

AKAROA COUNTY COUNCIL DISTRICT SCHEME



FIRST REVIEW :

Proposed : 24 December, 1986

Operative :

1 OCT 1988

GABITES, PORTER & PARTNERS

ARCHITECTS, TOWN PLANNERS AND ENGINEERS

29 LATIMER SQUARE CHRISTCHURCH PO BOX 13078 PHONE (03):69-871

AKAROA COUNTY COUNCIL DISTRICT SCHEME



OPERATIVE REVIEW

This document is the Operative Review of the District Scheme. It incorporates Council decisions on objections and submissions to the earlier "Proposed Review".

The Town and Country Planning Act 1977

Statutory Declaration as to Procedure

Akaroa County District Scheme

I, Ian Chambers Harris....., do solemnly and sincerely declare:

- (1) That I am the Chairman of Akaroa County Council
- (2) 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.

Ian C. Harris
Chairman

Declared at Akaroa this 12 day of Sept. 1988, before me:

J. Tompkins
Justice of the Peace,
Solicitor, etc.

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1. INTRODUCTION TO THE DISTRICT SCHEME

1.1 Parts of the Scheme

This Scheme is comprised of:-

- * Part A - General
- * Part B - Akaroa Township
- * Part C - The Inner Harbour
- * Part D - The Outer Bays
- * Appendices
- * Planning Maps

In Part A of the Scheme text printed in blue includes discussion of planning issues in the County, statements of objectives and policies, explanations of the various controls, and general information. Text printed in black comprises the ordinances - the prescription of controls.

1.2 Purpose of the Scheme

The County Council is required by the Town and Country Planning Act 1977 to provide, maintain (review, amend) and enforce a district planning scheme. Section 4 of the Act describes the general purpose of district schemes as the "wise use and management of the resources, and the direction and control of the development of a district in such a way as will most effectively promote and safeguard the health, safety, convenience, and the economic, cultural, social and general welfare of the people, and the amenities of every part of the district".

While the purpose of planning and the range of matters which may be dealt with in the Scheme are very broad (see 2nd Schedule to the Act), the methods which can be used are constrained by the legislation.

In addition to indicating planned public works, the Scheme attempts to influence private development for the benefit of the community as a whole through:-

- * control of changes in the use of land and buildings
- * control of subdivision
- * control over the size, siting, and design (particularly in Akaroa township) of buildings and other structures
- * requirements for adequate off-street parking, safe vehicle access to streets, and convenient loading and unloading areas
- * control of the impact of new (and to a lesser extent existing) buildings and activities on the surrounding area, for example through landscaping requirements

- * preservation of native bush and objects and places of historic or other particular significance.

1.3 Relationship to the Regional Planning Scheme

This Scheme incorporates the relevant provisions of the Canterbury United Council's Regional Planning Scheme, both the approved Section One (Settlement Distribution) and the Proposed Section Two (Communications). In accordance with Section 57 of the Act, the relevant provisions of any future sections of the Regional Scheme becoming approved will be incorporated into the District Scheme through the Change procedure (see Section 3.1)

2. PLANNING OBJECTIVES AND POLICIES

2.1 Objectives of the Scheme

Objectives - are statements of what the Scheme is intended to achieve or prevent.

Policies - are statements of the means to be used to achieve objectives.

The purpose of this Scheme is to promote the social and economic welfare of people living in and visiting the County.

Broad Objectives are:-

Amenities

1. To preserve and enhance the features of the County which make it an attractive place to live in and to visit.

Employment

2. To encourage the provision of employment and the viability of enterprises within the County.

Services

3. To ensure that both physical and social services are provided as appropriate, and as cheaply and efficiently as possible.

Roads and Pedestrianways

4. To ensure that appropriate networks of roads and pedestrianways are provided, and as cheaply and efficiently as possible.

Health and Safety

5. To safeguard the health and safety of residents and visitors.

Accommodation

6. To encourage the provision of all types of permanent and overnight accommodation in a variety of appropriate settings.

Recreation and Social Needs

7. To facilitate provision for the recreation and social needs of residents and visitors.

Residential Environments

8. To preserve and enhance the pleasantness of residential environments.

Individual Freedom

9. To promote the maximum freedom of choice for individuals in the use and development of their land, compatible with community aims and objectives.

Maoritanga

10. To assist the Maori people to preserve their cultural traditions, in particular their relationship with ancestral land.

The planning policies required to further these ten broad objectives are described throughout this Scheme together with the specific ordinances designed to reinforce them.

These objectives are in general complementary. The Scheme recognises some inevitable conflicts between objectives however and indicates in the commentary and the ordinances which objectives will take precedence in particular situations or issues.

2.2 Water-Related Uses and Development

The Akaroa Harbour and other areas of water are outside the County boundary. Use of water areas and physical developments such as jetties are therefore not controlled under this Scheme but are managed by the Council acting as the Harbour Board. Because control over land and water areas lies with the same authority, and because use and development of water areas affects coastal land and vice versa, the Council considers it appropriate to set out objectives and policies for both water areas and coastal land in this Scheme. A more comprehensive approach would be possible if the County boundaries were extended to include the harbours and bays. Attention is drawn to the Coastal Resource Investigation of Akaroa and Wairewa countries published by the Lands and Survey Department in 1984. Further planning exercises will be needed in the future.

The Council intends to preserve the natural features of water areas and the coast while encouraging greater use. In specific instances these two objectives may be in conflict, for example physical development needed to facilitate particular uses could destroy natural features. Generally however, preservation and more intensive use are complementary; the natural features such as clean open water and uncluttered foreshore give the Harbour and outer bays their intrinsic character and thus their attractiveness for many activities. As recreation, fishing, and other water-related uses expand, the Council will be guided by the principles set out below.

In general the Council will manage and control water and foreshore areas so that they remain available and attractive for a wide range of uses. Where exclusive occupation of areas is needed (e.g. foreshore structures, boat moorings,

aquaculture, car parks) the following will be considered:-

- * the degree of physical disturbance and visual intrusion involved.
- * the permanence of the changes (e.g. a ski lane has virtually no permanent impact - it can be moved, whereas private housing along the foreshore can modify and alienate land uses indefinitely).
- * the particular site requirements of the activity or structure proposed (i.e. whether it could be sited elsewhere, traffic generation, etc).
- * the present and potential uses of the area concerned which would not longer be possible or would suffer some detraction.
- * the importance of the proposed activity or structure for local and regional employment.
- * the possible effects on water quality.
- * the possible effects on wildlife and wildlife habitats.
- * the need to retain public access to the foreshore.

Recreation facilities are often best provided by clubs and associations of people with a common interest. Where possible the Council will encourage and assist groups in the provision of facilities which can be used by the general public.

The Council recognises:-

- * the shortage of good swimming beaches around the Akaroa Harbour and the long term need to provide better pedestrian and vehicle access and parking at some of these areas.
 - * the seasonal and daily variation in recreational use of water and foreshore areas and the need to actively manage peak demand. For example the relationship between the standard of vehicle access and facilities and the numbers of visitors is appreciated. Access, car parking and facilities will be related to the visitor capacity of coastal recreation areas, particularly beaches.
 - * the need to maintain a variety of recreation environments. It is intended that some of the outer bays and parts of the Harbour coastline should remain accessible only on foot, in order to preserve their natural characteristics.
 - * the need to prevent development which would prejudice the natural qualities and wildlife habitat values of the coastal environment.
 - * the importance of recreational fishing.
-



3. TOWN AND COUNTRY PLANNING PROCEDURES

3.1 Reviews and Changes to the District Scheme

The Scheme has been designed to cover a 20 year planning period but it is recognised that within that period amendments will be required. There are two methods of altering the Scheme to meet changing circumstances:-

- * a **Review** of the whole Scheme, which is required after the Scheme has been operative for five years.
- * the **Scheme Change** procedure by which the Council can at any time propose changes to particular provisions of the Scheme. Both procedures involve public notification and rights of objection and submission.

3.2 Predominant Uses, Permitted Discretionary Uses, and Conditional Uses

In accordance with Section 36(4) of the Act the Scheme distinguishes between "Predominant Uses" (and buildings), "Permitted Discretionary Uses", and "Conditional Uses".

Predominant Uses are ". permitted as of right provided that they comply in all respects with all controls, restrictions, prohibitions, and conditions specified in the Scheme".

Permitted Discretionary Uses are those ". permitted subject to such powers and discretions specified in the Scheme as are necessary or desirable to achieve the general purposes of the Scheme and to give effect to the policies and objectives in the Scheme relating to . landscaping (and) the design and external appearance of buildings."

Conditional Uses are ". appropriate to the area (zone) but may not be appropriate on every site or may require special conditions."

A summary of the Predominant Uses, Permitted Discretionary Uses and Conditional Uses for each zone is given in a table, page

Where a type of activity is specified as a "Predominant Use", "Conditional Use", or "Permitted Discretionary Use", e.g. "industry", buildings and other structures needed for that activity are deemed to be included. Conversely, where a type of building is specified, e.g. "dwellings", the normal use of such buildings is included. Normal use may encompass a range of accessory activities. In the case of a residential property for example it could include an occasional garage sale and maintenance of the householders' vehicles. If accessory activities take on an importance in their own right, then they become separate identifiable uses which may or may not be permitted in the zone concerned. Section 8 of this

Scheme sets out definitions which describe the uses referred to.

Before a type of building or type of use of property listed as Conditional may be established, the Council's consent must be obtained through an application for planning consent (a "notified application"). This is in addition to any other formalities such as licensing of certain kinds of enterprises, building permits etc. Application forms are available from the Council office. (See "Information Required with Applications" 3.5 below.) Applicants are advised to discuss their proposals with Council officers prior to making formal application. It is not necessary to own or lease a property before an application can be made.

Applications to establish Conditional Uses are publicly advertised and any affected authorities and persons (normally neighbours) have the opportunity to lodge objections. A Committee of the Council holds a hearing at which the applicant explains his proposal in more detail and any objections are presented. Advice on the sort of details likely to be of interest to the Council can be obtained from Council officers. Applicants should carefully read the relevant parts of the Scheme for an understanding of how a proposed Conditional Use fits in with the intentions of the Scheme. Solicitors and other advisers may be employed by applicants and objectors at hearings but are by no means essential.

In Akaroa township many types of buildings are listed as Permitted Discretionary Uses. This allows the Council to ensure that new buildings and extensions to existing buildings complement the visual character of the town. Applications are not publicly advertised but the Council may invite submissions from the occupiers of nearby properties.

3.3 Specified Departures

Buildings and uses not listed as Predominant, Conditional or Permitted Discretionary Uses in a zone are generally not intended in that zone. Sometimes something very similar to a use listed may be deemed to be included (See Section 4.7 General Ordinances). Minor non-compliance (e.g. setbacks from boundaries) can sometimes be dealt with by a "Dispensation" (see 3.4 below). In exceptional circumstances the Council may grant consent for a type of use or building not listed through a "Specified Departure" consent. The procedure and application form are the same as for a Conditional Use consent (see 3.2 above). While Conditional Use applications will often be granted, Specified Departures can be granted only where there will be no conflict with the intentions of the Scheme and little impact beyond the application site. These limitations are imposed on the Council by S.74 of the Town Planning Act 1977.

3.4 Dispensations

The Council has the power to allow minor dispensations from the standards set out in the Scheme for:-

- * Subdivision;
- * Size and positioning of buildings on sites;
- * Provision of parking and loading spaces;

- * Signs; and
- * Landscaping.

The extent of relaxation possible through dispensation is described in Section 4.12 General Ordinances. Dispensations can be granted only where it would be unreasonable or impractical to require the normal standard, or where there is some other good reason - see 4.12.

Applications for Dispensation are not publicly advertised if the written consent of anyone likely to be affected (such as neighbours) has been obtained and the Council is satisfied that potentially affected neighbours have been given sufficient plans etc. to fully understand what is proposed. If these consents are not obtained, the Council will publicly advertise the proposal and call for formal objections.

3.5 Information Required With Applications For Permits & Approvals

Applications for building permits and applications to establish new uses of properties must include sufficient scale drawings and other information to clearly indicate that the structures and uses will comply with this Scheme, or alternatively the extent to which they will not comply. In particular the Council requires:

- * the location of the proposed work in relation to other properties and roads;
- * the external dimensions of existing and proposed structures, and distances from boundaries; and
- * the proposed arrangements for access, parking, and loading of motor vehicles.

In the case of applications for planning consent ("Conditional Uses", "Permitted Discretionary Uses" and "Specified Departures") applicants must also provide where applicable:-

- * details of the scale and extent of uses proposed;
- * architectural elevations and floor plans;
- * a plan indicating the siting of any future stages of development;
- * details of any earthworks proposed;
- * a description of the proposed external materials and colours;
- * a plan showing proposed treatment of any open space: landscaping, fencing and screen planting; and
- * a description of any advertising display proposed.

An information brochure including application forms is available at the County

office.

3.6 Public Works - Designations

The planning maps show "designations" covering some areas. These indicate land used or intended to be used by public authorities, for example for a school or road widening. The use of Designated land and what may be built on it is restricted to the public purpose described in each case, although existing uses (see 3.8) may continue in the meantime, and the authority responsible for the Designation may give consent for other uses and buildings in accordance with the "underlying zoning". The Underlying Zoning (shown on the Planning Maps) takes effect if the land is no longer required for the public work and the Designation is uplifted.

Many public utilities such as cables and pipes are permitted as of right under Section 64 of the Act and do not require Designations. Others have been listed as Predominant Uses in the Scheme ordinances. Public works and uses not covered by Section 64 or listed in the Ordinances must be Designated. The process of having a Designation included in the District Scheme gives rights of objection to anyone affected by such public works.

Under some circumstances the owner of a property which is Designated but not yet purchased by a public authority can ensure that the property is taken without further delay or the designation uplifted.

3.7 Specific Identification of Properties

Certain properties are identified on the planning maps as being used for purposes of value to the community. Unlike Designated properties they are not owned or intended to be owned by public authorities but it is considered that the activities should be recognised. New construction on, or use of Identified Use sites for other purposes will require Conditional Use consent.

3.8 Existing Buildings and Uses

The District Scheme is designed to improve the future environment of the County influencing new development and changes in the use of properties. Existing buildings and uses are not affected even if they do not conform to the requirements of this Scheme. Changes of ownership do not affect these rights. As buildings are gradually replaced the pattern of development envisaged by the Scheme will gradually predominate. The Town and Country Planning Act 1977 (Sections 90 and 91) sets out the circumstances under which "existing uses" may continue, or new uses of the same character, scale and intensity may be introduced. Extensions and alterations to existing "non-conforming" buildings are limited by the Act and reference should be made to the above sections when such works are contemplated.

3.9 Notification of Developments

The Local Government Act 1974 requires that the Council be notified by owners of land on which the following "developments" are intended:

- (a) The construction of 3 or more residential units; or
- (b) The construction of 2 or more additional residential units; or
- (c) The construction of, or addition or alteration to, industrial, commercial or administration buildings which exceed \$100,000 in value.

The Act gives the power to the Council to impose conditions and/or require contributions relating to:-

- (a) Reserve Contribution;
- (b) Road widening and access;
- (c) Water supply, drainage, electricity and gas supply and waste disposal; and
- (d) Preservation of trees and historic buildings.

3.10 Catchment Board Consents

Authorisation or consent is required for various activities involving water and soil resources. These authorisations or consents are in addition to any controls imposed by this Scheme.

(a) Water Rights

Water rights, pursuant to Section 24 of the Water and Soil Conservation Act 1967, as administered by the North Canterbury Catchment Board and Regional Water Board, are required for all activities involving damming, diversion, taking or using natural water or discharging natural water or waste.

(b) Watercourses

Under North Canterbury Catchment Board Bylaw No. 1 written consent of the Board is required for the erection of bridges, culverts or crossings over or through watercourses, and for the erection of structures or fences or the planting of trees within 7.3 metres of the bank of an open watercourse, open drain or stream. Protection works including tree planting in and adjacent to watercourses and the removal of trees and material from watercourses also require the Board's consent.

(c) Underground Water

Written consent of the North Canterbury Board is required for making, altering or installing bores, driving of piles or dredging to a depth exceeding 8 metres, or for placing or discharging onto the land or into the ground any matter or thing likely to detrimentally affecting the quality of underground water.

(d) Burning Control 1983

Written consent of the North Canterbury Catchment Board is required, pursuant to North Canterbury Catchment Board Bylaw No. 3 Burning Control 1983 (S.150 of the Soil Conservation and Rivers Control Act 1941) prior to burning of vegetation on all land within the County. Within Akaroa County the County Council administers this bylaw.

4. GENERAL ORDINANCES

4.1 Relationship Between the Ordinances and Other Parts of the Scheme

These Ordinances form only part of the Scheme and shall be interpreted in the context of the whole Scheme. Where the Ordinances give some discretion to any body or person acting in a judicial capacity, that discretion shall, subject to the Town and Country Planning Act and Regulations made under that Act, be exercised so as to promote the objectives of the whole Scheme. Text printed in blue, and notes such as the Note in 4.2 below, are not part of the Ordinances.

4.2 Obligation to Conform

Subject to the provisions of the Act and Regulations made under the Act, no person or body shall depart, or permit, or suffer any departure from the requirements and provisions of this Scheme, except to the extent of any consent given under the Act and this Scheme.

(Note: The Town and Country Planning Act 1977 provides that: "Every provision of an operative District Scheme shall have the force and effect of a regulation in force under this Act".)

4.3 Relationship of the Scheme to Other Acts, Regulations & Bylaws

(Note: The provisions of many other Acts, Regulations, Bylaws and Codes of Practice are relevant to matters dealt within this Scheme. Members of the public are advised to ensure that the requirements of any other statutes which may relate to development proposals are met.)

In general the provisions of this Scheme shall be in addition or complementary to, and not in substitution for such other legislation. Where the provisions of this Scheme conflict with any Bylaw or Code of Practice, this Scheme shall prevail. In the event of any conflict between the provisions of an Approved regional planning scheme relating to Akaroa County and this Scheme, the regional scheme shall prevail.

References to Acts, Regulations, Standards, and Public Bodies include any updates, replacements or successors to these.

4.4 Land to be Physically Suitable

Notwithstanding conformity with all the requirements of this Scheme, no building or other structure shall be altered, erected, or replaced, and no use shall be established, unless the land is physically suitable for such purposes. (Note: see also 4.18 Earthworks Requirements)

4.5 Ambit of Uses

Where a type of activity is specified in this Scheme as a "Predominant Use", "Permitted Discretionary Use", or "Conditional Use", e.g. "industry", buildings and other structures needed for that activity shall be deemed to be included. Conversely, where a type of building is specified, e.g. "dwellings" the normal use of such buildings is included. Normal use may encompass a range of accessory activities. If accessory activities take on an importance in their own right, then they shall be deemed to be separate, identifiable uses which may or may not be permitted in the zone concerned.

Access and parking shall be deemed to be part of the uses with which they are associated. Thus access to a use permitted in one zone shall not be established across land in a zone where that use is not permitted.

Any use not expressly referred to in this Scheme which falls naturally within a general class of uses which are mentioned, shall be deemed to be included in that class of uses, provided that the objectives of the Scheme are not thereby compromised.

4.6 Conditions and Requirements For Uses

The conditions and requirements specified in the Ordinances shall be deemed to be part of the definition of Predominant, Permitted Discretionary and Conditional Uses listed.

(Note: For example if a use listed as Predominant cannot meet one or more of the relevant conditions and requirements, it cannot be established as of right. Application for Dispensation or planning consent is necessary - refer Section 3 of this Scheme. In the case of a use listed as Conditional which cannot meet the conditions and requirements, an application must be considered as a Specified Departure, although the fact that the type of use is listed as Conditional will be taken into account by the Council in considering the application).

4.7 Reconstruction of Conditional Use Buildings

In addition to rights under section 90 and section 91 of the Act, buildings and other structures which have been erected pursuant to Conditional Use consent under this or the previous District Scheme shall be deemed to be Permitted Discretionary Uses (Akaroa township) or Predominant Uses (other parts of the County) for the purposes of reconstruction following partial or complete destruction by an event such as a fire or earthquake.

4.8 Multiple Use of Land or Buildings

Any site may be used simultaneously for two or more permitted uses or occupied by two or more permitted buildings provided that all provisions of the Scheme relevant to each use or building are complied with. Maximum site coverage requirements shall be related to the combined coverage of all buildings on a site.

4.9 Temporary and Interim Uses and Buildings

Notwithstanding anything to the contrary in this Code, the following temporary uses and buildings shall be Predominant Uses in all zones and within Designated areas:-

- (a) Temporary offices, storage sheds, builders' workshops and other similar buildings and uses, which are incidental to a construction project. These are permitted however only for the duration of the project or twelve months whichever is the lesser and shall be sited and used so as not to detract unnecessarily from the amenities of the neighbourhood.
- (b) Temporary uses and structures for such purposes as carnivals, bazaars, public meetings and the like, provided there is no unnecessary detraction from the amenities of the neighbourhood. Such temporary uses and structures are permitted for a period not exceeding two weeks.

Where a longer period is required, consent for an "interim use" as defined in the Definitions shall be obtained.

4.10 Accessory Buildings on Vacant Sites

Buildings intended to become accessory to a proposed principal building such as a dwelling may be erected on any site before the principal building, provided:

- (a) they meet all the requirements of this Scheme,
- (b) they are used only for purposes appropriate to that type of accessory building,
- (c) a building permit for the principal building is obtained before the accessory building is erected, and
- (d) construction of the principal building commences within 6 months of the issue of the building permit for that building and progresses to the stage where the principal building can be occupied within 18 months of the issue of the permit.

