorily for traffic movements, parking and pedestrian movements.



## PART 11

### 11.0 AMENITIES

It is the general purpose of the Scheme to promote and safeguard the amenities of every part of the District.

#### 11.1 GENERAL - AKAROA COUNTY TOWN

11.1.1 To define ordinances for the amenity and objective section of the Scheme statement that apply to the zones is difficult, as many immeasurable and purely emotional attitudes exist. Nevertheless, true functional design and environmental awareness will always come out of education and communication at all possible levels. To achieve this basic awareness, the creation of an Advisory Committee, a Civic Trust and Environmental Exhibition, is a vital area of the Environmental Plan. The Appendices to the Scheme Statement detail the advisory facilities to help builders and developers. No development or building in any of the three zones, even if it complies with the Bulk and Location Ordinances, can be erected if it does not comply with the amenity and objective principles. All permissions recommended by the Advisory Committee must be subsequently approved by the Council before being acted upon.

11.1.2 Each of the three zones has different levels of amenity and objective requirements. In the Town Centre Zone, the requirements are more stringent regarding appearance and close harmony with the Akaroa townscape. In the outer residential area, more freedom for the individual building is acceptable, but landscape harmony with the basic character of akaroa is required.

#### 11.2 OBJECTS AND PLACES OF SPECIAL INTEREST

11.2.1 The objects and places of historical or scientific or natural beauty are listed in Appendix A and the extent of the Environmental Exhibition is discussed in Appendix B of the Scheme. The purpose of these Appendices is to preserve and maintain in so far as the powers of the Council or Local Authority from time to time permit, those objects, places and areas of special interest.

#### 11.3 CONTROL OF ADVERTISING

11.3.1 For the purpose of controlling the amenities of the District, as well as for safety reasons, the control of outdoor advertising has been incorporated into the District Scheme. The policy of the Council includes consideration of visibility of signs from major roads.

## 11.4 APPEARANCE AND MAINTENANCE OF LAND AND BUILDINGS

For the better preservation of amenities, the Code of Ordinances requires adequate maintenance of land and buildings.

### 11.4.1 PRESERVATION OF BUILDINGS

Much discussion about preservation has continued in Akaroa and the slow economic progress of the Town has preserved by inertia many good old buildings, some of considerable historic interest.

These buildings either contribute to the unique character of Akaroa by their actual form or by their position as part of a group, or by just being part of a delightful little area full of charm and idiosyncrasy. Some of these buildings are being carefully maintained now, but some are in danger of demolition.

In these special areas, any change requires careful maintenance and sympathetic change. There is never going to be sufficient money in the Akaroa Township for compensating owners or preserving buildings which have no economic use; therefore, the only way in which any building can be preserved, or a hillside prevented from the wrong type of development, is by giving bonuses in land use and economic return to the owners.

They can then be asked to give a good environmental return in anything they do.

The Exhibition will contain a full visual photographic record of the best details, buildings and environments to preserve all through the town. In each case, comment, suggestions and ideas of preservation will be provided.

In the outlying County area there are many charming disused houses. Some have become redundant due to the amalgamation of farms and the reduction in the requirement for farm labour. Where these are capable of being restored, the Council will allow building permits to improve facilities within the houses.

### 11.4.2 TREE PRESERVATION

Throughout the County, particularly in the County Town and adjacent to the Summit Road, there are remnants of native bush that retain the character and charm of the early Banks Peninsula and provide some habitat for native bird life, and these are included in Appendix A and this register will be held in the County office and the Environmental Exhibition.

All developers must show existing bush and trees on their Scheme plans. Where it is necessary to break up a block of buildings on a steep slope or brow of a hill, Council may require a developer to plant an area as part of the development.



## APPENDIX A

### OBJECTS AND PLACES OF HISTORICAL/SCIENTIFIC INTEREST OR NATURAL BEAUTY

#### (1) HISTORICAL SITES

<u>Description</u>	<u>Location</u>
Site of early Maori Pa (Pa of Nga Teko One):	Fishermans Bay/Paua Bay.
Site of the last stand of Nga Tahu and the encounter with Te Rauparaha's forces :	Onawe Peninsula, Akaroa Harbour.
Memorial to Captain Stanley of the H.M.S. Britomart :	Greens Point, Akaroa.
French Cemetery - first cemetery :	L'Aube Hill Reserve.
L'Anglois-Eteveneaux House and Museum. Early cottage built about 1840 :	Corner Rue Lavaud and Rue Balguerie, Akaroa.
Private Maori and Colonial Museum :	Okains Bay, Old Dairy Factory.
Banks Peninsula War Memorial :	Beach Road, Akaroa.

#### (2) ARCHAEOLOGICAL SITES

<u>N.Z.A.A. Site No.</u>	<u>Grid Ref.</u>	<u>Description</u>	<u>Location</u>
S.84/28	231434	Four pits	Little Pigeon
S.84/27	237434	One pit	Little Pigeon
S.84/26	238434	Midden (on site of homestead)	Little Pigeon
S.84/25	243442	One pit	Pigeon Point
S.84/24	226415	Two pits	Pigeon Bay
S.84/13	230365	Midden at Creek Mouth	Pigeon Bay

ARCHAEOLOGICAL SITES (Con't)

<u>N.Z.A.A. Site No.</u>	<u>Grid Ref.</u>	<u>Description</u>	<u>Location</u>
S.84/43	243356	Pit(s)	Fern Hill
S.84/14	272434	Midden	White Head
S.84/15	282428	Stratified midden	Manuka Bay
S.84/16	277410	Pit	Mackintosh
S.84/17	287415	Midden	"
S.84/18	288415	Pa (now levelled) pits, gardens	"
S.84/18	292413	Pit	"
S.84/20	292404	Cluster of eight pits	"
S.84/21	299413	Pit and midden	"
S.84/22	309424	Midden	Squally
S.84/23	313402	Midden and Karaka tree	Decanter
S.84/42	315394	Pit	Decanter
S.84/44	Ovens north of Greendale homestead		Little Akaloa
S.85/1	351408	Midden, rock shelters, Karaka grave, etc.	Long Lookout
S.85/2	351407	Pa; earthwork forti- fication and ter- racing	Long Lookout
S.85/3	350406	Stone lines (pro- bably marking gardens	Long Lookout
S.85/4	355595	Burial cave (now empty)	Raupo Bay
S.85/12	363-368 x 371-382	Midden, stone line, pits	Stony Bay
S.85/13	376-378 x 378-382	Midden, Karaka groves	West Head
S.85/14	384355	Rock shelter	Okains

ARCHAEOLOGICAL SITES (Con't)

<u>N.Z.A.A.</u> <u>Site No.</u>	<u>Grid Ref.</u>	<u>Description</u>	<u>Location</u>
-		Unconfirmed reports of sites in bay	Okains
-		Unconfirmed report of Pa on E.Head	Okains
-	415347	Pa site	Pa Bay
-		Artifacts found in this area	Lavericks
-		Occupied cave, no details	Le Bons
-		Unconfirmed report of site in Bay	Le Bons
-		Artifacts found in this area	Hickory
S.85/15	402213	Extensive Pa, no details	Goughs
-		Artifacts found in this area	Paua
-		Artifacts found in this area	Fishermans
S.85/5	397188	Pa, earthwork fortifications	Clay Point
S.85/6	393189	Midden (Shell Bay Fishermans)	Shell Bay
S.85/6	189185	Rock shelter (Little Fishermans)	Red Bay
S.85/8	389185	Midden (Little Fisherman)	Red Bay
S.85/9	367183	Midden (Long Bay 1)	Otanerito
S.85/10	366179	Pit	Otanerito
-	"	Pa reported (Parakakariki	Otanerito
S.85/11	369180	Cave	"
-	-	Unconfirmed report of stone lines, etc.	Sleepy
S.85/16	353163	Midden, Ovens	Stony
S.85/7	352167	Cave site	Stony
S.94/33	384163	Pit	Stony
-	-	Pa with stone in fortifications	Flea
-	-	Unconfirmed report of site in Bay	Damons
S.94/29	273208	Terraces, midden	Red House

ARCHAEOLOGICAL SITES (Con't)

<u>N.Z.A.A. Site No.</u>	<u>Grid Ref.</u>	<u>Description</u>	<u>Location</u>
S.94/36	281249	Midden, now destroyed	Takamatua
S.94/37	260292	Midden	Duvauchelle
S.94/38	269287	Midden	Duvauchelle
S.94/39	287724	Oven	Robinsons
S.94/23	255266	Pa, earthwork fortification	Onawe
S.94/40	246273	Midden in foreshore	Barrys Bay
S.94/24	243278	Midden in foreshore	Barrys Bay
S.94/25	240257-60	Midden in foreshore	French Farm
S.94/41	293256	Midden in foreshore	French Farm
S.94/42	245255	Midden	French Farm
S.94/27	248229	Midden	Tikao
S.94/32	248224	Midden	Ohae
S.94/28	235213	Midden	Wainui
S.94/34	214116	Midden, etc	Whakamoia
-	-	Unconfirmed report of site	Island Bay

(3) EXISTING SCENIC RESERVES - CANTERBURY LAND DISTRICT

(Note the Reserve Nos are the same as those used in "Scenic Reserves of Canterbury" by L.W. McCaskill, and are also illustrated on the key Planning Map.)

Little Akaloa	Small area above Chorlton Rd (L & S No.20) L & S No.20)
Purau Track	Reserve near Summit, access from Pettigrews Road (L & S No.21)
Mount Sinclair	Reserve (L & S No.26)
Glenralloch	Reserve (L & S No. 26a)
Hay	Reserve (L & S No.26b)
Wainui	Reserve at Warnerville (L & S No.36)
Otepatotu	Reserve on Summit overlooking Takamatua and Le Bons (L & S No.37)
Ellangowan	Reserve near Summit above Hickory Bay Road (L & S No.37a)
Armstrong	Reserve Flora and Fauna on Summit at Flea Bay Road turn-off (L & S No.38)
Dan Rogers Creek	Reserve Flora and Fauna, no public access (L & S No.39)
Palm Gully	Reserves Flora and Fauna, no public access (L & S No.40)
Goodwin	Reserve on ridge top of Starvation Gully Road - Pigeon Bay
Carews Peak	Reserve between Jubilee and Bossu Roads (L & S No.34)
Montgomery Park	Reserve above Summit Road at Hilltop (L & S No. 27)
Peraki Sachlle	Reserve South of Jubilee Road (L & S No. 35)

(4) STANDS OF NATIVE BUSH AND SELECTED TREES TO BE CONSERVED

<u>N.Z.M.S.</u> <u>Sheet No.</u>	<u>Grid Ref.</u>	<u>Description</u>	<u>Location</u>
84	634525	Area of bush	West side of Summit Road opposite old Le Bons Bay Road.
	634425	" "	West side Summit Road opposite new Le Bons Bay Road.
	633527	Hill Top & Bush	West side Summit Road on R.S. 24728.
	631530	" " " "	Okains Peak, south side Summit Road.
	629533	" " " "	Mt Duvauchelle.
	626534	" " " "	Pearce Peak & areas of bush on its southern slopes.
	628531	Area of Bush	South side Summit Road on R.C. 14042.
	624531	" " "	North side Summit Road on R.S. 11476.
85	638535	Karaka Grove	Little Okains Bay.
94	622526 & 623526 621525 & 623526	Mainly Kowhai	River flanks French Farm Valley.
94	624528	White Pine Podocarp remnant	Barrys Bay.
94	623520	Mixed Podocarps	Wainui Stream above jetty.
94		Red Beech	Head of Otanerito Valley.
94	629521	Area of Bush	Aylmers Valley Road south side near Town boundary.
94	628523	Stand of Trees	Beyond Childrens Bay.
94	629522	Area of Bush	In Restricted Residential Zone between Rue Balgueri and L'Aube Hill (W.A. Shuttleworth).
94	625525 to 625523	Hillside bush & second growth	On the faces of steep hillsides rising from Brough's Bay, Petite Carenage and the Peninsula running round to Tikao Bay.
95	643529	Area of Bush	Nikau Palms in area south of Le Bons Bay Lighthouse (Dalblish's)

(5) ACKNOWLEDGED SCENIC OR RECREATION AREAS NOT DESIGNATED OR ESPECIALLY PROTECTED BY THE SCHEME

<u>Map</u>	<u>Reference</u>	<u>Name</u>	<u>Description</u>
S84	623540	Decanter Bay	Sandy beach and trees, no public access.
S84	622538	Holmes Bay	Tree covered meadows backing attractive beaches in Pigeon Bay.
S85	638537	North West Bay	Near West Head in Okains Bay, sandy beach by bush, sea access only.
S85	639535	Little Okains & Little Bay	Attractive bays and small valleys with foot access from the main Okains Bay.
S85	641533	Lavericks Bay	Sandy beach and bush, no direct public access.
S95	642525	Hickory Bay	Good sandy and part boulder beach, no public access.
S95	640521	Goughs Bay	Sandy and boulder beach, some native bush or scenic value, no direct public access.
S95	633514	Flea Bay	Twin sandy beaches with bush and trees, very steep access. Steep foreshore with boatsheds in Queen's chain.
S94	627524	Lushingtons	Attractive sandy beach and hinterland, no public access.
S94	624521	Dead Cow Bay	Sandy beach, good sea access adjacent to Opukutahi.
S94	624516	Mat White Bay	A bush-backed, sandy beach with good landing, no access by land.
S94	625514	Lucas Bay	Attractive beaches, sea access; no public access from Lands End Road.
S94	625524	Brough's Bay & Petite Carenage	Sandy beach and steep bushclad hillsides, no direct public access from the land.
S94	627519	The Kaik	Shingle beach and picnic spots; also old church (1876) and Maori Cemetery, direct road access.
S94	628526		Good sandy beach on the southeast and a boulder beach on the north-west of the Peninsula. Good access from the water at all stages of the tide, no direct public access from the land.

## APPENDIX B

### THE ENVIRONMENTAL EXHIBITION

This will consist of all the following listed material permanently displayed. The material will be brought up to date every six months by members of the Akaroa Civic Trust with the assistance of its Planning Consultant and any other experts deemed necessary.

POSITION : The Exhibition is on display in the Information Centre adjacent to the Akaroa Main Wharf.

- BASIC DATA:
1. The District Scheme.
  2. The historical and factual data covering all aspects of the Town.
  3. The aims and objects of the Civic Trust and its Constitution.
  4. A detailed visual and written code of the environment in Akaroa with the recommendations about trim and detail which may be used as a guide.
  5. Examples of all printed matter and brochures.
  6. The paint and colour scheme exhibition.
  7. The special list of historic places in Akaroa and their importance in a graded system.
  8. History and Development of the Plan.

### WORKING INFORMATION ACTUALLY BROUGHT UP TO DATE

9. All new commendable buildings or alterations as examples of good environment.
10. A paper cutting folder in which all relevant press material is kept.
11. The full list of suggested projects underway in the Town and their relationship to the four objectives.
12. The yearly report on the good things which have happened in Akaroa in the past year, and which contribute to, or enrich, the environment.
13. The priority list of works and expenditure.
14. Photographic display complete with informative captions. These photographs will show the existing character of the Town.
15. A visual and aesthetic analysis.
16. Environmental architecture.
17. A folder not on display with comments on Akaroa properties, available on request.
18. Display of material provided by the Advisory Committee or Council, showing permits granted and approved schemes.

These two sections of the Exhibition:

No. 6: Paint and Colour Scheme Display, and

No. 12: Report on the good things which have happened are in more detail to give a fuller conception of the Exhibition.

## APPENDIX B CON'T

### COLOUR SCHEME DISPLAY

A special section of the Exhibition will deal with suggestions to assist anyone redecorating the exterior of his house. It gives a few simple suggestions for getting the best out of your house or building appearance and improve the appearance of the Town also.

Before painting your building, it is well to walk around the Town and find those colour scheme which are very successful and re-interpret in your own way what you see.

Frames are best painted white and will sparkle against the dark opening. Walls are best painted white and soft or dark and strong, pastel colours are too insipid and fade unevenly.

Relationship with adjoining buildings is best established by using a lighter or darker tone to your neighbour's colour, or using white or one of the good dark colours. Use only one colour or a dark colour with white on walls. Rainwater pipes, railings, wires, thin lines are best painted black. Strong colours are best used for doors or flank walls; do not pick out too many features. The whole appearance of AKAROA is full of variety and it is best to not make each house too violently overemphasized.

The colour scheme display will be divided into three groups:-

- (a) The harsh sugary pastel colours which are not really suitable for AKAROA.
- (b) Good colours with strong intensity, useful for all doors and small areas of emphasis.
- (3) A range of colours suitable for larger walls.

Generally the Display will give a wide range of examples in use all of which will have explanatory notes.



## APPENDIX C

### ENVIRONMENTAL ARCHITECTURE

One of the principal objectives of the Environment Plan is to preserve the colonial functional character of the Town and to continue this natural scale and harmony for future Akaroa buildings.

The Civic Trust wanted an opportunity to work out how to influence normal unprofessional building activity, and the opportunity presented itself.

Mr B. Woods brought the Ilfracombe site directly opposite the end of the wharf and proposed to build motels. His plans were not satisfactory to the County Engineer who asked the Civic Trust for help. There is a basic simple design for motels which had been proposed by a draughting service for the site. Unfortunately, the basic appearance of this design, its position on the site and the materials proposed were not suited to the environmental objectives of Akaroa. As an experiment for a situation in which no money was available for a trained professional consultant, the Civic Trust consultant re-drew the siting and sketched on one sheet suitable materials and an environmentally successful building shape which covered outgoing expenses.

Mr Wood's plan was altered, eliminating odd expensive pieces which would not improve the environment, and the site plan was re-drawn, sketching the verandah and new window shapes. The total time for a fully qualified architect was 9 hours at \$7 an hour, or a total bill of \$80.

The builder then re-priced the new sketch plans and discovered the environmental treatment had reduced the cost of the building by some hundreds of dollars. It becomes clear, that the basic plan of what people want is generally correct - they know where they want things if it is within their experience. It is the exterior appearance and placing of buildings in relation to each other which is the principle environmental contribution.

Drawings have been done by the Civic Trust Consultants for various buildings in the Town. Some drawings have been built, and other drawings are only suggestions to guide and correct.

The Environmental Exhibition shows these drawings and schemes. Also exhibited is a comprehensive detailed survey of the principal visual environmental character of Akaroa. This display makes positive recommendations for all aspects of the three dimensional appearance of an Akaroa building.

## APPENDIX D

LIST OF MAJOR TRAFFIC ROADS

These roads are those referred to in Part 9 (9.2.3) of the Scheme Statement and illustrated on Map 7 of the Planning Maps. The list includes those roads forming the primary network in the County.

RURAL ARTERIAL ROADS

(Coloured blue on Planning Map)

State Highway No.75	-	Hilltop to Akaroa
Summit Road	-	Hilltop to Cab Stand
Okains Bay Road	-	Robinson Bay to Summit Road
Long Bay Road	-	Takamatua to Cab Stand
Wainui Main Road	-	Cemetery Road to Barry's Bay

PRINCIPAL DISTRICT ROADS

(Coloured green on Planning Map)

Pigeon Bay Main Road	-	Pigeon Bay to Duvauchelle
Little Akaloa Main Road	-	Little Akaloa to Summit Road
Okains Bay Main Road	-	Okains Bay to Summit Road
Le Bons Bay Main Road	-	Le Bons Bay to Summit Road
Rue Lavaud	-	Woodhills Road to Beach Road
Rue Jolie & Kaik Road	-	Beach Road to Lighthouse Road
Beach Road	-	Rue Lavaud to Bruce Tce.
Wainui Road	-	Cemetery Road to Jubilee Road
Cemetery Road	-	Wainui

MAJOR LOCAL ROADS

(Coloured orange on Planning Map)

Port Levy Road	-	Pigeon Bay to County Boundary
Chorlton/Okains Bay Road	-	
Long Bay Road	-	Cab Stand to Goughs Bay Road
Kaik Road	-	Lighthouse Road to the Kaik
Rue Balgueri	-	Rue Lavaud to Purple Peak Road
Takamatua Road	-	The Bay and Valley Road - lower end
Valley Road	-	Robinsons Bay - lower end
Pipers Valley Road	-	lower end
Pawson's Valley Road	-	lower end
Valley Road	-	French Farm - lower end
Valley Road	-	Wainui - lower end
Bossu Road	-	Jubilee Road to Summit
Beach Road	-	Bruce Tce to Hempelman Drive
Rue Jolie	-	Beach Road to Kaik Road
Hempelmann Drive	-	Beach Road to Kaik Road

## APPENDIX E

DEFERRED URBAN CRITERIA FOR CHANGE TO URBAN

The criteria to be met in any comprehensive plan for Deferred Urban areas will be set by the Council and selected from the following matters:

Planning Aspects

- (a) The open-space structure and definition of the edges of the urban area, including recreation, scenic and conservation reserves, taking into account the spurs, gullies and foreshore areas.
- (b) An adequate internal road system, satisfactory access from existing roads and, if necessary, the up-grading of roads leading to or from the locality.
- (c) The consideration of pedestrian and cycle circulation and the need for paths linking adjacent areas and facilities as part of the whole pattern of walkways.
- (d) The disposition of community facilities, including any necessary halls, and public buildings, and the location of local shopping facilities and definition of the centres of communities.
- (e) A pattern of subdivision that will ensure each dwelling has an adequate site, taking into account views to and from adjacent properties, the retention of existing trees and bush areas and the visual amenities planned to be protected by the District Scheme.
- (f) The staging of the proposed development, including the anticipated rate of building on the sites created and associated services to be provided at each stage.

Engineering and Services

- (g) A viable scheme of water treatment and supply, adequate to serve the needs of the owners affected and compatible with the existing or proposed water reticulation for the area. This part of the proposal must be accompanied by a design certificate from an engineer, together with a report on the factors relating to water supply, its practicability and any water rights and easements which may be required.

## APPENDIX E CONT'D

- (h) A proposal for the treatment of sewage and a sewerage system that is compatible with the existing or proposed reticulation and treatment for the locality and this proposal must be accompanied by an engineer's report, including confirmation of the adequacy and appropriateness of the treatment and comments on any necessary effluent rights being secured.
- (i) A general description of the power and telephone services proposed, including their provision underground and a report from the Supply Authorities indicating that the proposal does not overload the services in the area and conforms with their general requirements.
- (j) A description and general specification of the subdivisional roading pattern and access to building sites and the garage positions proposed, together with adequate details to meet the Council's requirements and supported by an engineer's report on soil conditions, slope stability and a satisfactory means of stormwater disposal.

In the event of any benching or earthworks involving a cut of more than 1.5 m, the proposal must be accompanied by an engineering and soil mechanics report and duly supported by site investigations to indicate how all aspects of surface water runoff are to be controlled and satisfactory structure for the conveyance of stormwater and the retention of any earth slopes are to be provided. In respect of earth works and stormwater design, adequate provision must be made both within the site and beyond to deal with the anticipated runoff conditions and the retention of silt, both during the period of construction and following the development of the area for residential and urban purposes.

- (k) The proposal must include a description of the stages of construction and development of the area indicating the safeguards that will be taken to ensure proper control within the development and avoid damage to adjacent areas, in particular any downstream catchments.

### Administrative Aspects

- (l) The status of the applicant and the ownership of the land, including any agreement for sale and purchase in the event of the proposal proceeding, must be stated.
- (m) Any requirements of the Council relating to areas outside the immediate control of the applicant will not be met until letters of agreement of the owners affected are tendered by the applicant.

APPENDIX E CONT'D(Administrative Aspects Cont'd)

- (n) The Council may require additional reports from government departments, local authorities or statutory bodies indicating their attitude to the proposal and these would be sought by the Council on the receipt of the application and such statements will form part of the evidence to be considered by the Council before approving or declining the proposal.
- (o) The Council may also seek that the applicant to volunteer bonds and assurances to undertake works or meet requirements necessary to the completion of future works or the compliance with conditions. Such assurances will be supplied as a pre-requisite of the Council determining any formal approval.

The procedure for consideration and administration of applications seeking upliftment of Deferred Urban areas and conversion from 'Rural' to 'Urban' is set out in Part 4 of the Scheme Statement (4.4.5)



CODE OF ORDINANCES

# AKAROA COUNTY DISTRICT SCHEME

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# CODE OF ORDINANCES

## ORDINANCE 1

### 1.0 INTRODUCTION

#### 1.1 DOCUMENTS COMPRISING DISTRICT SCHEME

This Code of Ordinances, together with the Scheme Statement, and the District Planning Map, together with enlarged scale maps and diagrams showing detail where required, comprise the Akaroa County District Scheme (hereinafter called the "District Scheme" or the "Scheme") as required by Section 36 of the Town and Country Planning Act, 1977, and Regulation 21,(1) of the Town and Country Planning Regulations, 1978.

#### 1.2 RELATIONSHIP OF CODE TO BYLAWS AND DIMENSIONS

The provisions of this code shall have effect, notwithstanding any bylaw for the time being in force in the District, and where the provisions of this Code are inconsistent with the provisions of any bylaw, the provisions of this Code shall prevail. Where dimensions are indicated in brackets, they are general indications of the metric equivalent and do not form part of this Code.

#### 1.3 INTERPRETATION

##### 1.3.1 DEFINITIONS

In this Code of Ordinances, and in each document relating to this Scheme, unless the context otherwise requires:-

"The Act"	Means the Town and Country Planning Act, 1977, and its Amendments.
"Accessory Buildings" Buildings"	In relation to any site, means a building the use of which is incidental and subordinate to that of any other building on the site and in relation to a vacant site on which it is proposed to erect a building is a building which is incidental to any permitted use of that site.
"Advisory Committee"	Part 3, Paragraph 3.4, Scheme Statement.
"Agricultural"	Means the use of land for the business of horticulture, fruit growing, seed growing, or dairy farming; the use of land for farming or market gardens and nursery ground; the breeding and keeping of livestock for the production of food, wool and skins and the use of land as woodlands where it is necessary or desirable in the interests of farming of the land, excluding vineyards.

1.3.1 DEFINITIONS (Cont'd)

"Apartment Building"

Means any residential building which contains two or more household units and includes a block of flats, but does not include a semi-detached dwelling, motels or a motor camp.

"Boarding House"

Means a residential building including a private hotel in which board and/or lodging is provided or intended to be provided for reward or payment for four or more boarders or lodgers (other than the members of the family of the occupier or person in charge or control of the building) but does not include a licensed hotel or building forming part of a motor camp or motel.

"Building"

Means any structure whether temporary or permanent, moveable or immovable and includes a swimming pool with a capacity of 1 000 or more gallons (4.543 litres) and also a fence or boundary or retaining wall, but does not include a fence or boundary wall of less than 6 feet (1.8 metres) in height or a retaining wall of less than four feet (1.2 metres) in height which are not used for advertising or for some purpose other than or in addition to its use as a fence, boundary or retaining wall.

"Camping Ground"

- (a) Means any land used or designed or intended to be used for rent, hire or reward for the purposes of temporary living places by two or more families or parties (whether consisting of a single person or more persons than one) living independently of each other, irrespective of whether such families or parties enjoy the use in common of entrances, water supplies, cook houses, sanitary conveniences or other premises and equipment. (As defined in the Camping Ground Regulations, 1936.)
- (b) Any area of land upon which any caravan is parked and used for the purpose of human habitation, but excepting:-
- (i) any holding upon which is parked not more than one caravan for each dwelling thereon,
  - (ii) the land contained in a separate certificate of title for which exists a subsisting building per permit enabling the construction of one or more dwelling houses and upon which is parked not more than one caravan, and

1.3.1 DEFINITIONS (Cont'd)

- "Camping Ground" (b)  
(Cont'd)
- (iii) Any holding containing a dwelling-house or dwelling-houses and upon which is parked not more than two caravans additional to those permitted under sub-paragraph (i) above and which is free of all caravans parked pursuant to this sub-clause for a period greater than 3 months in any 12 months.
- "Caravans"
- Shall have the same meaning as ascribed to that term by the Motor Vehicle Registration and Licensing Regulations 1965.
- "Code"
- Means the Code of Ordinances.
- "Comprehensive Development"
- Shall refer to all planning proposals in any zone where the developer brings together two or more adjoining properties or the total area involved is more than 60 perches (1 500 metres).
- "Conditional Use"
- In relation to any land or building in any zone means any use specified in these Ordinances as a use that is permitted only if the Council consents and only subject to such conditions as the Council may impose whether generally or in respect of the particular site.
- "Council"
- Means the Akaroa County Council, or any committee, sub-committee or person to whom the Council's powers, duties and discretions under this Act have been lawfully delegated pursuant to the provisions of the Act.
- "Coverage"
- Means that portion of a site, exclusive of any access strip in the case of a rear site which may be covered by buildings, including accessory buildings, expressed as a percentage of the site.
- "Commercial Services"
- Means such activities as shop repairs, tourist agencies, land agencies, banks, professional offices and hairdressers which, in the opinion of the Council, are carried out in premises similar in character to shops in respect of their visual and physical affinity with the street activities.
- "Craft Industries"
- A craft industry is defined as all those activities which can be conducted using natural resources and a majority of hand crafted work in the content of the finished article.

1.3.1 DEFINITIONS (Cont'd)

- "Dairy" Means a shop selling food and beverages and deriving a substantial part of its trade from the retail sales of milk, bread and other day to day food requirements.
- "Development" In relation to any land, means the carrying out of any building, engineering, mining or other commercial or industrial operations in, on, over or under the land.
- "Deferred Urban Area" Means an area noted on the Planning Maps where the Council will, in due time and subject to meeting appropriate criteria and imposing of adequate conditions, initiate a Change to this Scheme amending the zoning from 'Rural' to 'Urban'.
- "Dwelling-house" Means a detached residential building designed for or occupied exclusively as one household unit.
- "Engineer" Means the County Engineer, his deputy or assistant, or any person authorized by the County Engineer to perform, for the time being, any of the County Engineer's functions, or any officer or other person appointed by the Council to control any of the matters contained in this Code of Ordinances.
- "Erection" In relation to any building, includes the re-erection or structural alteration or the making of any addition to the building or the placing of the building on a site or the placing of the building from one position on a site to another position on the same site and "erect" and "erected" have corresponding meanings.
- "Existing" In relation to building and uses means lawfully in existence at the time when the Ordinance first became enforceable and lawfully continuing in existence until the time of interpretation.
- "Factory" Means a building or part of a building or land used for the packaging, processing, assembling or manufacture of goods or material for sale, gain or service.
- "Forestry" Forestry means the growing of trees over extensive areas in plantations and their management for the production of timber in contrast to planting for purely soil conservation, amenity purposes and native bush areas.



1.3.1 DEFINITIONS (Cont'd)

- "Farming" Means a business relying on pastureland for the production of livestock and for agricultural and horticultural production, but excluding intensive animal or market-gardening activities requiring the housing of animals or the growing of plants in glass-houses or other buildings, and vineyards.
- "Garage" Means a building or land used for the housing or care of self-propelled vehicles. (See also "Private Garage".)
- "Height" In relation to a building, means the difference between the average level of the ground along the external wall on the nearest side of the building, provided that in all cases for the purpose of calculating height, account shall be taken of parapets but not of chimneys, ventilation shafts, water tanks, lift housing, steeples, towers and such finials and similar parts of buildings as constitute only decorative fixtures.
- "Holding" Means the totality of the land in one occupancy, irrespective of the number of lots, certificates of title or sites involved.
- "Household" Means any housekeeping unit, whether of one or more persons.
- "Household Unit" Means a room or rooms used or intended for habitation by one household only.
- "Institution" Means land and buildings administered for the purposes of public health, education or culture.
- "Interim Use" Has the meaning specified in Paragraph 4.3.2 of Ordinance 4 hereof.
- "Licensed Hotel" Means any land or building for which hotel premises or tavern premises licence or tourist house premises licence has been issued or has been authorized in terms of the Sale of Liquor Act, 1962, and its Amendments.
- "Loading" In relation to a vehicle, includes the fueling and unloading of it and the adjustment or covering or tying of its load and the loading, unloading or adjustment of any part of its load; and load in relation to a vehicle has a corresponding meaning.

1.3.1 DEFINITIONS (Cont'd)

"Minister"	Means the "Minister of Works and Development".
"Medical Room"	Means professional or consulting rooms of registered medical and associated practitioners, dentists or opticians.
"Motel"	Means land and one or more buildings used principally for the day to day accommodation of travellers and their vehicles and may include caretakers' accommodation and services by way of shops, restaurants, swimming pools, playground facilities and the like, all restricted to use by patrons only but does not include a private hotel or motor camp.
"Motor Camp"	See "Camping Ground".
"Motor Repair Garage"	Means land or buildings used for the lubrication and repair of motor vehicles but does not include the sale, by retail, of petroleum products or the sale of motor vehicles.
"Non-Conforming"	In relation to a site or a building or to the use of a site or building, means a site or building or a use of either that does not conform with the provisions of this Scheme.
"Permitted Use"	Means every Predominant Use, whether or not a permit has been obtained and every Conditional Use that is permitted by Council in accordance with this Scheme.
"Predominant Use"	In relation to land in any zone, means any use specified in these Ordinances as a Predominant Use, being a use that is permitted as of right subject to compliance with all requirements of this Code.
"Private Hotel"	See "Boarding House"
"Places of Assembly"	Means land or buildings which are used in whole or in part for the assembly of persons for such purposes as deliberation, worship, entertainment, education, recreation or similar purposes and includes such buildings associated with hotels, residential institutions, motels and camping grounds.
"Poster"	Has the meaning specified in Paragraph 7.2.1 of Ordinance 7 hereof.
"Private Garage"	Means a building or part of a building used as a garage for private vehicles, the use of such building being incidental to the use of a residential building and includes a carport.

1.3.1 DEFINITIONS (Cont'd)

- "Private Hospital" Means a building licensed as a private hospital under the Hospitals' Act, 1957.
- "Residential Building" Means any building or part of a building used or intended to be used for human habitation.
- "Residential Institution" Means a hostel, hospital, convalescence home, boarding school or charitable institution providing board and lodging and having accommodation for four or more persons other than management and staff, but excludes motels and camping grounds.
- "Road" Includes "Street".
- "Proposed Road" Includes a road reserve or any land shown on any scheme plan lodged with the Council, or shown as such on any Planning Map and any land which has been surveyed and, in the opinion of the Council, will be required for a future road.
- "Semi-Attached Dwelling" Means one of a pair of household units each being the only household unit on its site, the two being built side by side on adjoining sites and joined by a wall common to both that meets the requirements of the Council's bylaws for a party wall between units.
- "Service Industry" Includes such uses as builders' yard, household appliances, repair workshops, laundries, bakeries, catering depots, cycle and motor-cycle repair shops, lawnmower sharpening and repair workshops, steam cleaning and dry-cleaning depots, sign-writing and signmaking, car rental firms, auction rooms, shoe repair and upholstery workshops, tradesmen's depots, recording studios, duplicating services, printing works, jewellery manufacture and any other use which, in the opinion of the Council, falls naturally into this group and which will not detract from the amenities of the locality.

1.3.1 DEFINITIONS (Cont'd)

"Service Station"

Means any site used for the retail sale of motor spirits and lubricating oils for motor vehicles and the sale of kerosene, diesel fuel, tyres, batteries and other accessories normally associated with motor vehicles and shall include premises for the mechanical repair and servicing of motor vehicles provided that the repairs undertaken on the premises shall be confined to the mechanical repair of motor vehicles (other than heavy diesel fuel vehicles) and domestic garden equipment and shall exclude panel beating, spray painting, heavy engineering such as engine reboring and crankshaft grinding and car sales (where these are not a Predominant Use in the zone).

"Shop"

Means any land, building or part of a building on or in which goods are sold or offered or exposed for sale by retail and includes a lending library, a restaurant, a hairdressers' premises, a depot for receipt and delivery of articles to be cleaned, laundered or dyed and premises which are required to be registered under the Health (Registration of Premises) Regulations, 1966, but does not include premises for the sale of fuel for motor vehicles or car sales premises.

"Signboard"

Has the meaning specified in Paragraph 7.2.1 of Ordinance 7 hereof.

"Site"

Means an area of land permitted by the Scheme and by the general law to be used as a separate unit for one or more specified or ascertainable uses and includes all related buildings and curtilages, provided that in the case of all Residential Zones and the Rural 2 Zone, a site will consist of land in separate title and may be occupied by only one residential building and its accessory buildings.

"Corner Site"

Means a site having a frontage of not less than the minimum prescribed by this Scheme for front sites in the particular zone in which it is situated to each of two or more roads or proposed or private roads not less than 40 feet (12 metres) in width if the frontages are continuous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees.

1.3.1 DEFINITIONS (Cont'd)

"Front Site"

Means a site having one frontage of not less than the minimum prescribed by this Scheme for the particular zone in which the site is situated to a road or proposed or private road.

"Rear Site"

Means a site situated substantially at the rear of another site facing the same street and which has included in the same Certificate of Title a strip or portion of land having a frontage, conforming to the provisions of the Scheme in regard to rear sites, to a road, or proposed or private road.

"Vineyard"

Means any land used for the purpose of a vineyard and of which not less than one acre (0.4 hectares) is for the time being planted in grapes.

"Yard"

Means a part of a site which is required by this Scheme to be unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this Scheme.

Provided that an encroachment over any yard by the eaves of a residential building to an extent not exceeding 2 feet (0.6 metres) shall not constitute an obstruction of the yard.

"Front Yard"

Means a yard between any road line or proposed or private road line and a line parallel thereto and extending across the full width of the site, provided that:-

- (a) Where land required for road widening purposes has not been dedicated the road line referred to in this definition shall be the line of the future boundary of the road.
- (b) A front yard in relation to accessory buildings means a yard between the road or proposed or private road line (subject to proviso (a) ) and a line parallel thereto and extending across the full width of the site in line with the nearest point of the main building to the road proposed road or private road line.

1.3.1 DEFINITIONS (Cont'd)

"Rear Yard"

Means a yard between the rear boundary of the site and a line parallel thereto and extending across the full width of the site.

Provided that in the event of there being no rear boundary as in a triangular section, the boundaries of the rear yard shall be the converging side boundaries of the site and an arc of a circle drawn with the apex as the centre and a radius of 10 metres.

"Side Yard"

Means a yard between a side boundary of the site and a line parallel thereto extending from the front yard (or the front boundary of the site if there be no front yard) to the rear yard (or, if there be no rear yard the rear boundary of the site) or, if there be two or more front yards, extending from yard to yard.

1.3.2 INTERPRETATION OF THE DISTRICT PLANNING MAPS

These Ordinances shall be interpreted in the light of the policies expressed in the Scheme Statement and the Scheme shall be administered in such a way as will advance these policies.

All zones, designations, roading proposals and other matters dealt with in the District Scheme are shown by distinctive notations in the Planning Maps and unless otherwise specified or indicated on the face of each map, the following shall apply:-

- (a) Zone boundaries shown following the sides of roads, streams, drains or other physical features shall be deemed to follow the centre line of such roads, streams, drains or physical features.
- (b) The underlying zone for any designated land shall be deemed to be that within which the designated land is situated.
- (c) The Council shall have the right to determine the exact location of zone boundaries in the case of any errors or omissions or where such boundaries are in dispute.

## 1.4 IMPLEMENTATION OF DISTRICT SCHEME

### 1.4.1 GENERAL OBLIGATIONS

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

### 1.4.2 APPLICATIONS FOR PERMITS OR APPROVALS

In addition to the information required by any bylaw, the applicant for a permit for a building, subdivision or other work, when making his application shall:

#### In the County Town:-

- (a) Supply such drawings and information in detail as may be necessary to indicate that the proposed building or other work will, when erected or carried out, comply in all respects with this Scheme, and in particular that the objectives of the Environmental Plan have been considered. The proposal must show an awareness of the information contained in the Environmental Exhibition and that provision has been made for off-street parking, loading and access. If, in the opinion of the Engineer, the proposals do not lie within the provisions of the Environmental Plan, they will be referred to the Advisory Committee. The Advisory Committee will report to the Town Committee and its recommendations taken into consideration when making its determination on the proposal. The developer will be provided with a copy of the Advisory Committee's report and may appear at the Town Committee meeting to state his case, if a prior appointment is made.
- (b) Supply, where the application is for an approval for subdivision:

A scheme plan of subdivision, prepared by a registered surveyor on a scale approved by the Council, showing the allotments and their areas and dimensions, easements, street widening, streets, service lanes, accessways, reserves, contours and topographical data and any other relevant information as shall be required by the Council. A proposed subdivision into not more than two allotments need not be prepared by a registered surveyor.

- (c) Supply a legal description of the land concerned and the names of the owner or owners. In cases where the application is not made by the owner or on his or her behalf, a statement that the applicant has a legal option to purchase the land must be supplied.
- (d) In the case of applications for approval of a building permit, where the proposed building covers more than one saleable parcel, the applicant or owner, as the case may be, shall prior to the issue of a permit have a plan compiled and deposited in the Land Transfer Office showing the whole of the land as a single lot. Provided that if a fire resistant wall or walls complying with the relevant bylaws is or are built adjoining or along the common boundary between such saleable parcels of land, a compiled Deposit Plan shall not be required.

#### 1.4.3 APPLICATION OF REQUIREMENTS WHERE USES OR AREAS CHANGE

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



## ORDINANCE 2

### 2.0 USE ZONING

#### 2.1 GENERAL

##### 2.1.1 METHOD OF PRESENTATION

This Ordinance specified the types of zones within the District, the Predominant and Conditional Uses of land and buildings within each zone, the conditions which, when the District Scheme is being written can be specified to apply to certain Conditional Uses of land, and the bulk and location requirements in respect of buildings for certain uses within each zone.

##### 2.1.2 ZONE TITLES AND NOTATIONS

The zones constituted for the purposes of the Scheme are shown on the District Planning Map by the notations listed in the key shown on that map, and have the following titles, namely:-

Rural 1	)	
Rural 1 with Deferred Urban)	)	
Rural 2	)	County Section
Rural 3	)	
Residential	)	
Restricted Residential	)	
Outer Residential	)	County Town Section
Town Centre	)	

##### 2.1.3 CONTROL OF USES WITHIN ZONE

###### (a) Uses Permitted

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

###### (b) Uses Not Expressly Mentioned

Any use not expressly mentioned in the District Scheme that falls naturally within a general class of uses authorized in respect of any zone shall be deemed to be included in that class as if it had been expressly provided for, but in respect of any other use that is not expressly provided for within the District, by Ordinance 2 hereof, the Council shall determine in which zone or zones it may be permitted and, in respect of that zone or each of those zones or participation of any zone, whether it shall be a Predominant Use or a Conditional Use or in what circumstances Predominant and in what circumstances Conditional

2.1.3 CONTROL OF USES WITHIN ZONE (Cont'd)

(b) Any use not expressly mentioned in the District Scheme that falls naturally within a general class of uses authorized in respect of any zone shall be deemed to be included in that class as if it had been expressly provided for, but in respect of any other use that is not expressly provided for within the District, by Ordinance 2 hereto, the Council shall determine in which zone or zones it may be permitted and, in respect of that zone or each of those zones or partition of any zone, whether it shall be a Predominant Use or a Conditional Use or in what circumstances Predominant and in what circumstances Conditional and (where further conditions are required) what those conditions shall be, and when the prescribed zoning shall attach.

2.1.4 PUBLIC UTILITIES IN RELATION TO ZONING

Every public utility that is not provided for in Sub-section (1) of Section 64 of the Act, shall be deemed to be a Conditional Use in every zone and partition thereof.

2.1.5 ALTERATIONS OF EXISTING NON-CONFORMING BUILDINGS

An existing building which does not conform to any or all of the provisions of the Planning Scheme relating to the zone in which it is situated may be repaired, altered or modified (but not rebuilt) so long as the repair, alteration or modification does not increase the extent to which the building fails to conform to the provisions of this Scheme and does not tend to prevent, or in the case of alterations and modifications, delay the effective operation of the Scheme. If an existing building which does not conform to all or any of the provisions of the Plan in respect only of bulk and location, is wholly destroyed or damaged or partially destroyed to the extent that it is necessary to pull down a substantial part of the remaining portion thereof before reconstruction, the Council may grant its consent to the erection of a building on the site subject to such conditions as to partial conformity with the bulk and location provisions of the Scheme, as it may think fit to impose.

2.1.6 CHANGING LOCATION OF PROPOSED STREETS AND RESERVES

In accordance with Sub-section (1) of Section 123 of the Act the Council may, with the agreement of the owners of the lands directly affected, vary the position shown on the Scheme of any proposed road or the location or shape shown in the Scheme of any proposed reserve, as long as the intention of the Scheme in that respect is secured.

2.1.7 DESIGNATED USES

(a) Uses Limited to Designated Use

Where any area is designated by symbols and description set out by way of notation on the District Planning Map, the use of any land or building within that area shall be limited to the use designated.

Provided that where any such land is designated and held for a public purpose within the meaning of the Public Works Act, 1928, or for a public reserve within the meaning of the Reserves and Domains Act, 1953 the Council may, if the land is not required for immediate use for such purpose, use the land or permit it to be used for any purpose which will not detract in any substantial way from the amenities of adjoining properties or the neighbourhood generally, or prejudice its ultimate use for the designated purpose.

(b) Erection of Buildings Requires Consent of the Council

The erection or completion of any building or the carrying out of any work of a substantial nature on any land affected by this Sub-clause is prohibited, unless expressly authorized by the Council with the consent of the Minister or any local authority responsible for the proposed designated use.

(c) Conditions May be Imposed By Council

Every use referred to in the foregoing Sub-clause to which the Council has given consent shall be subject to such conditions, restrictions and prohibitions as to location, the time and duration of such use or development, height, yards, position of buildings on site, coverage, drainage, disposal of effluents, preservation of amenities, off-street parking and such other matters as the Council shall think fit to impose in respect of such use.

(d) Designated Land no Longer Required for Designated Use

Where the Minister, local authority or Council having responsibility for any existing or proposed public work requires that the land be no longer designated in the Scheme, the land shall be deemed to be zoned in accordance with underlying zoning as shown in the District Planning Map.

REGULATIONS AND PROCEDURE IN RESPECT OF USES

2.1.8 PREDOMINANT USES

The use of any land or building for any use specified as a Predominant Use in any zone in which such land or building is situated is permitted without further consent of the Council under this Code.

Provided that:-

Such use is in accordance with:-

- (1) The relevant bulk and location requirements set out in this Ordinance, or
- (2) The relevant requirements for parking, loading and unloading set out in Ordinance 6.
- (3) All other Ordinances applicable thereto.

2.1.9 CONDITIONAL USES

The use of any land or building for any use specified and permitted at that time as a Conditional Use in the zone in which it is situated is permitted subject in each case to the consent by resolution of the Council and to such conditions, restrictions and prohibitions as to location, height, yards, position of buildings on sites, coverage, water supply, drainage, disposal of effluents and preservation of amenities as are stipulated in the Ordinance relating to the zone and to such special conditions, restrictions and prohibitions (whether in respect of the same matters or other matters) as the Council may think fit to impose.

The procedure for dealing with applications for consent to a Conditional Use shall be as set out in Section 72 of the Act and Regulation 37 of the Regulations.

## 2.2 RURAL ONE ZONE

### 2.2.1 PREDOMINANT USES

- (a) Farming, provided that it is compatible with the conservation of the soil, the open character of the zone and the economic use of all adjacent lands for these purposes.
- (b) The use of existing houses as dwelling houses and the repair, extension, rebuilding or replacement thereof provided that at 10 December, 1973 and immediately prior to seeking permission to repair, extend or rebuild, such houses have not been used for a primary purpose other than that of human habitation.
- (c) Accessory buildings other than dwellings necessary to the use of land for farming purposes as defined in this Scheme and including farm stockyards and airstrips. In the case of buildings or enclosures for housing pigs, poultry, cattle, horses and dogs, they must be no less than 30 metres from any dwelling or 90 metres from the boundary of the zone.

### 2.2.2 CONDITIONAL USES

- (a) Scenic and recreation reserves, subject to conditions such as to access, parking and the location of any buildings.
- (b) Dwelling houses relocated within the same holding in substitution for, but not additional to, any permitted dwelling houses.
- (c) Dwelling houses and/or accessory buildings which are otherwise permitted by the Scheme but which are located within an area defined by a line between the Summit Ridge and a contour 30 metres below the Summit Road.
- (d) Forestry, milling and saw mills and any other use which is ancillary to the growing, management of trees and the extraction of timber provided the Council is satisfied that the location of such a use is not in conflict with the visual amenities of the Peninsula, in particular the view from the Summit Road, and will not require public expenditure in order to provide access or improve any public road for such a use and does not rely on direct access to or from a rural arterial or principal road. Buildings associated with such use will be subject to conditions including the duration of their use.

2.2.2 CONDITIONAL USES (Cont'd)

- (e) The quarrying and winning and processing of materials occurring naturally in the vicinity, but excluding the removal or covering of topsoil, and provided the Council is satisfied that the site proposed does not conflict with the visual amenities of the Peninsula and in particular the view to or from the Summit Road and the Harbour.
- (f) The replacement of any building which is, or forms, part of a licensed hotel, tavern, shop, restaurant or hall which was existing at the time this Scheme was proposed.
- (g) Camping grounds, show grounds and similar open-space uses whether in private or public ownership which are used on a temporary basis for these purposes, provided the visual and other amenities of the zone are not materially affected and subject to conditions as to the form of buildings and duration of the use and its associated buildings.
- (h) Cemeteries and crematoria and churches.
- (i) Roadside stalls for the sale of farm or garden produce grown on the site shall not be permitted on any rural arterial road in the Rural One Zone, but may be permitted as a Conditional Use adjacent to principal and other local roads, subject to requirements as to access, parking and buildings.
- (j) Provision for off-road parking of vehicles associated with any use permitted in the zone.
- (k) A new dwelling ancillary to and necessary for the use of the land for farming purposes provided:-
  - (i) that all the lots comprising that farming unit, be they contiguous or located separately, are so united as to prevent their separate disposition, and also provided,
  - (ii) that there are no existing dwellings on that unit which are used as holiday homes or are not permanently occupied by persons substantially employed in the farming of that unit.

(Such dwellings being subject to conditions as to siting as set out in Clause 2.2.3 (c), (d), (e), (f) and (h) of these Ordinances.)

2.2.2 CONDITIONAL USES (Cont'd)

- (1) Vineyards or any other crops that would restrict weed control and necessary spraying, by reason of the provisions of the Agricultural Chemicals Regulations, 1978. In granting any application for consent to these uses, the Council must be satisfied that there would be no significant restraint on the economic use and management of other land in the locality and conditions may be imposed to safeguard this situation.

2.2.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES

The following conditions shall apply to Conditional Uses in the Rural One Zone:-

- (a) In respect of (d) above, all tailings, sawdust, spoil, waste and effluent shall be so disposed of as to minimize damage to property, disfigurement of the countryside or risk of pollution of any land or water.
- (b) In respect of (e) above, the sites of excavations, heaps, dumps, spoil or other materials at any workings or plant which cause damage to property or disfigurement to the countryside shall be progressively restored to a reasonably natural state by levelling or back-filling where possible, and by the planting of grass or trees and on completion of work by removal of plant and buildings.
- (c) In respect of dwellings and accessory buildings rebuilt as Conditional Uses under (b) and (d), the Council will consider the suitability of the site in respect of soil stability, drainage, water supply, vehicle access and visual amenity aspects and must be satisfied in all these respects before granting any application.
- (d) In respect of (c) above, any approval shall ensure as far as possible that such buildings are located so as not to conflict with the views to and from the Summit Road.
- (e) In respect of Conditional Uses (c), (d), (e), (f), (g), (h), and (i), where practicable, access can be provided from a road other than a rural arterial or principal rural road, then access from these major roads will be prohibited. Accesses must conform to the access conditions of Ordinance 6.7.

2.2.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES (Cont'd)

- (f) Conditional uses involving the siting of buildings or shaping of the site will be subject to special conditions to ensure the soil stability of the site and adequate control of stormwater run-off, including the cutting of any bank or filling in excess of 1.5 metres, the Council will require a design report from a registered engineer demonstrating that the site is suitable and that adequate precautions are proposed to meet this condition.
- (g) For Conditional Uses (d), (e), (g) and (i), when approving an application the Council may grant permission subject to a condition as to the duration of such use and any associated buildings. Unless the time of permission is extended by a subsequent planning approval when the permission lapses the site must be cleared of all buildings, activities and functions and returned to its original state. The Council may also require the restoration and planting of the areas affected.
- (h) Any conditions deemed necessary by the Council having regard to the nature of the proposed undertaking and the character of the zone which by policy is to be protected by this Scheme, provided that where conditions additional to those set out above are imposed, the reason for each will be indicated by the Council.
- (i) In respect of Conditional Use (g), camping grounds, conditions may be imposed that ensure minimum conflict with the visual amenities of any part of the District, including the location of individual sites or parks with suitable screening and tree planting.



2.2.4 BULK AND LOCATION REQUIREMENTS

(i) Predominant Uses

The following shall be the normal bulk and location requirements for Predominant Uses (subject to the provisions of Ordinance 5):

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Each Side.	Coverage	Maximum Permitted Height Excluding Chimneys, Masts, etc.
Residential Buildings	6 m	6 m	4.5 m	25%	7.5 m*
Other Buildings	15 m	15 m	12 m	25%	7.5 m

\* The main roof of all dwellings and principal accessory buildings shall be gable or double pitched at no less than 15 degrees and where the site slopes steeply, i.e. more than 1.5 metres across the length of the proposed building, the height may be increased by 1.5 metres.

(ii) Conditional Uses

The normal bulk and location requirements for Conditional Uses shall collectively provide the same general standards as for Predominant Uses.

2.2.5 PREDOMINANT AND CONDITIONAL USES MUST COMPLY

Predominant and Conditional Uses shall comply with all relevant statutory requirements prior to the granting of final permission by the Council.

2.2.6 DEFERRED URBAN AREAS

Those areas noted on the Planning Maps as "Deferred Urban" are subject to comprehensive planning prior to the initiation of a Change to the Scheme for Urban Zoning and until such time as the areas are zoned 'Urban' the requirements of the Rural 1 Ordinances shall apply.

## 2.3 RURAL TWO ZONE

### 2.3.1 PREDOMINANT USES

- (a) Farming and agricultural uses of any kind (but being so that it is compatible with the conservation of the soil), racing stables, veterinary hospitals and boarding kennels, excepting (i) the housing or keeping of animals, birds or bees in any building or enclosure within 30 metres of any residential building or less than 12 metres from any boundary of the site, and (ii) the housing or keeping of pigs or poultry for commercial purposes within 90 metres from the boundary of the zone.
- (b) Dwelling houses erected on any parcel of land held in a separate Certificate of Title provided the title existed before 10 December, 1973 and the site is suitable for residential purposes, including the avoidance of flooding, satisfactory disposal of storm-water, sullage and, if necessary, sewage effluent and the permitting of such dwelling house would not in any way require the Council to extend any public utilities or provide any additional services in the locality and the Council is also satisfied that the dwelling will not affect or be affected by the soil stability in the area.
- (c) Accessory buildings other than dwelling houses, necessary to the use of land for any of the foregoing purposes, except where the requirements of Sub-clause (a) of this Clause prohibits the siting of such buildings.

### 2.3.2 CONDITIONAL USES

The Conditional Uses set out below must not rely on sole frontage and access to a State Highway or rural arterial road and no application will be approved which would materially detract from the visual amenity of the Peninsula or the appearance, safety and convenience of the locality and in particular in respect of adjacent foreshore areas which are generally accessible to the public.

The Conditional Uses shall be:-

- (a) Rural industries, such as butter factories, cheese factories, apiaries, premises used for the manufacture of dried milk products, stockyards and saleyards, or for any industry which is ancillary to farming of any kind, except any industry with noxious or dangerous aspects.