A performance bond to ensure the erection of the principal building may be required.

4.11 Nuisances, Maintenance of Properties

Buildings shall not be left unfinished or derelict, vacant land shall be kept clear of rubbish and noxious plants, and immobile vehicles shall not be stored in public view for more than six months.

(Note: The Council is empowered by section 77 of the Act to issue notices requiring uses to cease or specifying steps to be taken to reduce or eliminate "objectionable elements".)

4.12 Power to Grant Dispensations

(a) General

Within the limitations set out below, the Council may grant its consent to the dispensation wholly or partly from, or waiver of, any provision of the Scheme relating to:

- * The subdivision of land permitted to be used for any urban purpose
- * The height, bulk and location of buildings permitted on site
- * The provision of parking and loading spaces
- * The design and appearance of buildings and signs and the provision, design and appearance of verandahs
- * Landscaping, and
- * Such other matters as may be specified in that behalf by any regulations in force under the Act.

The Council may grant its consent if it is satisfied that:

The dispensation or waiver would encourage better development of the site or that it is not reasonable or practicable to enforce the provision in respect of the particular site; and

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 or waiver is sought.

(Note: Section 76(3) of the Act requires that the written consent of "every body or person whose interests might in Council's opinion be prejudiced by the proposed dispensation" is lodged with the Council (unless it is unreasonable in the circumstances to require this) if an application is to be treated as a non-notified application. If such consents have not been obtained, the application must be publicly notified. The vehicle access and parking ordinance (Section 5) require that applications for some dispensations involving Rural Arterial Roads are publicly notified).

In assessing applications for Dispensations and Waivers the Council shall have regard to the relevant objectives and policies of this Scheme and in particular shall have regard to the need to protect views of Akaroa Township and the harbour from public places and the main living areas of residences.

(b) Circumstances Under Which Dispensation May be Granted

Subdivision

Lesser standards than those prescribed may be permitted where:

- * subdivision involves only a minor boundary adjustment or amalgamation of title; or
- * subdivision is in accordance with a proposal for Comprehensive Residential Development for which consent has been given; or
- * subdivision is required to facilitate specific uses and/or buildings in Industrial or Commercial Zones. (Note: Where such buildings are not already erected, the Council will require some guarantee that they will be built as specified, such as a bond or other instrument registered against the titles); or
- * the physical circumstances of the site are such that the standards are not appropriate; or
- * the overall standard proposed is at least as high as the minimum standard despite minor non-compliance in some aspects.

In Residential Zones, the minimum area, minimum average area, and minimum dimension requirements may be reduced by 10% if lots are designed to suit specific buildings which meet the requirements of the zone ordinances.

(Note: Where such buildings are not already erected, the Council will require some guarantee that they will be built as specified, such as a bond or other instrument registered against the titles.)

Buildings

Dispensation from the bulk and location requirements including maximum site coverage and minimum site areas for certain uses may be granted where:-

- * the physical circumstances of the site are such that the standards specified are in the Council's opinion unnecessary or inappropriate; or
- * existing development on the site or an adjoining site make a requirement unnecessary or inappropriate; or
- * the overall standard to be achieved on the site will be at least as high as the minimum standard despite non-compliance in some respects; or
- * specific design features will overcome concerns such as privacy for neighbours and noise, or smell in the case of buildings housing animals or poultry; or
- * the site has been or is intended to be affected by public works, for example road widening; or

- * buildings or other structures are temporary; or
- * dispensation would facilitate preservation of a building or other structure of historic significance or particular architectural merit; or
- * (in the case of dispensation from site coverage limits) there are reasonable ground for excluding some floorspace from the calculation or including adjacent land; or
- * there is some legal impediment to compliance, for example easements.

Signs

Dispensation for the erection of signs not complying with the standards for those permitted as of right may be granted where:

- * the sign would assist the operation of a permitted use; or
- * the sign is desirable for traffic safety or aesthetic reasons.

Parking and Loading

Dispensation in whole or in part from requirements for vehicle access, off-street parking and off-street loading may be granted where:

- * the physical circumstances of the site and surroundings are such that the requirement is unnecessary or inappropriate; or
- * existing development on the site or an adjoining site make the requirement unnecessary or inappropriate; or
- * adequate alternative arrangements for access, parking or loading are available.

Verandahs

Dispensation from a requirement to provide a verandah may be granted where:

- * no verandahs have been provided, or are likely to be provided along adjoining frontages; or
- * buildings are set back from the frontage and verandahs are provided within the site; or
- * a verandah is not necessary in the opinion of the Council because of other particular circumstances of the site.

Landscaping

Dispensation from requirements to provide landscaping may be granted where:

- * the circumstances of the site and immediate vicinity are such that landscaping is unnecessary; or
- * further development of the site (involving the area required to be landscaped) is proposed within 3 years.

Roof Slope and Pitch

Dispensation from requirements for particular roof shapes and minimum pitch may be granted where:

- * the roof would not be visible from a public place; or
- * in the case of a public utility building the requirements are impractical.

(c) Extent to Which Dispensation May Be Granted

Height of Buildings

The maximum extent of dispensation shall be as follows:-

Normal Standard	Maximum with Dispensation
4.5 m	6.0 m
7.5 m	10.0 m
9.0 m	12.0 m

In addition the Council may dispense with requirements to reduce the maximum height of buildings and other structures according to proximity to site boundaries.

Setbacks From Boundaries

The Council may dispense with setback requirements entirely.

Site Coverage

Dispensation may be granted for buildings to cover up to twice the normal maximum coverage (100% coverage in the case of the Town Centre Zone).

Minimum Site Areas & Minimum Dimension

Dispensation may be granted for a reduction of minimum site areas and minimum dimension by up to 25% of normal requirements.

Signs

Dispensation may be granted for signs up to 6 sq.m. in area.

Accessways

Dispensation may be granted for the creation of accessways no less than half the normal minimum width.

(d) Conditions Subject to Which Dispensation May be Granted

In granting any Dispensation the Council may impose such conditions on the development being undertaken or the use to be carried out as will in the Council's opinion ensure that the objectives of this Scheme will be achieved.

4.13 Preservation & Conservation of Buildings & Other Objects

- (a) Until the procedures set out in clause (c) have been complied with and except as provided in clause (b), no person or body shall carry out, conduct, execute or permit any excavation, construction, demolition or other work, in, or on a building, object or area listed in Appendix D which endangers, damages, removes or alters or is likely to endanger, damage, remove, alter or otherwise detract from the architectural, historical or scientific features or other interest or visual appeal of the building, object, or area described as protected in Appendix D.
- (b) Notwithstanding (a), the redecoration and restoration of any original fabric or detailing and minor works of alterations or addition shall be permitted provided that it is carried out in the same manner and design and with similar materials to those originally used and does not detract from any architectural, historical, scientific or other feature of the building or object described as protected in Appendix D.
- (c) Any excavation, construction, demolition or other work to which clause (a) applies shall be permitted only after compliance with the following procedure:
 - * The Council shall be given not less than three months prior notice of the proposal in writing. A full description of what is proposed shall be supplied,
 - * As soon as practicable after receiving such notice the Council shall publicly notify the proposal and serve notice of the proposal on such interested groups or bodies as the Council think fit.
 - * Prior to giving effect to the proposal such plans, photographs and other information as the Council may require shall be supplied by the owner to enable an adequate record to be made.
- (d) The failure to commence any excavation, construction, demolition or other work for which notice has been given according to clause (c) above within a period of one year from the date the notice was given to the Council shall require a further notice and compliance with the requirements of clause (c).

- (e) Upon the demolition of any building or object or feature it shall be moved from Appendix D without further formality.

4.14 Preservation of Archaeological Sites

- (a) Until the procedures set out in clause (b) have been complied with no person or body shall carry out, conduct, execute or permit any excavation, construction, demolition or other work in or on the sites listed in Appendix E which endangers, damages, removes or alters or is likely to endanger, damage, remove or alter or otherwise detract from the archaeological significance of any of the sites.
- (b) Any excavation, construction, demolition or other work to which clause (a) applies shall be permitted only after compliance with the following procedure:
 - * The Council shall be given not less than three months prior notice of the proposal in writing. A full description of what is proposed and the reasons for the proposal shall be supplied.
 - * As soon as practicable after receiving such notice the Council shall publicly notify the proposal and serve notice on the New Zealand Archaeological Association and such other groups or bodies as the Council thinks fit.
 - * Prior to giving effect to the proposal such plans, photographs and other information as the Council may require shall be supplied by the owner or occupier of the land concerned to enable an adequate record to be made.
- (c) The failure to commence any excavation, construction, demolition or other work for which notice has been given according to clause (b) above within a period of one year from the date the notice was given to the Council shall require a further notice and compliance with the requirements of clause (b).
- (d) Upon the destruction of any archaeological feature it shall be removed from Appendix E without further formality.
 - * As soon as practicable after receiving such notice the Council shall publicly notify the proposal and serve notice of the proposal on the Historic Places Trust and such other groups or bodies as the Council thinks.
 - * Prior to giving effect to the proposal such plans, photographs and other information as the Council may require shall be supplied by the owner to enable an adequate record to be made.

4.15 Preservation of Stands of Native Bush & Selected Trees

(Note: Assistance with the preservation of bush areas e.g. fencing may be available through the Queen Elizabeth II Trust and Catchment Board water and soil conservation plans).

- (a) Appendix F lists some areas of native bush and selected trees in the County. No person or body shall destroy, remove, damage or otherwise adversely affect any tree listed in Appendix F without the Council's consent.
- (b) Applications for consent shall be made without public notice but the Council may seek comment from bodies or persons whose interests might in the Council's opinion be affected.
- (c) The Council may grant consent where it is satisfied that any one or more of the following circumstances exist:-
 - * the tree or trees are dead, dying, severely diseased, or have lost the qualities for which they were identified;
 - * the tree or trees have become a danger;
 - * the tree or trees are causing serious damage to buildings or other property, or are likely to do so;
 - * the tree or trees interfere with existing or planned public utilities or watercourses for which no alternative route or location is practicable;
 - * the tree or trees seriously restrict development or redevelopment of the surrounding area;
 - * the tree or trees are subject to a Court Order in terms of the Property Law Act 1952 [S.129 (c) (5) (a)], or other legislation.
- (d) Where consent is given for the removal of trees, the Council will normally require replacement plantings.

(Notes: 1. Section 69 of the Act gives applicants a right of appeal to the Planning Tribunal.

2. These provisions are concerned with proposals to destroy, remove, damage or otherwise adversely affect individual trees or groups of trees in significant stands of bush where no specific future use of the land is intended. Any larger scale clearance of bush for farming, forestry or any other permitted use in those stands of bush listed in Appendix F and zoned Rural 1,2 or 3 is a Conditional Use - refer for example Section 23.3(c).)

4.16 Signs

(a) Objectives relating to signs.

- * To maintain or enhance the pleasant appearance of buildings and the amenities of Akaroa County.
- * To allow reasonable and effective advertising relating to business premises.
- * To give adequate direction or information on goods, facilities and services available.
- * To encourage compliance with guidelines on size, appearance and location of signs.

(b) Permitted Signs

For the purposes of this scheme:

"Sign" - includes any advertising display such as a poster, inscription, or three dimensional object, which is displayed on an external face of a building or displayed from that portion of any land not occupied by a building, and includes any hoarding, support, kiosk, or other structure by which such displays are supported.

The following types of signs shall be permitted in all zones:

- * signs of any materials erected by roading authorities or the Automobile Association for information and the direction and control of traffic and pedestrians,
- * signs giving information such as the name or street number of premises, names of people occupying premises, and hours of operation; but containing no reference to particular products. No such sign shall exceed 0.5 square metres in area, and the total area of this type of sign permitted as of right on any site shall not exceed 1 square metre,
- * a sign advertising that the land or premises are for sale or lease. Maximum size 1 square metre. Maximum period of display 6 months,
- * signs erected on a construction site giving details of the project. Maximum total area of signs 2 square metres,
- * signs erected within the Town Centre Zone, Residential zones, or the Rural 2 Zone related to forthcoming elections or cultural, religious, educational or sporting events. Maximum period of display 3 months. Maximum size 2 square metres, maximum total area of signs on one site 3 square metres,

provided that in all cases signs are:

- * not internally illuminated and do not incorporate fluorescent or moving materials such as flags,
- * placed so that where attached to a building no part protrudes above the eaves or parapet, or where attached to a fence or wall no part protrudes above the top of the fence or wall; or where free standing are placed so that no part is more than 4 metres above ground level,
- * not of such a type or placed in such a position as to significantly detract from the amenities of the area or to detrimentally affect traffic safety.

(c) Other Signs

Dispensation may be granted for other signs incorporating materials, illumination or content not permitted under 4.16(b), and/or located other than as permitted under 4.16(b), provided they do not exceed 6m² in area. Applications for signs located other than on the property to which the sign relates shall be publicly notified. In considering applications the Council shall have regard to the guidelines set out in 4.16(d), any pamphlet about signs produced by the Council and to any views expressed by the Akaroa Community Council and by the Advisory Committee to that Council.

(d) Guidelines for Signs

Note: The Council intends to supplement the following guidelines with a more detailed pamphlet.

Size of Signs

The scale of advertising signs should be complementary to the scale and architecture of the building against which they are displayed.

The size of any single sign should also have regard to the number and size of other signs displayed on the same premises. A proliferation of signs on a single premises should be avoided other than where these are related to different street frontages. Co-ordinated design should be able to convey all the essential matters to be 'advertised' relating to:

- * The name of the premises and/or
- * The services offered and/or
- * Whose establishment it is (house name if relevant)

The size and proportions of directional, sandwich-board, projecting, hanging and fascia signs should be generally in accordance with the dimensions or proportions indicated in Figures 1 and 2.

Appearance of Signs

The Council wishes to promote an 'Akaroa style' for signs. Such style will reflect a sensitivity to design, colour and appearance of signs and show that public and commercial signs can be designed so as to promote an attractive community image.

A style (not rigid uniformity) is to be encouraged and achieved by guidance on colours which are compatible with one another and a range of lettering styles sympathetic to the 'colonial image' of the town. These factors coupled with consistent shapes (and sizes) of background boarding will produce a 'family' of signs while still allowing individuality.

Simple painted board signs are preferred. The method of fixing or display will vary depending on the location and type of sign involved (fascia, projecting, sandwich, directional etc). Such signs can be locally produced in Akaroa and their cost should at least be competitive with perspex/acrylic or similar manufactured signs from Christchurch or beyond. Preferred shapes of signs are illustrated in Figures 1 and 2. Illustrations of desirable lettering styles are given in Figure 3.

Illuminated signs may be justified, for example where commercial premises are likely to be extensively used during the hours of darkness. These should generally be externally lit (i.e. lit with a spotlight) so that they can present an "Akaroa style" of shape, size, colour and lettering by night as well as by day. Internally lit signs are generally inappropriate, especially those which move or flash.

Location of Signs

As a general guideline no advertisements should be permitted other than on the premises or property to which they relate. An exception may be made in relation to a single sandwich board display for each street frontage of a commercial premises provided that the location of such a display shall not be such as to cause undue obstruction or hazard to pedestrians.

Under normal circumstances there is little justification for advertisements to be displayed above canopy level on commercial buildings. Not all canopies are suitable to have advertisements painted on or otherwise attached to them without looking odd in relation to the building, particularly with the older colonial style of architecture. Regard should be had to the principles of sign size in relation to the height of display above ground level shown in Figure 2 in determining the suitability of such displays.

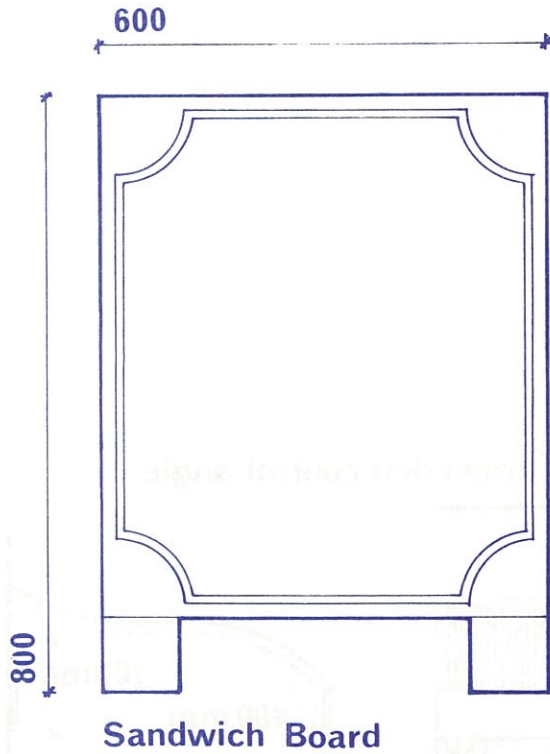
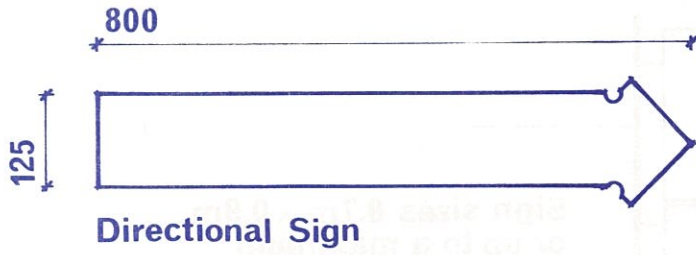
The location and type of sign (projecting, fascia etc) on any building should directly influenced by the shape, size and appearance of the building.

Free standing pole or kiosk mounted signs should be restricted to those circumstances where there are no less obtrusive alternatives or where they will not be excessively obtrusive.

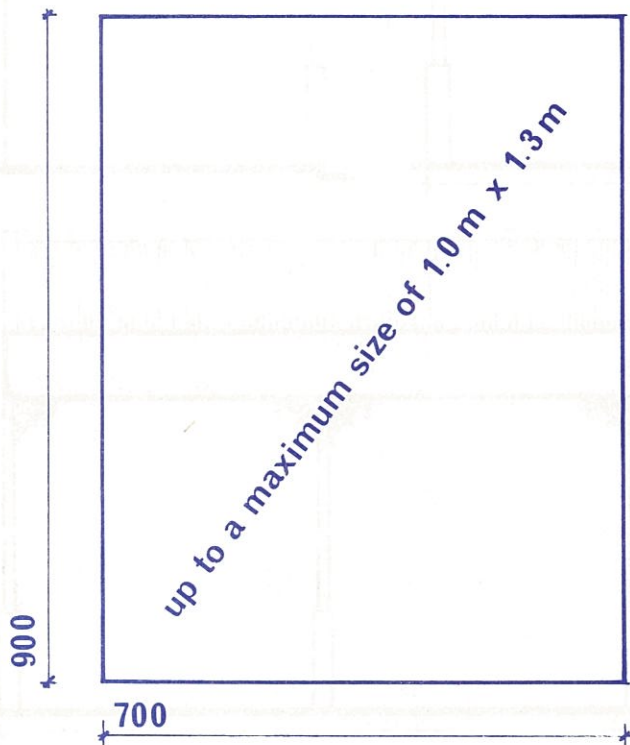
Signs in Rural Areas

There is need for particular care in the design and siting of signs in the rural areas where they can affect traffic safety. Proposals will normally be expected to meet the following standards:

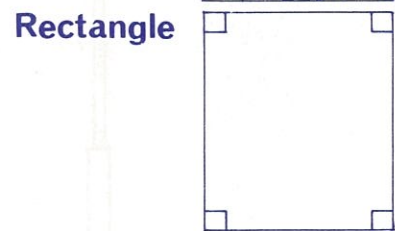
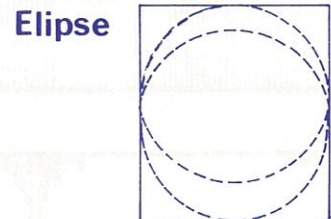
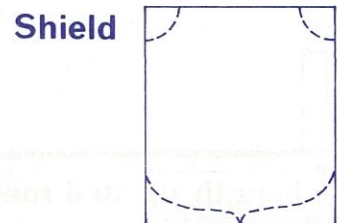
- * all information relating to a property to be contained on a single sign, although this may have removable parts such as "open/closed" or the names of types of produce;
- * simple lettering, no less than 100mm high;
- * no more than about 5 words;
- * located within the boundaries of the relevant property.