2.3.2 CONDITIONAL USES (Cont'd)

- (b) Timber mills, sawmills and timber processing and any undertaking which is ancillary to the forestry and timber industries.
- (c) The quarrying, winning and processing of materials occurring naturally in the vicinity, but excluding the removal or covering of topsoil.
- (d) Educational establishments, residential institutions, hospitals, nursing homes, convalescent homes and charitable and philanthropic institutions and boarding houses and hostels, and in connection with those uses.
- (e) Churches and places of public and private worship.
- (f) Licensed hotels, taverns, boarding houses, motels, cabarets, restaurants, halls and generally buildings and land for or connected with indoor or outdoor recreation.
- (g) Racecourses, showgrounds, picnic and camping grounds, recreation grounds, including parks, playgrounds and scenic reserves.
- (h) Country stores, petrol service stations, commercial garages and machinery workshops.
- (i) Roadside stalls for the sale of farm or garden produce grown on the site or in the District, subject to satisfactory access from a principal or local road and, if deemed necessary, provision for off-road parking and requirements as to associated buildings and periods of sale.
- (j) Depots, offices and workers' accommodation and the storage or maintenance of vehicles, plant and machinery for undertakings engaged on the construction and maintenance of structures, quarrying excavation or cartage.
- (k) Residential uses associated with any approved Conditional Use, or existing community or business use.
- (l) Fire stations, electrical substations, transformers, drainage and pumping stations, bus and utility not deemed to be Predominant Uses by virtue of Section 64 of the Act.
- (m) Buildings accessory to use of buildings or land for any permitted or Conditional Use within this zone authorized by or under the District Scheme for that site at that time.
- (n) Provision for off-road parking of vehicles.
- (o) The replacement or construction of any dwelling house which, in the opinion of the Council, cannot be deemed a Predominant Use in terms of the factors set out in Clause 2.3.1 (b) of this Ordinance.

### 2.3.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES

The following conditions shall apply to Conditional Uses in the Rural Two Zone.

- (a) In respect of (b) above, all tailings, sawdust, spoil, waste and effluent shall be so disposed of as to minimize damage to property, disfigurement of the countryside, or risk of pollution of any land or water.
- (b) In respect of (c) above, the sites of excavations, heaps, dumps, spoil or other materials at any workings or plant which cause damage to property or disfigurement to the countryside shall be progressively restored to a reasonably natural state by levelling or back-filling where possible, and by the planting of grass or trees and on completion of work by removal of plant and buildings.
- (c) Conditional Uses involving the siting of buildings or shaping of the site may be subject to special conditions to ensure the soil stability of the site and adequate control of stormwater run-off, including the cutting of any bank or filling in excess of 1.5 metres, the Council will require a design report from a registered engineer demonstrating that the site is suitable and that adequate precautions are proposed to meet the condition.
- (d) For Conditional Uses (b), (c), (g) and (i) above, when approving an application the Council may grant permission subject to a condition as to the duration of such use and any associated buildings. Unless that time of permission is extended by a subsequent planning approval when the permission lapses, the site must be cleared of all buildings, activities and functions and returned to its original state. The Council may also require the restoration and planting of the areas affected.
- (e) In respect of dwellings and accessory buildings built as a Conditional Use under Clause (o), the Council's requirements, in addition to considering the factors contained in Clause 2.3.1 (b) above, may require amalgamation of titles, re-arrangement of subdivision boundaries or financial contributions toward improvements in drainage, road access, footpaths, water supply or other utilities administered by the Council.
- (f) Any conditions deemed necessary by the Council having regard to the nature of the proposed undertaking and the character of the zone which by policy are to be protected by this Scheme, provided that these conditions additional to those set out above are imposed, the reason for each will be indicated by the Council.
- (g) In respect of Conditional Use (g), camping grounds, conditions may be imposed that ensure minimum conflict with the visual amenities of any part of the District including the location of individual sites or parks with suitable screening and tree planting.

2.3.4 BULK AND LOCATION REQUIREMENTS

(i) Predominant Uses

The following shall be the normal bulk and location requirements for Predominant Uses (subject to the provisions of Ordinance 5):

Type of Use	Front Yards Minimum	Rear Yards Minimum	Side Yards Minimum Width on Each Side	Coverage	Maximum Permitted Height Excluding Chimneys, Masts, etc.
Residential Buildings	6 m	6 m	4.5 m	25%	7.5 m*
Other Buildings	15 m	15 m	12.0 m	25%	7.5 m*

Front and rear yard requirements on sections with direct frontage to the coastline shall be at the discretion of the Council.

\* The main roof of all dwellings and principal accessory buildings shall be gable or double pitched at no less than 15 degrees and where the site slopes steeply, i.e. more than 1.5 metres across the length of the proposed building, the height may be increased by 1.5 metres.

(ii) Conditional Uses

The normal bulk and location requirements for Conditional Uses shall collectively provide the same general standards as for Predominant Uses.

2.3.5 PREDOMINANT AND CONDITIONAL USES MUST COMPLY

Predominant and Conditional Uses shall comply with all relevant statutory requirements prior to the granting of final permission by the Council.

## 2.4 RURAL THREE ZONE

### 2.4.1 PREDOMINANT USES

- (a) Farming as for Rural One Zone, Clause 2.2.1, (a).
- (b) Accessory buildings other than dwellings necessary to the use of land for farming purposes as defined in this Scheme.

### 2.4.2 CONDITIONAL USES

- (a) Dwelling houses as for Rural One Zone, Clause 2.2.1, (b).
- (b) Accessory buildings, other than dwellings, and additional to those permitted as Predominant Uses which are accessory to the use of land for agricultural purposes as defined in this Scheme, provided that buildings for the housing of animals are situated no less than 30 metres from any dwelling or 90 metres from the boundary of the zone.
- (c) Scenic and Recreation Reserves, as for Rural One Zone, Clause 2.2.2, (a).
- (d) Forestry, as for Rural One Zone, Clause 2.2.2, (d).
- (e) Quarrying, as for Rural One Zone, Clause 2.2.2, (e).
- (f) Camping Grounds, as for Rural One Zone, Clause 2.2.2, (g).
- (g) Off-road Parking, as for Rural One Zone, Clause 2.2.2, (j).
- (h) The stripping of topsoils, their stockpiling on or removal from a site provided that the land to be affected will not be reduced in its potential for farming purposes and that the work will be undertaken in a manner that does not tend to cause erosion or slippage.
- (i) The removal of any areas of trees or bush referred to in Appendix A.
- (j) Vineyards or any other crops that would restrict weed control and necessary spraying by reason of the provisions of the Agricultural Chemicals Regulations, 1968. In granting any application for consent to these uses, the Council must be satisfied that there would be no significant restraint on the economic use and management of other land in the locality and conditions may be imposed to safeguard this situation.

2.4.2 CONDITIONAL USES (Cont'd)

- (k) The carrying out of any excavation or the cutting of tracks provided, however, that in the event of there being lodged with the Council the written consent of the Catchment Authority responsible for the area pursuant to the provisions of the Soil Conservation and Rivers Control Amendment Act, 1959 a Conditional Use Application shall not be required and the use shall be deemed Predominant to the extent of the consent as lodged.
- (l) Agricultural uses not included in the Predominant Uses, together with accessory buildings necessary to such uses.

2.4.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES

- (a) Dwellings and accessory buildings as for the Rural One Zone, Clause 2.2.3, (d).
- (b) Excavations as for the Rural One Zone, Clause 2.2.3, (f).
- (c) Quarrying and Camping Grounds time permissions as for the Rural One Zone, Clause 2.2.3, (g).
- (d) In respect of Conditional Use (f), Camping Grounds, conditions may be imposed that ensure minimum conflict with the visual amenities of any part of the District including the location of individual sites or parks with suitable screening and tree planting.

2.4.4 BULK AND LOCATION REQUIREMENTS

Where applicable as for the Rural One Zone, Clause 2.2.4.

2.4.5 PREDOMINANT AND CONDITIONAL USES MUST COMPLY

As for the Rural One Zone, Clause 2.2.5.

2.4.6 TIKAO HOLIDAY ACCOMMODATION

In the Rural Three Zone, in the outer part of Tikao Bay, at the southeastern end of Part Lot 3D, the existing buildings may be rebuilt, redeveloped or re-arranged in the same locality provided such changes are undertaken in conformity with a comprehensive plan approved by the Council and the total floor area of all buildings does not at any time exceed 800 square metres. In considering such approval, the Council will require the provision of an adequate water supply, stormwater and sewer drainage system, vehicular access (including driveways within the site and a contribution toward the Tikao Bay Road) and also will be concerned to ensure that the layout of buildings, their size, shape, position, design and external appearance, including colour, will be in conformity with the principles of the zone. Associated with such a comprehensive plan shall be a plan for landscaping, planting and a programme of conservation planting for the whole area. In the event of the Council declining any proposal for such a development, a further application may be made as a Conditional Use under this Ordinance.

## 2.5 RESIDENTIAL ZONE (County Area)

### 2.5.1 PREDOMINANT USES

The Predominant Uses shall be:-

- (a) Dwelling houses.
- (b) Semi-detached houses (where they can be connected to piped sewage).
- (c) Parks and scenic reserves provided that no land or buildings shall be used for pleasure or entertainment purposes involving any operation detrimental to the amenities of the neighbourhood.
- (d) Farming, including pastoral and agricultural and dairy farming (but excluding the keeping of pigs, birds or bees), provided that no buildings or enclosures in which animals are housed or kept shall be erected or maintained within 30 metres of any boundary of the site, except in the case of fowl-houses or fowl-runs containing not more than 12 fowls which may be erected and maintained not less than 2 metres from a boundary or 9 metres from a dwelling house.
- (e) Buildings accessory to use of buildings or land for any Predominant Use authorized by or under the District Scheme for that site at that time.

### 2.5.2 CONDITIONAL USES

The Conditional Uses shall be:-

- (a) All residential uses not permitted as Predominant Uses.
- (b) Boarding houses, lodging houses, private hotels and private residential clubs.
- (c) Churches and places used only for public or private worship.
- (d) Museums, art galleries, libraries, nurseries, play centres and educational establishments, including boarding houses and hostels used in connection with those uses.
- (e) Public and private hospital (other than mental hospitals) health clinics, nursing homes and convalescent homes, but not premises used for the treatment of animals.
- (f) Playgrounds, recreation grounds, halls, rooms and buildings used for arts and recreation, but excluding buildings required by Section 326 of the Counties Act, 1956 to be licensed, other than buildings used exclusively for purposes of public worship.



2.5.2 CONDITIONAL USES (Cont'd)

- (g) Shops for the sale of groceries and dairy products and tearooms, either alone or in conjunction with residential accommodation.
- (h) Groups of garages or parking spaces for hiring.
- (i) Provision for public parking.
- (j) Motels and camping grounds.
- (k) Farming other than that allowed as Predominant Uses, complying with the provisions of the bylaws from time to time in force.
- (l) Buildings accessory to use of buildings or land for any of the uses specified in this paragraph.

2.5.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES

- (i) Conditions may be imposed in respect of site layout and use, the provisions of utility services, lights and signs, vehicle access and parking, noise levels, hours of operation, the retention of trees and new planting as are deemed necessary to secure the residential amenities protected by this Scheme, and if satisfactory conditions are impracticable, the application shall be declined.
- (ii) In respect of Conditional Use (j), camping grounds, conditions may be imposed that ensure minimum conflict with the visual amenities of any part of the District, including the location of individual sites or parks with suitable screening and tree planting.

2.5.4 BULK AND LOCATION REQUIREMENTS

- (i) For Predominant Uses

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Sides	Total Coverage	Maximum Height
Dwelling House	4.5 m	4.5 m	1.5 m & 3.0 m	30%	7.5 m**
Semi-Attached	4.5 m	4.5 m	1.5 m & 3.0 m*	30%	7.5 m**

2.5.4 BULK AND LOCATION REQUIREMENTS (Cont'd)

(ii) For Conditional Uses

The normal bulk and location requirements for Conditional Uses shall be (subject to the provisions of Ordinance 5):-

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Each Side	Coverage	Minimum Site Area per Household
<b>Terrace House:</b>					
(a) Inner Units	4.5 m	7.5 m	Nil	35%	250 m <sup>2</sup>
(b) End Units	4.5 m	7.5 m	1.5 m & 3.0 m*	35%	303 m <sup>2</sup>
Apartment House designed and built as such.	4.5 m	7.5 m	1.5 m	30%	40 m <sup>2</sup> of site area per person provided for
Maximum Height for all uses: 7.5 m**					

For Predominant and Conditional Uses

In all cases eaves may encroach on side yards by not more than 0.5 metres.

\* Only one side yard of 3 metres required.

If by dispensation a building is permitted to exceed 7.5 metres in height, the side yards shall be increased by 1 metre for each additional 2 metres of height.

\*\* The roofs of all buildings shall be gable or double pitched at not less than 15 degrees and where the site slopes steeply, i.e. more than 1.5 metres across the length of the proposed building, the height may be increased by 1.5 metres.

2.5.5 PARKING AND LOADING OF VEHICLES

See Ordinance 6.

2.6 RESTRICTED RESIDENTIAL ZONE (County Town Area)

2.6.1 PREDOMINANT USES

- (a) Agricultural uses
- (b) Parks, recreation grounds and scenic reserves.
- (c) Native bush and planting
- (d) Dwelling houses.
- (e) Workrooms and studios for the production of art and craft goods, but only in association with a dwelling house and limited to a floor area of 100 sq metres.

2.6.2 CONDITIONAL USES

Shops for the sale of agricultural produce grown on the site and shops for the sale of art and craft goods produced on the site and also camping grounds.

2.6.3 CONDITIONS RELATING TO ALL USES

- (i) Conditions may be imposed in respect of site layout and use, the provision of utility services, lights and signs, vehicle access and parking, control of noise, hours of operation, the retention of existing trees, planting and landscaping, as are deemed necessary to secure the amenities protected by this Scheme and if satisfactory conditions are impracticable, the application shall be declined.

(And further, in that part of the Restricted Residential Zone shown delineated in the plan amended hereto as Appendix DD only one dwelling house shall be erected within the area so delineated, such a dwelling house shall be sited as shown in Appendix DD and the ancillary driveway and services shall conform generally with the details shown thereon.)

- (ii) In respect of Conditional Use camping grounds, conditions may be imposed that ensure minimum conflict with the visual amenities of any part of the District, including the location of individual sites or parks with suitable screening and tree planting.

2.6.4 BULK AND LOCATION REQUIREMENTS

Buildings in a Restricted Residential Zone shall cover no more than 10% of the site.

The effective residential density shall not exceed two dwellings per hectare in the block or locality.

Maximum Height

The roofs of all buildings shall be gable or double pitched at no less than 30 degrees. The eaves of dwellings shall not be higher than 4.75 metres on any wall and the ridge line no more than 7.5 metres in height, provided that where the site slopes steeply, i.e. more than 1.5 metres across the length of the proposed building, the ridge height may be increased by 1.5 metres.

Minimum Yards All Round, 7.5 Metres

Subject to the provisions of Ordinance 5 where the bulk and location requirements are not met in all respects, the Council may grant a dispensation in part as provided in Ordinance 5.2.2(a).

## 2.7 OUTER RESIDENTIAL ZONE (County Town Area)

### 2.7.1 PREDOMINANT USES

- (a) Dwelling houses.
- (b) Semi-attached houses.
- (c) Apartment houses consisting of not more than two household units.
- (d) Agricultural uses, excluding the keeping of animals in buildings.
- (e) Parks, recreation grounds and scenic reserves.
- (f) Buildings accessory to use of buildings or land for any of the foregoing purposes.

### 2.7.2 CONDITIONAL USES

- (a) Dairies, shops for the sale of agricultural produce grown on the site and shops for the sale of art and craft goods produced on the site, provided that the Predominant Use of the floor area of the buildings on the site is residential and the non-residential use shall not exceed 30% of the floor area.
- (b) Workrooms and studios for the production of art and craft goods, but only in association with a residential use of the site and limited to a floor area of 100 sq metres, and the non-residential use shall not exceed 30% of the total floor area.
- (c) Professional offices, but only in association with a residential use of the site and the non-residential use shall not exceed 30% of the floor area.
- (d) Buildings limited to a floor area of 50 sq metres for the storage of plant and materials in connection with a trade conducted by a person resident on the site.
- (e) Apartment houses and terrace houses.
- (f) Homes for the aged.
- (g) Churches, institutions, public and private hospitals.
- (h) Places of public and private assembly.
- (i) Camping grounds.
- (j) Buildings accessory to use of buildings or land for any of the foregoing purposes.

2.7.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES

(i) Conditions may be imposed in respect of:-

Site layout and use, provision of utility services, lights and signs, vehicle access and parking, control of noise, hours of operation, the retention of existing trees, planting and landscaping as are deemed necessary to secure the amenities protected by the Scheme, and if satisfactory conditions are impracticable, the application shall be declined.

(ii) In respect of Conditional Use (i) camping grounds, conditions may be imposed that ensure minimum conflict with the visual amenities of any part of the District, including the location of individual sites or parks with suitable screening and tree planting.

2.7.4 BULK AND LOCATION REQUIREMENTS

For Predominant Uses, the following shall be the normal bulk and location requirements (subject to the provisions of Ordinance 5):-

Type of Use	Front Yards Minimum	Rear Yards Minimum Depth	Side Yards Minimum Width on Sides	Total Coverage	Maximum Permitted Height
Dwelling houses and semi-attached dwellings	4.5 m	4.5 m	1.5 m & 3.0 m	35%	7.5 m*

\* The roofs of all buildings shall be gable or double-pitched at no less than 30 degrees. The eaves of dwellings shall not be higher than 4.75 metres on any wall and the ridge line no more than 7.5 metres in height, provided that where the site slopes steeply, i.e. more than 1.5 metres across the length of the proposed building, the ridge heights may be increased by 1.5 metres.

2.8 TOWN CENTRE ZONE (County Town Area)

2.8.1 PREDOMINANT USES

- (a) Dwelling houses.
- (b) Semi-attached dwellings.
- (c) Terrace houses.
- (d) Apartment houses.
- (e) Motels.
- (f) Private hotels, hostels and boarding houses.
- (g) Commercial services.
- (h) Retail shops.
- (i) Churches, institutions and other public buildings.
- (j) Residential accommodation in association with any of the uses permitted in this zone.
- (k) Parks and recreation grounds.

2.8.2 CONDITIONAL USES

- (a) Service industries.
- (b) Workrooms for the manufacture of goods, but excluding industries in Appendices AA and BB attached.
- (c) Warehouses and auction rooms.
- (d) Service stations, garages and car parking.
- (e) Licensed hotels and taverns.
- (f) Theatres, halls, places of entertainment or of public and private assembly.
- (g) Buildings accessory to use of buildings or land for any of the foregoing purposes.

2.8.3 CONDITIONS RELATING TO CERTAIN CONDITIONAL USES

Where the Council is considering an application for a Conditional Use, it will consider the relationship of the proposal to the general locality in respect of the amenities including visual, landscaping, noise, hours of operation and activities in the area and also to the traffic convenience and regulation on adjacent streets and it may impose such conditions as are appropriate to secure these qualities. If a proposal is of a form that it is deemed inappropriate or it cannot be conditioned to meet the character of the area which is to be preserved by the Scheme, then the Council will decline the application.

2.8.4 BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements (subject to the general provisions of Ordinance 5):-

Type of Use	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Width on Sides	Total Coverage	Maximum Permitted Height
All Pre-dominant Uses	1.5 m	1.5 m*	1.5 m*	66%	9 m**

\* The rear and side yards may be reduced to nothing provided a wall with a four-hour fire rating is constructed on that side and the requirements of a dispensation under Ordinance 5.2.2(a).

The front yard may also be varied if the aims and objectives of the Scheme are satisfied by the proposed construction.

In the case of a living unit, a living court is required of not less than the ground area of the living unit. There must also be vehicular access to the rear of all buildings.

\*\* The roofs of all buildings shall be gable or double-pitched at no less than 30 degrees. The eaves of dwellings shall not be higher than 6 metres on any wall and the ridge line no more than 9 metres in height, provided that where the site slopes steeply, i.e. more than 1.5 metres across the length of the proposed building, these heights may be increased by 1.5 metres.



## ORDINANCE 3

### 3.0 SUBDIVISION OF LAND

#### 3.1 SUBDIVISION TO CONFORM WITH PLANNING PRINCIPLES

3.1.1 Notwithstanding that a scheme of subdivision may comply with the requirements of the District Scheme in respect of frontage and area, the Council shall not approve the scheme of subdivision if the site is not suitable or if the use proposed or the arrangement of sites or shape of any proposed site is not in conformity with the principles of town and country planning and the intention of the Scheme Statement.

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

#### 3.2 STANDARD AREA AND FRONTAGES REQUIREMENTS

Every subdivision of land shall comply with the following requirements as to area and frontage:-

##### 3.2.1 RURAL ONE, TWO AND THREE ZONES

No subdivision creating additional allotments is permitted, but application may be made for adjustment of boundaries or amalgamation of titles which lead to the better utilization of the area including improved management of the Rural One Zone. Application for approval of such scheme plans of subdivision in Rural Zones shall be made as a Conditional Use and assessed in terms of the policies intended by the Scheme.

##### 3.2.2 RESIDENTIAL ZONES (County Area)

###### Front Lots

Minimum Frontage	12 m
with an average	15 m
Minimum Area	500 m <sup>2</sup>
with an Average Area	700 m <sup>2</sup>

If a subdivision is approved in a non-sewered area, the following shall apply:-

Minimum Frontage	18 m
Minimum Area	800 m <sup>2</sup>
with an Average Area	1000 m <sup>2</sup>

3.2.2 RESIDENTIAL ZONES (County Area) (Cont'd)

Rear Lots

Minimum Frontage	3.5 m	
Minimum Area	500 m <sup>2</sup>	+ access
with an Average Area	700 m <sup>2</sup>	+ access

If a subdivision is approved in a non-sewered area, the following shall apply:-

Minimum Frontage	3.5 m	
Minimum Area	800 m <sup>2</sup>	+ access
With an Average Area	1000 m <sup>2</sup>	+ access

3.3 RESTRICTED RESIDENTIAL ZONES (County Town Area)

- 3.3.1 No land shall be subdivided unless the subdivision is necessary to improve the utilization of land for the Predominant Uses specified.
- 3.3.2 In considering any proposed subdivision, the Council will take account of effective sites with adequate vehicular access for dwelling houses that do not conflict with the policies of this zone and, in any event, will not result or lead to an effective density greater than two dwellings per hectare in the block or locality.
- 3.3.3 In order to ensure that all matters intended to be protected by the Scheme are considered, application shall be made as a Conditional Use and be studied and recommended by the Advisory Committee.
- 3.3.4 Where the zone boundary between Restricted Residential and Outer Residential Zones crosses land to be subdivided, while the general purposes of the Restricted Residential Zone and subdivisional ordinances will apply, the density permitted in the whole development may be calculated making due allowance for the proportion of the land falling within each zone. The arrangement of the boundaries of the subdivision must be shown to conform to the best use of the land developing appropriate building sites provided that no individual site, the majority of which falls in the Restricted Residential Zone, shall be less than 2 000 sq metres, excluding access.
- 3.3.5 All plans of subdivision within the Restricted Residential Zone must be accompanied by a site development plan illustrating the proposed location of houses, any existing areas of bush to be preserved and a proposed pattern of planting to be developed in conjunction with the subdivision.

3.4 OUTER RESIDENTIAL ZONE (County Town Area)

Front Lots

Area Average	500 m <sup>2</sup>
Frontage Average	15 m
Area Minimum	400 m <sup>2</sup>
Frontage Minimum	12 m

Rear Lots

Frontage Minimum	3.5 m - 1 lot 4.5 m - 2 lots 6.0 m - 3 or more lots
Area Average	500 m <sup>2</sup> + R.O.W.
Area Minimum	400 m <sup>2</sup> + R.O.W.

3.5 TOWN CENTRE ZONE (County Town Area)

No land shall be subdivided unless the subdivision is necessary to improve the utilization of the land for the Predominant Uses specified.

Front Lots

Minimum Area	300 m <sup>2</sup>
Minimum Frontage	9 m

Rear Lots

Minimum Area	300 m <sup>2</sup> + R.O.W.
Minimum Frontage	3.5 m

### 3.6 GENERAL

#### 3.6.1 DESIGN OF LOTS WITHIN COUNTY TOWN

The various positions and sizes of the lots may be so designed in shape and position to comply with the "Methods of Realizing the Environmental and Objectives Clause". Each subdivision plan will be studied and recommended by the Advisory Committee.

#### 3.6.2 RIGHTS-OF-WAY

- (i) Where, in the opinion of the Council, it would not be practical or economical to require a new road to be constructed, the Council may allow a subdivision with more than 3 lots on one mutual right-of-way and/or allow a right-of-way to exceed 60 metres in length subject to conditions as to formation and provision of services as considered necessary by the Council in any particular case.
- (ii) A right-of-way may be reduced in width below the normal requirements where, in the opinion of the Council, such reduction is warranted because of existing buildings or physical features and sufficient widths for passing places have been provided.

#### 3.6.3 SEPARATE TITLES FOR TERRACE HOUSES

The Council may approve subdivisions making provision for separate titles for terrace houses, provided that both subdivision and building plans are submitted together. The common fire walls between proposed units shall be divided equally by the lot lines. Adequate provision must be made for practical access, entrances and service access. The detailed planning must be studied and recommended upon by the Advisory Committee.

#### 3.6.4 COMPREHENSIVE DEVELOPMENTS - TOWN CENTRE ZONE

A comprehensive development shall have a minimum size of 1 500 m<sup>2</sup> or be an amalgamation of not less than two titles. It must be for at least in part housing units. Development of a comprehensive area must comply with the "Methods of Realizing the Environmental Plan" and its detailed planning must be studied and recommended upon by the Advisory Committee. Any such application shall be made as a Conditional Use.

3.6.5 PUBLIC UTILITIES IN URBAN AREAS

In serviced areas of the County, subdividers will be required to contribute a fair and reasonable cost towards the extending and upgrading of these services.

In non-serviced areas zoned 'Urban' or shown 'Deferred Urban', the subdivider will be required to provide all reticulated services, sewerage and water treatment. These services will be accepted by the Council along with the remainder of the subdivision when all the work has been completed to its satisfaction. Where rights and approvals from other bodies are required, these will be obtained by the subdivider and passed to the Council when the development is complete.

### 3.7 EXCEPTIONS TO STANDARD REQUIREMENTS

All exceptions to standard requirements for subdivision shall be referred to the Council for a decision.

#### 3.7.1 ACCESS TO FORESHORE OF COASTLINE

Council will require subdivision to provide reasonable and practical public access to the foreshore and in all cases an esplanade reserve of one chain in width from mean high water mark will be required where it does not already exist.

#### 3.7.2 EXISTING BUILDINGS

Where any building is situated on the land proposed to be subdivided, the Council may refuse its consent to such subdivision if the open-spaces around such building and within the new site will, in the opinion of the Council, be inadequate having regard to the use of that building and of the new site and to the standards of open-space most appropriate to such use.

#### 3.7.3 SEWAGE DISPOSAL NOT PRACTICAL

In the case of a Residential Zone where sewage reticulation and treatment is not practical, the Council may approve the subdivision if it is satisfied that at no stage would sewage disposal be possible for engineering reasons or because a piped system of sewage disposal is not planned, and provided that the lots are large enough and the site suitable for the disposal of septic tank effluent on each lot without creating public health problems.

The subdivider shall provide with the scheme plan of subdivision evidence to the satisfaction and approval of the engineer as to the suitability of the subsoil for septic tank effluent disposal and of the area required for this purpose based on recognized engineering principles. If, in the opinion of the Council, a greater area is required, then amalgamation of titles or an altered subdivision pattern yielding site areas of up to 2 000 sq. metres may be required.

#### 3.7.4 SUBDIVISION CONTRARY TO SCHEME

Notwithstanding anything to the contrary hereincontained, the Council may consent to a subdivision which does not comply with the requirements of this Ordinance:

- (a) If such subdivision is an adjustment of boundaries and the consent to the subdivision is made subject to a provision requiring the issue of one Certificate of Title on a boundary adjustment, or
- (b) if such subdivision is a disposal of land for the purpose of a public work within the meaning of the Public Works Act, 1928, or
- (c) in a Residential Zone, if the Council, having regard to all of the relevant circumstances is satisfied that the proposed subdivision would result in the most practicable use of the land where, in the opinion of the Council the dispensation is a minor one which does not conflict with the spirit or intent of the Code and meets the minimum requirements of Section 76 of the Act, or
- (d) where in the Rural 2 Zone two dwellings existed at 10 December 1973 on one Certificate of Title, provided the houses would be sited in compliance with all the provisions of these Ordinances, including the standards for Ordinance 3.2.2 in respect of non-sewered areas, and they also comply with the relevant bylaws, then subdivision into two allotments is permitted.

#### 3.7.5 DEFERRED URBAN AREAS

Following the re-zoning by Change from 'Rural' to 'Residential', subdivision in a comprehensive manner is permitted which while yielding residential densities similar to those resulting from Ordinance 3.2.2 will have a variety of section shapes and sizes suited to the topography and planned range of accommodation.

#### 3.7.6 SPECIAL LOCALITIES

- (i) In the Rural 2 area at Tikao, subdivisions in a comprehensive scheme will be permitted in order to yield separate titles for existing dwellings and rationalize the relocation of dwellings clear of the legal road. A minimum area of 800 sq. metres with an average lot size of 1000 sq. metres will be required. Conditions of subdivision will include satisfactory means of sewage disposal without piped reticulation and improved sullage disposal within each allotment.
- (ii) In the Rural 2 area at Le Bons Bay, that part not affected by the Designation for recreation, domain and picnic purposes, may be further subdivided in such a way as provides alternative access to the Domain.





## ORDINANCE 4

### 4.0 RESERVATION OF LAND

#### 4.1 PROPOSALS

Proposals for use of land for public purposes are shown on the District Planning Map and described or referred to in the Scheme Statement. These proposed works are not necessarily all included in the responsibilities of the Council. They may be undertakings for which the Government or an Electric Power Supply Authority or other local authority is responsible, both for acquiring the land when needed and for initiating and carrying out the work. Except in the case of objections to or appeals against the inclusion of the proposals in the District Scheme, any person affected shall conduct all negotiations and correspondence with the responsible Government Department or local authority.

Although an intention to take land for street or road widening is not able to be shown on the plan of the District Planning Scheme for practical reasons, where any road or street is under 66 feet (20 metres) in width, the Council has the right to land for widening to give the total width of 66 feet (20 metres) to be part of any subdivision fronted by that road.

#### 4.2 CONTINUATION OF USE

Although a proposal involving the future use of his land for some public purpose is included in the District Scheme, ownership and occupation of the land are not thereby affected and the owner and occupier are entitled to continue with their use of the land subject to the provisions of the District Scheme, the Act and the Town and Country Planning Regulations, 1978. Owners and occupiers will be notified when the proposal is about to proceed and arrangements for the land will be made at that time.

#### 4.3 BUILDINGS NOT TO INTERFERE

##### 4.3.1 PROHIBITION

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

4.3.2 DEFINITION OF 'INTERIM USE'

For the purpose of this Ordinance, an 'interim use' means a use that does not conflict with the present amenities of the neighbourhood in which it is located, and which may reasonably be established at that time and be continued until the date or occasion fixed in or under the District Scheme by the Council for the prohibition of that use on that site or for a different use of that site, to become enforceable.

## ORDINANCE 5

### 5.0 BUILDINGS: SITING, COVERAGE, HEIGHT & ALTERATIONS

#### 5.1 GENERAL AS TO USE OF SITES FOR BUILDINGS

##### 5.1.1 LAND TO BE SUITABLE FOR PROPOSED USE

Notwithstanding conformity with the zoning requirements of these Ordinances, no building shall be erected or placed and no use shall be established or development commenced on any land which is not suitable for the use proposed; and for the purpose of determining whether any land is suitable for any particular use, regard shall be had to the best use of the land and its economic servicing and development, to earthquake fault lines, to liability to flooding, erosion or landslip, to stability of foundations, to traffic likely to be generated by the proposed use and to safety, health and amenities.

##### 5.1.2 BUILDINGS TO BE SET BACK FROM STREET

Notwithstanding the provisions of this Ordinance, where the Scheme prescribes a building line on any site, whether by reference to any street boundary or otherwise, except as an interim use as defined in Ordinance 4, 3 (2) hereof, no building or accessory building or part of either shall at any time be erected on that part of the site between the building line and the street or boundary to which it is related.

##### 5.1.3 AREAS AND COVERAGE GENERALLY

The permitted minimum site area and yard areas and the proportionate part of the land which is permitted to be covered by buildings shall be those specified in these Ordinances, and no person shall so reduce or diminish any site or cause or permit any site to be so used, reduced or diminished that the areas thereof that are not built over will be smaller than are prescribed by these Ordinances.

##### 5.1.4 RESIDENTIAL BUILDINGS ON REAR SITES

No person shall erect any residential building or cause or permit any residential building to be erected on a rear site unless every part of the building is 5 feet (1.5 metres) or more from any boundary of the site, provided however that the building must be so erected as to permit vehicular access through a side yard of the site. In the case of a residential building other than a dwelling house or a semi-detached house, the owners shall construct and maintain an adequate driveway or footpath or both giving access to the site and the buildings thereon, and the owners shall provide wherever reasonably necessary artificial light sufficient to illuminate the drive and footpaths to the same standard as the street.

#### 5.1.5 MINIMUM RESIDENTIAL BUILDING SITES

Notwithstanding the requirements of these Ordinances as to area and frontage, a dwellinghouse may be erected in a Residential Zone on a size comprising a whole parcel of land which:-

Being a front site contains an area of not less than 12 perches (300 m<sup>2</sup>) with a street frontage of not less than 30 feet (9 metres) if it is held in a separate Certificate of Title or conveyance issued or executed pursuant to a subdivision approved by the Council before this Scheme was recommended by the Council and is not in the same ownership as any adjoining land.

#### 5.1.6 INFORMATION TO BE SUPPLIED WITH APPLICATION FOR PERMIT

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

### 5.2 REQUIREMENTS AS TO YARDS

#### 5.2.1 NORMAL REQUIREMENTS

- (a) Yards to be provided - except as expressly provided in or under this Scheme, front, side and rear yards shall be provided on each site in each zone as required by this Code. The normal requirements for each zone are specified in Ordinance 2 under the heading "Bulk and Location Requirements" for that zone.
- (b) Yards to remain unoccupied and unobstructed - except as expressly authorized under this Scheme, no person shall erect any building on any front yard, rear yard or side yard.
- (c) Yards provided are to relate to one site only - no portion of a yard or other space provided to meet requirements in respect of one site shall be taken into account in computing the area of any yard or space provided to meet requirements in respect of any other site.

5.2.2 EXCEPTIONS TO GENERAL REQUIREMENTS AS TO YARDS

(a) Variations by Council

In accordance with the provisions of Section 76 of the Act, the Council may dispense in part or waive the height, bulk and location and density of buildings permitted on sites if, as a minimum requirement, the Council is satisfied that -

- (i) It is not reasonable or practicable to enforce the provision in respect of a particular site.
- (ii) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which the dispensation is sought.
- (iii) The written consent has been obtained of every person the interests of whom, in the Council's opinion, might be prejudiced by granting the dispensation or waiver unless, in the Council's opinion, it is unreasonable in the circumstances to require such consent to be obtained.

This provision applies in respect of Ordinances 2.2.4, 2.3.4, 2.6.4, 2.7.4 and 2.8.4.

(b) Use of Yard Space for Accessory Buildings and Garages

- (i) Accessory buildings may be erected on any rear yard if they do not occupy altogether more than one-fifth of the area of the rear yard and comply with all other provisions of these Ordinances and relevant bylaws.
- (ii) Private garages on residential sites may be erected on any side or rear yard so long as the private garage is not within 1.5 metres of a side or rear boundary except as provided in the following sub-paragraphs:-
  - (a) A private garage may be erected on or within 1.5 metres of the common side boundary but only with the prior consent in writing of the adjoining owner or occupier and so long as the said private garage is not less than 3 metres from any residential building on the adjoining site.

5.2.2 Exceptions to General Requirements as to Yards (Cont'd)

(b) Use of Yard Space for Accessory Buildings and Garages (Cont'd)

- (b) In any case where the side wall of a private garage to which the provisions of this sub-clause apply is erected on or within 1.5 metres of a side boundary, the side wall shall be erected in brick, stone, concrete or other approved fire resisting material.
- (c) In any case where a private garage is erected on or near a common side boundary, stormwater from the roof shall not be disposed of on to the adjoining site.
- (d) Where a garage faces the street, it must be positioned a minimum of 4.5 metres back from the street boundary.

(c) Variation of Yards in Rural 1 Zone

In the Rural 1 Zone where, in respect of the siting of buildings other than residential buildings, because of the configuration of the ground the location of the boundaries of the site relative to each other or for special amenity reasons a lesser dimension would be more reasonable and practicable, the Council may in accordance with the dispensation provisions of Clause (a) above allow a reduction of the front or rear yard requirement of 15 metres, but in no case shall this be reduced to less than 6 metres and the Council may impose such further conditions as are appropriate in the circumstances.

- (d) Where an esplanade reserve exists, the yard requirements shall be 6 metres from the reserve, except that where physical difficulties exist the Council may permit the erection of a building at a lesser distance from the esplanade reserve boundary as a dispensation under 5.2.2(a) above.

Where no esplanade reserve exists, the yard requirements shall preserve the public's practical access along the shore line and make provision for future reserve requirements.

### 5.3 REQUIREMENTS AS TO HEIGHTS OF BUILDINGS

(a) Normal Requirements

The normal requirements for each zone are specified in Ordinance 2 hereof, but those requirements are subject to the following provisions of this Clause and also the Variation provision of Ordinance 5.2.2(a).

(b) Views Affected by Site Development

Notwithstanding anything in these Ordinances where the Council is of the opinion that a proposed building is out of character with the area or is of such a size, or presents an aspect which significantly interferes with views of the landscape, townscape or harbour from adjacent properties or streets, or would cause unreasonable shadow to be cast on adjacent property, the erection of that building shall be a Conditional Use and where in the Akaroa Town comment shall be sought from the Advisory Committee prior to the Council determining any such application.

(c) Degree of Roof Pitch

This provision may be varied where the Council is of the opinion that the degree of required pitch is out of character with the existing buildings being retained on the site and is satisfied that the requirements of Ordinance 5.2.2(a) are complied with.

(d) Design Aspects to be Considered in Granting Dispensation

In determining a waiver under Ordinance 5.2.2(a), the Council shall ask the applicant to furnish a report from a Registered Architect indicating the visual integration of the proposed building with the surrounding locality. Where an application is made in the Akaroa Town, the Council will seek the opinion of the Advisory Committee and the advisers to the Civic Trust prior to its determination.

5.4 BUILDINGS WHOLLY OR PARTLY DESTROYED BY FIRE OR OTHER  
ACCIDENT IN THE RURAL ZONES

- (a) In the Rural 1 Zone, the repair, modification or rebuilding of a dwelling or other accessory building shall be deemed a Predominant Use provided a permit for the work is issued within six months after the happening of such destruction or demolition. Should the permit not be issued within the six months, then consent to a Conditional Use as for a relocation of such a building will be required.
  
- (b) In the Rural 2 Zone, the repair, alteration, modification or rebuilding on the same site of an existing building other than a derelict building which was not used for a Predominant Use or a Conditional Use for the zone in which it was located and which has been wholly or partly destroyed by fire or other accident shall be a Conditional Use in the zone in which it is located and shall be subject to such conditions, restrictions and prohibitions as to location, height, yards, position of buildings on sites, coverage and density of development, drainage, disposal of effluents, prevention of soil erosion, traffic and preservation of amenities and other conditions as Council may impose.

5.5 BUILDING COMMENCEMENT AND COMPLETION TIME

Any permit issued for building construction shall be deemed to expire and be void if work is not commenced thereunder within the period of six calendar months from the date of issue thereof.

Once a residential building is commenced, it must be completed within eighteen months.

An accessory building may be erected on a site before a dwelling, provided the dwelling is commenced within six months of the commencement of the accessory building.



## ORDINANCE 6

### 6.0 VEHICLES: PARKING - LOADING AND ACCESS

#### 6.1 GENERAL

This Ordinance sets out the obligation of every owner or occupier who constructs or who substantially reconstructs, alters or adds to any building on any site or who changes the use of any land or building with respect to the provision of off-street parking, loading facilities and access to the property from the road on to which it fronts. No building permit will be issued until the engineer is satisfied, either from the plan submitted or from legal undertakings, that the applicant will comply fully with this Ordinance, or will be able to comply when requested to do so and will also comply with all other relevant Ordinances, Statutes and Bylaws.

Car parks are essential for any commercial or visitor attracting use and the parking demand in rural areas may exceed that in the urban areas where a person parking may visit several premises. However, they must be positioned and set out so that the environmental impact of their presence is kept to a minimum. This is particularly important in the Akaroa Town Centre Zone.

Where in respect of the number of parking spaces provided in Ordinance 6.2.2 the application of these requirements to any particular site would, in the opinion of the Council, be unreasonable or unnecessary, the Council may, in accordance with the requirements of Section 76 of the Act, dispense in part with the parking requirements or replace such provision by a contribution towards the equivalent spaces on another site provided, as a minimum, the Council is satisfied that the requirements of that section (see Ordinance 5.2.2(a) ) are met.

#### 6.2 NUMBER OF LOADING SPACES OR PARKING SPACES TO BE PROVIDED

The provisions so to be made in respect of any particular site shall consist of:

- 6.2.1 The number of loading spaces considered by the Council to be reasonable and practicable in all circumstances of the case.
- 6.2.2 The number of parking spaces related to the use of the site and determined as follows:-
- (i) Dwelling houses, semi-detached houses, apartment houses and residential accommodation in conjunction with commercial or industrial uses. 2 to each household unit.
  - (ii) Motels 1 1/3 spaces per unit.

6.2.2 Number of parking spaces related to the use of the site (Cont'd)

(iii) Licensed hotels, taverns

The requirement will be related to whether the hotel is located in an urban or rural area and in the latter case the required parking space shall be met on the site at the rate of 40 spaces per 100 m<sup>2</sup> of gross bar area, plus one for each guest, plus one for each two staff members employed.

In urban areas the Council may require a lesser provision provided adequate parking is available in the general locality both on-street and in public parking areas.

(iv) Hospitals

1 to every 2 patient beds.

(v) All other residential buildings

1 to every 2 persons whom the building is designed to accommodate.

(vi) Theatres, cinemas, halls and non-residential clubs.

1 to every 5 persons whom the building is designed to accommodate.

(vii) Churches

Provided that: Where a church and a hall are erected on the same site the maximum requirements applicable to that site in pursuance of this sub-clause shall be the maximum requirements as aforesaid in respect of such church or such hall whichever is the greater.

1 to every 5 persons whom the building is designed to accommodate.

In urban areas, the Council may require a lesser provision provided adequate parking is available in the general locality both on-street and in public parking areas.

(viii) Schools

1 to each member of the teaching staff and 1 to every 60 pupils in the case of secondary schools.

(ix) Premises for the sale of fuel and accessories for motor vehicles and premises for assembly, repair or sale of motor vehicles.

2 for each 100 m<sup>2</sup> of open-space used for such purposes and 2 to each 100 m<sup>2</sup> of gross floor area; or 3 to every person to be employed whichever requirement is the greater.

- (x) Industries not otherwise provided for. 2 to each 100 m<sup>2</sup> of open-space used for such purposes and 1 to each 100 m<sup>2</sup> of gross floor area; or 1 to every 3 persons to be employed, whichever is the greater.
- (xi) Warehouses, stores, storage yards and carriers' depots including incidental offices or premises used for such purposes. 1 to each 100 m<sup>2</sup> of open-space used for such purposes and 1 to each 100 m<sup>2</sup> of gross floor area; or 1 to every 3 persons to be employed, whichever requirement is the greater.
- (xii) Shops (excluding restaurants) 5 to each 100 m<sup>2</sup> of gross floor area.
- (xiii) Restaurants 1 to every 4 persons whom the building is designed to accommodate.
- (xiv) Professional offices situated in a residential building. 3 to each such office.
- (xv) Administrative, professional and commercial offices (other than those covered by Sub-Clause (xiv) ). 2½ to each 100 m<sup>2</sup> of gross floor area.

### 6.3 ASSESSMENT OF FLOOR AREA

The area of required space or spaces and of access drives and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of spaces required.

### 6.4 PHYSICAL DETAILS

- 6.4.1 Every parking space shall be of a useable shape and shall have an area of not less than 18 m<sup>2</sup> exclusive of access drives and aisles.
- 6.4.2 Every loading space shall have adequate access to the street and the building which it is intended to serve and shall be of useable shape and when located within a building shall comply with the bylaws applicable thereto. The Council may consent to the loading space or spaces being wholly or partly located on the whole or part of any parking spaces.
- 6.4.3 Every required space shall be provided with such access drives and aisles as are necessary for ingress and egress of motor vehicles from and to the street and for the manoeuvring of motor vehicles within the site.
- 6.4.4 Except in respect of a site used or to be used for a dwelling house or semi-detached house, the whole of the required space or spaces and access drives and aisles shall, before the commencement of the use to which such requirement relates, be so formed and surfaced as to be available for use in all weathers and shall at all times thereafter be maintained in the like order and condition.

Provided that:

The Council may, subject to such conditions as it thinks fit consent to the completion of such work after the commencement of such use as aforesaid.

### 6.5 INFORMATION REQUIRED

With an application for -

- (a) a permit for a building other than a dwelling house or semi-detached house, or
- (b) to change the use of a site,

adequate information as to -

- (i) the proposed location of the parking and loading spaces and access drives and aisles, and
- (ii) the forming and surfacing of such spaces, drives and aisles shall be submitted in addition to any other information required by this Code and by any bylaw.

## 6.6 ALTERED BUILDINGS

Wherever in any building there is a change of use or increase in floor area, the requirements of this Ordinance as to off-street parking and as to loading and unloading for the new use of floor area shall be complied with.

## 6.7 VEHICULAR ACCESS TO CORNER SITES

### 6.7.1 URBAN REQUIREMENTS

In the case of commercial and industrial uses fronting on to primary roads in the Urban and Rural 2 Zones, no service-lane or vehicular footpath crossing which, in the Council's view would be in regular use by the public throughout the day, shall be located and provide access to such roads within 30 metres from the intersection and in all cases adequate visibility must be ensured to the Council's satisfaction.

For residential sites, access to or outlet from a corner site shall not be located nearer to the corner of a street than 15 metres unless the Council approves the design and location of that access or outlet; and the Council may refuse approval absolutely if access or outlet more distant from the corner could be provided. In all cases, adequate visibility must be ensured to the Council's satisfaction.

### 6.7.2 RURAL REQUIREMENTS

In the case of access to primary roads in the Rural 1 area, the distance of access points shall be not less than 60 metres from any adjacent intersection and where such accesses are likely to be in regular use by the public throughout the day and adjacent to the intersections of major traffic roads defined in this Scheme, this distance shall be increased to 100 metres.

In the case of Rural Arterial Roads as defined in this Scheme, new access positions will not be permitted and as opportunity permits existing access points will be replaced by access to local roads other than arterial roads.

In all cases where vehicular access crosses an existing water-table, provision shall be made for the laying of a 300mm minimum diameter pipe.

## 6.8 POSITION OF STOCK YARDS, ETC

Except in the case of minor 'No Exit' roads, stock yards shall not be permitted within 8 metres of the carriageway where the loading is at right angles to the road or within the road reserve where the loading is parallel to the boundary.



## ORDINANCE 7

### 7.0 AMENITIES

#### 7.1 OBJECTS AND PLACES OF HISTORICAL OR SCIENTIFIC INTEREST OR NATURAL BEAUTY

##### 7.1.1 DESIGNATION AND REGISTRATION

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

##### 7.1.2 PRESERVATION

The owner and the Council will do all in their power to preserve any such objects or places and no person shall, without the written consent of the Council, wilfully destroy, remove or damage any object or place registered by the Council as aforesaid.

##### 7.1.3 CANCELLATION OF REGISTRATION

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

## 7.2 CONTROL OF ADVERTISING

### 7.2.1 GENERAL

Without in any way derogating from or limiting the generality of application of any bylaw of the Council, it is expressly declared that this part of the Code of Ordinances is complementary to and not in substitution of the bylaws of the Council relating to the control and licensing of signs and advertising.

All signwriting in the Town must be designed to comply with "Methods of Realizing the Environmental Objectives Clauses" and attention is drawn to the Environmental Exhibition for examples.

For the purpose of this Ordinance:-

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

"Signboard" Means a board, boarding, signboard, billboard or other erection primarily intended or adopted for the display of posters, and includes any poster displayed on a signboard.

### 7.2.2 RURAL AND RESIDENTIAL ZONES

No person shall, without the consent of the Council, erect or construct or display or cause or permit to be erected or constructed or displayed any signboard or poster in any Rural or Residential Zones.

Provided that this sub-clause shall not apply to:-

- (a) Any poster or signboard of reasonable size and serving only to direct traffic on any site or to denote the name of any street, the number of any premises, the name of any residential building or the name, character or purpose of any premises or the location or timetable or other details of any public utility or facility.
- (b) Signboards not exceeding  $1.2 \text{ m}^2$  in area erected in connection with a church, school, public museum, community hall, library, hospital, nursing home or convalescent home.
- (c) Any signboard not exceeding  $0.6 \text{ m}^2$  in area (or such greater size as the Council may permit in any particular case) advertising the disposal of the land or premises on which it is situated and displayed not more than 21 days before and 3 days after such disposal.



7.2.2 Rural and Residential Zones (Cont'd)

- (d) Signboards advertising an auction sale to be held on the premises on which the signboard is erected and so erected and displayed not more than 21 days before and 3 days after the auction.
- (e) Any signboard not exceeding  $0.2 \text{ m}^2$  in area attached to a residential building used for professional or business purposes and bearing only the name, occupation and hours of attendance or business of a person so using the building.
- (f) Any poster or signboard which has been approved by resolution of the Council under the provisions of the bylaws.
- (g) Temporary posters or signboards relating to elections.
- (h) One signboard of an approved 'emblem' type on the site of each petrol service station.

7.2.3 COMMERCIAL SITES

- (a) The number and designs of signboards which may be displayed on any building, premises or site in any commercial area shall be subject to the approval of the Council.
- (b) No signboard or poster shall be erected or displayed in any commercial area so as to be obtrusively visible from any Residential Zone.

7.2.4 COUNCIL MAY PROHIBIT

If at any time the Council, having regard to consideration of traffic safety or the requirement of traffic control or to the amenities of the area, is of the opinion that the erection, construction or display of any sign ought not to be permitted, the Council may, by resolution, prohibit the erection, construction or display of any such sign. No flashing directional illuminated signs which could confuse a vehicle driver and affect the traffic safety shall be permitted.

### 7.3 HARMONY IN DESIGN AND EXTERNAL APPEARANCE OF BUILDINGS

- (a) No building shall be so constructed or finished or left unfinished that its external appearance would disfigure the neighbourhood or tend to depreciate the value of adjoining properties.
- (b) No structure, sign, excavation or other work shall be sited or made or finished (notwithstanding that the design and materials may comply with the Council's Building Bylaws) or shall be left unfinished or allowed to fall into such a condition, or remain in such a condition that it would, in the opinion of the Council, be visually inappropriate to the neighbourhood, or would otherwise interfere with the amenities of the neighbourhood or would tend to depreciate private or public values therein.
- (c) Where the Council is of the opinion that any building, structure or other work contravenes the provisions of this sub-clause, the Council will take action under Section 77 of the Act in order to require the owner of such building, structure or other work to remove the objectionable element.
- (d) If, in the opinion of the Council, the design and appearance of a proposed building will materially detract from the amenities, it shall refuse permission for such development as being in conflict with this Ordinance.

### 7.4 PRESERVATION OF AMENITIES

- (a) All land and buildings shall be so maintained as to preserve the amenities of the locality in which they are situated.
- (b) Except for the areas developed for buildings, paved pedestrian and vehicular access, and for parking, any site shall be grassed and planted and maintained as an amenity to the site and its vicinity to the satisfaction of the County Engineer.
- (c) No caravan shall be sited nor any camp site located whether separately or as part of a camping ground where it would, in the opinion of the Council, be visually inappropriate to the neighbourhood, or would otherwise interfere with the amenities of the neighbourhood or would tend to depreciate private or public values therein.

## 7.5 ENVIRONMENTAL OBJECTIVES

No building permit will be issued if, in the opinion of the County Council, it does not comply in design quality with the "Methods of Realizing the Environmental Objectives Clauses". In this case the Advisory Committee will make suggestions to the owner which must be complied with in principle before a permit is issued.

This will apply particularly within the Town Centre Zone and where the architectural character of Akaroa is strongest.

## 7.6 HISTORICAL BUILDINGS

The Environmental Exhibition shows the position of all good historic buildings which contain environmental quality, the character of Akaroa. These buildings must not be altered or demolished unless it can be proven to the Advisory Committee that it is not practical to maintain the building as it exists. If this is proven to the Committee and Council, a permit will be issued subject to conditions.