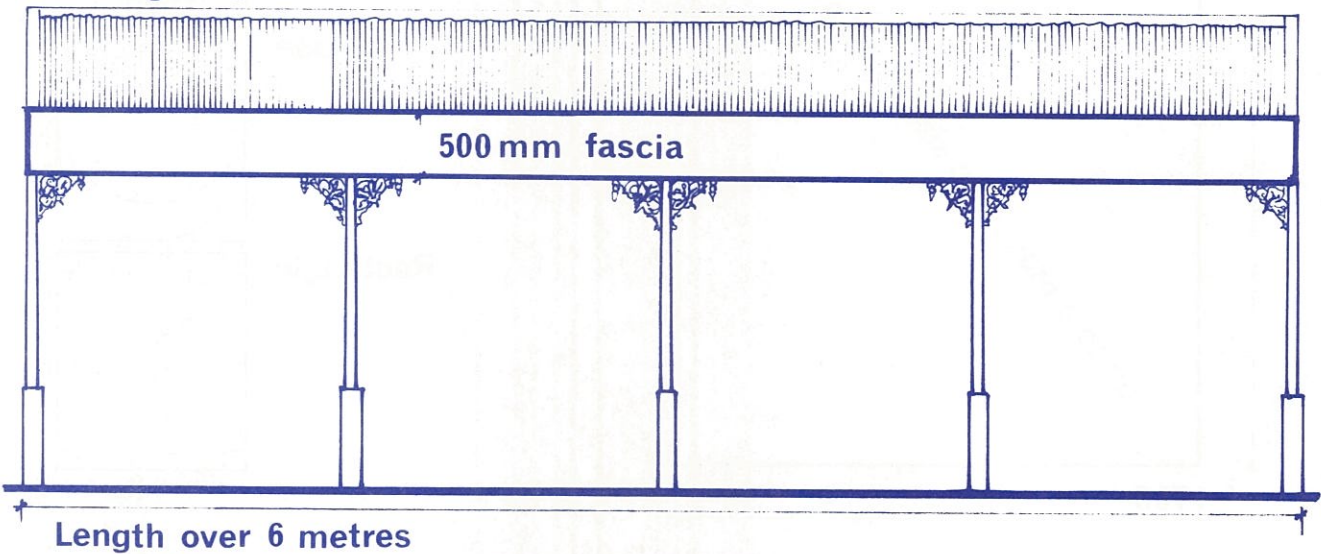
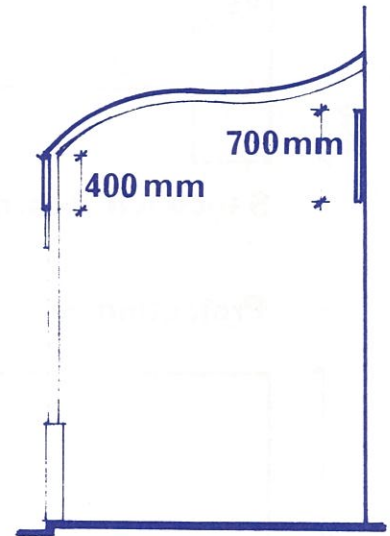
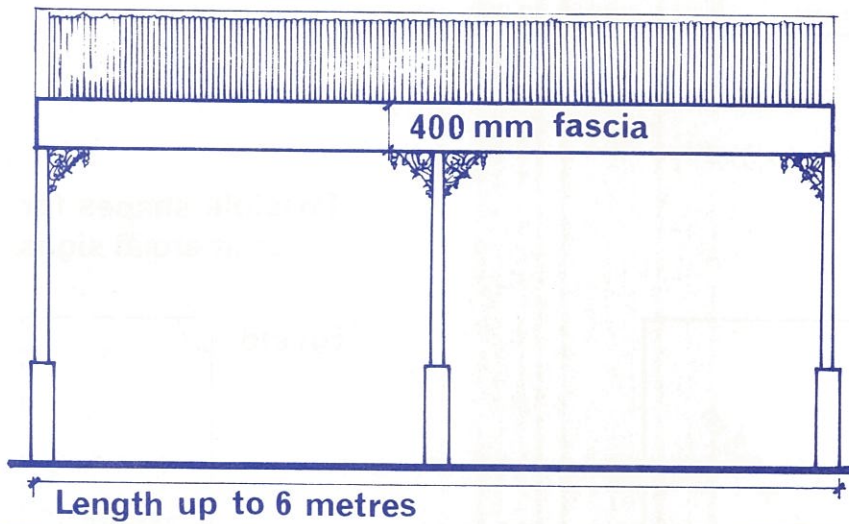
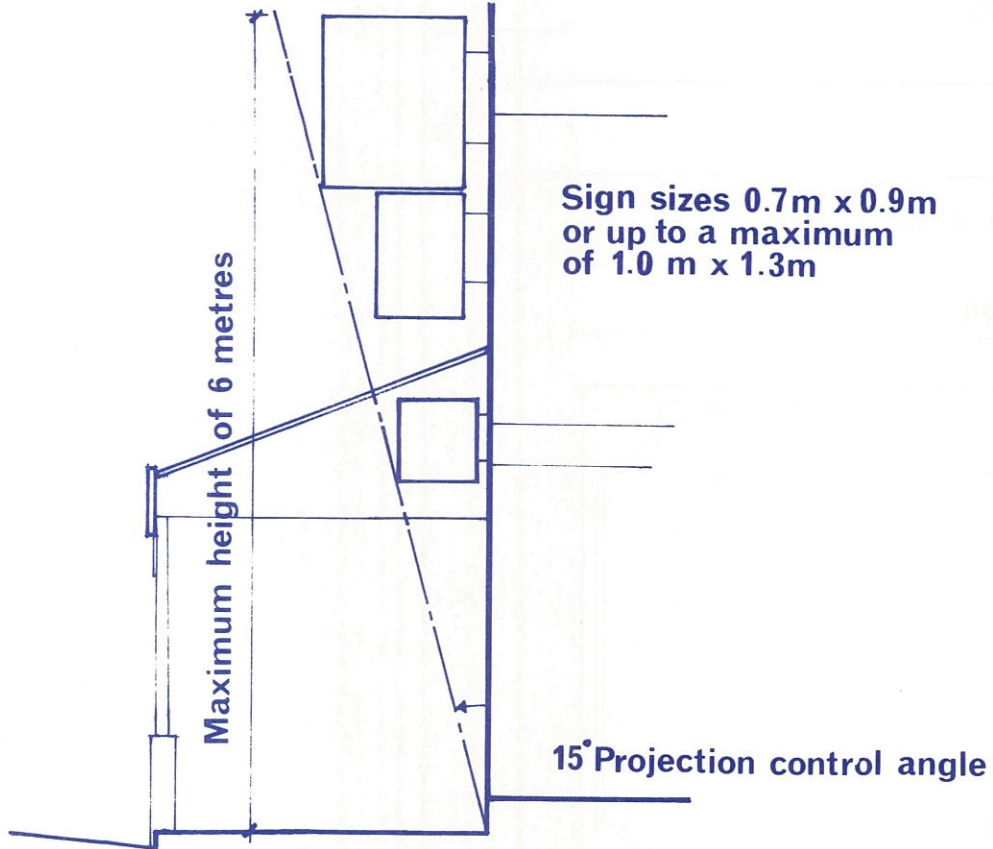
Projecting Sign



Possible shapes for commercial signs



SIZE OF SIGNS : DIRECTIONAL, SANDWICH & PROJECTING
FIGURE 1



SIZE AND POSITION OF SIGNS : FASCIA & PROJECTING
FIGURE 2

Aefrs Maqki Rwzcgiy

BELWE

Aefrs Maqki Rwzcgiy

BRAMLEY

Aefrs Maqki Rwzcgiy

CASLON

Aefrs Maqki Rwzcgiy

CLARENDON

Aefrs Maqki Rwzcgiy

OPTIMA

Aefrs Maqki Rwzcgy

ROCKWELL

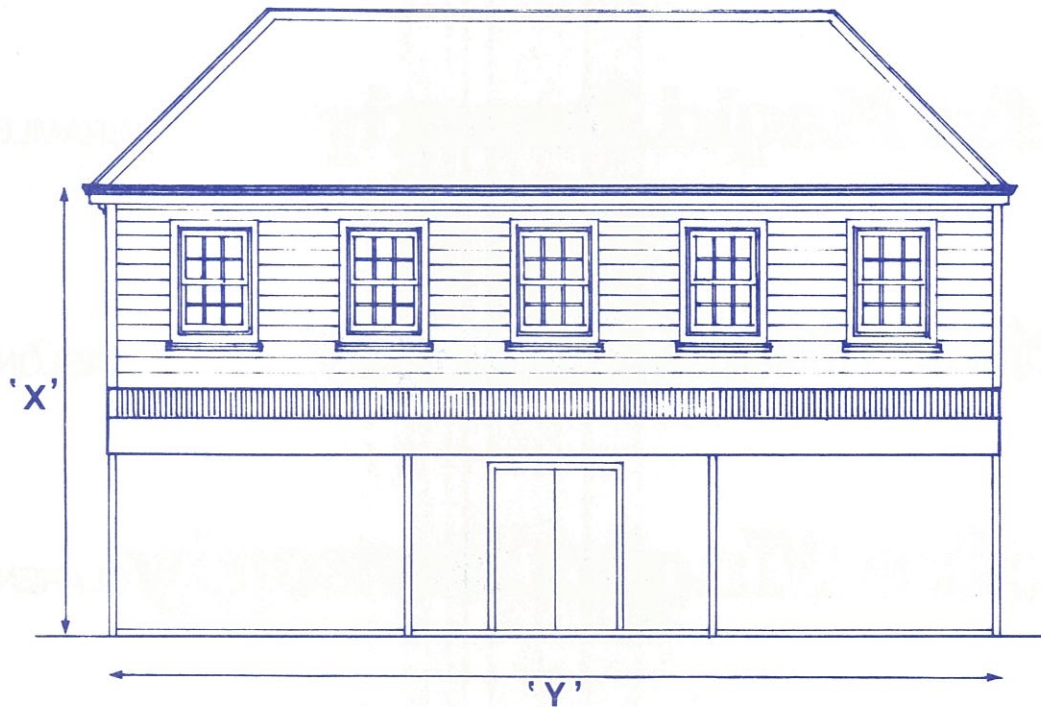
Aefrs Maqki

directional
signs only
GALLIARD
ITALIC



APPLIED EXAMPLES

DESIRABLE 'AKAROA' LETTERING STYLES
FIGURE 3



Frontage Area = X x Y

Principles :

Shape: related to building proportion, fenestration lines/window shape.

Size: generally no more than 10% of frontage area subject to:-

Location: Fascia & below - appropriate in all commercial zones.

Above fascia - 1st floor, limit 5% frontage area

2nd floor, limit 2.5% frontage area

Roof - rarely, if ever, justifiable.

**SIGN SIZES IN RELATION TO HEIGHT OF DISPLAY
FIGURE 4**

4.17 Liquefied Petroleum Gas (L.P.G.)

(a) L.P.G. Fuel Storage and Use

The use of L.P.G. as a fuel accessory to the operation of any permitted land use (including storage and other facilities required) shall be permitted provided:

- * The maximum total capacity of any installation on any site does not exceed 30 tonnes; and
- * Any L.P.G. installation in excess of 125 kg is separated from the boundary of any property contained within a residential zone or any building used as a hospital, school, place of assembly, place of entertainment, fire station or ambulance station by the following minimum distances:

Tanks up to 12 tonnes capacity - 50 m

Tanks exceeding 12 tonnes and up to 16 tonnes capacity - 75 m

Tanks exceeding 16 tonnes and up to 30 tonnes capacity 100 m

and

- * Water supplies for fire fighting and cooling purposes are available for installations in excess of 125kg as follows: Tanks up to 4 tonnes and sited at least 30 metres from any building, or other structure or materials capable when ignited of heating the tank - a hydrant system incorporating a hose of at least 20mm internal diameter and of sufficient length to enable water to be directed to all sides of the tank, and capable of producing a flow of not less than 20 litres per minute per square metre of tank surface area.

All other tanks - a fixed water spray system which conforms to National Fire Protection Association (U.S.A.) Standard 15 - 1982 except that a flow rate of not less than 10 litres per minute per square metre of tank surface area shall be deemed adequate. The system shall be capable of manual control from a safe position.

(b) Retail Sales of L.P.G.

The retail sale of L.P.G. accessory to a permitted service station, shop, showroom, service industry or camping ground shall be permitted provided the standards for L.P.G. Storage and Use under (a) above are met and provided that except in the case of service stations the maximum total capacity of any installation on any site shall be 125 kg.

(c) Non-Complying Installations

The establishment of any installation not in compliance with any of the above standards shall be a Conditional Use. In considering any applications the Council shall have regard to:

- * The necessity for non-compliance
- * The degree of non-compliance
- * The nature of the existing and likely future uses in the surrounding area
- * The effect on the amenities of the neighbourhood
- * The topography of the site and surrounding areas
- * Compliance with the requirements of other statutes, bylaws etc. (e.g. Dangerous Goods Regulations, requirements of N.Z. Fire Service etc.) or any additional safety mechanisms/features to be included in the proposed installation.

4.18 Earthworks Requirements

The carrying out of any earthworks for or in association with the operation of any permitted use, for the construction or erection of any building or other structure (including a swimming pool), the construction of any driveway or access, or any other earthworks or excavations for any purpose whatsoever shall be subject to the following conditions and restrictions:-

- a. All earthworks are to be designed and carried out in such a way as to not promote instability or erosion on the land involved or adjoining land, to not cause damaging increases in the speed or volume of stormwater run off and to not cause downstream siltation. Prior to the commencement of any earthworks details of the proposed work shall be submitted to the Council for approval by way of a non-notified application. Before giving its approval the Council shall consult with the North Canterbury Catchment Board. Where deemed necessary the Council may impose conditions and may require that any proposed earthworks are designed and certified by a registered engineer. In some situations stability investigations by an engineering geologist will be required.
- b. The design of any building and vehicular access to any site shall minimise the amount of earthworks required, and
 - * details of vehicular access and the location of a garage or future garage shall form part of every application for a building permit for a dwellinghouse, and
 - * on any site which has been subject to earthworks and on any other site where the Council deems it necessary the foundations for a dwellinghouse or any other structure shall be designed and certified by a Registered Engineer.

5. ROADS, ACCESS, PARKING

5.1 General

The life style of people in the district depends on interactions between individuals within the district, and between those in this district and adjoining areas.

Topography of the district has been, and for the foreseeable future will be the principal determinant of the form of communications provided to facilitate these personal interactions.

The distribution of local and national resources, and their application to the development of communications in the district has resulted in the provision of telephone links between virtually every residential locality, and of a network of vehicle tracks and roads which, by definition, allows and provides for the present level of interaction. Air and sea transport are also involved to a lesser extent.

In terms of the objective for the people of the district which seeks to encourage personal freedom and responsibility the Council has two roles to play.

The first relates to the provision of public facilities including roads, public parking areas (including viewing areas) and walkways for the benefit of both the people of the district and visitors. The second role concerns the allowing of some freedom (or options) for people involved in developing land uses in exchange for the adoption of responsible attitudes among the people of the district towards their neighbours and other people in relation to the effects which their activities (and vehicles driven by people attracted to these activities) may have on others.

5.2 Roads

Most of the land uses in the district depend on road access.

By virtue of their remoteness, and the quality of roads the Outer Bays are characterised by low traffic generating uses. On the other hand the comparatively good road network serving Akaroa Harbour sustains higher levels of commercial and private activity.

Other objectives in this Scheme do not seek any radical redistribution of types of land use activity, and thus the present gradation of road capacities and functions over the district will generally be maintained.

This is given formal recognition in the hierarchy of roads shown in Map 16.

In seeking the most equitable distribution of resources the Council will generally apply greater efforts in maintenance and development to roads and pedestrianways which are used most. The Council will, however, give some priority to the improvement of roads to settlements in some of the major outer bay settlements.

In particular, effort will be directed to improving the Pigeon Bay and Okains Bay roads in response to increasing development in these areas. The Council will also consider giving priority to improvements which would encourage increased development of the production potential of farmland or of other natural resources.

The Minister of Works requirements for land for intersection improvements and a passing lane on SH75 near Hilltop are shown in Appendix M.

5.3 Provision of Vehicle Access, Parking & Loading Facilities

This section of the Scheme deals with the obligations of every owner, occupier or developer with respect to the provision of vehicle access, parking and loading facilities.

Motor vehicles are a valued part of modern living but they have the potential to undermine the environmental qualities of the County. Careful planning is essential to minimise the effects of increasing numbers of vehicles in both the townships and the rural areas.

Detailed objectives and policies for roads and pedestrianways are set out in the Akaroa Township, Inner Harbour and Outer Harbour parts of the Scheme.

5.4 Purpose of the Requirements

The following paragraphs identify the purpose of each ordinance and the people who are likely to be concerned with or affected by dispensations from the standards. (For an explanation of "dispensations", see section 4.12 of this Scheme). Unless otherwise stated, applications for dispensation may be made without public notification.

(a) Number of Vehicle Crossings

All of the land uses identified in the Scheme are likely to attract motor vehicles. Vehicles standing on the road to load or park can detract from the safety of people on the road, and also adversely effect the amenities of the area. The absence of vehicle access to a use can also result in misuse of other nearby accesses, parking or loading facilities belonging to other people.

The Scheme therefore requires all sites to have a vehicle crossing, including an area of land within the site usable and accessible to a motor vehicle.

A maximum number of vehicle crossings is set for sites in the Residential and Town Centre Zones to protect pedestrian safety by controlling the length of foot path used by vehicles, and to protect the supply of on street parking spaces. This restraint also seeks to encourage on site circulation of vehicles, rather than allowing vehicles to use the road to move from one part of the site to another.

(b) Location of Vehicle Crossings

This ordinance seeks to protect people using the footpath or road from conflicts with those using vehicle crossings close to intersections. Intersections are inevitably areas with potential for accidents. Vehicle crossings close to intersections increase the danger.

Developers are asked (but not compelled) to adopt a responsible attitude to the location of vehicle crossings in the vicinity of bad-visibility bends or humps in roads, where lack of visibility for drivers may result in conflicts with vehicles using the crossing. Compliance with this ordinance is mandatory on all State Highway road frontages, and Minor Arterial Roads.

(c) Length of Vehicle Crossings

The objective of this ordinance is to ensure that vehicle crossings are wide enough to allow ready use by vehicles associated with the use, but not so wide as to encourage excessive vehicle speeds over the footpath, or excessive exposure of people using the footpath to motor traffic.

(d) Size and Accessibility of parking and Loading Spaces

Where parking or loading spaces are required it is important that these spaces can be readily used by most people who are likely to visit the site. Failure to meet the standards will result in increased congestion on site, and increased demands on parking and loading facilities both on street, and on other peoples' sites.

(e) Formation, Surfacing and Maintenance

As noted above it is essential that all parking and loading areas established on a site (whether required or not) are able to be readily used and also that they do not create a nuisance to adjacent property owners or to people using the adjoining roads or footpaths.

Each site will present its own opportunity for achieving this objective, and it would be inappropriate to impose any specific standards. Failure to maintain required spaces in a usable condition would conflict with the requirement relating to Accessibility, and the Council has powers under its By-laws, and under other Acts to require landowners to reduce any such nuisances. These powers may be used to enforce this scheme requirement.

(f) Parking and Loading Requirements

Parking and loading spaces represent the "landing places" for all the people who are attracted to a site in motor vehicles, and as such they are essential components of most land uses. It is recognised that the provision of these spaces imposes a cost on each development (which can sometimes be recovered from the sale or operation of the use) and also creates demands on the environmental qualities of an area. On the other hand, the Council is aware that failure to provide spaces to satisfy at least some of the sites' needs for parking and loading results in pressure on other parking and loading facilities in the vicinity. This in turn tends to create inconvenience and potential danger for other people using the roads, and in extreme situations can detract from the efficiency of other established uses and from the amenities of an area, especially where commercial sites are close to sensitive amenity areas or residential zones.

The parking and loading requirements can also inhibit changes in the nature of uses within existing buildings where the new use has a more onerous requirement. Most established sites do not have any surplus land area for the development of additional parking spaces, and thus an overly stringent requirement could effectively prevent the economic re-use of existing structures and investment.

To avoid this situation, and to give individual developers the opportunity to responsibly access and provide for the demands of their uses the Scheme imposes parking requirements which are comparatively low, and which are uniform for most uses within particular zones. The Council is satisfied that these parking requirements will adequately protect the people of the district from the adverse effects of permitted land uses, hence meeting the communities objectives, while imposing minimum costs on developers.

In benefiting from this approach, however, developers should appreciate that more parking than the minimum requirement is generally desirable. The only limit on the number of spaces that may be provided is that the spaces should all be provided within the same zone as the use, or in an adjoining appropriately zoned area.

(g) Summary

From the above objectives, the following "ideal" elements of a site layout can be deduced. Such a layout would provide:

- * At least one vehicle crossing, but not so many crossings as to encourage the use of roads for "on site" vehicle circulation.
- * Vehicle crossings all located as far from intersections and low visibility bends as practicable.

- * Length of vehicle crossings appropriate for the number and type of vehicles using the site, and reflecting the on street pedestrian and parking situation.
- * Provision for all the likely parking and loading demands of the use, including the provision of more parking spaces than required in the scheme.
- * Proper design of all vehicle areas within the site to ensure ready use of the area and control of dust and stormwater.
- * Appropriate landscaping, particularly at the street frontage.

5.5 Vehicle Access Ordinance

The following standards shall apply in all zones where provision for vehicle access is required or made for any use.

(a) Number of Vehicle Crossings to Each Site.

(This shall include all formation between the carriageway of the legal road and the site and shall also include an area of land within the site 3.5m wide by 5.0m long formed, set aside and usable by a motor vehicle. This access space on the site may be used for any aisles or spaces provided within the site.)

In the Residential and Town Centre zones each site is entitled to a maximum of ONE crossing per 12m of road frontage.

In Rural zones, no limit to the maximum number of crossings is set by this scheme.

(Note: Using powers under the Local Government Act the Council intends to ensure that where possible for sites with frontage to Minor Arterial Roads outside Akaroa no new vehicle crossings will be allowed to existing sites, and on development existing crossings to such roads will be replaced where possible by crossings to roads with a lower classification.)

(b) Location of Vehicle Crossings

For sites with road frontages which lie entirely within 60m of any intersection the vehicle crossing shall be located within 12.0m of the side boundary of the site furthest from the intersection. For all other sites vehicle crossings shall be at least 50m away from any intersection.

These distances shall be measured along the road boundary of the site to the (extension of the) nearest road boundary of the intersecting road.