## APPENDIX AA

### INDUSTRIES REQUIRING SEGREGATION BECAUSE OF NOXIOUS OR DANGEROUS ASPECTS

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

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

## APPENDIX B B

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

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

# APPENDIX C C

## METRIC CONVERSION TABLES DIMENSIONS

### Feet to Metres

Feet	0	1	2	3	4	5	6	7	8	9
0 metres	0.305	0.610	0.914	1.219	1.524	1.829	2.134	2.438	2.743	
10	3.048	3.353	3.658	3.962	4.267	4.572	4.877	5.182	5.486	5.791
20	6.096	6.401	6.706	7.010	7.315	7.620	7.925	8.230	8.534	8.839
30	9.144	9.449	9.754	10.058	10.363	10.668	10.973	11.278	11.582	11.887
40	12.192	12.497	12.802	13.106	13.411	13.716	14.021	14.326	14.630	14.935
50	15.240	15.545	15.850	16.154	16.459	16.764	17.069	17.374	17.678	17.983
60	18.288	18.593	18.898	19.202	19.507	19.812	20.117	20.422	20.726	21.031
70	21.336	21.641	21.946	22.250	22.555	22.860	23.165	23.470	23.774	24.079
80	24.384	24.689	24.994	25.298	25.603	25.908	26.213	26.518	26.822	27.127
90	27.432	27.737	28.042	28.346	28.651	28.956	29.261	29.566	29.870	30.175
100	30.480	30.785	31.090	31.394	31.699	32.004	32.309	32.614	32.918	33.223

### Metres to Feet

m	0	1	2	3	4	5	6	7	8	9
0 feet	3.281	6.562	9.842	13.123	16.404	19.685	22.966	26.247	29.528	
10	32.808	36.089	39.370	42.651	45.932	49.212	52.493	55.774	59.055	62.336
20	65.617	68.897	72.178	75.459	78.740	82.021	85.302	88.582	91.863	95.144
30	98.425	101.71	104.99	108.27	111.55	114.83	118.11	121.39	124.67	127.95
40	131.23	134.51	137.79	141.08	144.36	147.64	150.92	154.20	157.48	160.76
50	164.04	167.32	170.60	173.88	177.16	180.45	183.73	187.01	190.29	193.57
60	196.85	200.13	203.41	206.69	209.97	213.25	216.53	219.82	223.10	226.38
70	229.66	232.94	236.22	239.50	242.78	246.06	249.34	252.62	255.90	259.19
80	262.47	265.75	269.03	272.31	275.59	278.87	282.15	285.43	288.71	291.99
90	295.27	298.56	301.84	305.12	308.40	311.68	314.96	318.24	321.52	324.80
100	328.08	331.36	334.64	337.93	341.21	344.49	347.77	351.05	354.33	357.61

### Links to Metres

Links	0	1	2	3	4	5	6	7	8	9
0 metres	0.201	0.402	0.604	0.805	1.006	1.207	1.408	1.609	1.811	
10	2.012	2.213	2.414	2.615	2.816	3.018	3.219	3.420	3.621	3.822
20	4.023	4.225	4.426	4.627	4.828	5.029	5.230	5.432	5.633	5.834
30	6.035	6.236	6.437	6.639	6.840	7.041	7.242	7.443	7.644	7.846
40	8.047	8.248	8.449	8.650	8.851	9.053	9.254	9.455	9.656	9.857
50	10.058	10.260	10.461	10.662	10.863	11.064	11.265	11.467	11.668	11.869
60	12.070	12.271	12.472	12.674	12.875	13.076	13.277	13.478	13.679	13.881
70	14.082	14.283	14.484	14.685	14.886	15.088	15.289	15.490	15.691	15.892
80	16.093	16.295	16.496	16.697	16.898	17.099	17.300	17.502	17.703	17.904
90	18.105	18.306	18.507	18.709	18.910	19.111	19.312	19.513	19.714	19.916
100	20.117	20.318	20.519	20.721	20.922	21.123	21.324	21.525	21.726	21.927

### Metres to Links

Metres	0	1	2	3	4	5	6	7	8	9
0 links	4.97	9.94	14.91	19.88	24.86	29.83	34.80	39.77	44.74	
10	49.71	54.68	59.65	64.62	69.59	74.57	79.54	84.51	89.48	94.45
20	99.42	104.39	109.36	114.33	119.30	124.28	129.25	134.22	139.19	144.16
30	149.13	154.10	159.07	164.04	169.01	173.99	178.96	183.93	188.90	193.87
40	198.84	203.81	208.78	213.75	218.72	223.70	228.67	233.64	238.61	243.58
50	248.55	253.52	258.49	263.46	268.43	273.41	278.38	283.35	288.32	293.29
60	298.26	303.23	308.20	313.17	318.14	323.12	328.09	333.06	338.03	343.00
70	347.97	352.94	357.91	362.88	367.85	372.83	377.80	382.77	387.74	392.71
80	397.68	402.65	407.62	412.59	417.56	422.54	427.51	432.48	437.45	442.42
90	447.39	452.36	457.33	462.30	467.27	472.25	477.22	482.19	487.16	492.13
100	497.10	502.07	507.04	512.01	516.98	521.96	526.93	531.90	536.87	541.84

Metres	Feet	Links
1	3.2808	4.9710
0.3048	1	1.5151
0.2012	0.6600	1

METRIC CONVERSION TABLES

AREAS

Perches to Square Metres (m<sup>2</sup>)

Perches	0	1	2	3	4	5	6	7	8	9
0	m <sup>2</sup>	25.29	50.59	75.88	101.17	126.46	151.76	177.05	202.34	227.64
10	252.93	278.22	303.51	328.81	354.10	379.39	404.69	429.98	455.27	480.56
20	505.86	531.15	556.44	581.74	607.03	632.32	657.61	682.91	708.20	733.49
30	758.79	784.08	809.37	834.66	859.96	885.25	910.54	935.84	961.13	986.42
40	1011.71	1037.01	1062.30	1087.59	1112.89	1138.18	1163.47	1187.64	1214.06	1239.35

Square Metres to Perches

m <sup>2</sup>	0	1	2	3	4	5	6	7	8	9
0	Perches	.03	.08	.12	.16	.20	.24	.28	.32	.36
10	.39	.43	.47	.51	.55	.59	.63	.67	.71	.75
20	.79	.83	.87	.91	.95	.99	1.03	1.07	1.11	1.15
30	1.19	1.23	1.27	1.30	1.34	1.38	1.42	1.46	1.50	1.54
40	1.58	1.62	1.66	1.70	1.74	1.78	1.82	1.86	1.90	1.94
50	1.98	2.02	2.06	2.10	2.14	2.17	2.21	2.25	2.29	2.33
60	2.37	2.41	2.45	2.49	2.53	2.57	2.61	2.65	2.69	2.73
70	2.77	2.81	2.85	2.89	2.93	2.97	3.01	3.04	3.08	3.12
80	3.16	3.20	3.24	3.28	3.32	3.36	3.40	3.44	3.48	3.52
90	3.56	3.60	3.64	3.68	3.72	3.76	3.80	3.84	3.87	3.91
100	3.95	3.99	4.03	4.07	4.11	4.15	4.19	4.23	4.27	4.31

Acres to Square Metres (M<sup>2</sup>)

Acres	Roods	m <sup>2</sup>
0	1	1011.71
0	2	2023.42
0	3	3035.13
1	0	4046.84
2	0	8093.68
3	0	12140.52
4	0	16187.36
5	0	20234.20
6	0	24281.04
7	0	28327.88
8	0	32374.72
9	0	36421.56

Square Metres to Perches

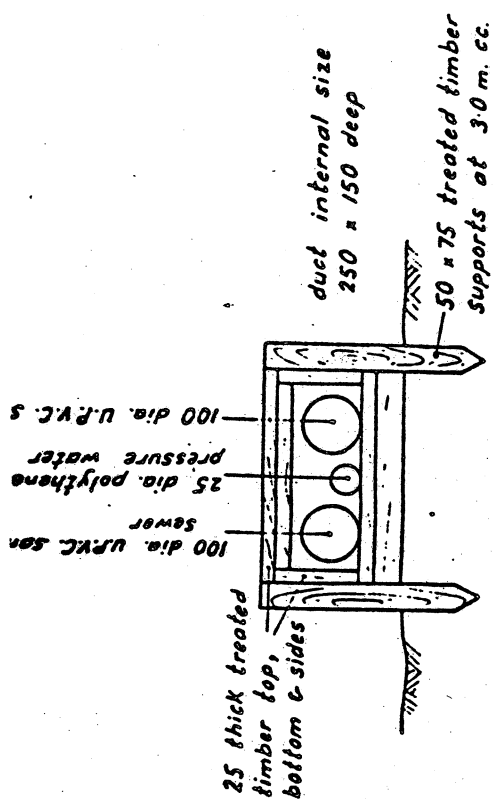
m <sup>2</sup>	Perches
100	3.9
200	7.9
300	11.8
400	15.8
500	19.7
600	23.7
700	27.7
800	31.6
900	35.6
1000	39.5

Square Feet to Square Metres (m<sup>2</sup>)

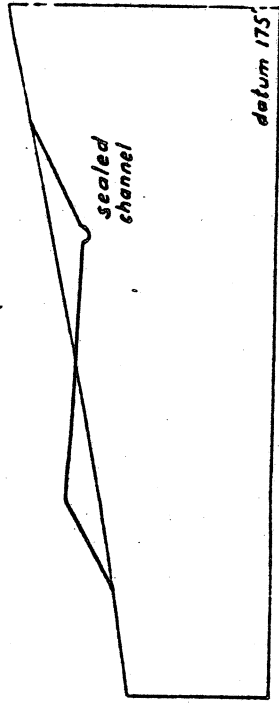
Sq. ft.	0	1	2	3	4	5	6	7	8	9
0	m <sup>2</sup>	0.0929	0.1858	0.2787	0.3716	0.4645	0.5574	0.6503	0.7432	0.8361
10	0.9290	1.0219	1.1148	1.2077	1.3006	1.3936	1.4865	1.5794	1.6723	1.7652
20	1.8581	1.9510	2.0439	2.1368	2.2297	2.3226	2.4155	2.5084	2.6013	2.6942
30	2.7871	2.8800	2.9729	3.0658	3.1587	3.2516	3.3445	3.4374	3.5303	3.6232
40	3.7161	3.8090	3.9019	3.9948	4.0877	4.1806	4.2735	4.3664	4.4594	4.5523
50	4.6452	4.7381	4.8310	4.9239	5.0168	5.1097	5.2026	5.2955	5.3884	5.4813
60	5.5742	5.6671	5.7600	5.8529	5.9458	6.0387	6.1316	6.2245	6.3174	6.4103
70	6.5032	6.5961	6.6890	6.7819	6.8748	6.9677	7.0606	7.1535	7.2464	7.3393
80	7.4322	7.5252	7.6181	7.7110	7.8039	7.8968	7.9897	8.0826	8.1755	8.2684
90	8.3613	8.4542	8.5471	8.6400	8.7329	8.8258	8.9187	9.0116	9.1045	9.1974
100	9.2903	9.3832	9.4761	9.5690	9.6619	9.7548	9.8477	9.9406	10.0335	10.1264

Square Metres to Square Feet

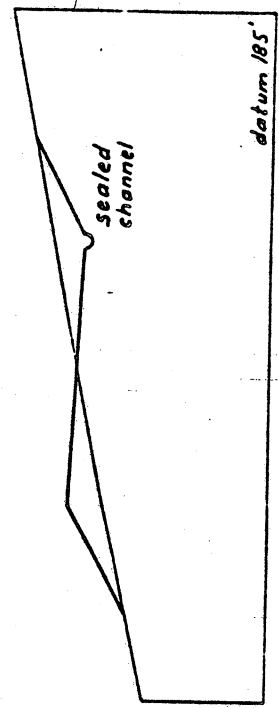
Sq. m	0	1	2	3	4	5	6	7	8	9
0	sq. ft.	10.76	21.53	32.29	43.06	53.82	64.58	75.35	86.11	96.88
10	107.64	118.40	129.17	139.93	150.70	161.46	172.22	182.99	193.75	204.51
20	215.28	226.04	236.81	247.57	258.33	269.10	279.86	290.63	301.39	312.15
30	322.92	333.68	344.45	355.21	365.97	376.74	387.50	398.27	409.03	419.79
40	430.56	441.32	452.08	462.85	473.61	484.38	495.14	505.90	516.67	527.43
50	538.20	548.96	559.72	570.49	581.25	592.02	602.78	613.54	624.31	635.07
60	645.84	656.60	667.36	678.13	688.89	699.65	710.42	721.18	731.95	742.71
70	753.47	764.24	775.00	785.77	796.53	807.29	818.06	828.82	839.59	850.35
80	861.11	871.88	882.64	893.41	904.17	914.93	925.70	936.46	947.22	957.99
90	968.75	979.52	990.28	1001.04	1011.81	1022.57	1033.34	1044.10	1054.86	1065.63
100	1076.39	1087.15	1097.92	1108.68	1119.45	1130.21	1140.97	1151.74	1162.50	1173.27



Duct Cross-section

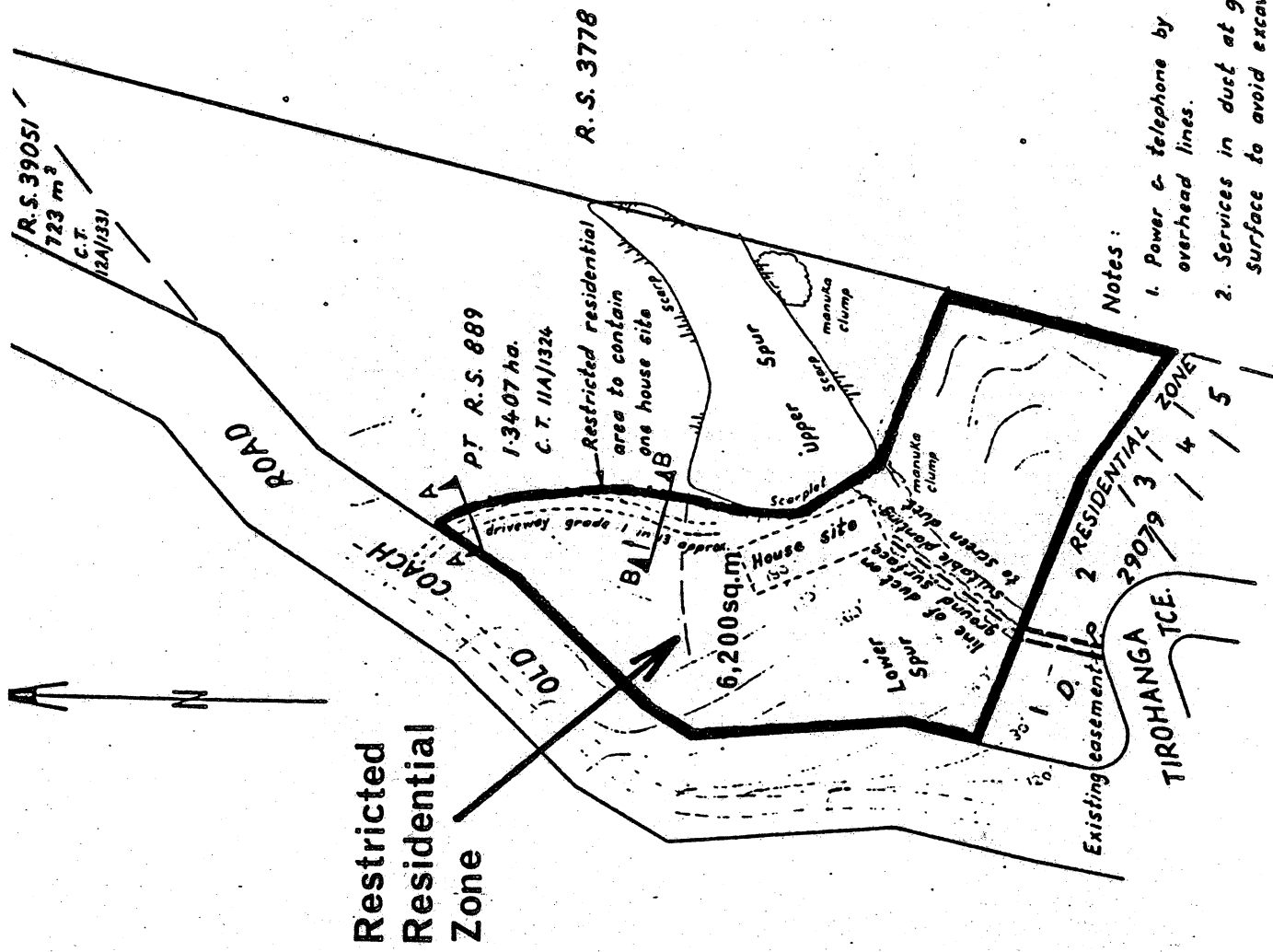


Section A-A



Section B-B

Scale: 1:70 approx



Notes:

1. Power & telephone by overhead lines.
2. Services in duct at ground surface to avoid excavation directly downhill.
3. Driveway follows contour with minimum cut & fill.

Scale: 1:1430 approx

Plan Derived from E.O. Sinclair & Partners

PLAN OF HOUSE SITE & PART OF RESTRICTED RESIDENTIAL ZONE. OLD COACH ROAD AKAROA









# AKAROA COUNTY COUNCIL

## District Planning Maps




Operative 28th March 1980

### GENERAL NOTATION






#### ZONES

RURAL 1 - - - - - RUR 1  
RURAL 2 - - - - - RUR 2   
RURAL 3 - - - - - RUR 3   
DEFERRED URBAN - - - (Def Urban) - - -  
(Notation)  
RESIDENTIAL - - - - - RES   
COUNTY TOWN  
TOWN CENTRE   
OUTER RESIDENTIAL   
RESTRICTED RESIDENTIAL RESTR. RES. 

#### DESIGNATIONS

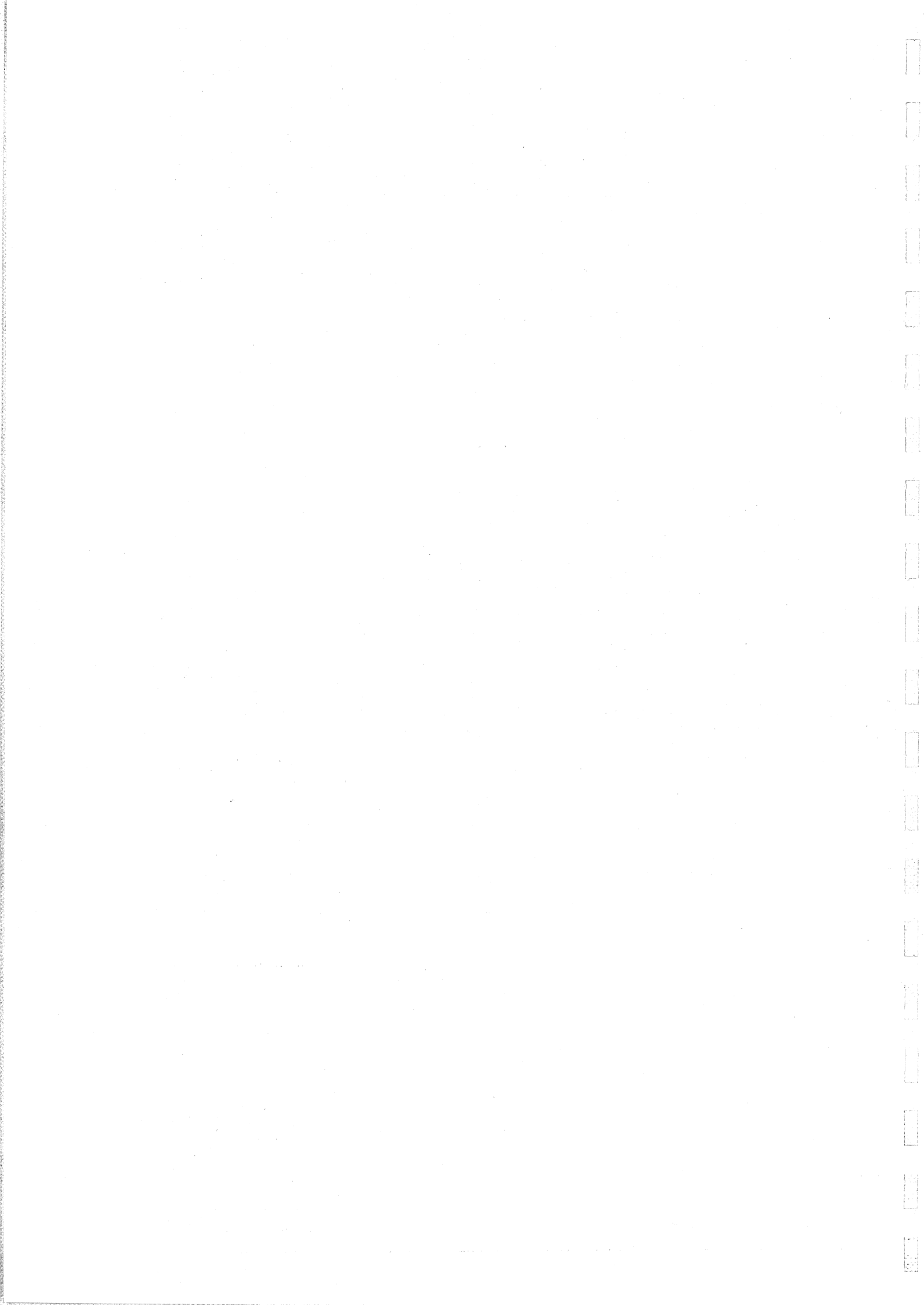
RECREATION - - - EXISTING - - - REC (Use)   
PROPOSED - - - REC PROP (Use)   
OTHER COMMUNITY USES - - - (Stated) - - - 

#### SYMBOLS

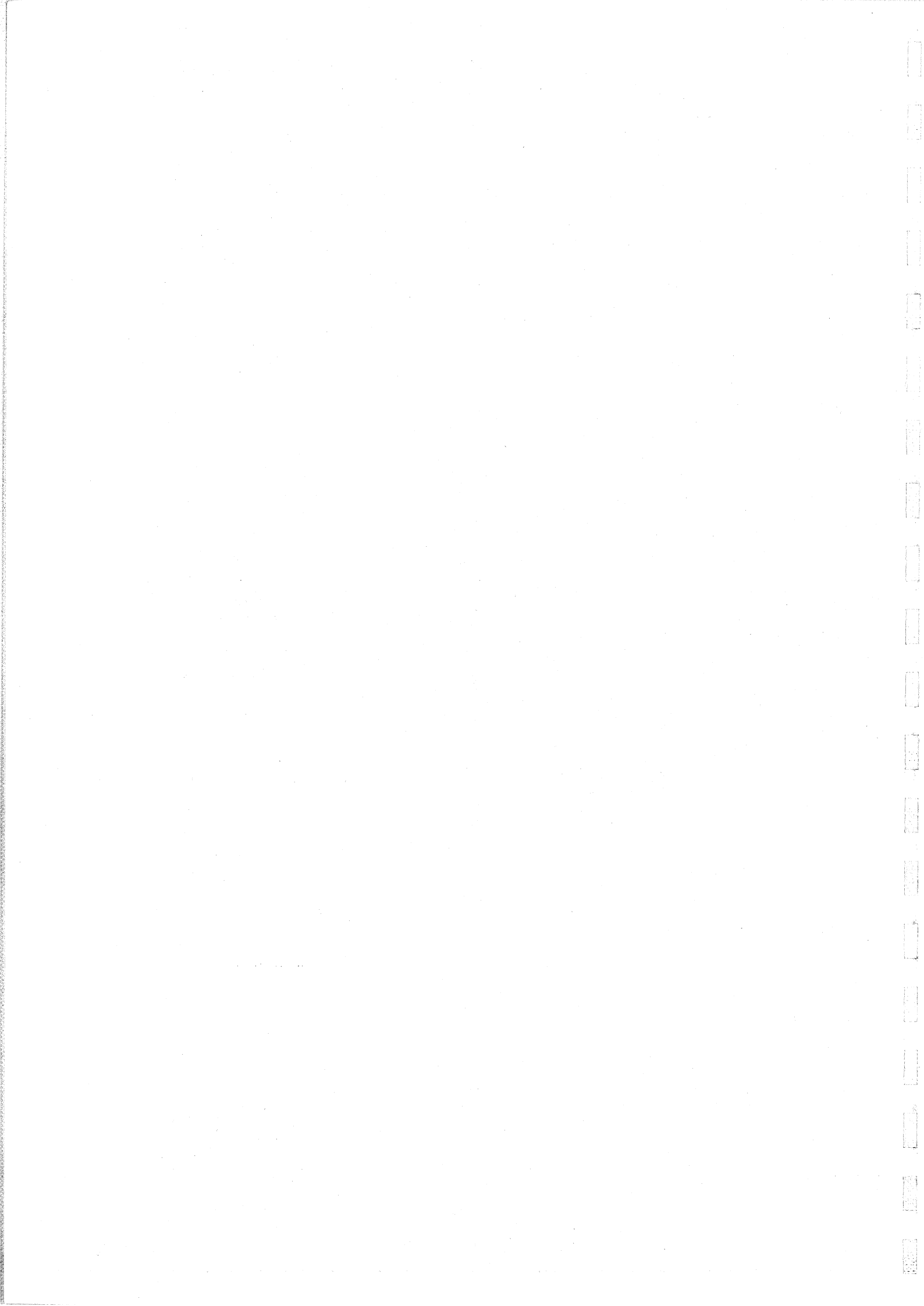
SCENIC RESERVES - - - - - 39   
ROADS - - - - - EXISTING - - - - -   
PROPOSED - - - - -   
UNDERLYING ZONE - - - - - UZ RUR 2  
COUNTY BOUNDARY - - - - -   
WALKING TRACKS 

#### LIST OF MAPS

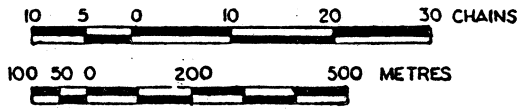
1A WAINUI  
1B FRENCH FARM  
2A DUVAUCHELLE  
2B TAKAMATUA  
3A PIGEON BAY  
3B PIGEON BAY VALLEY  
3C LITTLE AKALOA  
4A OKAINS  
4B LE BONS  
5 OTANERITO  
6 COUNTY TOWN  
7 MAJOR ROAD NETWORK



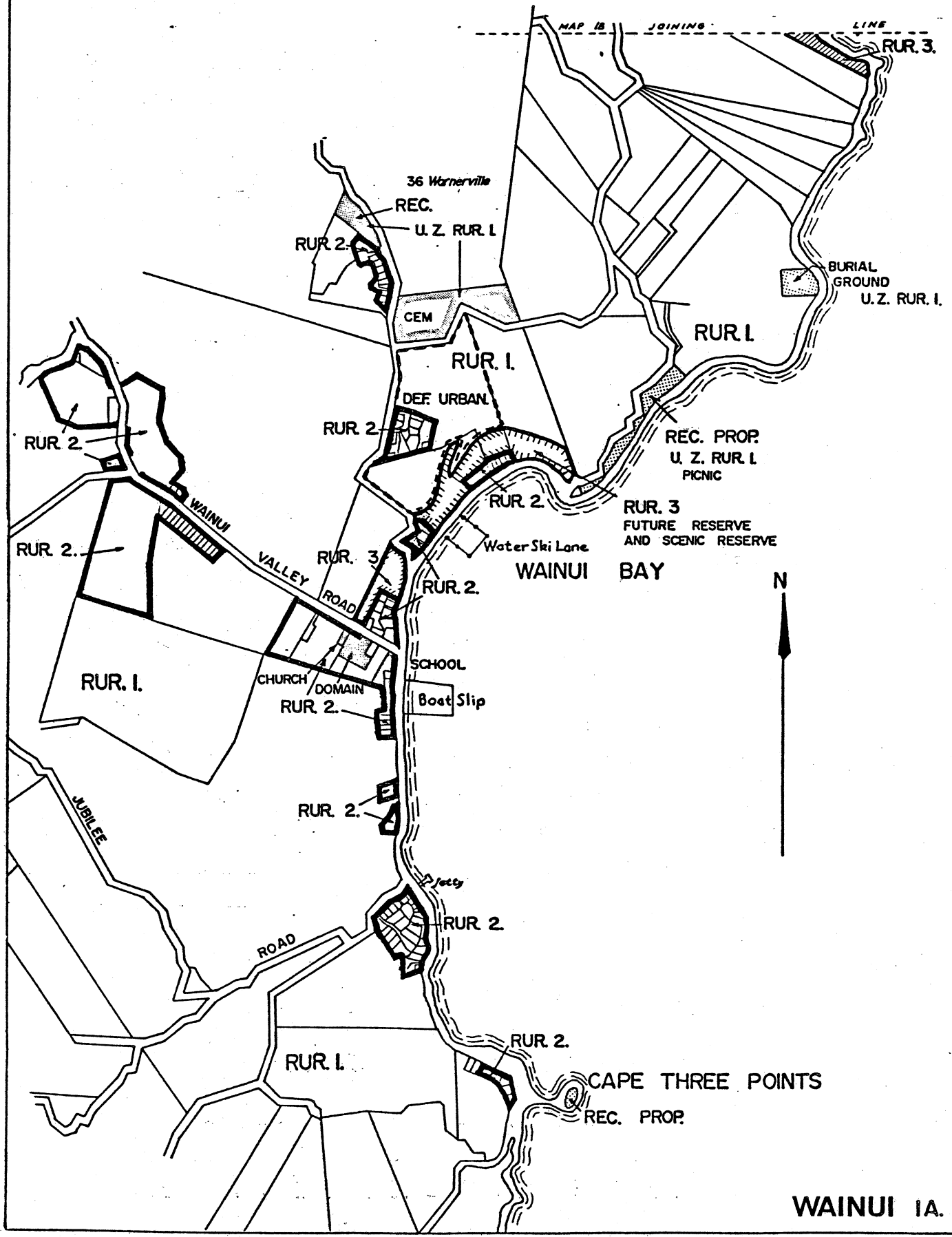




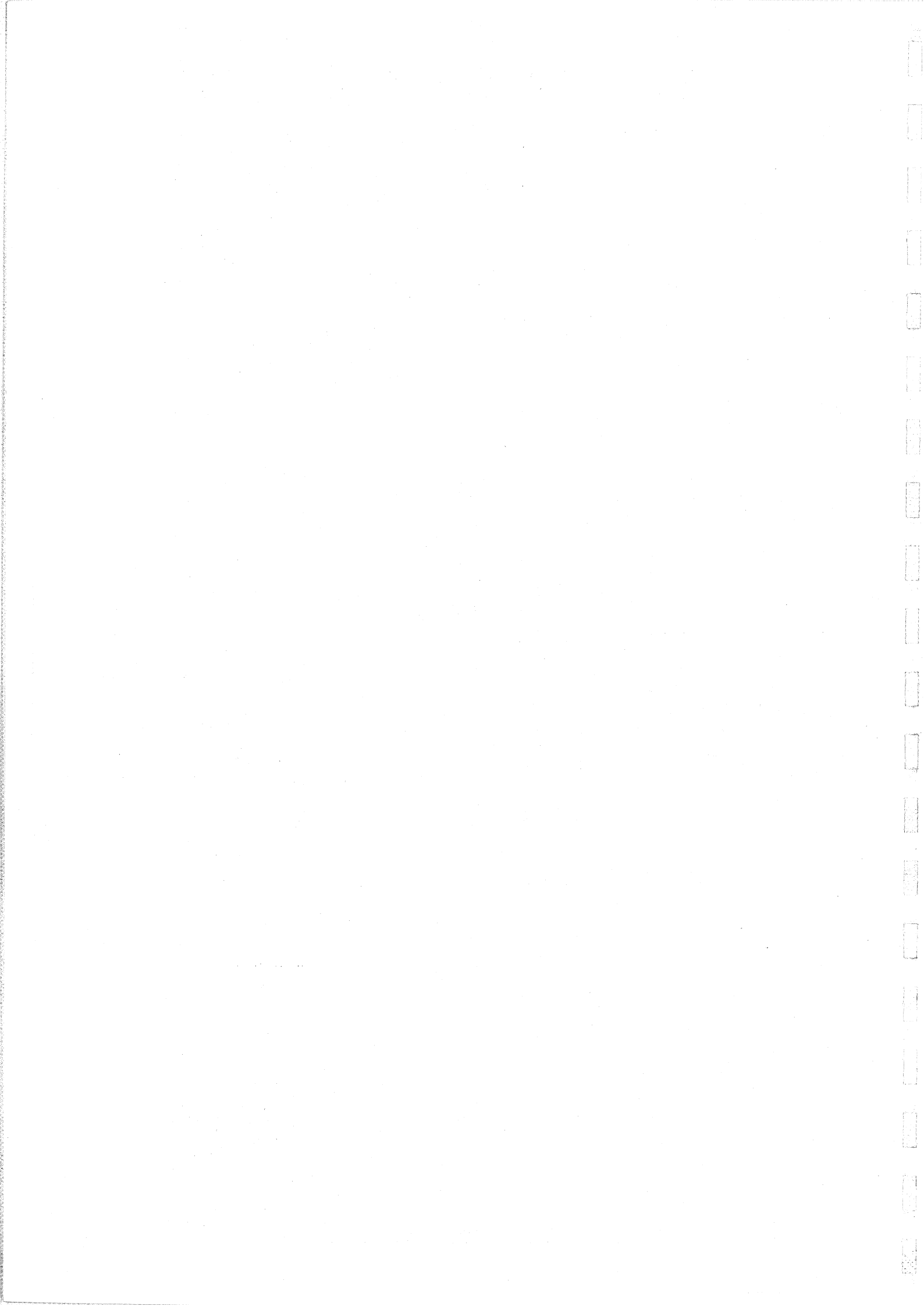
# AKAROA COUNTY



AREAS.	RUR. 2.	29.7ha
	RUR. 3.	5.4ha
	Deferred Urban,	9.5ha

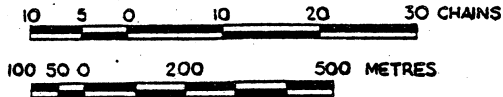


WAINUI IA.

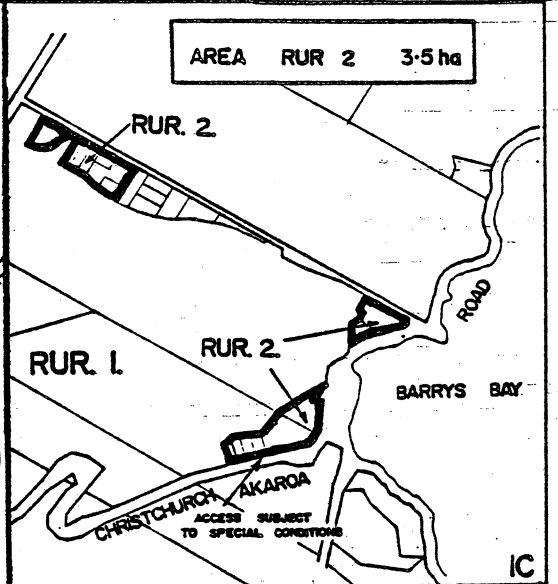
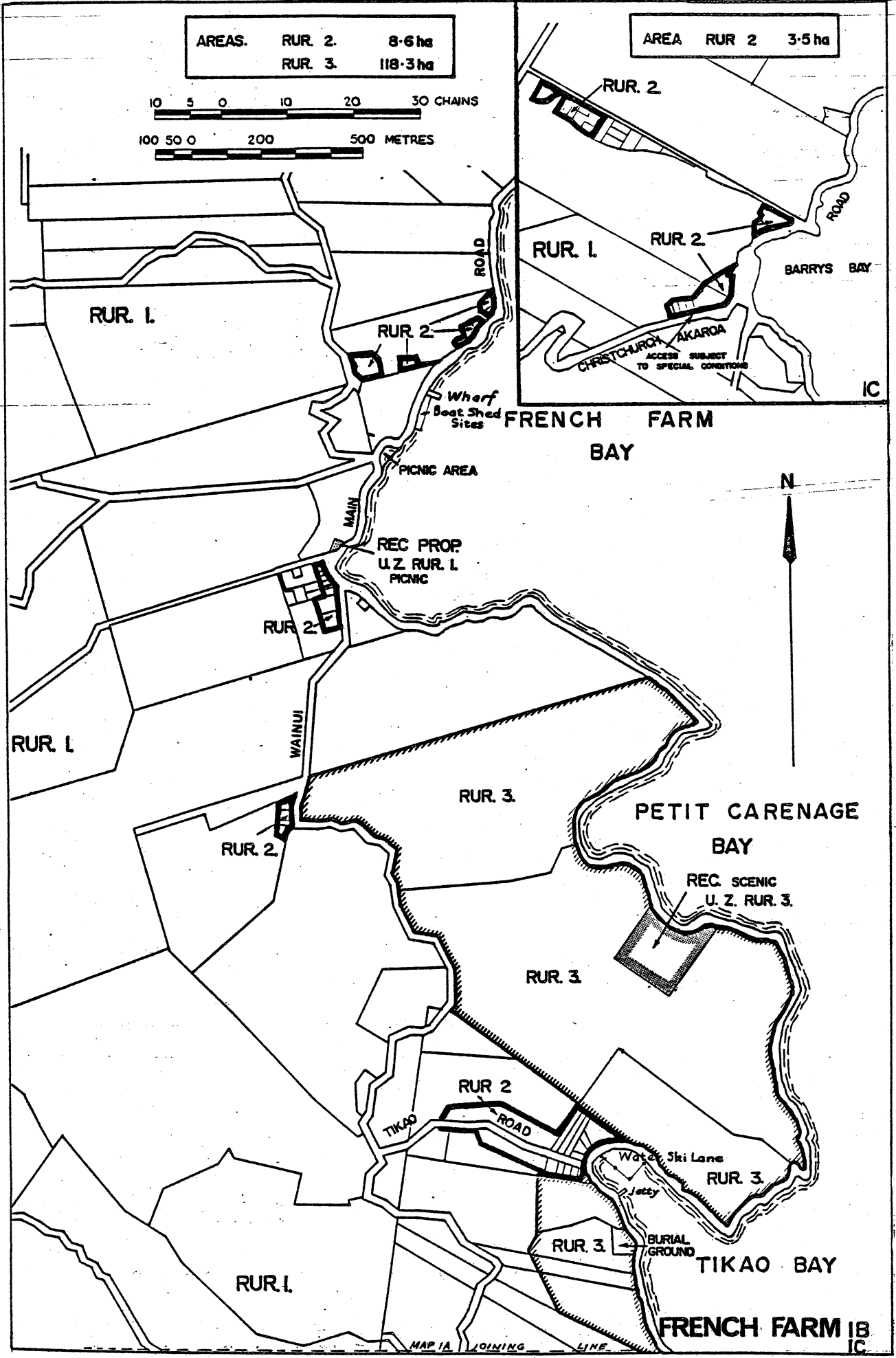


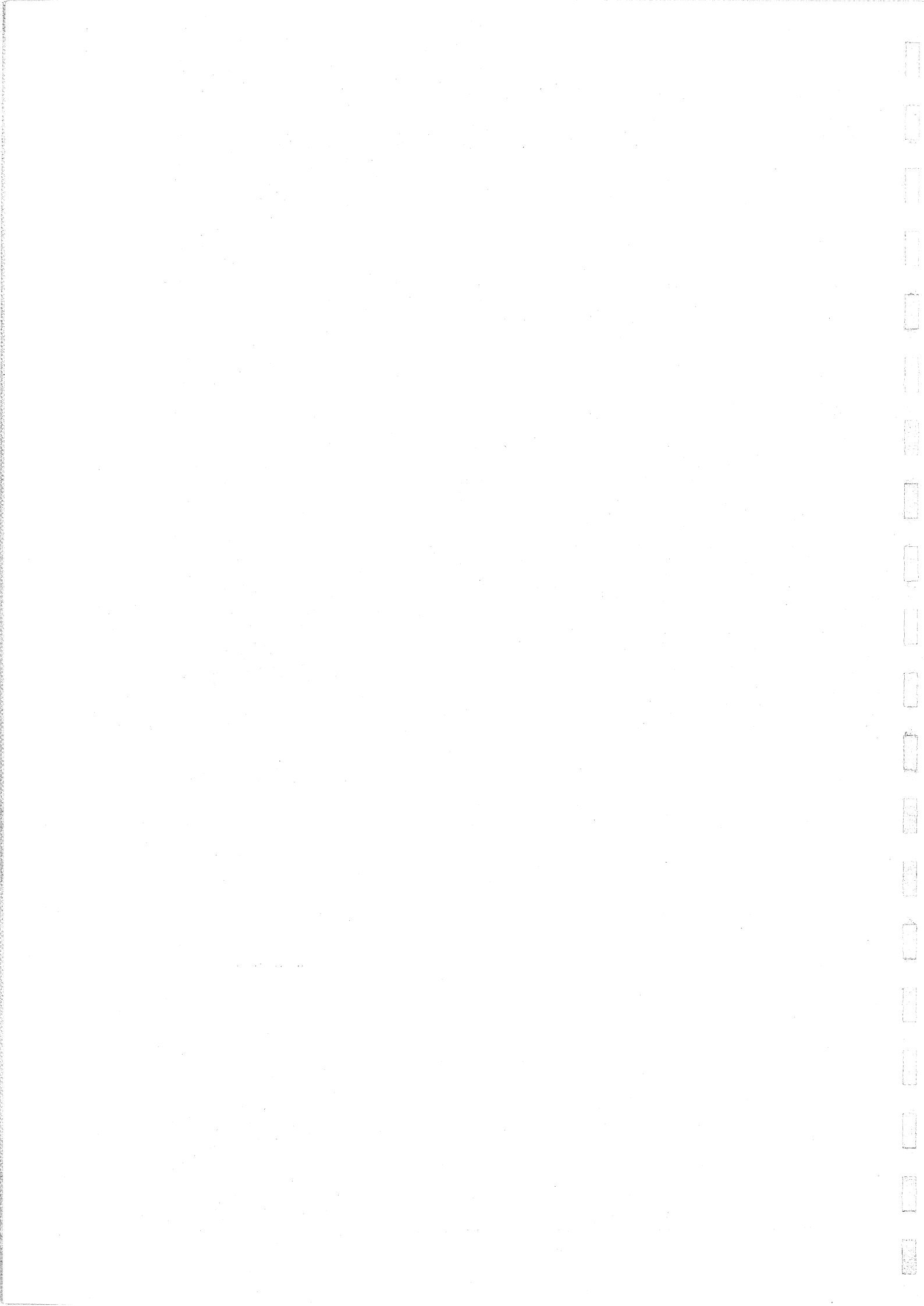
# AKAROA COUNTY

AREAS.	RUR. 2.	8.6 ha
	RUR. 3.	118.3 ha



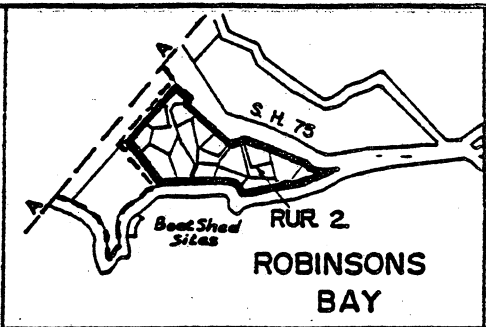
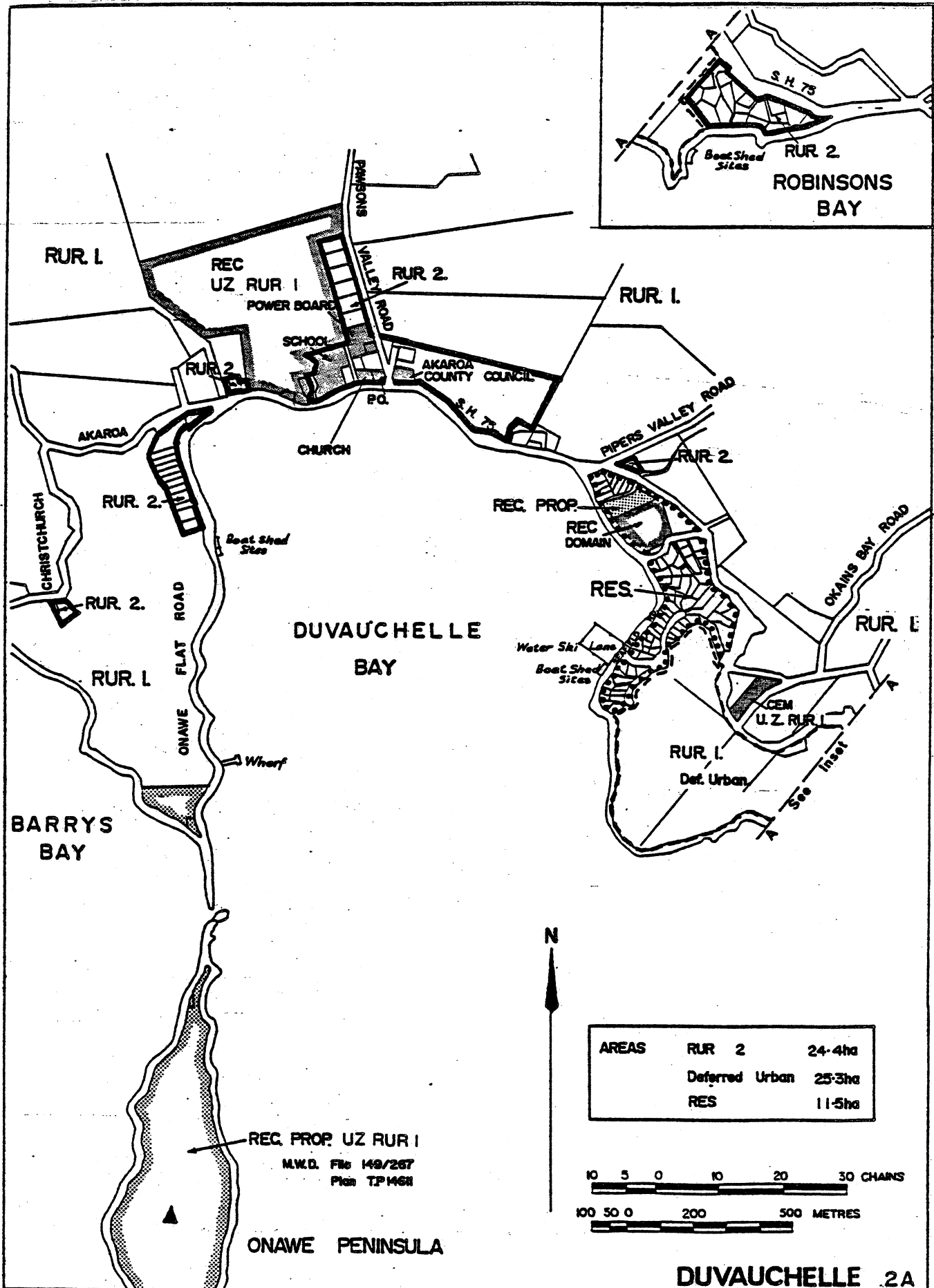
AREA	RUR. 2	3.5 ha
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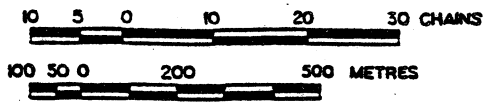


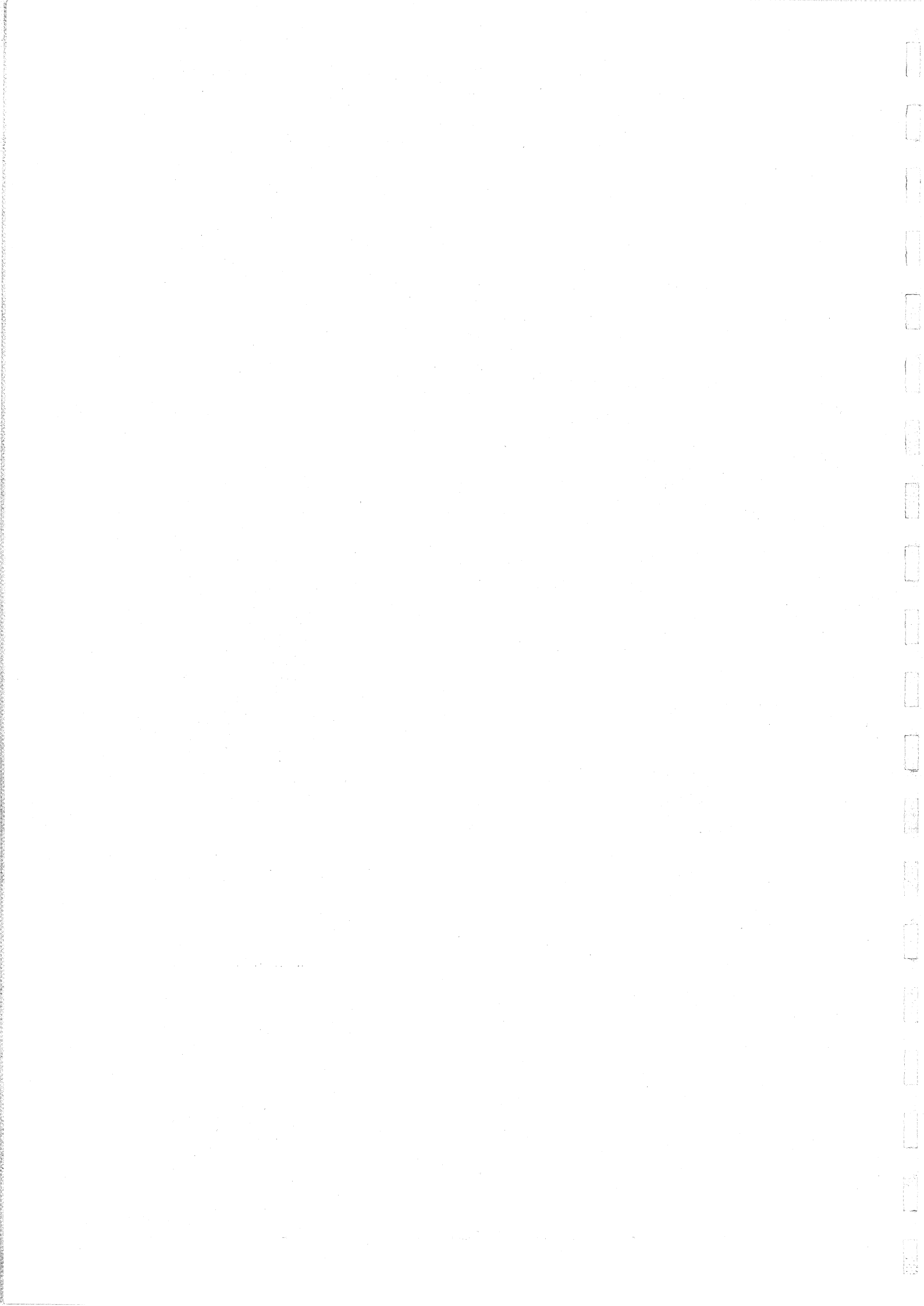
# AKAROA COUNTY



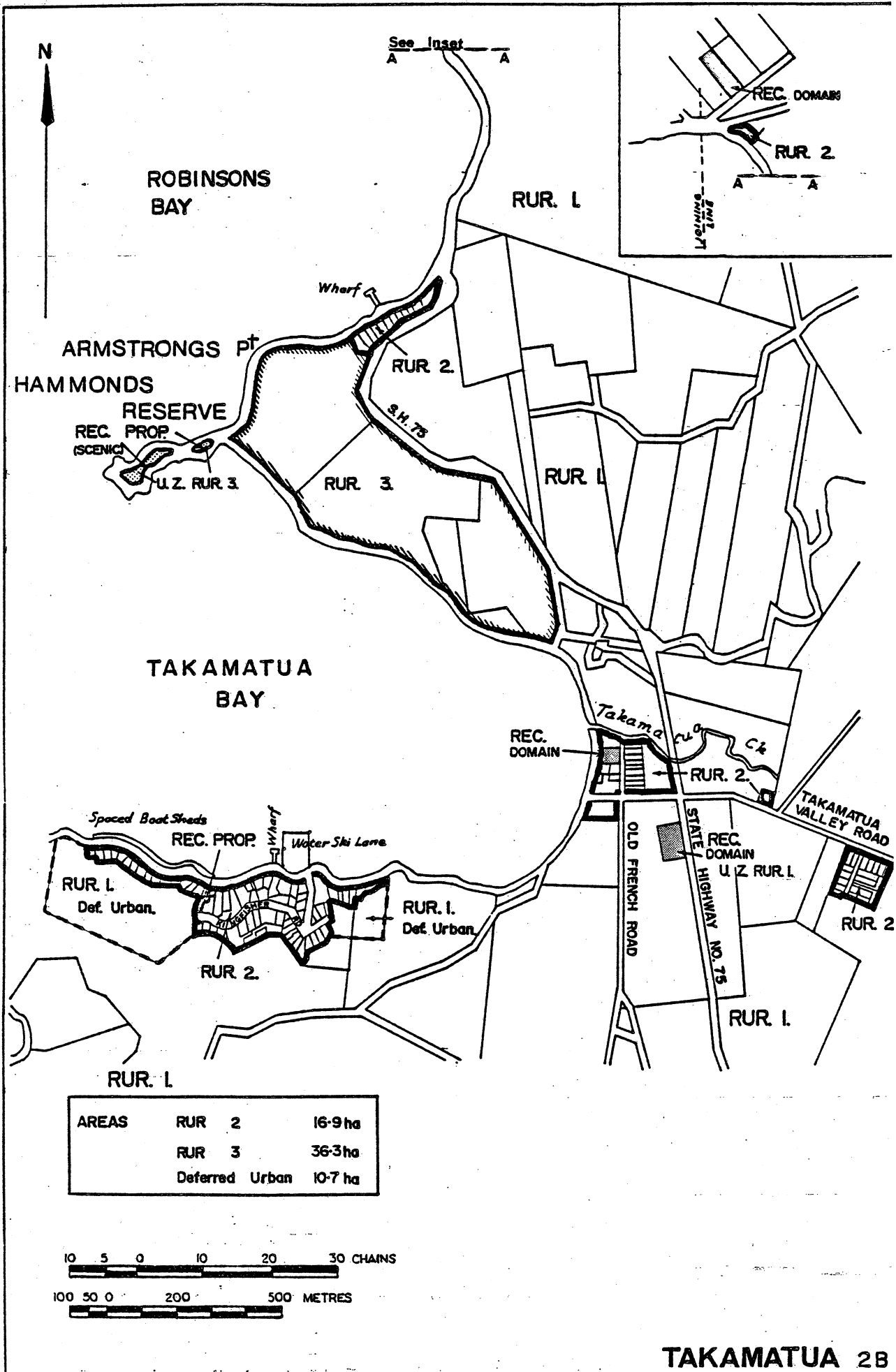
REC. PROP. UZ RUR. 1  
M.W.D. File 149/267  
Plan TP146H

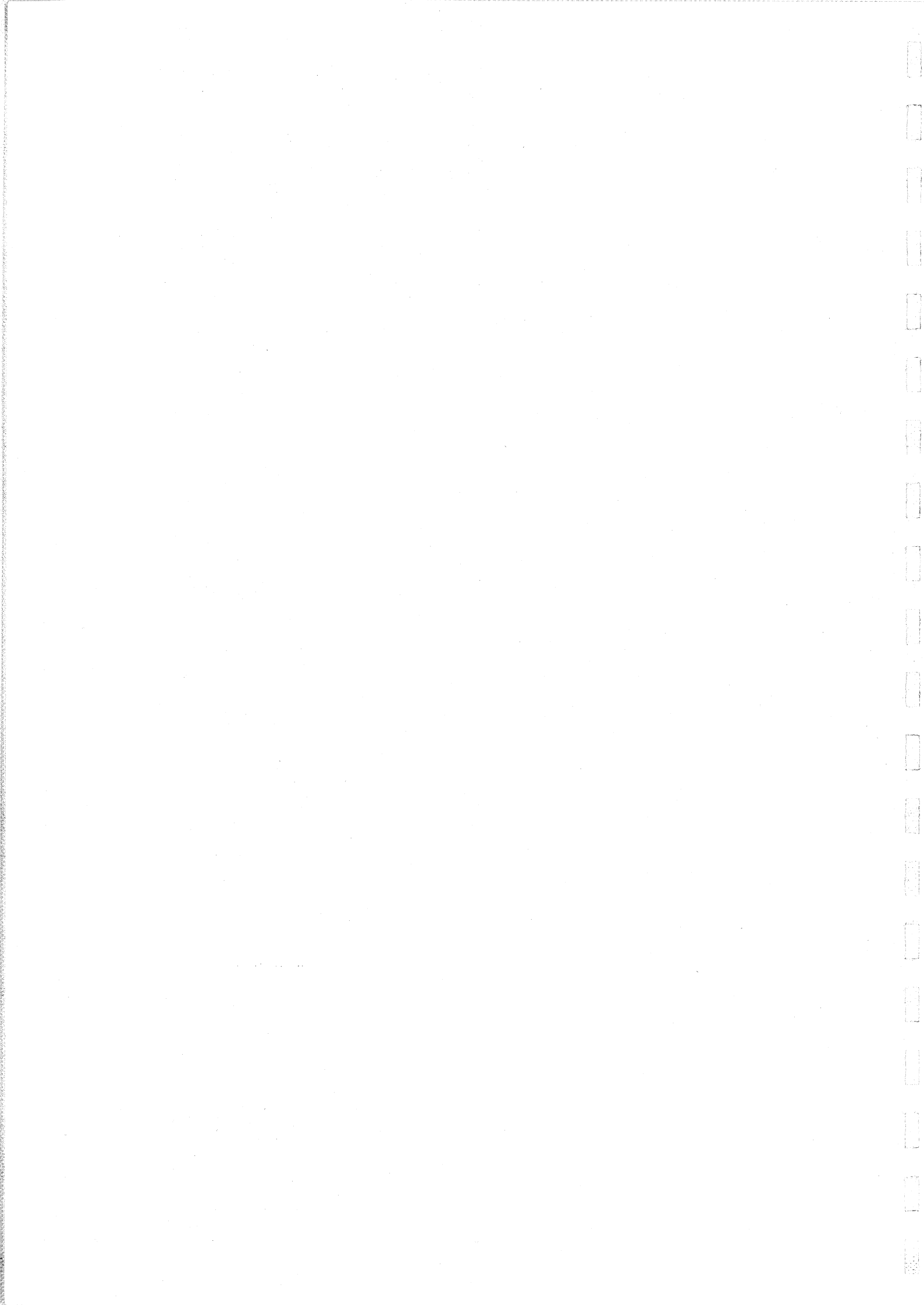
AREAS	RUR. 2	24-4ha
	Deferred Urban	25-3ha
	RES	11-5ha