Developers are also asked to be mindful of the location of vehicle crossings with respect to bad visibility bends or humps in existing road alignments. The table (columns A & B) below gives safe stopping distances for various main road traffic speeds. Developers are asked to locate vehicle crossings beyond these distances from bad-visibility bends wherever possible.

(Note: permission must be obtained for works such as formation of driveways and installation of culverts within the legal road. Permission will not be given where sight distance is inadequate.)

On Minor Arterial Roads other than State Highways compliance with this safe stopping distance control (i.e. columns A & B) is mandatory.

On State Highways, where traffic volumes and speeds are greater, an additional margin for safety is required: Vehicle crossings shall meet the standard in Column C below.

Design Speed of the Section of Road	Minimum Continuous Sight Distance for Safe Stopping	Required Continuous Sight Distance for Access Points to the State Highway
A (km/hr)	B (metres)	C (metres)
40	45	80
50	60	100
60	75	120
70	95	140
80	120	160
90	140	180
100	160	200
110	185	220
120	210	240

An object 1.2m high located at the centreline of the carriageway opposite the proposed vehicle crossing should be visible from the drivers position (1.2m high) for the full length of the safe stopping distance (B), from both directions.

A driver entering the State Highway from the access (eye height 1.2m and positioned 2m from the lane edge) must have visibility to a vehicle at a height of 1.2m for the full distance (c) in both directions along the highway.

In some circumstances, such as where there is no feasible alternative and only limited use of a crossing is expected, consent may be given for non-complying crossings as a Conditional Use.

(c) Width of Vehicle Crossings

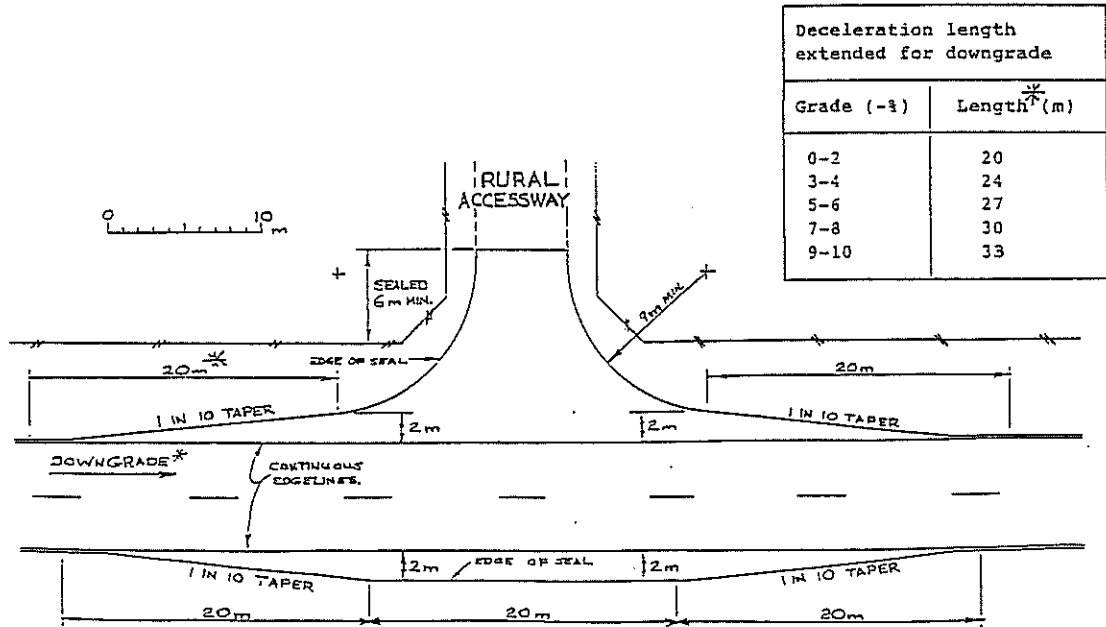
Minimum width 3.0m
Maximum width 8.0m

(d) Construction of Vehicle Crossings

The vehicle crossing will generally be constructed by the Council at the expense of the developer. The developer shall determine the Councils requirements for stormwater and roading in the vicinity of the site, and provide the Council with a design for the crossing(s).

(e) Design of Vehicle Crossings

The diagram below illustrates the standard normally expected for access to rural properties from arterial roads where large numbers of vehicles are expected.



5.6 Parking & Loading Ordinance

The following standards shall apply in all zones where parking or loading requirements are imposed on any use, or where a developer provides any parking or loading facilities.

- (a) All parking and loading facilities (including stock yards) provided by any developer shall be contained entirely within the site, and no part of the legal road shall be used to meet any of the parking or loading requirements of this Scheme.

(Note: Developers are encouraged to establish appropriate planting schemes to enhance and screen parking and loading areas. With Council consent planting may encroach onto legal road).

- (b) Required parking spaces shall be a minimum of 2.5m wide by 5.0m long, and shall be accessible and usable by the Design Motor Car. (See Appendix K).

Where a required parking space is adjacent to any wall or door the width or length of the space shall be increased by 0.3m on that side. (Note: This means that the minimum internal dimensions of a garage containing a required parking

space are 3.1m wide by 5.6m long. (See Appendix K)

- (c) Required loading spaces shall be a minimum of 3.5m wide by 7.5m long, and shall be accessible and usable by the Design Two Axle Truck (See Appendix K).
- (d) All required parking and loading spaces shall be accessible at all times during the normal hours of operation of the use, except that for residential units only one space per unit need be accessible at any time.
- (e) All parking and loading areas (including all aisles and manoeuvre areas) shall be formed, surface and maintained to ensure that the area can be used in all weathers, that it will not create dust nuisance, that all storm water will be disposed of without causing a nuisance to adjoining property owners and that no stones or other material will be carried onto any adjacent footpaths or roads from the site.
- (f) Applications for dispensation from loading requirements involving frontages to Rural Arterial Roads shall be publicly notified.

5.7 PARKING & LOADING REQUIREMENTS

The car parking and loading requirements below are considered to be the minimum provision which will adequately protect the community from adverse effects of the operation of proposed land uses. These requirements do not pretend to represent a level of supply of parking or loading facilities which would promote or ensure the efficient or economic operation of any particular business, commercial, industrial or private activity.

Calculation of the "best" number of parking and loading spaces is a matter which is the responsibility of the individual developer, not the Council. For this reason there is no upper limit on the number of spaces which may be provided for any use, subject to the containment of all spaces provided for any use within appropriate zones.

It is generally more convenient for the public, and efficient in terms of cost and land required to provide parking jointly, rather than in small individual parking areas. To this end the Council may agree to accept cash in lieu of parking for some developments and to use the money to provide public parking nearby.

Access to all parking or loading spaces provided on any site shall be by way of vehicle crossing(s) provided in conformity with this Scheme.

LAND USES

PARKING & LOADING REQUIREMENTS

- | | | |
|-----|---|--|
| (a) | Farmhouses,
Dwellings,
Replacement of Non-conforming
Dwellings,
Flats,
Comprehensive Residential
Development. | 2 parking spaces
per residential unit. |
| | (b) Travellers' Accommodation | 1 parking space per unit,
plus 1 space for every 3 units |
| (c) | Family Flat, Guest Accommodation
where existing dwelling has
complying parking. | Nil |
| | Family Flat, Guest Accommodation
where existing dwelling does
not have complying parking. | 1 parking space. |
| (d) | Boarding Houses,
Residential Institutions,
Hospitals. | 1 parking space per
2 Beds, with a
minimum of 5 spaces. |
| (e) | Schools | 1 parking space per class room. |
| (f) | Places of Assembly,
Places of Entertainment,
Marae, pre-School Facilities. | 1 parking space per
10 sqm. Public Area. |
| (g) | Medical Practices. | 3 parking spaces per
Professional practitioner. |
| (h) | Administrative, Commercial and
Professional offices,
Banks,
Shops,
Restaurants, | 1 parking space per
40 sqm. floor space

Where floor space is
over 200 sqm. 1 loading space. |
| (i) | Country Stores. | 5 parking spaces. |
| (j) | Service Stations. | 1 parking space per 40 sqm.
floor space. |
- Loading area on site for an articulated
fuel tanker clear of access/egress aisles.

- | | | |
|-----|--|---|
| (k) | Tradesmens' Depots and Workshops,
Service Industries,
Rural Industries,
Industries, | 1 parking space per
40 sqm. floor space

Where floor space is Warehouses. over
200 sqm. 1 loading space shall be
provided. |
| (l) | Taverns and Public Bars | 1 parking space per 3 sqm. Public Area. |
| (m) | Golf Courses,
Race Courses,
Show Grounds, Sports Grounds. | 5 parking spaces
minimum.
1 parking space per ha. of open space or
1 parking space per 10 spectator seats,
which ever is greater. |
| (n) | Agricultural, Horticultural
Pastoral Farming,
Vineyards,
Factory Farming,
Grazing of Animals,
Mining - Quarrying,
Plantation Forestry,
Agro-forestry,
Garages for Neighbours Cars,
Home Occupations,
Camping Grounds
Refuse Disposal Areas,
Accessory Buildings and Structures,
Interim Uses,
Small public Utility Structures. | Provided a complying and
vehicle access is
established to the
site of these uses,
there is no parking
or loading requirement. |
| (o) | Reserves,
Parks,
Passive Recreation Grounds,
Public Walking Tracks,
Native Bush,
Water and Soil Conservation works. | No access, parking or
loading requirements. |
| (p) | Retail Selling from a Permitted
Use. | Requirements to be assessed for
each Conditional Use
proposed. |

6. SUBDIVISION

(Note:

1. The Council's powers and duties in relation to subdivision are contained in the Local Government Act 1974. Subdivision proposals, although dealt with under that Act, are required to comply with the District Scheme.
2. The Council has adopted New Zealand Standard 4404 (1981) - Land Subdivision. This sets out detailed engineering standards for the provision of access and services.
3. Various controls on earthworks are contained in the zone ordinances. Consent for earthworks required as part of subdivision development will not normally be granted until a Scheme Plan of Subdivision has been approved.)

6.1 Rural 1, 2 & 3 Zones - Amalgamations & Boundary Adjustments

Amalgamation of titles and minor boundary adjustments (where the total areas contained in adjoining separate certificates of title in Rural zones would not be altered by more than 1 hectare in either case) shall be permitted.

Rearrangement of certificates of title (where the number of titles is not increased) and boundary adjustments involving the transfer of more than 1 hectare of land shall both be permitted where satisfactory evidence is provided for the Council to show that such a rearrangement or boundary adjustment would lead to better utilisation of the land for a permitted use.

6.2 Rural 1 and 3 Zones - Resubdivision

The creation of new allotments with separate titles is permitted in the Rural 1 and Rural 3 zones only where:-

- (a) consent has been given for the erection of a new house shown to be necessary to sustain an independent agricultural activity requiring only part of a larger property, and where the balance of the property will continue to provide full-time permanent employment for at least one person; or
- (b) where a property is already effectively managed as two independent units each providing full-time permanent employment for at least one person; or
- (c) where subdivision is necessary to facilitate the functions of a public authority, including the creation of reserves; or

- (d) in the case of properties in the Outer Bays part of the County, where each of the areas to be given separate certificate of title contains an existing house.

6.3 Rural 2 Zone - Resubdivision

The creation of new allotments with separate title is permitted in the Rural 2 zones where necessary to facilitate the functions of a public authority, including the creation of reserves. Otherwise, resubdivision is permitted only in the case of the following land:-

Pigeon Bay

Part Lot 1 DP 39523 (C.T. 18K/276), 5.7298 ha

Little Akaloa

- Lot 2 DP 25995 (C.T. 7D/858), 3,898 sq.m.
- Lot 2 DP 30664 (C.T. 12F/692), 9,783 sq.m.
- Part of Lot 6 DP 23702 (C.T. 4D/1029), an area of 2,464 sq.m. defined in Appendix I

Okains Bay

- Part R.S. 359 (C.T. 404/215), 8,093 sq.m.

Takamatua

- Part of Part Lot 5 DP17970 (C.T. 22K/435), 7000m²~

Subdivision of these areas shall meet the following standards:-

<u>Pigeon Bay:</u>	Subdivision design shall conform to the concept plan contained in Appendix J
<u>Takamatua</u>	Part of Part Lot 5 DP 17970: minimum area 1,000 sq.m. with an average area of no less than 1,500 sq.m.
<u>Little Akaloa and: Okains Bay</u>	Minimum area of lots 800 sq.m. with an average area of no less than 1,000 sq.m.

In all cases, subdivision within these Rural 2 areas is subject to each proposed lot containing a stable building site for a dwelling and an area suitable for the disposal of effluent from a septic tank.

6.4 Town Centre Zone, Residential 1,2 and 3 Zones

- (a) Amalgamations and Boundary Adjustments: Amalgamation of titles, minor boundary adjustments, and rearrangement of titles shall be permitted where they would lead to better utilisation of the land for a permitted use.

(b) Resubdivision - Normal Standards: The normal minimum standards for new allotments shall be:

	Minimum Area (sq.m.)	Minimum Average Area (3 or more lots), sq.m.	Minimum Dimension m
Town Centre Zone	250	300	10
Residential 1 Zone	500	600	16
Residential 2 Zone	1,000	5,000	18
Residential 3 Zone (when sewerred)	500	600	16

"Area" - net area, excluding access strips, rights of way and access lots.

"Average" - in Residential 1 and 3 zones, lots of over 800 sq.m. shall be treated as 800 sq.m. lots for average area calculations.

"Dimension" - each lot must be able to contain a square with sides of the dimension given.

Resubdivision within the Residential 3 zone shall be permitted only where reticulated sewerage and water is available.

(c) Exceptions to Normal Standards: Lesser standards than those prescribed above may be permitted where:

- * subdivision is necessary to facilitate the functions of a public authority, including the creation of reserves; or
- * subdivision involves only a minor boundary adjustment or amalgamation of title, or
- * subdivision is in accordance with a proposal for Comprehensive Residential Development for which consent has been given, or
- * the physical circumstances of the site are such that the standards are not appropriate, or
- * the overall standard proposed is at least as high as the minimum standard despite minor non-compliance in some aspects.

In Residential Zones, the minimum area, minimum average area, and minimum dimension requirements may be reduced by 10% if lots are designed to suit specific buildings which meet the requirements of the zone ordinances.

(Note: Where such buildings are not already erected, the Council will require some guarantee that they will be built as specified, such as a bond or other instrument registered against the titles.)

- (d) Residential 2 (Restricted) Zone - Special Conditions: Scheme plans of subdivision shall be submitted together with a site development plan illustrating the proposed location of houses and garages, provision for vehicle access to each site, any existing areas of bush to be preserved and a proposed pattern of planting to be developed in conjunction with the subdivision. In the Rue Grehan area where sewerage is not available, scheme plans shall also be accompanied by details of provision to be made for effluent disposal.

6.5 Subdivision Rooding

- (a) All corner allotments fronting existing or proposed roads shall be rounded off to a radius of not less than 5.5 metres.
- (b) The legal boundaries of all new road reserves shall be located generally at the foot of fill or cut slopes.

Rural Rooding.

The minimum width of the carriage-way on new roads shall be 7.5m. The steepest gradient of any part of any new non-urban road, as measured over any 10.0m section on the centre line, shall be 1 in 6.

The road design shall provide for one shoulder 1.0m wide at the foot of the cut slope, providing a drainage and debris strip, and one shoulder 3.0m wide, usually at the top of a fill slope. This 3.0m shoulder shall be formed to facilitate future development as a footpath if required.

All new Secondary and Arterial roads and any new road serving a subdivision intended for residential development shall be sealed.

Urban Rooding.

The minimum width of the carriage-way on new urban roads shall be 7.5m for culs de sac and other local roads, and 12.0m for Secondary and Arterial roads. The steepest gradient of any new local road or cul de sac shall be 1 in 6. The steepest gradient of any new Secondary or Arterial road in urban areas shall be 1 in 8.

In culs de sac a footpath in a 3.0m shoulder is required on one side of the road only, with a 1.0m drainage and debris strip created at the foot of the cut slope. Defined on street parking areas and turning areas for service vehicles are required.

All other urban roads shall have 3.0m shoulders on both sides of the road.

All urban roads shall have kerb and channel drainage and sealed carriageways with 1.5m sealed footpaths in the 3.0m shoulders.

Where a footpath is located adjacent to a fill slope a handrail shall be provided.

(Note: The above standards are intended to encourage imaginative design of subdivision roading. Dispensations from these standards will be considered where the objectives embodied in these standards are being achieved in other ways. Designs should consider the incorporation of existing or new planted areas, variation of road and carriage-way width, and variation of the position of carriage-way and footpath within the legal road. The attention of developers is drawn to New Zealand Standard 4404:1981).

6.6 Accessways

- (a) Accessways, whether created by mutual right-of-ways or an access lot, shall have the following minimum overall widths:

<u>Number of Lots Served</u>	<u>Minimum Width</u>
1	3.5m
2	4.5m
3 or more	6m



7. RESERVES

7.1 General

Akaroa County has particular significance in the Canterbury Region as a recreation and holiday area. Objectives and policies set out for Akaroa Township, the Inner Harbour and the Outer Bays (Section 14, 20 and 27 of this Scheme) recognise these demands and the need to reconcile them with other issues. Section 2.2 of the Scheme deals with water-related uses and development.

Demand for recreation space and facilities is expected to continue to increase, necessitating both development of existing reserves and acquisition of new ones. The type of reserve development that is appropriate depends on the classification of each reserve under the Reserves Act. Existing reserves and their classifications are set out in Appendix G. They are Designated public works.

Appendix H describes areas formally "designated" as future reserves, followed by a list of areas within the Rural 3 zone which would also be particularly desirable as reserves. Appendix H also includes a list of "acknowledged scenic or recreation areas not designated or especially protected by the Scheme".

Areas formally designated as future reserves are the first priority for purchase as finance permits. The other schedules are included for information and for reference when considering the implications of future development particularly development requiring planning consent.

Although present reserves are "designated" (refer section 3.6), "reserves, parks, passive recreation areas and public walkways" are permitted uses in all zones.

7.2 Reserves Contributions and Development Levies

The Local Government Act 1974 (sections 285 and 286) authorises local authorities to require the setting aside of reserve areas at the time of subdivision for residential, commercial or industrial purposes. (L.G. Act, Sections 285 and 286). Cash-in-lieu of land may be accepted at the option of the Council.

It is the Council's policy to require reserve contributions (land or cash) at the maximum rate authorised, although this policy may be modified in the case of community organisations or in other exceptional circumstances.

Section 294 of the Local Government Act authorises local authorities to require reserve contributions (either land or cash-in-lieu, at the Council's option) on "development". "Development" is defined in section 271A and, in summary, encompasses provision of 3 or more new residential units (or 2 or more additional units), or works for administrative, commercial or industrial purposes exceeding \$100,000 in value.

Again, because of the need to acquire and develop reserves in the County to meet growing demand, the Council intends to require reserve contributions on

"development" at the maximum rate. In assessing requirements on development in the Town Centre Zone however, the Council will take into account any proposals to provide useable public areas within sites such as small areas of lawn or seating along frontages, or provision of public pedestrian accessways. Developers are requested to discuss the possibility of incorporating such provisions before plans are finalised.

In general it is intended to use the powers discussed above to acquire land shown as formally designated as a first priority. Before requiring cash-in-lieu for this purpose the Council will however consider whether a pedestrian route could usefully be provided through part of the property concerned. In the case of residential subdivisions involving more than 5 or 6 lots the Council will consider the desirability of providing a small recreation reserve (primarily for children) serving the immediate residential area.

In assessing whether, pursuant to Section 289 of the Local Government Act 1974, an esplanade reserve is unnecessary or can be reduced in width, Council will relate the proposal to the following criteria:

- * ability to provide for more pedestrian access of a high standard along the riverbank in a manner which does not adversely affect the river environment.
- * the ability to provide, with additional landscape and development work if necessary, an attractive environment and setting for the river which is consistent with the environment and setting provided or likely to be provided both upstream and downstream.
- * the provision of a commonsense, sustainable and fenceable reserve boundary.

Attention is also drawn to the Council's powers under section 283 of the Local Government Act to require contributions at the time of subdivision towards the cost of upgrading public service systems.

7.3 Reserves Facilities and Development

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

WAINUI

Approximately one kilometre of beach frontage through Wainui is roughly maintained for car parking between the beach and sealed roadway. However, as there is only about 150 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. This is intended as a picnic area and children's playground.

Existing recreational facilities at Wainui consist of a Domain which includes a cricket wicket and tennis courts, administered by a Reserve Board; a community hall, a wharf and a 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 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 the Council will carry out this and other development projects in the Bay.

TIKAO

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

FRENCH FARM

Two small areas have been formally designated as future reserves for development together with the foreshore as picnic areas. 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.

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 Reserve 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, the Domain has recently been extended. Planning for the whole Domain should include extensive planting development to screen the cars or tents from the road and harbour as well as to 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.

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.

PIGEON BAY

Very little flat land adjacent to the coast is available in Pigeon Bay for public use. The Reserve Board administers 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.

LITTLE AKALOA

There is a need for more and safer, parking areas along the beach frontage and the Council, with the assistance of residents, has developed the reclaimed portion over the stream from the beach. An area adjacent to the stream is designated for acquisition and development as a picnic area.

The Domain contains tennis courts and a hall providing a focus for community activities.

OKAINS BAY

The Bay has one of the few expansive sandy beaches on Banks Peninsula, backed by a large area of reserve land ("Domain"). The beach and Domain could cater for many more day visitors and campers with improved access, parking, camping facilities and tree planting to stabilize the sand and provide shelter. The Reserve Board is progressively initiating improvements but there may be a need for greater Council and/or Government input to ensure that the area develops space with demand. This is important to prevent undue visitor pressure on other areas which are less able to absorb it.

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

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. These 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 regenerating 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 Reserve Board. Secondary and direct access from Cemetery Road is proposed 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. A designation is shown on the Planning Map covering an area along the river and embracing some plantation.

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 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 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.

Other reserves acquired will generally 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 walking routes through the town.

TOWN RECLAMATION AREA

The reclamation at the north end of Akaroa township provides a new opportunity to provide recreation space and facilities. A concept plan for development of the area has been prepared. Development of particular proposals and the timing of development will depend on evolving needs and the availability of finance. It is envisaged that provision of facilities such as a boat launching ramp, picnic area and car parking will divert some of the day tripper traffic which currently flows right into the town centre.



8. DEFINITIONS

The following definitions shall be applied to the whole District Scheme.

"Accessory" - means ancillary and subservient to the primary use of land and/or buildings.

"Accessory Building" - means a separated building, the use of which is accessory to the primary use of land and/or buildings and which is accessory to a Predominant Use, or, designed and used solely for storage associated with a Conditional Use already established on the site. "Family flats" shall be deemed to be accessory buildings. (Note: see also 4.10) "Act" - means the Town and Country Planning Act 1977, its amendments and successors.

"Agricultural, Horticultural, and Pastoral Farming" - means land-based activities the primary purpose of which is to produce livestock or vegetative matter and includes studfarming, horse training, and riding schools but for the purposes of this Scheme excludes:

- * vineyards or any other crops that because of government regulations would restrict weed spraying on adjoining properties,
- * factory farming, and
- * all types of forestry .

(Note: "Shelterbelts" as defined in this ordinance are not a type of forestry. They are an element of "agricultural horticultural, and pastoral farming")

"Amenities" - means those qualities and conditions in an area which contribute to the pleasantness, harmony, and coherence of the environment and to its better enjoyment for any permitted use.

"Auction Rooms" - means any premises used for the sale, display or storage of goods intended to be sold by public auction and shall include any accessory administrative offices.

"Banks" - means trading banks, trustee savings banks, Post Offices, finance companies, building societies, money clubs, and the like.

"Boarding House" - means a residential building or part of a building in which lodging, or board and lodging, is provided for five or more permanent lodgers or boarders.

"Camping Ground" - means land, buildings, or structures, other than travellers' accommodation, used or intended to be used for temporary accommodation for more than ten people at a time, together with accessory buildings and structures.

For the purpose of this definition "structures" includes tents and other shelters, and caravans and other vehicles.

"Car Park" - means land set aside for the exclusive purpose of accommodating motor cars or motor cycles temporarily while they are not in use, such areas being provided for the safety and convenience of visitors to the premises to which they are related, and being available either free of charge or for rent or hire.

"Carport" - means a structure for covering a vehicle consisting only of a roof supported by posts and having no walls except where it is attached to other buildings. For the purposes of the setback from boundaries and height controls in this Scheme a carport shall be deemed to be a "garage".

"Comprehensive Residential Development" - means:

- * a group of residential units, either within a single building or as separate residential buildings, which are developed according to a single plan as provided for in this Scheme, or
- * a residential unit or units developed in association with buildings for other uses according to a single plan as provided for in this Scheme.

"Conditional Use" - means a class of development, use, or type of building which is generally appropriate within a zone but which may not be appropriate on every site or may be appropriate only with special conditions, and which requires a notified application for Council consent. Where a building is specified as a Conditional Use, the corresponding use of the building is included; similarly where a use is specified, the erection of buildings and structures necessary for that use is included subject to other provisions of the Scheme.

"Council" - means the Akaroa County Council or any committee or person to whom the Council's powers under the Act have been lawfully delegated.

"Country Store" - means a shop primarily serving the day to day needs of the surrounding rural community.

"Coverage" - means the proportion of a site which may be covered by buildings and structures.

"Designated" - means designated under the Town and Country Planning Act 1977 for a public work and "designation" has a corresponding meaning.

"Dwelling" - means a residential building, being the only residential building on the site other than a family flat, occupied or intended to be occupied by a single household.

"Factory Farming" - means farming involving a high energy input per unit area or which is not dependent on the fertility of the soil on which it is located or which takes place substantially within buildings or other structures, for example, poultry farming, pig farming, rabbit farming, mushroom farming, pot grown nursery, and

glasshouses which have other than an earth floor. The keeping of up to 30 poultry shall be deemed to be a use accessory to dwellings and not "factory farming".

"Family Flat" - means a relocatable single bedroom unit of no more than 38 sq. metres floorspace used exclusively as the residence of a dependent relative of someone occupying the dwelling on the site. Family Flats shall be deemed to be "accessory buildings".

"Farming" - (refer "agricultural, horticultural and pastoral farming")

"Farmhouse" - means a dwelling on a farm or factory farm occupied by someone engaged in full-time farming of that property, and his/her family.

"Flat" - means a unit of accommodation for a household which is one of two or more units on the same site, and is not available for casual rental.

"Forestry" - means the establishment, tending and harvesting of forest for soil conservation, regulation of water, production of timber or other forest produce, shelter, recreational, aesthetic or scientific purposes.

"Plantation Forestry" - means all types of forestry except:

- * woodlots as defined in this ordinance, and
- * the planting of native species purely for soil retention or beautification purposes.

"Woodlot Forestry" - means the establishment, tending and harvesting of plantations with the following characteristics:

- * individual plantations each a maximum of 3 hectares, and
- * together covering less than 50% of any land title

"Garage" - means a building or part of a building used primarily for housing motor vehicles owned by people living on the site (except where the Scheme provides for garages for housing other vehicles), and includes a carport.

"Guest Accommodation" - means facilities for the accommodation of a single party of paying guests comprising no more than six people. In Residential zones "guest accommodation" shall be entirely within the building occupied by the proprietor. In Rural Zones "Guest accommodation" shall be associated with a "farmhouse" as defined above. "Guest accommodation" shall not include separate kitchen facilities.

"Height" - means the vertical distance between any part of a building or other structure and the original ground level; provided that chimneys, ventilator shafts, aerials, masts, and decorative features such as steeples and finials shall not be taken into account. (See Appendix A).

"Home Occupation" - means a business, craft, trade or profession which:

- * is carried out entirely within a dwelling or flat, a building accessory to a dwelling or flat, or a farm building,
- * is carried out entirely by people living permanently on the site unless otherwise specified in an ordinance,
- * involves no more than one third of the total floorspace of buildings on the site and is in all respects, secondary to the residential uses of the site,
- * does not generate more than an average of ten motor vehicle trips per working day, including a maximum of two heavy vehicle trips per working day on average,
- * does not involve any exterior display (apart from signs in accordance with Ordinance) or any other exterior indication that buildings are used for other than normal domestic or farm purposes, and

"Home Occupation" includes the storage of plant and materials in connection with a business, craft, trade or profession carried out away from the site, provided that all the applicable conditions above are met.

(Notes: The following activities will normally not be able to meet these criteria except in a remote location: panel beating, spray painting, motor vehicle repairs, or wrecking, fibreglassing, activities involving heavy vehicles, sheet metal work, wrought iron work, activities involving scrap metal or demolition materials, activities involving fish or meat, breeding or boarding of dogs, funeral parlours).

"Home Occupation" does not include selling from the site (Note: Retail selling from a home occupation is a distinct use - see zone ordinances).

"Household" - means a housekeeping unit whether of one or more persons. Where more than one kitchen facility other than a kitchen facility in a family flat is provided on the site there shall be deemed to be more than one housekeeping unit.

"Household Unit" - means the self-contained residence of a single household.

"Industry" - means the use of land or buildings for the processing, sorting, cleaning, assembling, manufacture or packaging of materials or goods and may include:-

- * accessory offices, accessory storage areas, and accessory caretaker's accommodation.

Industry includes wholesale sales but does not include sales to the general public.

(Note: retail selling from industry is a distinct use - see zone ordinances.)

"Interim Use" - means the use of land or buildings, for a maximum of three years without the right to apply for an extension beyond this time as a Conditional Use, which is of a temporary nature or utilises land or buildings temporarily available.

"Landscaped" - means laid out and maintained with features such as trees, shrubs, lawns, paving, walls and screens so as to enhance the amenities of the site and surrounding area. "Landscaping" has a corresponding meaning. Where landscaping is required by this Scheme it shall be designed, laid out and maintained to the satisfaction of the Council.

"Main Roof" - means the whole roof area of a building, excluding:

- * roofs forming part of verandahs, dormer windows, and the like, and
- * subsidiary roof areas such as lean-to type construction with a total roof area (measured in plan) less than that of the "main roof".

"Marae" - means a site owned or administered by legally appointed trustees or a trust body for the common use or benefit of a defined group of Maori people containing a significant area of open ground and which may include a Maori meeting house or hall and buildings used in conjunction therewith.

"Medical Practice" - means land and buildings used for the practice of a registered medical practitioner or practitioners, or dentist or dentists, and may include the provision of other medical or allied services, provided that a pharmacy is limited to a dispensary only.

"Motel" - (see "travellers accommodation").

"Original ground contours" - means the ground contours unmodified by excavation or filling or natural earth movement since the land was last subdivided.

"Original ground level" - means the ground level at the relevant point unmodified by excavation or filling or natural earth movement since the land was last subdivided.

"Parks and Passive Recreation Areas" - means public open space and picnic grounds; lawns, areas of bush, ornamental gardens and other planted areas or landscape features open to the public; playgrounds and areas of open space excluding areas used for organised sports; routes for pedestrians, cyclists and vehicles, including footpaths, cycle tracks, driveways and bridges; children's play equipment, picnic facilities, public shelters, toilets and seating, band rotundas, tea kiosks and refreshment rooms all serving members of the public using the

park; historic buildings and monuments; moorings, ramps and jetties; car and boat parks accessory to the above.

"Permitted Discretionary Use" - means a use permitted subject to such powers and discretions specified in the Scheme as are necessary or desirable to achieve the general purposes of the Scheme and to give effect to the policies and objectives in the Scheme relating to landscaping and the design and external appearance of buildings.

"Plantation Forestry" - see "Forestry"

"Place of Assembly" - means any land or building used primarily for worship, recreation, education or deliberation and includes any church, church hall, sports clubrooms, clubrooms, gymnasium, pavilion, indoor sports facility, community centre or other building used for public meetings. The term "place of assembly" does not include any place of entertainment, or licensed premises (other than chartered clubs or premises having a general ancillary licence).

"Place of Entertainment" - means any theatre, amusement parlour, dance hall or other place used principally for public performances or public amusements whether a charge is made for admission or not.

"Predominant Use" - means a class of development, use, or type of building which is permitted in a zone as of right, provided it complies with all controls, restrictions, and conditions specified in this Scheme. Where a building is specified as a predominant use, the corresponding use of the building is included; similarly where a use is specified, the erection of buildings and structures necessary for that use is included subject to other provisions of this Scheme.

"Preschool Facilities" - means any place or premises used for the care, education, or welfare of three or more children under the age of seven years, by the day or part of the day, and includes any child care centre within the meaning of the Child Care Regulations 1960, any free kindergarten recognised by the Minister of Education, any nursery playcentre recognised by the Director of Education, and any Plunket rooms.

"Professional Office" - means the office or rooms of a person or persons who:

- * belong to an institution or association of similarly qualified people, the rules or customs of which do not allow unrestricted advertising of the place of business, and
- * provide legal, medical, design, financial or other similar consultancy services which are not part of an industrial or retail activity.

"Residential Institution" - means a hostel, convalescent home, old people's home, or charitable institution, providing board and lodging, and having accommodation for five or more people other than management and staff.

"Restaurant" - means land or buildings where food is prepared and supplied to be consumed on the premises and includes licensed restaurants.

"Retail Selling" - means selling to the general public including bulk sales to the general public.

"Road" - includes street and service lane.

"Rural Industry" - means industries and other activities servicing the surrounding rural area such as agricultural contractors' depots, transport depots, sale yards, industries processing rural or marine produce, and veterinary clinics.

"Service Area/Service Lane" - means land dedicated as a service area or lane, used from time to time for the vehicular servicing of adjacent properties.

"Service Industry" - means:

- * studios (including arts and crafts, photography, recording and broadcasting),
- * repair and restoration services (excluding vehicles and heavy machinery),
- * signwriting, signmaking, engraving,
- * dressmaking, tailoring,
- * jewellery manufacture,
- * picture framing,
- * printing, publishing, duplicating and associated services,
- * laundries, dry cleaning, dyeing and cleaning services,
- * laboratories, research or computer centres,
- * depots for couriers or security services,
- * funeral parlours and chapels, and
- * other services which involve a specialised skill, serve the general public (possibly in addition to serving business and institutions), do not attract large numbers of visitors like a shop, and do not detract from the amenities of the neighbourhood.

"Service Station" - means any site and buildings used for the retail sale of motor fuels and lubricating oils and includes:

- * the sale of kerosene, tyres, batteries and other accessories normally associated with motor vehicles,
- * cleaning of vehicles,
- * mechanical and electrical servicing and repair of vehicles and light machinery such as lawn mowers, and
- * the sale of other general goods provided the area given over to the display and sale of such goods (including both indoor and outdoor areas) does not exceed 50 square metres,

but does not include panelbeating, spray painting, or heavy engineering such as engine reboring and crankshaft grinding.

(Note: special conditions for the storage and sale of L.P.G. are contained in Ordinance 4.17).

"Shelter Belt" - means individual trees or up to three rows of trees planted and tended with the main purpose of providing shelter for stock, pasture, crops or people. For the purposes of this Scheme shelter belts are not a type of forestry.

"Shop" - means a building or part of a building or land where goods are sold or available for hire, or where services are offered such as hairdressing, photography, dry cleaning, shoe repair, home appliance servicing, or photocopying. Outdoor selling areas, accessory storage areas, accessory workrooms, and accessory residential accommodation shall be deemed to be part of a "shop". The term "shop" includes a supermarket but does not apply to service stations, warehouses, industrial premises, or licensed premises with the exception of premises having a wine resellers licence.

"Sign" - includes any advertising display such as a poster, inscription, or three dimensional object, which is displayed on an external face of a building or displayed from that portion of any land not occupied by a building, and includes any hoarding, support, kiosk, or other structure by which such displays are supported.

"Site" - means an area in one occupation or ownership, no part of which may be disposed of so as to render any use or building in conflict with this Scheme. The issue of separate titles pursuant to the Unit Titles Act 1972 or a leasehold/tenancy in common scheme shall not be deemed to create a new site for the purposes of this Scheme. Any land required to be set aside for road widening shall be excluded as a part of any site for the purposes of this Scheme.

"Structure" - means any structure or part of a structure, whether temporary or permanent, movable or immovable but does not include:

- * scaffolding or falsework erected temporarily for maintenance or construction purposes,

- * fences or walls of 2 metres in height or less not used for advertising for any purpose other than as a fence or wall,
- * retaining walls,
- * structures less than 5 square metres in area and in addition less than 2 metres in height,
- * masts, poles, radio and television aerials less than 10 metres above ground level, or
- * decks, including decks for parking vehicles, less than 1.2 metres in height,

(Note: retaining walls over 1.2m in height, decks and small buildings still require building permits.)

"Supermarkets" - means shops for sale of groceries, vegetables, meat and other foods having a gross floorspace of over 300 square metres.

"Townhouse" - (see "flat").

"Tradesmen's Depots and Workshops" - means buildings or land used by tradesmen such as builders, plumbers, electricians and glaziers for the storage, handling, fabrication or modification of materials, parts or fittings associated with those trades.

"Travellers Accommodation" - means buildings used for transient residential accommodation and includes motels, holiday flats, motor and tourist lodges and all rented residential accommodation which is offered for a daily tariff, but does not include camping grounds, or restaurants or bars available for use by members of the general public, or other accessory facilities available for use by members of the general public.

"Warehouse" - means a building, part of a building, or land, where materials, articles, or goods are stored, including storage pending disposal to a retail outlet or trader (but not the general public). A warehouse shall be deemed to include only such offices, display areas and caretaker's accommodation as are necessary for and accessory to the principal use of the site as a warehouse.

"Water and Soil Conservation Works" - means, where used in an ordinance, works for:

- * river protection,
- * flood control,
- * drainage,
- * erosion control, or
- * soil conservation

provided such works are carried out under the auspices of the Council or the North Canterbury Catchment Board and Regional Water Board, and provided further that types of forestry which would normally require consent are excluded from this definition.

"Wholesale" - means the bulk selling of merchandise or materials in large quantities for trade or business purposes and excludes any direct sales to the general public.

"Woodlot Forestry" - see "Forestry".

Abbreviations

"m" - means metre

"sq" - means square

"ha" - means hectare

Table of Permitted Buildings and Uses

Industrial — Commercial — Public — Residential — Primary Production

Zone	Industrial	Commercial	Public	Residential	Primary Production	Use	
RURAL 3 ZONE	P	P	P	-	C C -	Agricultural, Horticultural & Pastoral Farming	
	C	C	C	-	C C -	Vineyards	
	-	C	*	-	C - -	Factory Farming	
RURAL 2 ZONE	C	P	C	-	- - -	Farmhouse	
	P	P	P	P	P P -	Grazing of Animals	
	C	C	C	-	- - -	Mining - Quarrying	
RURAL 1 ZONE	-	C	C	-	- - -	Plantation Forestry	
	C	C	*	-	C C -	Woodlot Forestry	
	P	P	P	P	P P -	Native Bush	
RESIDENTIAL 3 ZONE (INNER HARBOUR)	-	P	-	P	D D D	Dwellings	
	-	P	P	-	- - -	Replacement of Non-conforming Dwellings	
	P	P	P	P	D D D	Family Flats	
	-	-	-	P	D D D	Flats	
	-	-	-	C	C C C	Comprehensive Residential Development	
	-	-	-	P	D D D	Garages for Neighbours' Cars	
	P	P	P	P	D D D	Home Occupations	
	-	-	-	P	C D D	Boardinghouses	
	-	C	-	C	C D D	Residential Institutions	
	-	C	-	C	C C D	Travellers' Accommodation	
	P	P	P	P	D D D	Guest Accommodation	
	C	C	C	C	C C C	Camping Grounds	
	-	-	-	C	C C C	Hospitals	
	-	C	-	C	- C D	Places of Assembly	
	-	C	-	C	- C D	Places of Entertainment	
RESIDENTIAL 2 (RESTRICTED) ZONE (AKAROA)	C	C	C	C	C C C	Marae	
	-	P	-	C	- C D	Museums, Art Galleries, Libraries	
	-	P	-	C	- D D	Schools	
	-	P	-	P	- D D	Pre-School Facilities	
	P	P	P	P	D D D	Reserves, Parks, Passive Recreation Areas,	
	*	P	C	-	- - *	Public Walkways, Showgrounds, Sportgrounds	
	C	C	C	-	- - -	Cemeteries	
	-	-	*	-	- - -	Refuse Disposal Areas	
	-	P	-	P	- - D	Medical Practices	
	-	C	-	-	- - D	Administrative, Commercial, Professional Offices	
	-	C	-	-	- - D	Banks	
	-	*	-	C	- - D	Shops	
	-	*	-	C	- - -	Country Stores	
	-	C	-	C	- - C	Service Stations	
	RESIDENTIAL 1 ZONE (AKAROA)	C	P	C	C	- C P	Car and Boat Parks
-		C	-	-	- - C	Taverns and Public Bars	
-		C	-	C	- - D	Restaurants	
-		C	-	-	- - D	Tradesmen's Depots and Workshops	
-		C	-	-	- - D	Service Industries	
-		C	C	-	- - C	Rural Industries	
-		-	-	-	- - C	Industries	
-		-	-	-	- - D	Warehouses	
P		P	P	P	D D D	Accessory Buildings & Structures	
C		C	C	C	C C C	Interim Uses	
P		P	P	P	D D D	Small Public Utility Structures	
P		P	P	P	P P P	Water & Soil Conservation Works	
C		C	C	C	C C D	Retail Selling from a Permitted Use	
TOWN CENTRE ZONE (AKAROA)							

NOTES:

- "P" means Predominant (allowed as of right)
 "C" means Conditional (requires Council consent)
 "D" means Discretionary (requires Council approval of design)
 "*" means the use is permitted in parts of the zone only or that only certain categories of the use are permitted.
 "-" means not permitted or covered by another use category
- Most of the buildings and uses are defined in Ordinance 8 - Definitions
- Special conditions apply to some buildings and uses in some zones - see Ordinances

Akaroa Township



PART B - AKAROA TOWNSHIP

- SECTION 10 - INTRODUCTION**
- SECTION 11 - VISUAL CHARACTER**
- SECTION 12 - EMPLOYMENT**
- SECTION 13 - SERVICES**
- SECTION 14 - SUMMARY OF PLANNING OBJECTIVES AND POLICIES**
- SECTION 15 - ZONING AND DEVELOPMENT CONTROLS**
- SECTION 16 - TOWN CENTRE ZONE**
- SECTION 17 - RESIDENTIAL 1 ZONE**
- SECTION 18 - RESIDENTIAL 2 (RESTRICTED) ZONE**

10. INTRODUCTION

Akaroa is the largest settlement in the County. It has a resident population of about 700 and offers a wide range of shopping and other commercial activities, a hospital and an area school (the only ones on Banks Peninsula), and a number of cultural and recreational facilities.