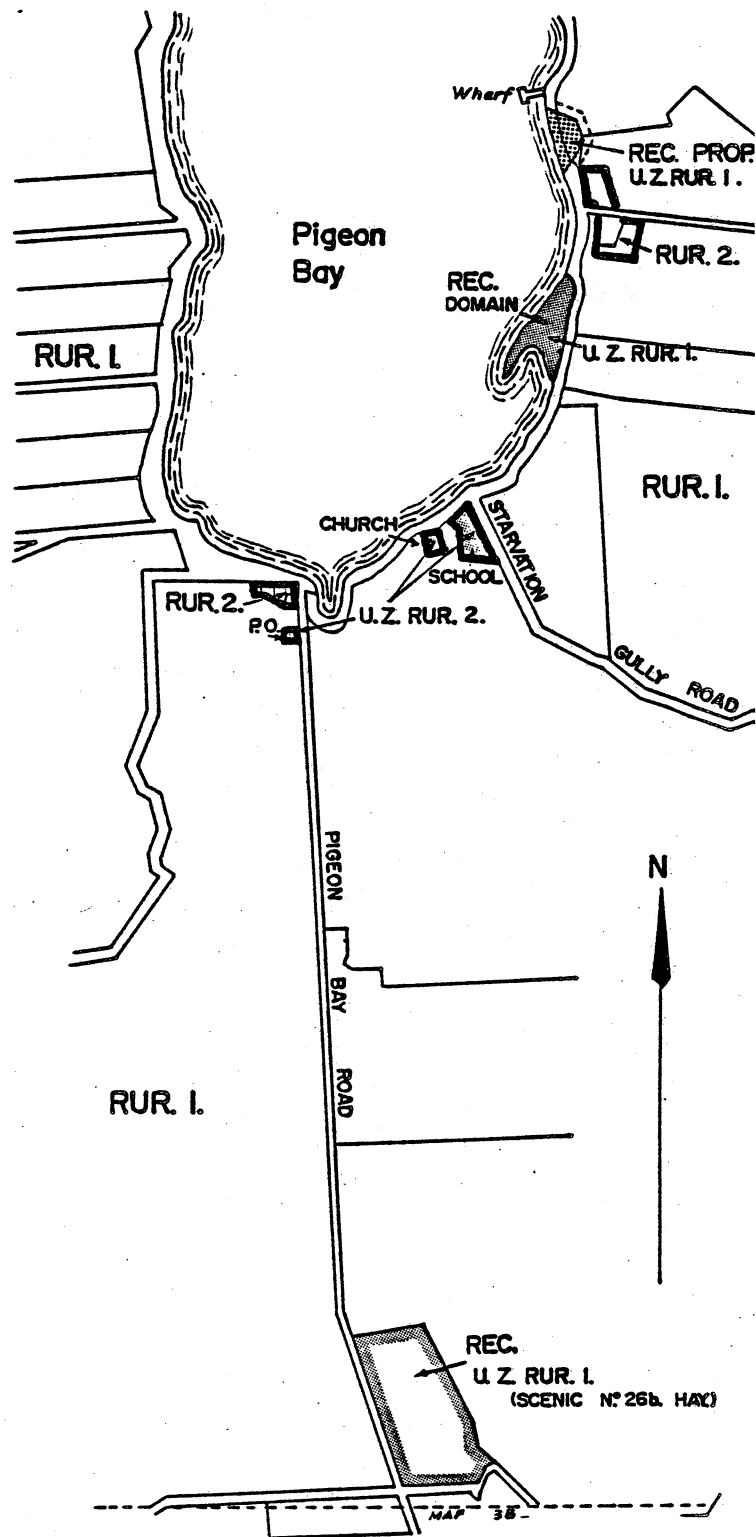
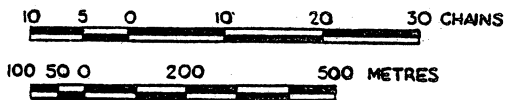


# AKAROA COUNTY



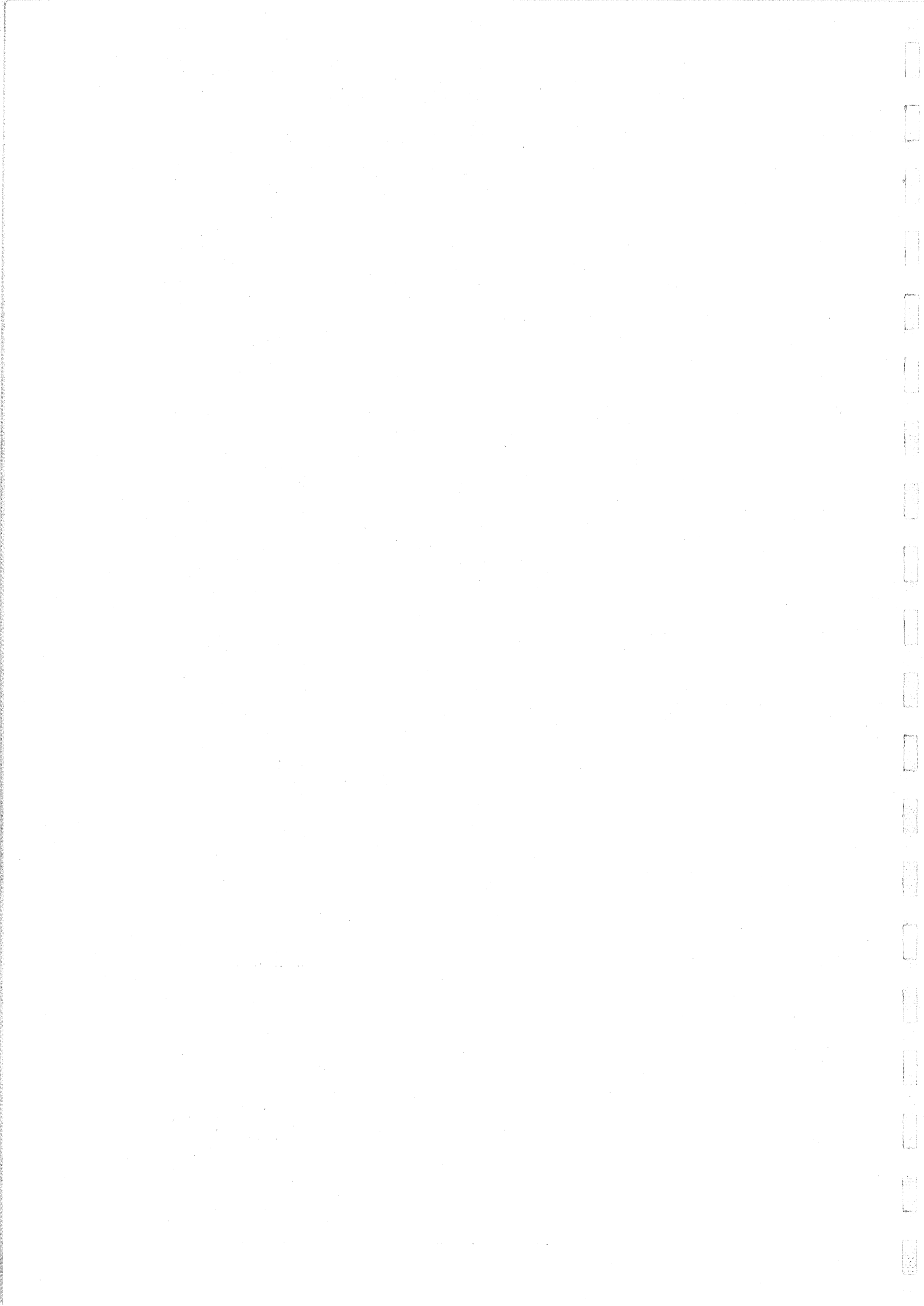


# AKAROA COUNTY



AREA RUR 2 1.8ha

## PIGEON BAY 3A

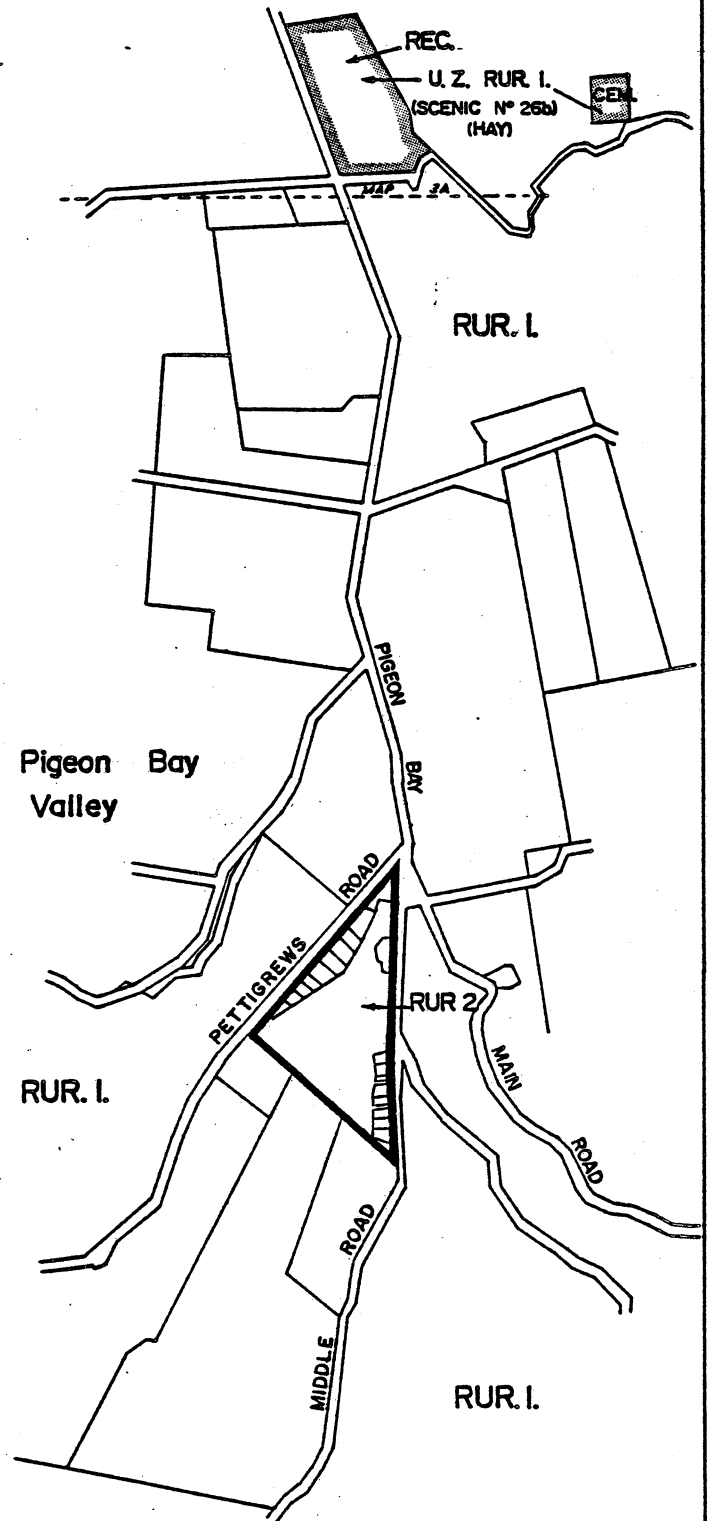


# AKAROA COUNTY

10 5 0 10 20 30 CHAINS

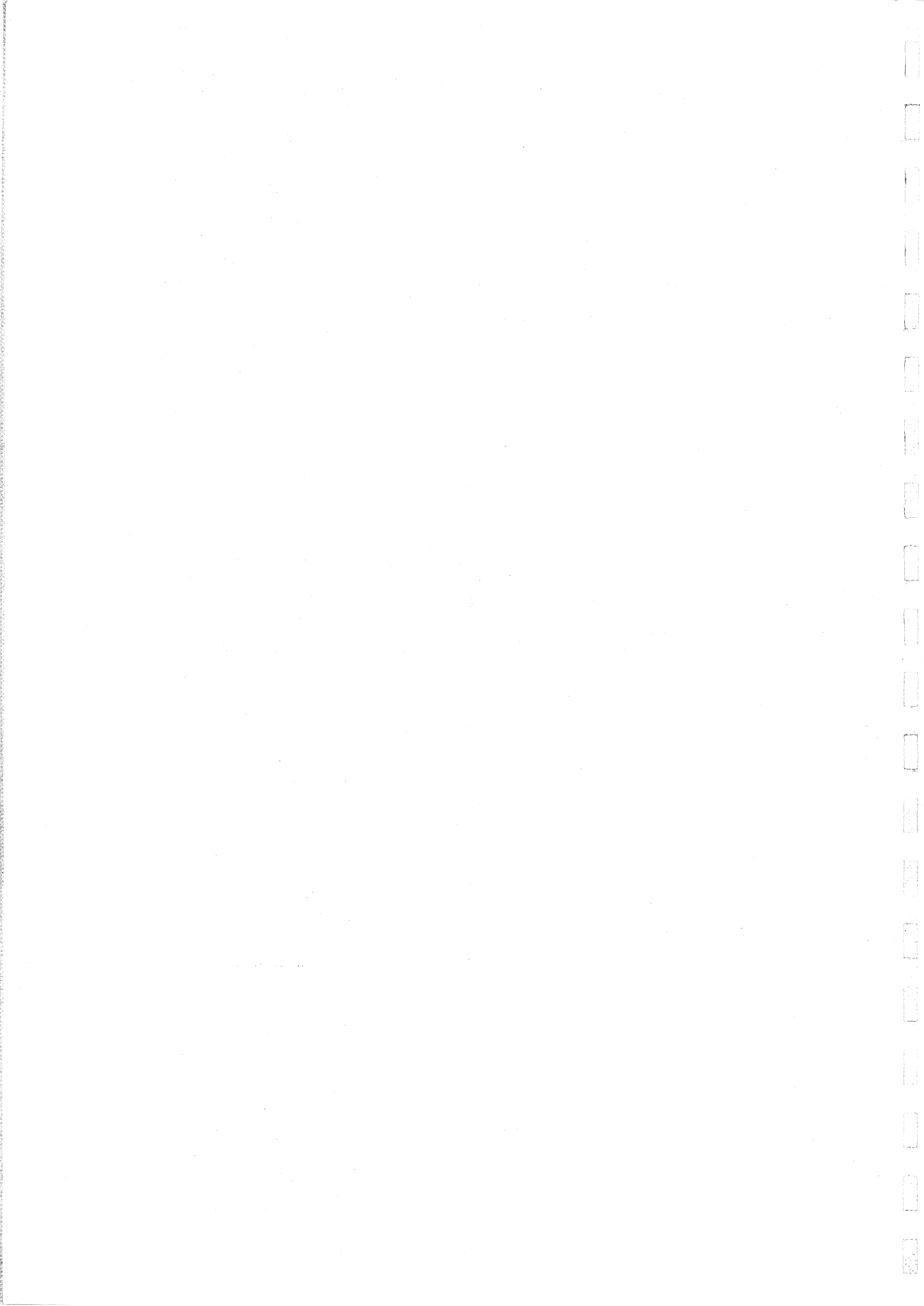
100 50 0 200 500 METRES

N



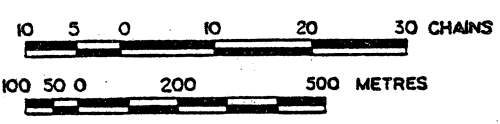
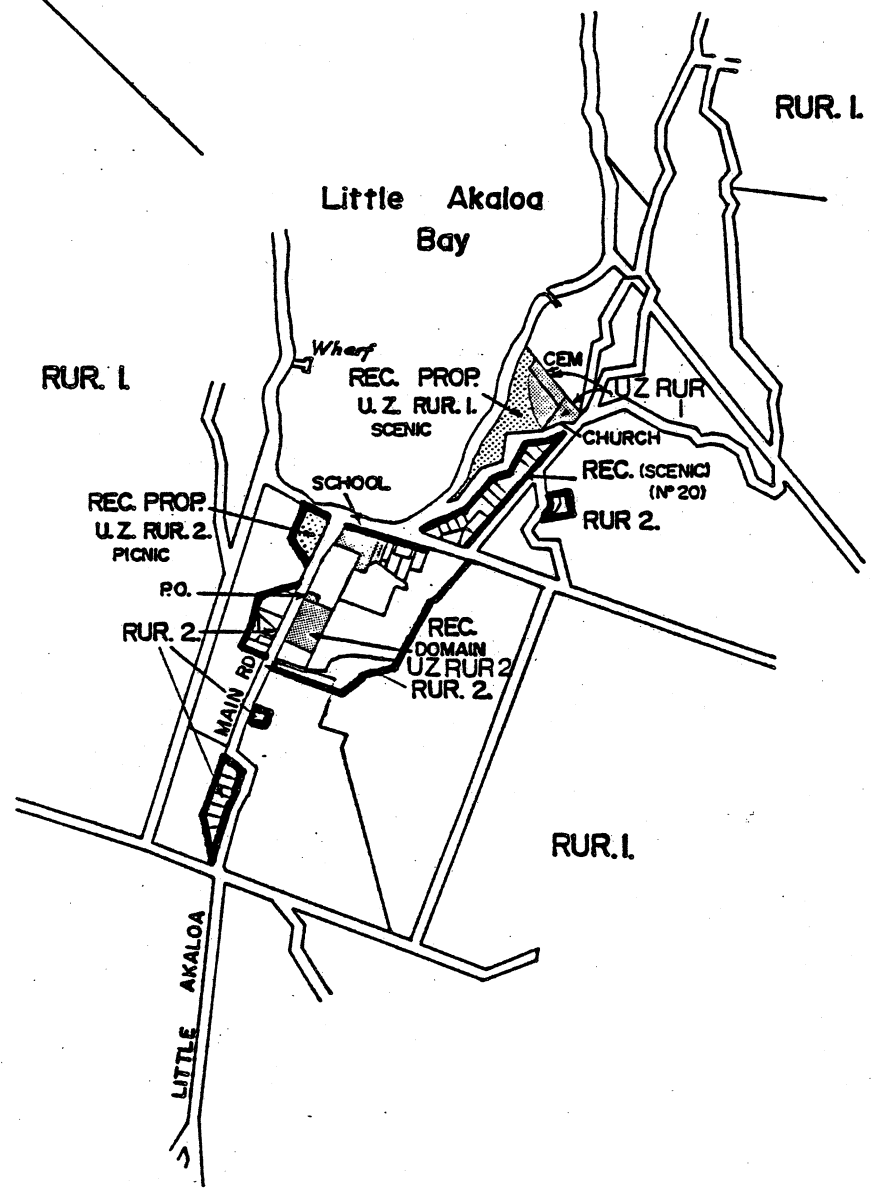
AREA RUR 2 95ha