In addition to being a rural service centre, Akaroa is one of Canterbury's most important focal points for visitors. The town's attraction for both visitors and permanent residents derives in large measure from its distinctive visual character - Akaroa is one of the few small New Zealand towns with any real character of its own. An important objective of this Scheme is to preserve and enhance this character.

The character of Akaroa lies in its location, its relatively narrow streets and many quaint houses and its trees, but character can quite readily be lost if care is not taken to preserve it. Perhaps more than anything the early style of house is responsible for a lot of this character and special efforts are needed to maintain it. The inevitable development of the Town Centre Zone in particular where a number of the character houses are situated, means that new development should where possible utilise the older buildings or be built around them in a sympathetic style, and trees should be retained. This can best be achieved by co-operation and by developers being persuaded to put something into the town as well as taking from it. It is intended that the policies in this Scheme will enable Akaroa's unique character to be preserved and enhanced.

Akaroa Advisory Committee

The Advisory Committee set up under the previous District Scheme will continue to play a major role in preserving the character of Akaroa. The committee will provide assessments of building proposals requiring Council approval (everything involving external appearance) and may assist owners with suggestions for design modifications before or after plans are formally submitted for Council approval.

Membership of the Committee is:

The Chairman of the Akaroa Community Council,
A member of the Akaroa Community Council
The Chairman of the Akaroa Civic Trust or his/her Deputy,
The County Engineer, and
The Civic Trust Consultants and any other consultants considered necessary.

The County Engineer will convene meetings of the Committee as necessary and recommendations of the Committee will be tabled at meetings of the Akaroa Community Council.

11. VISUAL CHARACTER

Akaroa's visual character derives from the physical setting of hills and harbour, the public spaces (beaches, parks and streets), and the dominantly colonial architecture. It is important that continuing development of the town does not spoil these features.

Akaroa's visual character is to be retained and sympathetically enhanced in two ways: firstly, preservation of existing buildings and other features is to be encouraged, and secondly, the design and external appearance of new buildings is to be controlled to ensure that all new buildings complement the distinctive visual character of the town.

The importance of compatible design depends on how visually prominent a proposed building or part of a building will be. It is particularly important that the facades of buildings in the Town Centre Zone are sympathetic to the existing buildings. Buildings or parts of buildings not visible from roads or other public places on the other hand are less significant.

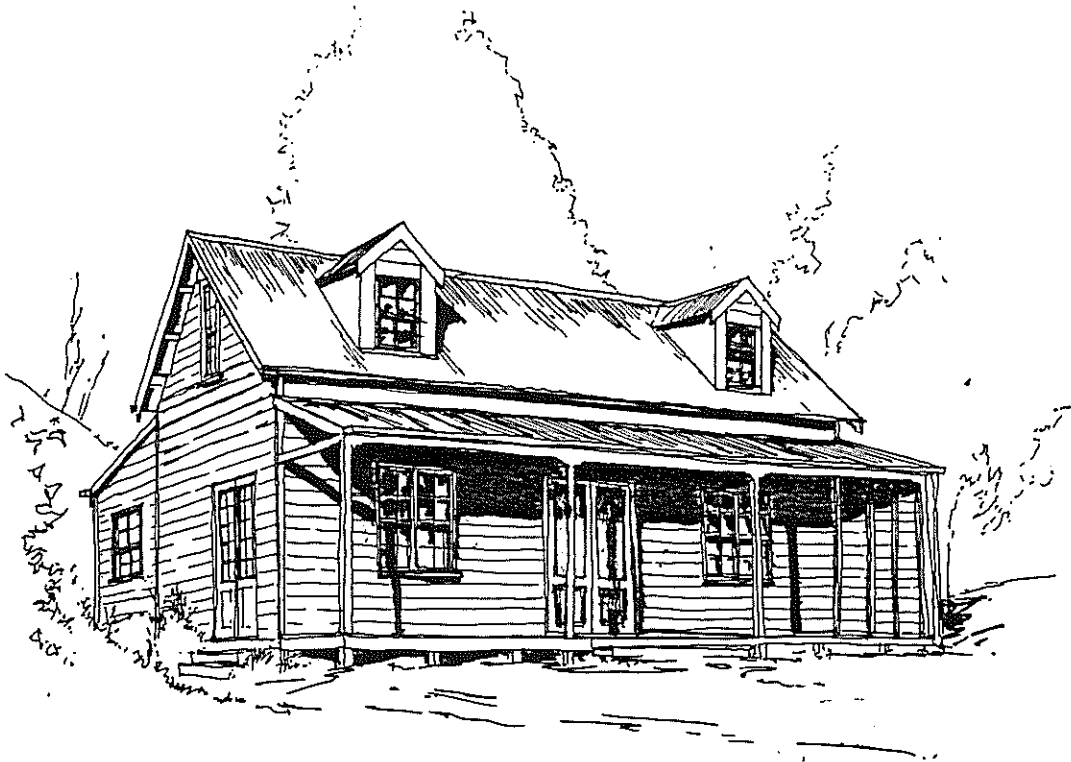


Existing Beach Road frontage - varied buildings but with complementary scale, form and style.

It is not the intention of this Scheme to require a drab uniformity of architecture or to permit only replicas of 19th century buildings. There is wide scope for imaginative design within the range of architectural forms which will be permitted as complementing the character of Akaroa. Information on appropriate design is available from the County Council office. Sketch plans of new buildings will be considered by an Advisory Committee and recommendations made to the Council.

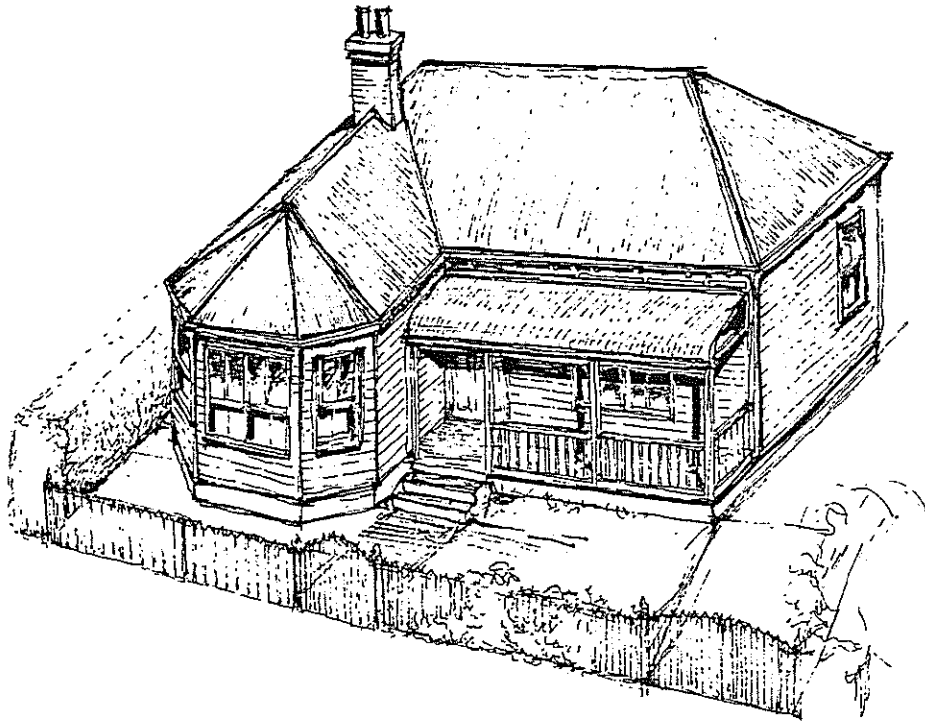
What form and appearance of building is appropriate depends partly on site factors such as size, contours, orientation, existing vegetation and the character of surrounding buildings. There are, however, certain shapes and styles of buildings which although by no means unique to Akaroa are dominant in the older parts of the town and provide a starting point for designing complementary new buildings.

Perhaps the most distinctive architectural form in Akaroa is the typical colonial cottage. This is a rectangular structure with a steep (often 50 degrees) symmetrical roof which often provides space for attic rooms. Historically these homes were often built in stages: first a basic two-room shelter, then in no set order, the provision of access to the roof space and commonly the construction of dormer windows, the addition of lean-to rooms at the back of the house, and the erection of a verandah supported by posts at the front.



Typical Colonial Cottage

Another distinctive architectural form is the villa. This has a square or T-shaped plan and can be single or double storey. Villas characteristically have a hip roof.



Villa-style House

Most of the buildings which give Akaroa its distinctive architectural character are clad with painted timber and have simple corrugated iron roofs. Other materials should generally be used with caution and should be plain rather than a feature.

Generally, simple buildings will fit in best. Where decoration and architectural features are to be used they should follow the characteristic forms and details of existing buildings in the town. Features such as Spanish arches or southern mansion pillars would be incongruous in Akaroa.



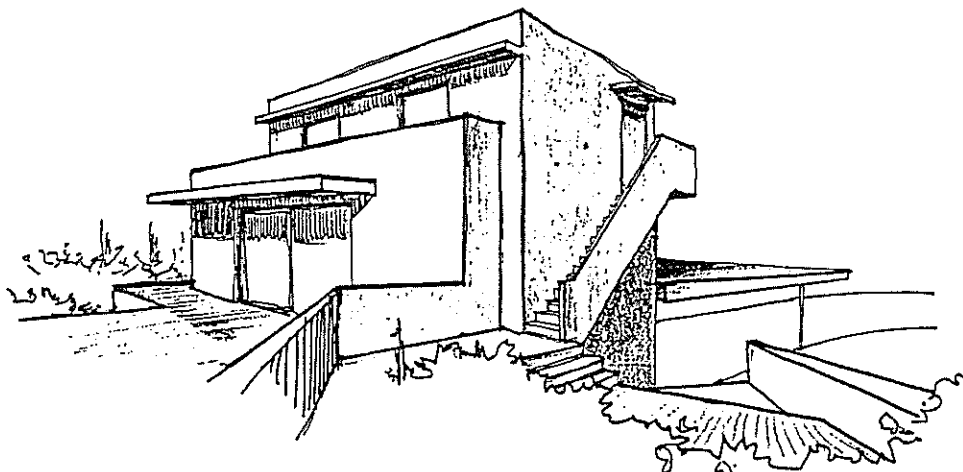
Above: Old and new buildings complementing the character of Akaroa

Below: Modifications to old buildings and new buildings which are unsuitable in the Akaroa context.

Traditional roof shapes and pitches are particularly important because frequently roofs are the most visible part of buildings when viewed from any distance. Gable and hip roofs are appropriate; symmetry and steep pitches (not less than 30 degrees) are important. Subsidiary roofs should repeat the form and/or pitch of main roofs or should be "lean-to" designs. Eaves are desirable because they help to emphasise traditional roof forms. Large flat or low pitched roofs, mansard roofs and A-frames are not suitable particularly in situations where they will be visually prominent.

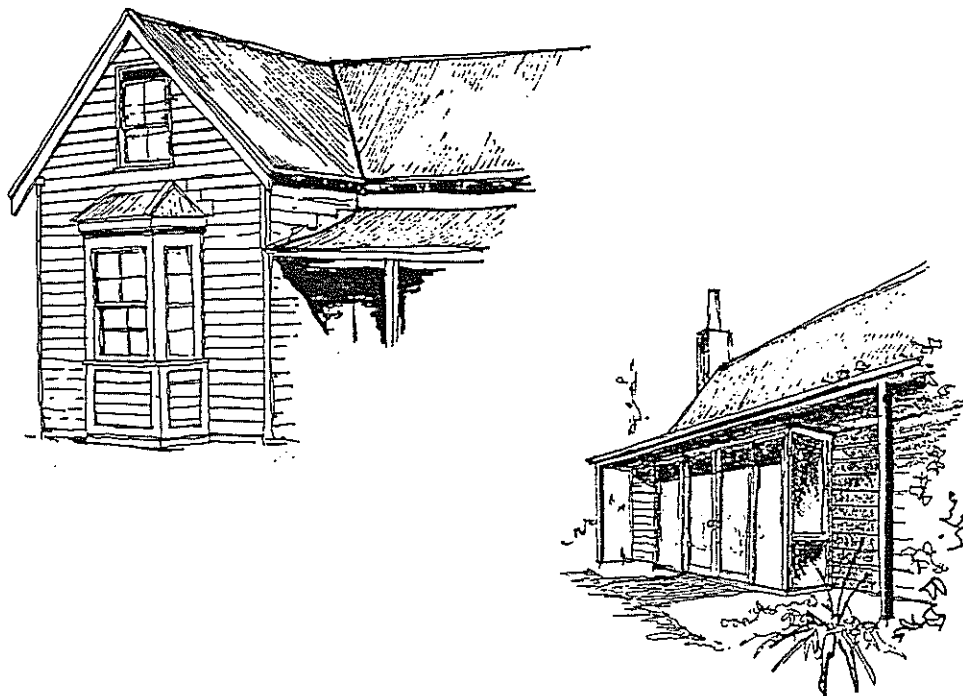


Traditional Elements: steep roof, symmetry, a verandah, hedges.



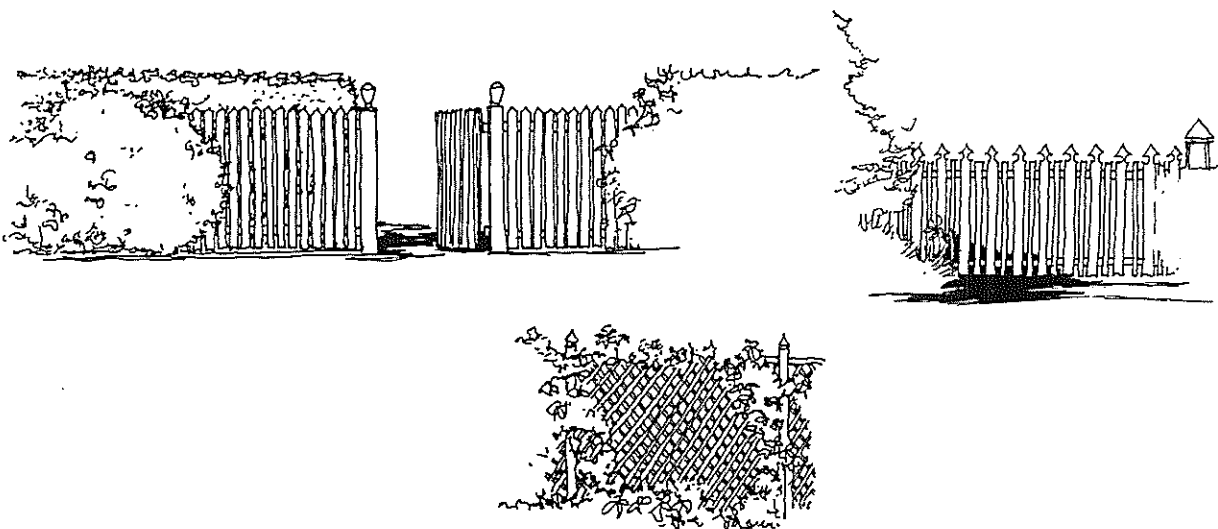
Incongruous in the Akaroa context.

Windows and doors should follow the proportions of the windows and doors in typical older buildings in Akaroa. Windows should be tall rather than wide. Large square picture windows are generally out of character but it is possible to cater for the modern preference for more light and sun with careful design. Traditional sliding double-hung sash windows can be made to order and although more expensive than aluminium joinery they have practical advantages as well as having an appearance of authenticity and quality. The appearance of aluminium joinery can be enhanced by the use of traditional colour finishes and timber surrounds. Bay windows and small dormer windows add visual interest and character provided they have traditional proportions and roof shapes.



Modern glazing but with traditional proportions.

Particular care is required in the design of buildings which because of topography will stand out. Pole foundations should be screened by vegetation or appropriately clad. Where there is a need to define property boundaries, particularly street frontages, hedges and trellises are preferred. Large solid fences can be incongruous.



Appropriate colour schemes are important in making buildings enhance rather than clash with the visual character of Akaroa. Walls are best painted white or a strong dark colour; cream or grey is also appropriate. Window and door frames are usually best painted white. A relationship with adjoining buildings can be established by selecting a lighter or darker tone of a colour used nearby.



12. EMPLOYMENT

The viability of businesses and thus the availability of employment in Akaroa is limited by the seasonal nature of the town. Almost exactly half of the houses are used only at weekends and holidays and the main influx of day visitors is similarly concentrated in the summer holidays and weekends.

Full time employment in Akaroa (including self-employed) recorded at the 1986 census is shown below. Seventy percent of jobs are in primary activity, retailing restaurants and accommodation, and services (mainly the schools and the hospital).

EMPLOYMENT (full-time)	Jobs in the Akaroa Township
Agriculture, Hunting, Forestry	
Fishing	21
Manufacturing	21
Electricity, Gas and Water	3
Building and Construction	33
Retailing, Wholesaling, Restaurants, Hotels	72
Transport, Storage, Communication	27
Finance, Insurance, Property	12
Community, Social, Personal Services	57
Inadequately defined	0
Total Jobs	243

Source: 1986 Census, Series B, Report 19

More employment is needed to attract and retain a balanced (in terms of age and occupations) population. Most types of employment, however, depend on a larger permanent population and/or a more sustained period of demand from visitors.

The District Scheme as a whole is intended to facilitate the growth of employment and ensure that the needs of permanent residents are met. A wide range of economic activity is permitted in the Akaroa Town Centre Zone. There is a need for a light industrial area but the Council sees no point in zoning an area for industry until there is a clear willingness on the part of a landowner to develop land for this purpose. The Council will consider introducing a light industrial zone through a Scheme Change when a suitable area appears to be available. An area of at least 5000 square metres (half a hectare) is needed.

Property values in Akaroa have risen sharply in recent years making it more difficult for people wishing to live and work in the town to obtain reasonably priced accommodation. There is no simple solution to this problem but the

Scheme allows people to live and work on the same site ("home occupations") subject to various conditions.

Provision is also made for householders to take in paying guests - "guest accommodation" - as a means of supplementing income.

13. SERVICES

Water is collected in three catchment areas behind Akaroa and fed to reservoirs with a combined capacity of 3,407,700 litres. It is the Council's policy to ensure that the immediate catchments are protected from sources of contamination such as stock and chemical spraying. Adequate protection has been secured by informal arrangement with the landowners concerned and it has not been found necessary to formally Designate these areas. The water is treated.

Although the water sources and amount of storage are normally ample, the influx of visitors creates high peak hourly and peak daily demands. Development of additional water sources and/or construction of new reservoirs would be very expensive and this is one reason for the planning strategy of confining the township generally to zoned boundaries established by the previous District Scheme and diverting growth to Duvauchelle and Wainui.

Sewerage reticulation and sewage treatment similarly are a cost constraint on further expansion of the township.

An area of the reclamation at the north end of Akaroa is used and Designated for a rubbish transfer facility. This allows residents to dispose of refuse without travelling to the landfill site. No provision is made here or anywhere else in the County for disposal of hazardous wastes. Any future demand for this would have to be met outside the district.

Cemeteries in the township have ample capacity for the foreseeable future.



14. SUMMARY OF OBJECTIVES AND POLICIES FOR AKAROA TOWNSHIP

CHARACTER OF AKAROA TOWNSHIP

Objective

To preserve and enhance the distinctive character of Akaroa.

Policies

1. Encourage the preservation of the older buildings in Akaroa which contribute to the town's special character.
2. Encourage the construction of new buildings in Akaroa which blend with the earlier architecture.
3. Ensure that subdivision and building respects the topography and natural features, and retains native bush.
4. Recognise and encourage the development of the separate characters of the two commercial centres in the town (northern part extending from the reclamation to the Post Office and the southern part on the Beach Road frontage).
5. Recognise the visual contribution of trees by maintaining those existing, and planting selected species in appropriate areas.

OBJECTS AND PLACES OF SPECIAL INTEREST

Objective

To preserve objects and places of special interest.

Policies

1. Preserve objects and places of historical or scientific interest or natural beauty by Designation or Registration.
2. Seek financial assistance from outside the County for maintenance of historic buildings with wider than local significance.

EMPLOYMENT

Objective

To encourage the provision of employment and to assist the viability of enterprises within the Township.

Policies

1. Ensure that zoning provides an adequate supply of suitable land for the various employment generating activities.
2. Preserve and enhance the features of Akaroa Township which attract permanent residents and visitors (Tourist Industry).
3. Encourage commercial arts and crafts and other small scale enterprises to operate in residential zones.
4. Encourage tourist facilities and services.

SERVICES

Objective

To ensure that both physical and social services are provided as appropriate, and as cheaply and efficiently as possible.

Policies

1. Recognise the importance of services for the township and encourage the retention and upgrading of services.
2. Recognise the limit to Akaroa's growth imposed by existing sources of water supply and other servicing constraints.

ROADS AND PEDESTRIANWAYS

Objective

To ensure that appropriate networks of roads and pedestrianways are provided, and as cheaply and efficiently as possible.

Policies

1. Maintain and improve streets and pedestrianways in the township recognising the need to balance the requirements imposed by traffic against the need to retain the character of these public places.
2. Encourage visitors to walk rather than drive around Akaroa, especially the Town Centre Zones.

3. Encourage the provision of a network of pedestrianways, in particular paths linking the upper valleys of the Township.
4. Ensure that adequate off-street parking is provided for all land uses and encourage provision of joint public parking areas in the Town Centre Zone.
5. Recognise the particular problems of coping with peak visitor traffic and parking in Akaroa township and the need for special traffic management at these times such as possibly closing part of Beach Road and setting aside land in the northern part of the township for off-street car parking.
6. Require that vehicle access points to properties are located at safe distances from intersections.