PIGEON BAY VALLEY 3B

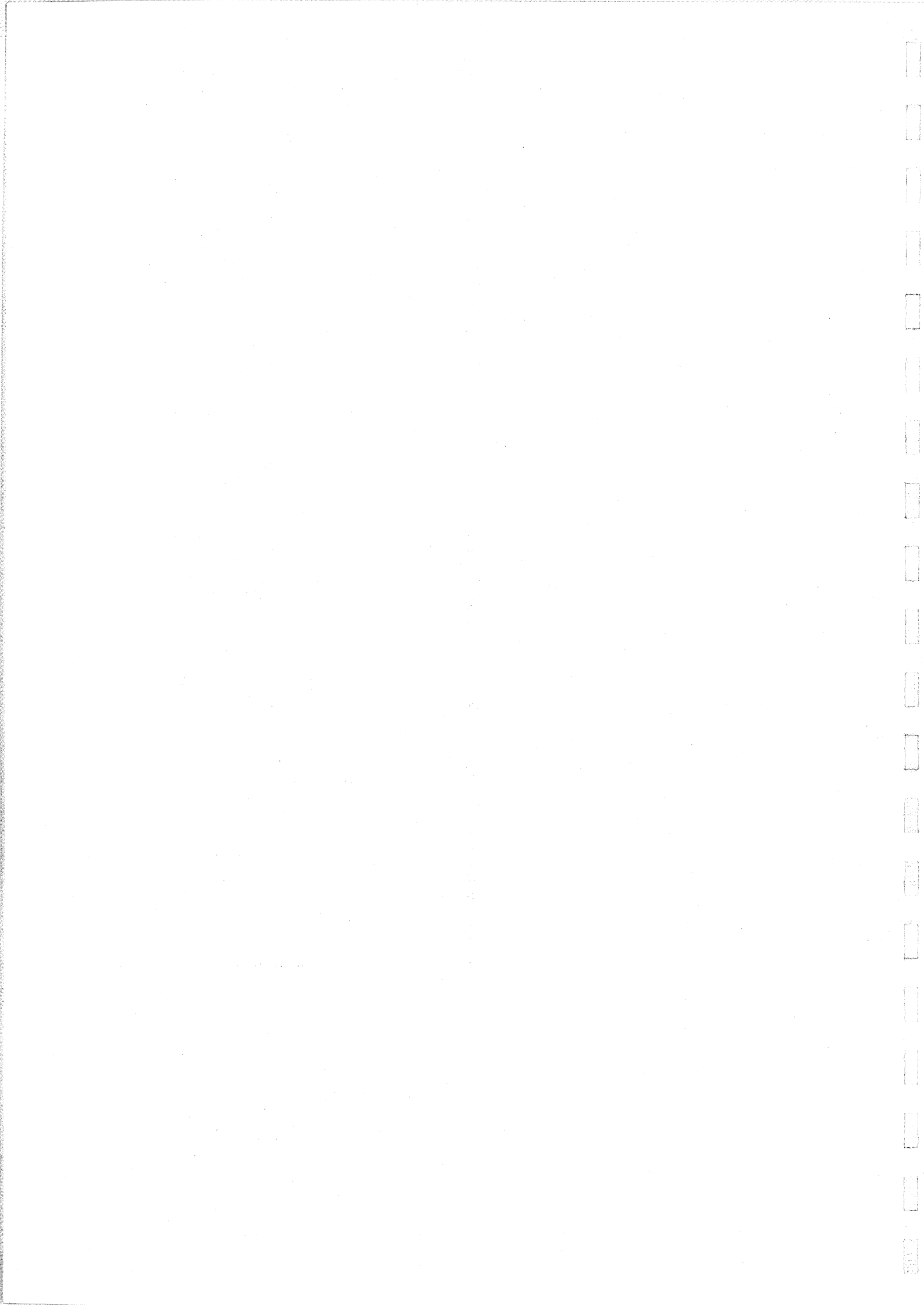




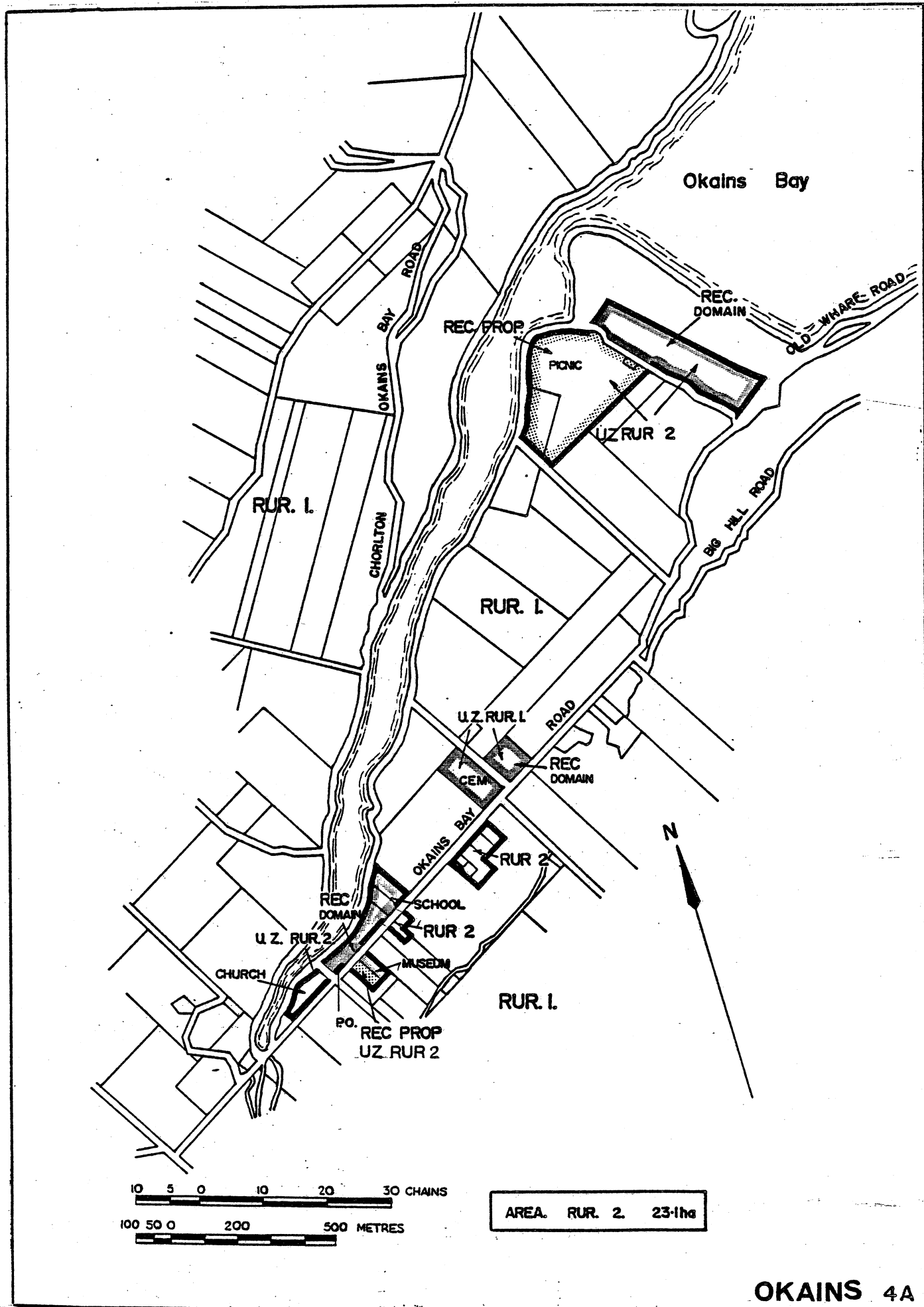
# AKAROA COUNTY

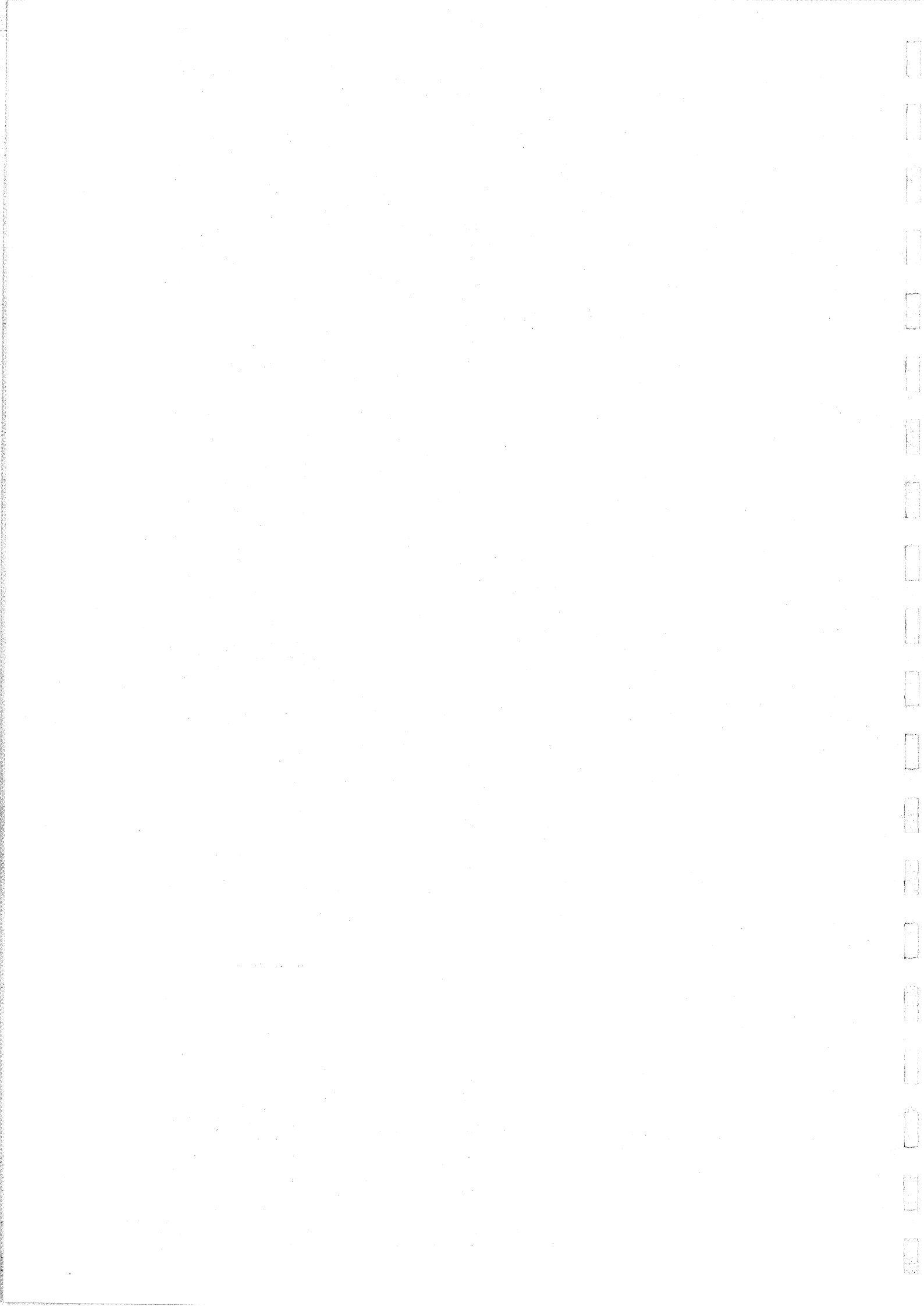


AREA RUR 2 11.6ha

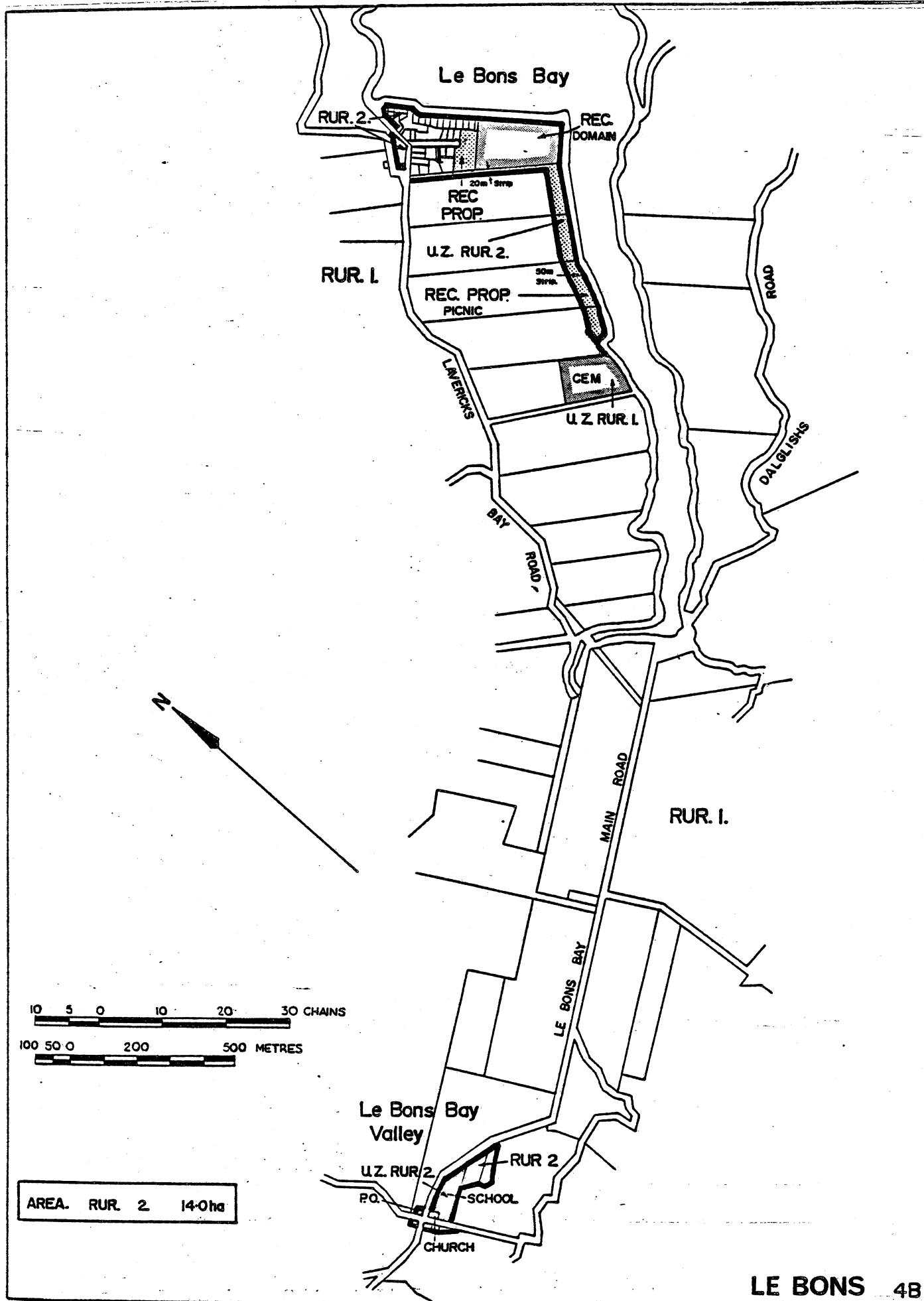


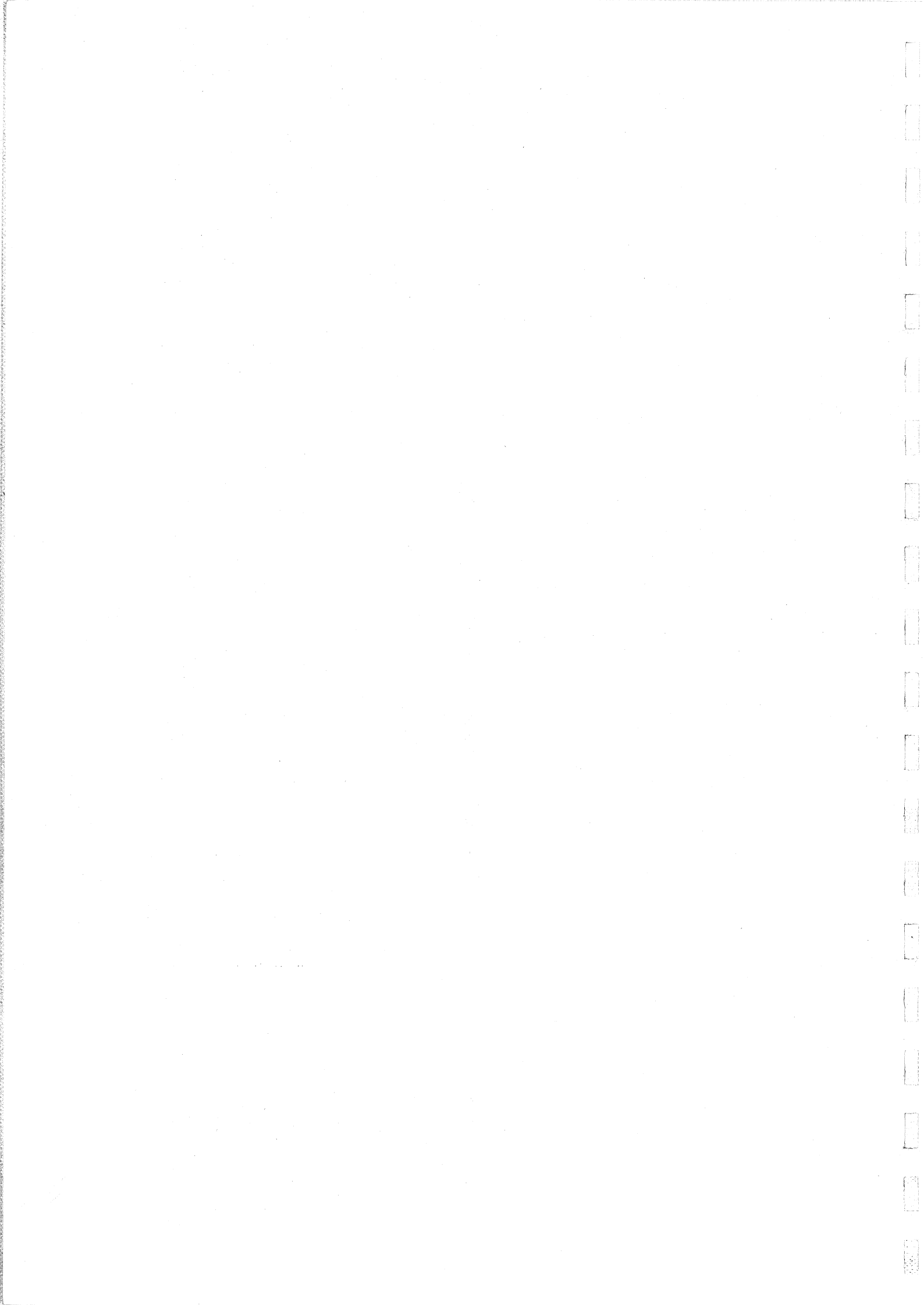
# AKAROA COUNTY



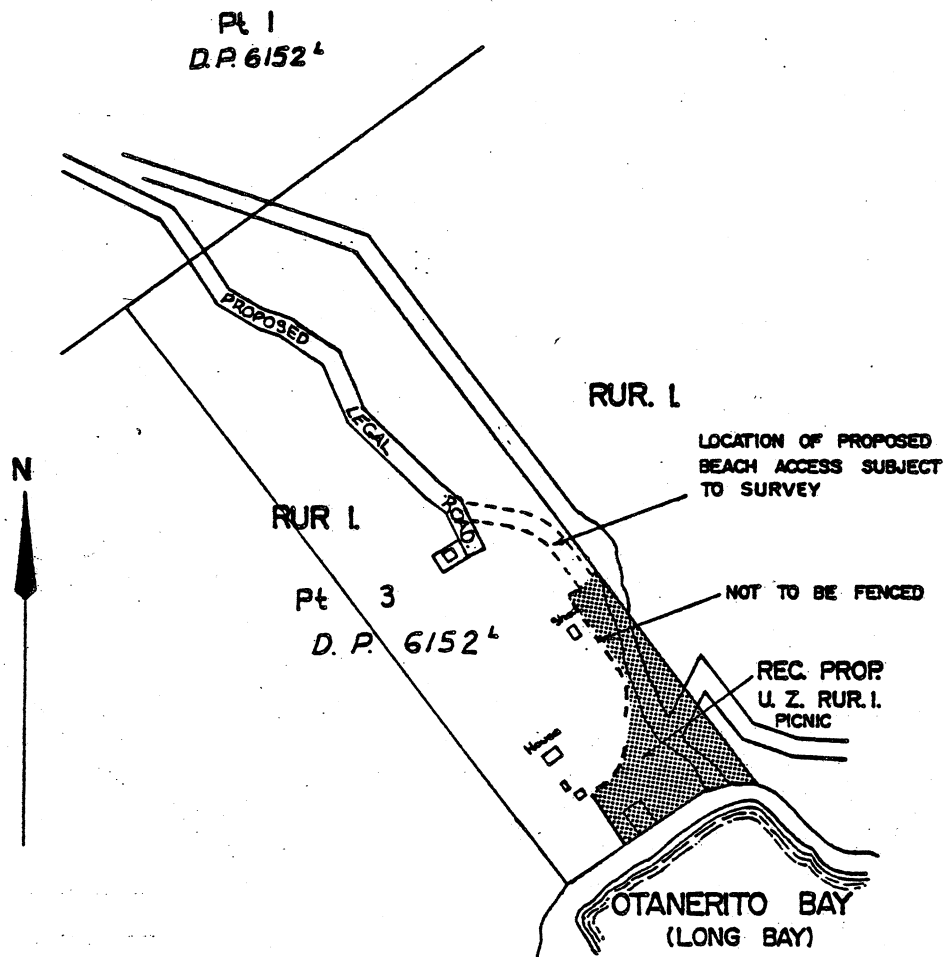


AKAROA COUNTY

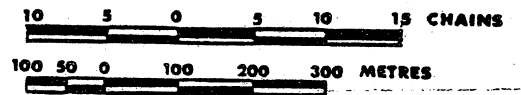




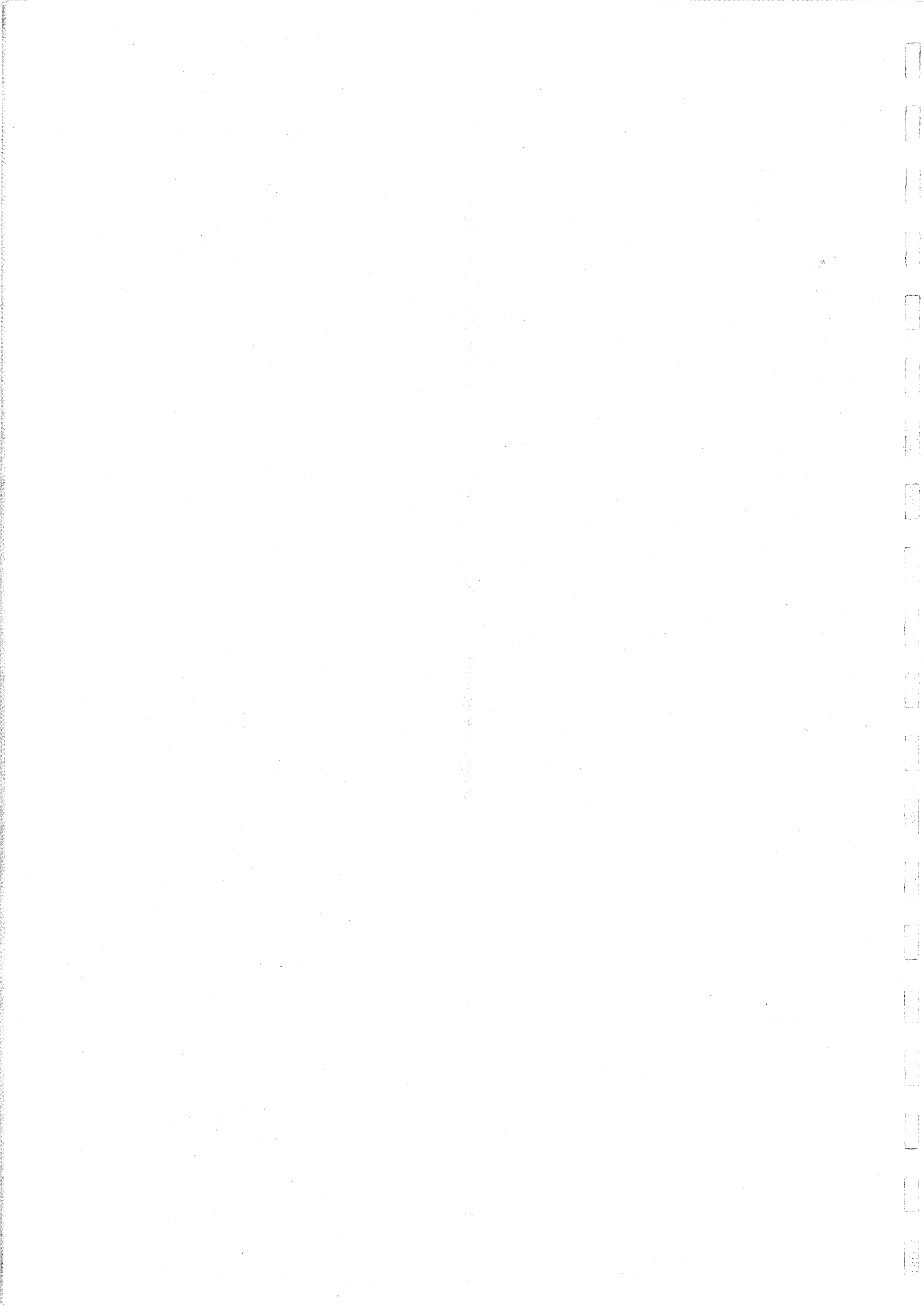
# AKAROA COUNTY



AREA RUR 3 11.0 ha



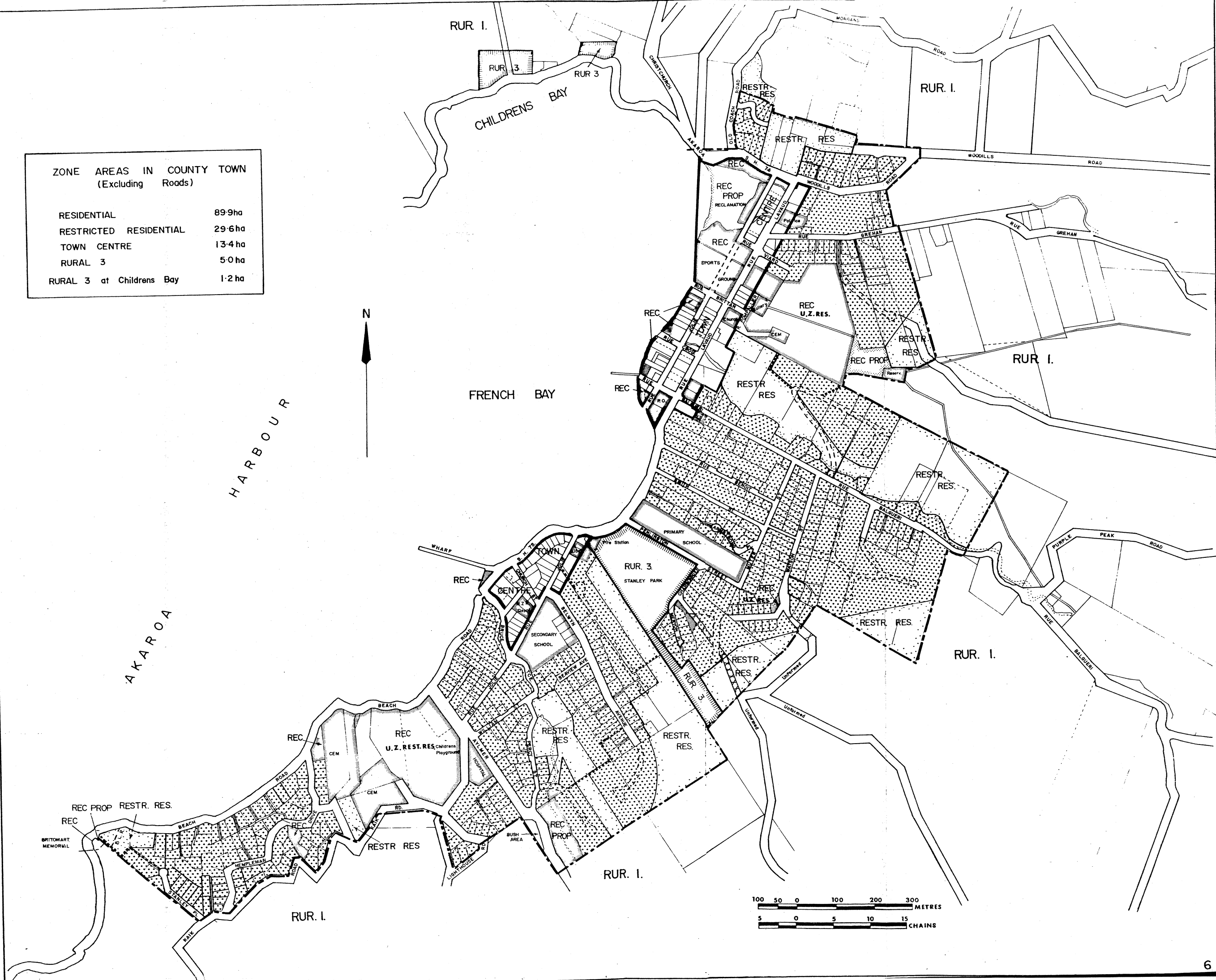
OTANERITO 5

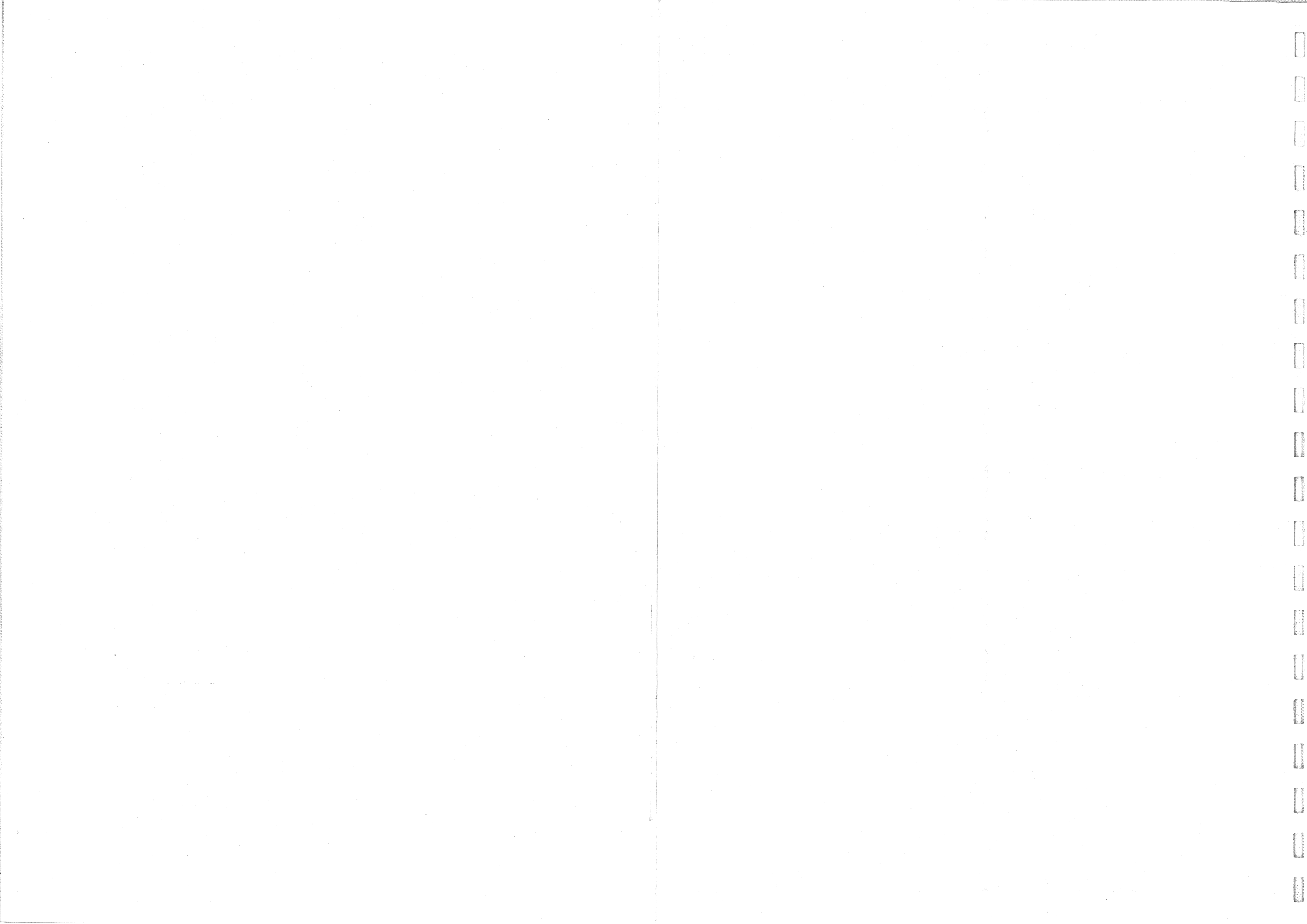




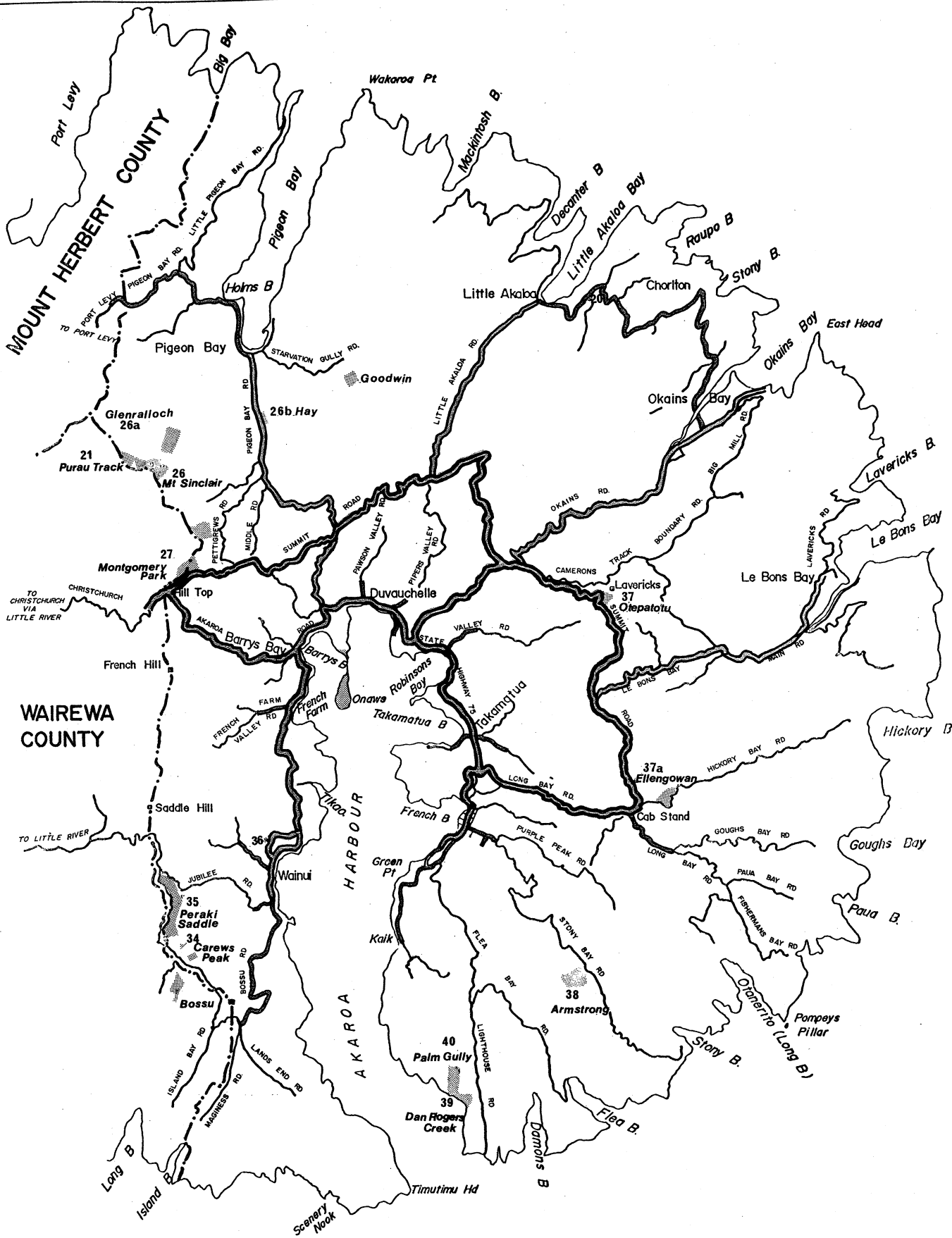
**ZONE AREAS IN COUNTY TOWN**  
(Excluding Roads)

RESIDENTIAL	89.9ha
RESTRICTED RESIDENTIAL	29.6ha
TOWN CENTRE	13.4ha
RURAL 3	5.0ha
RURAL 3 at Childrens Bay	1.2ha





# AKAROA COUNTY



- KEY**
- RURAL ARTERIAL ROADS
  - PRINCIPAL DISTRICT ROADS
  - MAJOR LOCAL ROADS
  - OTHER LOCAL ROADS (Uncoloured)