HEALTH AND SAFETY

Objective

To safeguard the health and safety of residents and visitors.

Policies

1. Provide a safe water supply, sewerage and rubbish disposal for the town.
2. Provide building, plumbing, drainage and health inspection and advice.
3. Ensure that holiday homes are built to a standard adequate for healthy permanent accommodation should this eventuate.
4. Encourage the retention and strengthening of medical facilities in the Township.
5. Co-operate with the New Zealand Fire Service, for example, in ensuring that there is adequate water pressure for fire fighting.
6. Ensure separation of buildings to prevent the spread of fire.

ACCOMMODATION

Objective

To encourage the provision of all types of permanent and overnight accommodation.

Policies

1. Ensure that zoning provides for all types of permanent and overnight accommodation.
2. Encourage the continued existence of at least one motor camp in or near Akaroa township.

RECREATION AND SOCIAL NEEDS

Objective

To facilitate provision for the recreation and social needs of residents and visitors.

Policies

1. Encourage groups of people with a common interest to form clubs, associations etc. and where necessary provide needed facilities with Council co-operation and guidance.
2. Provide boat launching and anchorage facilities and boat trailer parking.
3. Develop existing and additional picnic places, parks, and reserves with appropriate facilities.

RESIDENTIAL ENVIRONMENTS

Objective

To preserve and enhance the pleasantness of residential environments in the township.

Policies

1. Require good design of new residential areas, e.g. adequate sized sections, pedestrian accessways, open spaces.
2. Encourage underground rather than overhead wiring of residential areas, and insist on this in the case of future subdivisions.
3. Exclude activities likely to detract from residential environments, and require public notification and Council consent for uses which would be better on some sites within residential areas than on others, or would be acceptable only subject to conditions.
4. Preserve sunshine, privacy and views by imposing restrictions on the height of buildings and distance from boundaries.

INDIVIDUAL FREEDOM

Objective

To promote the maximum freedom of choice for individuals in the use and development of their land, compatible with community aims and objectives.

Policies

1. Allow a wide range of uses in each zone (particularly the "Town Centre" zone), subject to stated conditions if necessary.
2. Impose only the minimum necessary restrictions on development (siting of buildings etc) and provide for additional flexibility (dispensations) where there are exceptional circumstances.

MAORITANGA

Objective

To assist the Maori people to preserve their cultural traditions, in particular their relationship with ancestral land.

Policies

1. Provide for marae activities and related accommodation on appropriate sites.



15. ZONING & DEVELOPMENT CONTROLS

15.1 Zones

Zone boundaries in this Scheme are generally unchanged from the previous District Scheme. They are based partly on existing use and topographical constraints, but they also recognise that Akaroa should not grow outwards indefinitely because this would impose severe difficulties for water supply and sewage disposal and would also detract from the character of the town. Within the zoned areas there is scope for some redevelopment, infilling and subdivision. It is the intention of this Scheme however to increasingly divert development pressure (particularly new housing) towards Duvauchelle and Wainui where reticulated water and sewerage are to be provided.

Three zones are defined: the Town Centre Zone, the Residential 1 Zone and the Residential 2 (Restricted) Zone. Zone boundaries are the same as in the previous district scheme except for some minor adjustments. They are intended to be long-term divisions of the township.

The Town Centre Zone covers two separated areas, reflecting the historical development of two focal points of Akaroa. These areas are intended to continue to provide for nearly all of the commercial, and industrial activity in the town and in addition cater for higher density residential development. Although high density is encouraged, it must be emphasised that high rise is not permitted; the character of these areas is to be preserved by ensuring that the scale (particularly height) and appearance of new buildings is compatible with present development. If a high rise building should ever be justified, special provision should be made on a site with a hill backdrop rather than permitting use of a Town Centre Zone site.

The Residential 1 Zone covers the major part of the Town and provides for a range of housing types together with other mainly community-oriented uses. Limited provision is made for development on the steeper and visually prominent areas zoned Residential 2 (Restricted). It is important that these areas remain as a largely tree-covered backdrop for the town.

The zones in Akaroa are not intended to cater for the possibility of a major development such as a "Club Med." type tourist resort. Such a development would be dealt with by way of a Change to the Scheme when the Council had evidence that an appropriate (in terms of this Scheme's objectives) site had been identified.

15.2 Development Controls

Development controls contained in this Scheme are intended to allow the widest possible freedom for property owners and to provide clear prohibitions and development standards where these are necessary. The wide range of uses

listed for each zone does not imply that all the uses are expected; the lists simply indicate what buildings and activities are acceptable (subject to meeting the conditions and requirements specified in the zone ordinances).

The definitions of uses (see Section 8 of this Scheme) and the particular conditions and requirements set are very important. For example "guest accommodation" and "home occupations" are desirable activities and permitted as of right, but only if they are limited as in their definitions.

Most types of new buildings in Akaroa township are listed as "permitted discretionary uses" in the ordinances. This is to enable the Council to assess whether proposed designs are appropriate in the Akaroa context (see Section 11 Visual Character). Design control applies only to exterior appearance. Experience in administering the design controls in the previous district scheme has shown that design issues can almost invariably be resolved by consultation and compromise, but provision is made for any proposals rejected by the Council to be reconsidered as conditional uses with the normal right of appeal to the Planning Tribunal.

Activities listed as conditional uses are generally appropriate for the zone concerned, but may not be suitable for particular sites because of the effect they would have on surrounding uses. The Town Centre Zone is a mixed use Zone and will have more noise and general activity than the residential Zones. Activities likely to cause undue disturbance however will be prevented from establishing on some sites or required to meet special conditions through the conditional use procedure.

Uses which will attract a significant number of people and vehicles such as "places of assembly" are generally best located in the Town Centre Zone. They are however listed as conditional uses in the Residential 1 Zone to recognise that these activities, preferably at a small scale, may be acceptable on some sites especially near the Town Centre Zone.

Similarly, "travellers accommodation" is best located in the Town Centre Zone but may be acceptable on other central sites, or elsewhere in the residential zones provided the scale, appearance and particular location allow the development to fit in with the character of the locality concerned.

It is expected that the present distribution of activities within the Town Centre Zone will continue and will be strengthened through redevelopment. In particular the retail/business focus in the northern part of the zone is intended to remain the two blocks bounded by Rue Lavaud, Rue Jolie, Rue Balguerie and Rue Brittan, and the retail/business focus in the southern part of the zone is intended to remain the Beach Road frontage. The Town Centre Zone ordinance does not restrict particular uses to specified parts of the zone however, because it is recognised that in a small town only a few sites are available for redevelopment at any one time. The ordinance does provide some incentive for concentration of shops and banks - they are exempt from the site coverage and "setback" controls where they are built adjoining existing shops and banks.

Controls on the siting of buildings ("Setbacks" from boundaries) and the height of

buildings are designed to provide light, sun, privacy, and noise insulation for adjacent land, and to some extent to protect views. Higher density, and thus inevitably a lower standard of protection, is provided for in the Town Centre Zone. Standards in the residential zones are deliberately stringent and in many situations will necessitate care in the design of new buildings and extensions. In other situations the topography and position of surrounding buildings will make it reasonable for the Council to allow dispensation from these standards (see section 4.12 of this Scheme).

The height limits are based on existing ground levels. This has several advantages. It allows anyone to visualise what could be built on their site or a neighbouring site, and using a pole and a tape measure it is possible to estimate shading or the effect on views. Height near boundaries is based on ground level beneath the building, not ground level at the boundary. This has the effect of keeping new buildings lower in situations where the land slopes downwards from the relevant boundary; an advantage in the Akaroa context because the most important views for neighbours are generally downwards. Basing height controls on existing ground contours and not on arbitrary points also provides incentive to excavate and build into the slope rather than build out on pole foundations.

Setback requirements for garages and loading docks are designed to ensure that there is space for a vehicle to park in front of the garage or use the loading dock without protruding into the legal road. Where slope of the site or the position of other buildings make it impossible to erect a complying garage ("garage" includes carport, see definitions) property owners are encouraged to provide off-street parking in the form of decks or excavated areas. Retaining walls and decks up to 1.2m in height are not "structures" for the purposes of the setback requirements (see definitions).

A limit to the proportion of each site that can be built over is set to control density and ensure that even small sites have some area available for landscaping, off street parking, and outdoor activities. In the Town Centre Zone the high site coverage permitted means that the required open area may be taken up entirely by carparking. For this reason there is an additional requirement to provide outdoor living space for each residential unit. This space may be in the form of above-ground decks.

Farming and forestry activities have only conditional use status in the residential zones so that possible effects such as shading and drift of chemical sprays can be considered.

In the residential zones there is a requirement to maintain a 3 metre wide strip of land between the street and rear of each site clear of structures. This is partly to provide access for firefighting, and partly to encourage property owners to park cars, boats and caravans behind or beside houses rather than close to the street. The requirement also ensures that where a garage has not been built, the option of building one in future (without the need for special dispensation for siting) is retained.



16. TOWN CENTRE ZONE

N.B. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.

16.1 Predominant Uses

- (a) water and soil conservation works (Note: see definition), (b) car and boat parks.

16.2 Permitted Discretionary Uses

- (a) dwellings,
- (b) family flats,
- (c) flats (minimum site area 350 sq.m. per flat),
- (d) garages for neighbours' cars,
- (e) home occupations,
- (f) boardinghouses,
- (g) residential institutions,
- (h) travellers' accommodation,
- (i) places of assembly,
- (j) places of entertainment,
- (k) museums, art galleries, libraries,
- (l) schools,
- (m) pre-school facilities,
- (n) reserves, parks and passive recreation areas, public walkways, showgrounds and sportsgrounds,
- (o) administrative, commercial and professional offices,
- (p) banks,
- (q) shops,
- (r) restaurants,
- (s) tradesmen's depots and workshops,
- (t) service industries,
- (u) warehouses,
- (v) accessory buildings and structures,
- (w) small public utility structures (maximum gross floor area 50 sq.m., maximum height 5 m).

Provided in each case that in the opinion of the Council the design and external appearance of each dwelling or other structure conforms and gives effect to the purposes, policies and objectives of this scheme as set out in Section 11. In considering this matter the Council may seek such assistance and advice as it thinks appropriate and in particular may take the advice of the Advisory Committee.

16.3 Conditional Uses

- (a) comprehensive residential development (note: see 16.5(c));
- (b) camping grounds;
- (c) hospitals;
- (d) marae;
- (e) service stations;
- (f) taverns & public bars;
- (g) industries;
- (h) interim uses;
- (i) buildings listed as Permitted Discretionary Uses in the Zone but which in the opinion of the Council do not meet the proviso.

16.4 Conditions and Requirements for All Permitted Discretionary Uses and Conditional Uses in the Zone

(a) Setback From Road Boundaries

Buildings and other structures shall be set back a minimum of 1.5 metres from road boundaries except:

- * Shops and banks may be erected so as to provide continuity of building frontage on sites adjoining existing shops and banks which are not set back, and
- * Loading docks and vehicle entrances for buildings such as private garages shall be set back 6.0 metres.

(b) Setback From Other Site Boundaries

Buildings and other structures shall be set back a minimum of 1.5 metres from other boundaries, except that shops and banks may be erected at a lesser distance from boundaries shared with other existing shops or banks. (Note: see also 16.5 (c).)

(c) Height of Buildings

Buildings and other structures shall not exceed 9.0 metres. The height of each part of a building or other structure shall not exceed 5.0 metres plus the horizontal distance to the nearest site boundary. (See Appendix A.)

(d) Access to the Rear of Sites

Pedestrian access to the rear of each site for fire fighting, clear of obstructions such as fences, hedges and vehicles, shall be provided and maintained at all times. This requirement may be met by legal access over adjoining property.

(e) Maximum Site Coverage

No more than 66% of any site may be covered by buildings and other structures, except that shops and banks may exceed this limit on sites adjoining other existing shops and banks. (Note: greater coverage can only be achieved where parking requirements are met on another nearby site or by cash-in-lieu contribution toward parking provided by the Council.)

(f) Landscaping

Open areas (including outdoor storage areas) which are visible from a street shall be either appropriately landscaped, laid out as sealed parking space, or adequately screened. Plans for such treatment shall be submitted with applications for building permits.

(Note: Appendix C contains guidelines for landscaping.)

(g) Air Pollution

Processes other than scheduled processes under the Clean Air Act 1972 shall adopt the best practicable means to collect, contain and minimise air pollution, including if necessary the provision of adequate control equipment, and shall render pollutants harmless, inoffensive and not likely to create annoyance or nuisance to neighbours.

(Note: Certain industrial processes require licences under the Clean Air Act 1972.)

(h) Water Pollution

Uses in the zone shall not lead to contamination entering natural drainage systems or the stormwater drainage system. (Note: any processes involving other than domestic equivalent sewage disposal requires specific arrangement with the Council.)

(i) Noise

Activities on any site shall not produce noise sufficient to exceed the following standards, measured and assessed in accordance with N.Z.S. 6801 and N.Z.S. 6802 or their successors, at the site boundaries:-

Monday to Saturday inclusive (except public holidays) 7 a.m. to 7 p.m. - 55 dBA

All other times - 40 dBA (measurement L.10)

No single event noise shall exceed 75 dBA or exceed the background noise level by more than 30 dBA during the periods covered by "all other times" above.

(j) Parking, Loading and Access

See Section 5.

(k) Historic Buildings

See Section 4.13.

(l) Preservation of Trees and Native Bush

See Section 4.15.

(m) Liquefied Petroleum Gas

See Section 4.17.

(n) Signs

See Section 4.16.

(o) Watercourses

See Section 3.10(b)

16.5 Additional Requirements For Certain Uses

(a) Residential Accommodation - Outdoor Living Space

Each unit of residential accommodation (dwellings, family flats, flats, boardinghouses, residential institutions and accommodation accessory to a use such as a shop) shall have an outdoor living court or courts (which may include deck areas) with a total area not less than the ground floor area of the unit.

(b) Banks, Shops - Verandahs

Banks and shop buildings shall be provided with verandahs along the street frontage when they are erected or substantially altered. Design of verandahs shall be subject to the Council's approval and shall normally extend over the full width of the footpath at the same height as adjoining verandahs and shall normally be supported by posts.

(c) Comprehensive Residential Development

Proposals for groups of residential units, with or without other permitted uses, may be considered as Conditional Uses. Such a proposal may include several adjoining properties in which case only the perimeter of the area as a whole shall be considered a "site boundary". Through comprehensive design a higher density than the normal 350 sq.m. per flat standard may be achieved.

In assessing applications for Comprehensive Residential Development, the Council shall have regard to the suitability of the proposed form, colour, materials, and general design of buildings and other structures and the way they relate to one another, the arrangement of buildings and open spaces, the provision of private open spaces with good aspect, the provision of screened utility and service spaces, privacy between units and in relation to adjacent properties, fire safety, proposed landscaping, and provision for vehicle access, circulation and parking.

(d) Service Stations

In considering a conditional use application for service station development, redevelopment or extensions, Council shall have regard to the guidelines of the Ministry of Transport as laid down in its "Standard for Service Stations 1983" or subsequent amendments.

16.6 Subdivision

See Section 6.



17. RESIDENTIAL 1 ZONE (AKAROA)

N.B. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.

17.1 Predominant Uses

- (a) grazing of animals
- (b) planting and tending of native bush
- (c) water and soil conservation works (Note: see definition)

17.2 Permitted Discretionary Uses

- (a) dwellings
- (b) family flats
- (c) flats (maximum 2 units per site, minimum site area 800 sq.metres)
- (d) garages for neighbours' cars;
- (e) home occupations (Note: does not include selling to the general public)
- (f) boardinghouses
- (g) residential institutions
- (h) guest accommodation
- (i) schools
- (j) pre-school facilities
- (k) reserves, parks and passive recreation grounds, public walkways
- (l) accessory buildings and structures
- (m) small public utility structures (maximum gross floor area 50 sq.m., maximum height 5m)

Provided in each case that in the opinion of the Council the design and external appearance of each dwelling or other structure conforms and gives effect to the purposes, policies and objectives of this Scheme as set out in Section 11. In considering this matter the Council may seek such assistance and advice as it thinks appropriate and in particular may take the advice of the Advisory Committee.

17.3 Conditional Uses

- (a) agricultural, horticultural and pastoral farming
- (b) vineyards
- (c) woodlot forestry
- (d) comprehensive residential development (Note: see 17.5(a))

- (e) travellers' accommodation
 - (f) camping grounds
 - (g) hospitals
 - (h) places of assembly
 - (i) places of entertainment
 - (j) marae
 - (k) museums, art galleries, libraries
 - (l) car and boat parks
 - (m) interim uses
 - (n) retail selling from a permitted use (Note: see 17.5 (b))
- (q) buildings listed as Permitted Discretionary Uses above but which in the opinion of the Council do not meet the proviso.

17.4 Conditions & Requirements for All Permitted Discretionary Uses & Conditional Uses in the Zone

(a) Setback from Road Boundaries

Buildings and other structures with the exception of garages shall be setback a minimum of 4.5 metres from road boundaries. Garages shall be setback a minimum of 6 metres from road boundaries where the vehicle entrance generally faces the road, and a minimum of 2 metres where the vehicle entrance is generally at right angles to the road.

Where a garage is within 4.5 metres of a road boundary, the area between the garage and the road boundary shall be appropriately landscaped according to a plan which shall be submitted with the application for a building permit.

(b) Setback from other Site Boundaries

School buildings, pre-school facilities, buildings associated with parks and passive recreation grounds, farm buildings, travellers' accommodation, camping grounds (camp sites, areas and buildings used by campers), hospitals, places of assembly, places of entertainment, and marae buildings - minimum 5.0 metre setback from other site boundaries.

Other buildings and structures shall be setback a minimum of 2.0 metres from other site boundaries except that accessory buildings may be erected at a lesser distance than 2.0 metres from other boundaries provided any part of a building within 1.0 metre does not exceed 6.0 metres in length (measured parallel to the boundary) and any part between 1.0 metre and 2.0 metres does not exceed 10.0 metres in length.

(Note:

1. "Family flats" are deemed to be accessory buildings.
2. Building bylaws impose additional restrictions on minimum distances between buildings and materials necessary in some circumstances for fire safety).

(c) Height of Building

Garages shall not exceed 4.5 metres in height. Other buildings and structures shall not exceed 7.5 metres. The height of each part of a building or other structure shall not exceed 2.0 metres plus the horizontal distance to the nearest site boundary.

(Note: See Appendix A).

(d) Access to the Rear of Sites

A strip of land 3 metres wide between the road (either road in the case of corner and through sections) and the rear of each site shall be kept clear of structures with the exception of carports.

In the case of sites used for residential purposes where a garage has already been provided for each household unit, and in the case of sites where topography is such that provision of vehicle access to the rear is impractical, the width of the strip may be reduced to 1 metre.

(e) Maximum Site Coverage

No more than 35% of any site may be covered by buildings and other structures.

(f) Earthworks

Excavation or filling to a depth greater than 1.2 metres, or filling involving more than 10m³ of material shall require approval in writing from the County Engineer (Note: retaining walls over 1.2 metres in height require building permits).

(g) Parking, Loading and Access

See Section 5.

(h) Historic Buildings

See Section 4.13.

(i) Preservation of Trees

See Section 4.15.

(j) Signs

See Section 4.16.

(k) Watercourses

See Section 3.10(b)

17.5 Additional Requirements for Certain Uses

(a) Comprehensive Residential Development

Proposals for groups of residential units, with or without other permitted uses, may be considered as Conditional Uses. Such a proposal may include several adjoining properties in which case only the perimeter of the area as a whole shall be considered a 'site boundary'. Through comprehensive design a higher density than the normal 400 sqm per flat standard may be achieved.

In assessing applications for Comprehensive Residential Development, the Council shall have regard to the suitability of the proposed form, colour, materials, and general design of buildings and other structures and the way they relate to one another, the arrangement of buildings and open spaces, the provision of private open spaces with good aspect, the provision of screened utility and service spaces, privacy between units and in relation to adjacent properties, fire safety, proposed landscaping, and provision for vehicle access, circulation and parking.

(b) Retail Selling from a Permitted Use

Only produce grown or articles made on a site may be sold to the general public from the site. In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking. If retail selling is to be of a scale that requires a separate building it should normally be carried out in the Town Centre Zone.

17.6 Subdivision

See Section 6.



18. RESIDENTIAL 2 (RESTRICTED) ZONE - AKAROA

NB. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8

18.1 Predominant Uses

- (a) grazing of animals
- (b) planting and tending of native bush
- (c) water and soil conservation works (Note: see definition)

18.2 Permitted Discretionary Uses

- (a) dwellings
- (b) family flats
- (c) flats (maximum 2 units per site, minimum site area 1 hectare)
- (d) garages for neighbours' cars
- (e) home occupations (not including selling to the general public)
- (f) guest accommodation
- (g) reserves, parks and passive recreation grounds, public walkways
- (h) accessory buildings and structures
- (i) small public utility structures (maximum gross floor area 50m² maximum height 5m).

Provided in each case that in the opinion of the Council the design and external appearance of each dwelling or other structure conforms and gives effect to the purposes, policies and objectives of this scheme as set out in Section 11. In considering this matter the Council may seek such assistance and advice as it thinks appropriate and in particular may take the advice of the Advisory Committee.

18.3 Conditional Uses

- (a) agricultural, horticultural, and pastoral farming
- (b) vineyards
- (c) factory farming
- (d) woodlot forestry
- (e) comprehensive residential development (Note: see 18.5(a))
- (f) boarding houses
- (g) residential institutions
- (h) travellers' accommodation
- (i) camping grounds
- (j) hospitals
- (k) marae
- (l) interim uses
- (m) retail selling from a permitted use (Note: see 18.5)

- (n) Buildings listed as Permitted Discretionary Uses above but which in the opinion of the Council do not meet the proviso.

18.4 Conditions & Requirements for All Permitted Discretionary Uses & Conditional Uses in the Zone

(a) Setback from Road Boundaries

Dwellings, family flats and flats, and building accessory to these (except garages) shall be set back a minimum of 4.5 metres from road boundaries.

Garages shall be set back a minimum of 6 metres from road boundaries where the vehicle entrance generally faces the road, and a minimum of 2 metres where the vehicle entrance is generally at right angles to the road. Where a garage is within 4.5 metres of a road boundary, the area between the garage and the road boundary shall be landscaped according to a plan which shall be appropriately landscaped according to a plan which shall be submitted with the application for a building permit.

All other buildings and structures shall be set back a minimum of 10.0 metres from road boundaries.

(b) Setback from Other Site Boundaries

Dwellings, family flats and flats, and buildings accessory to these (including garages) shall be set back a minimum of 10.0 metres from other site boundaries.

(c) Height of Buildings

Garages shall not exceed 4.5 metres in height. Other buildings and structures shall not exceed 7.5 metres. The height of each part of a building or other structure shall not exceed 2.0 metres plus the horizontal distance to the nearest site boundary. (Note: see Appendix A).

(d) Access to the Rear of Sites

A strip of land 3 metres wide between the road (either road in the case of corner and through sections) and the rear of each site shall be kept clear of structures with the exception of carports.

In the case of sites used for residential purposes where a garage has already been provided for each household unit, and in the case of sites where topography is such that provision of vehicle access to the rear is impractical, the width of the strip may be reduced to 1 metre.

Within this strip pedestrian access for fire fighting, clear of obstructions such as fences, hedges and vehicles shall be provided and maintained at all times.

(e) Maximum Site Coverage

No more than 10% of any site may be covered by buildings and other structures.

(f) Earthworks

Excavation or filling to a depth greater than 1.2 metres, or filling involving more than 10m³ of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require building permits).

(g) Parking, Loading & Access

See Section 5.

(h) Historic Buildings

See Section 4.13.

(i) Preservation of Trees

See Section 4.15.

(j) Signs

See Section 4.16.

(k) Watercourses

See Section 3.10(b).

18.5 Additional Requirements for Certain Uses

(a) Comprehensive Residential Development

Proposals for groups of residential units, with or without other permitted uses, may be considered as Conditional Uses. Such a proposal may include several adjoining properties in which case only the perimeter of the area as a whole shall be considered a "site boundary". Through comprehensive design a higher density than the normal 0.5 hectare per flat standard may be achieved but it is unlikely that objectives of the Zone could be met with a density greater than one residential unit per 0.25 hectare (2,500m²).

In assessing applications for Comprehensive Residential Development, the Council shall have regard to the suitability of the proposed form, colour, materials, and general design of buildings and other structures and the way they relate to one another, the arrangement of buildings and open spaces, the provision of private open spaces with good aspect, the provision of screened utility and service spaces, privacy between units and in relation to adjacent properties, fire safety, proposed landscaping, and provision for vehicle access, circulation and parking.

(b) Retail Selling from a Permitted Use

Only produce grown or articles made on a site may be sold to the general public from the site. In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking. If retail selling is to be of a scale that requires a separate building it should normally be carried out in the Town Centre Zone.

18.6 Subdivision

See Section 6.

The Inner Harbour



UNIVERSITY OF THE PACIFIC
1950-1959

PART C - THE INNER HARBOUR

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- SECTION 22 - RESIDENTIAL 3 ZONE
- SECTION 23 - RURAL 1 ZONE
- SECTION 24 - RURAL 2 (SETTLEMENT) ZONE
- SECTION 25 - RURAL 3 (SPECIAL PROTECTION) ZONE

19. PLANNING ISSUES

This part of the Scheme deals with the "inner harbour" - i.e. the Akaroa Harbour basin. The inner harbour is physically separated from the "outer bays" and is subject to different development potentials and pressures. A different emphasis in planning policies is required.

Historically, settlement in the inner harbour has been concentrated in the bays around the coast. The Scheme recognises all the existing groups of houses (Rural 2 zoning) but continues the strategy established in the previous Scheme of encouraging major growth only at Duvauchelle and Wainui where reticulated water and sewage disposal are to be provided. This approach will facilitate economic servicing of those two areas and will also preserve the rural atmosphere of the other communities and minimise land speculation and uncertainty.

Expansion of Duvauchelle and Wainui, together with infilling elsewhere as permitted by the Rural 2 Zone ordinance, are expected to meet demand for sections in the inner harbour for at least the next 20 years. In the long term another settlement, possibly Takamatua, could be rezoned, fully serviced, and if necessary expanded, but this should not occur until Duvauchelle and Wainui are fully developed. Further subdivision of some Rural 2 zoned areas in Wainui may be appropriate in the long term. This will require full servicing and should be a consolidation around existing development.

Although the economic base and social importance of the inner harbour is increasingly recreation/holidays/tourism, farming remains the dominant land use. It is important to facilitate diversification such as horticulture on the limited areas of suitable land, and to encourage appropriate forestry.

The Scheme is intended to encourage genuine full-time farming activity, and if necessary in particular situations re-subdivision and/or the erection of additional farmhouses will be permitted, although it is recognised that for historical reasons the rural area is generally over-subdivided and has an overall surplus of houses.

A major difficulty faced by people wishing to acquire horticultural units or economic-sized pastoral holdings is the excessive value of smaller rural blocks caused by demand from the holiday home market. The Scheme attempts to minimise this difficulty by firmly directing prospective holiday home builders to appropriately zoned areas and directing intending "hobby-farmers" to existing small lots with houses.

The basis of the inner harbour's attraction as a place to live and to visit is the landscape - the pastured hills, distinctive volcanic skyline, pockets of bush, the relationship between the strong and detailed topography and the bays, and the Harbour itself. The significance of this natural environment in the regional context

is described in the Ministry of Works and Development publication "Natural Resources of the Canterbury Region" (September 1983).

Protection of this inner harbour environment is a central objective of this Scheme. Proposals for additional reserves are included (see Appendix H) together with controls on various types of development from the potentially large-scale impact of commercial forestry to the site-specific effect of advertising signs. These controls are explained in Section 21 of the Scheme.

20. SUMMARY OF OBJECTIVES & POLICIES FOR THE INNER HARBOUR AREA

ENVIRONMENT

Objective

To preserve and enhance the features of the Inner Harbour Area which make it an attractive place to live in and to visit.

Policies

1. Discourage development that would detract from the dominance of natural landscape features such as the volcanic skyline, open pastoral ridges and tops, wooded gullies, and predominantly unmodified coastline.
2. Encourage the preservation of remaining areas of native bush and encourage regeneration and replanting in sympathy with the natural contours of the land.
3. Concentrate housing and other development in a few places, preferably places where development can conform to natural contours and boundaries and will not be visually prominent from the Summit Road or State Highway 75.

Comment

In the longer term zoning provision for further development will be appropriate, accompanied by the necessary services. When rezoning is considered the Council will encourage consolidation around existing developments.

4. Ensure that new buildings and other structures in rural areas are suitably designed and sited so as not to be unnecessarily obtrusive in the landscape.
5. Encourage landscaping and screen planting around existing and proposed buildings, electricity substations etc in the rural areas.
6. Ensure that forestry recognises natural contours and boundaries (i.e. avoid artificial looking block plantations).

7. Manage the Akaroa Harbour so that it remains available and attractive for the whole range of uses, from enjoyment of views of water and protection of wildlife habitats, through to commercial fishing.

Comment

This involves balancing the needs of uses which compete for space (e.g. boat mooring, aquaculture, water skiing) controlling the erection of structures in or on water, ensuring safe navigation, maintaining water quality etc. These are pursued by the Council as a Harbour Board.

(Note: See also section 2.2 of this Scheme which describes policies for water - related uses and development)

8. Preserve the coast, its wildlife habitat values, and land immediately behind it from private development and ensure that public development (e.g. jetties, car parks) causes as little physical disturbance and visual intrusion as possible.
9. Maintain and improve roads in a way which recognises their importance as scenic drives as well as their primary function as transport routes.

Comment

Any widening or realignment of the Summit Road in particular should reflect this.

10. Preserve significant existing roadside planting and reinforce, where appropriate, with further planting.
11. Encourage development and use of recreation areas in keeping with their capacity.

Comment

For example, areas of sandy beach are limited within the harbour so they should not be used for car or trailer parking.

12. Minimise advertising signs, overhead wires, garish colour schemes, reflecting structures etc especially where they would be prominent (e.g. Rural 3 areas).
13. Encourage an awareness of and sensitivity to the County's attractive features and character.

Comment

The 'amenities' of the County can best be preserved and enhanced by voluntary co-operation of visitors and residents (especially farmers and bach owners with land adjacent to important roads). Voluntary co-operation stems from awareness of what needs to be preserved.

OBJECTS & PLACES OF SPECIAL INTEREST

Objective

To preserve objects and places of special interest.

Policies

1. Preserve objects and places of historical or scientific interest or natural beauty by Designation or Registration.

Comment

Designations (shown on planning maps) indicate land in public ownership or intended to be acquired. Registration (see Sections 4.13, 4.14 and 4.15) is used where it is not proposed to publicly acquire land, but removal or damage to what is registered requires Council consent.

2. Seek financial assistance from outside the County e.g. for regional or special purpose reserves, and the maintenance of historic buildings with wider than local significance.
3. Encourage preservation of suitable old farmhouses by allowing them to be used as holiday homes, and to be repaired and extended.

Comment

Reference should be made to the County Engineer who maintains a register of such buildings.

4. Prevent concentrations of people and vehicles where they would be likely to cause damage e.g. certain historic sites, scientific reserves.

Comment

Publicity and improved access is not always appropriate.

AMENITIES OF SETTLEMENTS

(Note: "amenities" means those qualities and conditions in an area which contribute to pleasantness, harmony, and coherence of the environment and to its better enjoyment for any permitted use.)

Objective

To preserve and enhance the amenities of the settlements in the Inner Harbour area.

Policies

1. Provide clear long term boundaries and structure for development (future roads, reserves etc) in each settlement.
2. Avoid conflict between land uses by excluding some uses and carefully examining proposals for others through the "conditional use" procedure.
3. Require a high standard of development even in settlements comprised mostly of holiday accommodation.

Comment

This applies to the design of new residential areas (e.g. adequately sized sections, pedestrian accessways, open spaces, underground wiring) and to the design of individual buildings.

4. Minimise the effect of new buildings on adjacent properties (shading, views, privacy etc) through controls on the permitted bulk and location of new buildings.

EMPLOYMENT

Objective

To encourage the provision of employment and to assist the viability of enterprises in the Inner Harbour Area.

Policies

1. Encourage all types of farming.
2. Recognise the needs of the fishing industry.
3. Preserve and enhance the features of the County which attract visitors. (tourist industry)
4. Encourage commercial arts and crafts by allowing small scale workrooms in all zones ("home occupations").
5. Encourage diversification of uses in the rural area by permitting uses such as small scale forestry and other uses based on the natural features present.

FARMING

Objectives

To encourage all types of farming in the County.

Policies

1. Prevent speculation in land by indicating clearly where development such as holiday homes will be permitted in the County and where the land is intended to remain in farming use.

Comment

This is sometimes expressed as a concern for the 'stability' of rural areas. Expectation of possible conversions of land to non-farming use or mixed use discourages investment and leads to inflated land values. From the point of view of people wishing to take up farming or expand an existing farm, land values should bear some reasonable relationship to the returns on farm produce.

2. Allow further subdivision of rural land only in exceptional circumstances, and encourage reorganisation of lots into full-time farming units by allowing the construction of new houses where full-time units have been assembled.

Comment

When assessing applications for the erection of additional farmhouses associated with horticulture the Council will seek advice from the Catchment Board on land suitability and water availability. Where a new house is justified on the basis of parcels of land contained in more than one certificate of title, amalgamation of these titles to prevent their separation is required. However, other land titles in the same ownership which do not have to be included to make up a full-time farm do not necessarily have to be amalgamated.

In general terms there are already ample small properties (many with houses) to cater for part-time farming, experimental farming, rural industries etc.

3. Encourage compact rather than scattered urban development (to minimise interference with farming e.g. dogs, trespass, crop damage), and the provision of necessary rural services.
4. Discourage the conversion of good quality farm land for other purposes.

5. Provide for part-time farming and persons associated with the rural sector by allowing the extension and replacement of existing houses in the rural area regardless of the size of the property, and by allowing the construction of new houses on vacant small lots in selected places (Rural 2 zone).
6. Encourage owner-occupation of rural land (rather than absentee ownership).
7. Encourage innovation in farming methods and types of production.

SERVICES

Objective

To ensure that both physical and social services are provided as appropriate, and as cheaply and efficiently as possible.

Policies

1. Assist government departments and other authorities providing services, and ensure that they are kept aware of the County's needs.

Comment

Of particular concern is the 'rationalisation' of central government services especially schools and the Akaroa Hospital.

2. Guide urban development by appropriate zoning, to areas where services exist or can be provided economically.

Comment

This implies concentration of development in a few places.

3. Plan for development in stages to ensure services are not provided before they are needed.
4. Encourage compact rather than scattered development within the main settlements.

Comment

The long-term maximum extent of each settlement has been defined in the Scheme. Services can be planned with some certainty of the eventual area to be serviced.

5. Recognise the need to maintain water quality in the Akaroa harbour and the requirements this places on any effluent disposal, and in particular recognise the additional expense of sewage disposal into the upper harbour because of the need for a very high standard of treatment and care in the selection of outfall locations.
6. Designate land likely to be required for public facilities before other development makes these sites more costly to purchase.

Comment

Designation indicates that a service authority such as the Council or a government department intends to acquire a site. Private development is prevented.

7. Recognise the need to identify and designate a new main refuse disposal site for the Inner Harbour.

ROADS & PEDESTRIANWAYS

Objective

To ensure that appropriate networks of roads and pedestrianways are provided, and as cheaply and efficiently as possible.

Policies

1. In co-operation with the National Roads Board, provide and upgrade roads according to their function.

Comment

It is more cost-efficient to concentrate on major routes than to attempt to upgrade all roads to a similar standard. The Scheme defines a hierarchy of roads.

2. Ensure comprehensive design of new subdivisions (Duvauchelle and Wainui) so that roads and pedestrianways are located to fit in with adjacent land.
3. Recognise that rural roads and pedestrianways are important to sightseeing visitors for the access they provide to areas of immediate interest or to vantage points.

Comment

This demands consideration of parking places at vantage points, places to turn around, and good signposting.

4. Support the construction of a continuation of the Summit Road to the Port Levy/Little River saddle and the (probably very long term) construction of a further continuation to Gebbies Pass linking the two sections of the Summit Road.

Comment

In the short term improved road access to some of the major "outer bays" settlements will have priority over the extension of the Summit Road.

5. Ensure that the roading implications of forestry and forest industries are considered before large-scale proposals are committed by making these activities Conditional Uses (i.e. requiring Council consent).
6. Control land uses likely to interfere with the safety and efficiency of rural roads (e.g. roadside produce stalls and stockyards), and ensure that all signs are sited and designed so as to be legible to drivers.
7. Require that access points for all properties (urban and rural) are located at sufficient distances from intersections or sharp bends to allow reasonable visibility.

HEALTH & SAFETY

Objective

To safeguard the health and safety of residents and visitors.

Policies

1. To consider the needs of each community for water supply, sewage and rubbish disposal services.

Comment

With the exception of Tikao Bay, communities zoned Rural 2, including Takamatua, will not be provided with reticulated sewage disposal in the foreseeable future. Building permits will be issued only where adequate provision for on-site disposal can be made. In many cases this will necessitate sophisticated design.

2. Provide building, plumbing, drainage and health inspection and advice.
3. Ensure that holiday homes are built to a standard adequate for healthy permanent accommodation should this eventuate.
4. Encourage the retention and strengthening of medical facilities in the County.

5. Co-operate with the New Zealand Fire Service in ensuring that there is adequate water available for fire fighting.
6. Ensure separation of buildings to prevent the spread of fire.
7. Control the location of access points, especially on major rural roads, and improve dangerous intersections and bends.

ACCOMMODATION

Objective

To encourage the provision of all types of permanent and overnight accommodation in a variety of settings.

Policies

1. Ensure the zoning provides for all types of permanent and overnight accommodation somewhere in the County, preferably where there is good aspect, view, reasonable slope etc.
2. Give clear guidance on what facilities and services are planned for each part of the County so that people can build with realistic expectations of what needs will be met.
3. Encourage the provision of motor camps, in particular the maintenance of one in or near Akaroa township.

Comment

Motor camps are Conditional Uses throughout the County except in the Akaroa Town Centre Zone.

4. Recognise the existence of large numbers of holiday homes outside the planned development areas and allow them to be extended and replaced.

RECREATION & SOCIAL NEEDS

Objective

To facilitate provision for the recreation and social needs of residents and visitors.

Policies

1. Encourage groups of people with a common interest to form clubs, associations etc and where necessary provide needed facilities with Council co-operation and guidance.

2. Provide boat launching and anchorage facilities and boat trailer parking.
3. Develop existing and additional picnic places, parks, and reserves with appropriate facilities.
4. Ensure public access to the coast by:-
 - providing walking tracks and roads
 - acquiring appropriate coastal reserves (with the assistance of the Land and Survey Department), and encouraging landowners to allow public access over their properties, either through formal agreements or informal arrangements, and co-operating with such landowners to provide the necessary stiles, tracks etc.
 - preventing development which would make coastal land less suitable for future acquisition as reserves.
5. Provide appropriate road and pedestrian access to recreation areas, recognising the importance of good access for both visitors and residents and the effect of new or improved access on use of these areas.

Comment

Visitor pressure, for example on particular beaches, can be encouraged or diverted by the provision of access (and facilities).

6. Where there are alternative uses for a particular piece of land, encourage uses which need that particular site, e.g. make use of particularly fine views, need access to water, or need to be close to complementary activities.

INDIVIDUAL FREEDOM

Objective

To promote the maximum freedom of choice for individuals in the use and development of their land, compatible with community aims and objectives.

Policies

1. Provide for a wide range of uses in each zone, subject to stated conditions if necessary.
2. Impose only the minimum necessary restrictions on development (siting of buildings etc) and provide for additional flexibility (dispensations) where there are exceptional circumstances.

3. Allow the extension and replacement of existing houses in the rural zones as of right even where the house is not associated with farming.
4. Allow houses as of right, and a wide range of activities as Conditional Uses, in most of the small villages and existing subdivided areas outside the planned development areas (i.e. in Rural 2 zones).

MAORITANGA

Objective

To assist the Maori people to preserve their cultural traditions, in particular their relationship with ancestral land.

Policies

1. Ensure that archaeological sites are identified and protected by the District Scheme.
2. Ensure that traditional fisheries, particularly shellfish, are recognised and protected, for example when foreshore works or effluent outfalls are planned.
3. Provide for marae activities and related accommodation on appropriate sites.



21. ZONING & DEVELOPMENT CONTROLS

Zoning

In addition to Akaroa township itself, two settlements in the inner harbour area are identified for major growth and zoned Residential 3. These are Duvauchelle and Wainui. The key factor in selection of these two areas is efficiency of servicing, in particular the proposed community sewerage and water supply schemes. In the long term it may be appropriate for the Duvauchelle settlement to link up with the nearby area in Robinsons Bay zoned Rural 2.

The Takamatua settlement and a number of smaller groups of existing houses and sections are zoned "Rural 2". This zone, which is carried over from the previous District Scheme, recognises existing development and allows extensions, rebuilding, and building on remaining vacant lots. It remains a rural zone however: Rural 2 areas are intended to retain their informal "rural" character, they will continue to provide sites for rural and rural-oriented activities such as rural industries, and they will receive lower priority for the provision of urban services (in particular, the most expensive service, sewerage, will not be provided in the foreseeable future).

It is not the intention that the Rural 2 areas should be developed as intensively as possible. A range of lot sizes exists, providing some sites large enough for uses other than holiday homes. No further subdivision is permitted except that provision is made for creation of some further lots in Takamatua (see ordinance 6.3).

Several areas in the inner harbour area are zoned "Rural 3". These are coastal areas of particular visual importance. The ordinance is similar to the Rural 1 zone ordinance which applies to most of the inner harbour, but there are additional controls on uses such as forestry to ensure that all development is compatible with the sensitive natural landscape character of these areas.

Development Controls

Development controls contained in this Scheme are intended to allow the widest possible freedom for property owners and to provide clear prohibitions and development standards where these are necessary. The wide range of uses listed for each zone does not imply that all the uses are expected; the lists simply indicate what buildings and activities are acceptable (subject to meeting the conditions and requirements specified in the zone ordinances).

The definitions of uses (see section 8 of this Scheme) and the particular conditions and requirements set are very important. For example "guest accommodation" and "home occupations" are desirable activities and permitted as of right but only if they are limited as in their definitions.

Activities listed as conditional uses are generally appropriate for the zone concerned but may not be suitable for particular sites because of the effect they would have on surrounding uses or the effect they would have in the broader context of the inner harbour landscape. In some situations, the particular scale, design, or landscaping proposed may be crucial to the acceptability of a conditional use. It is suggested that proposals are discussed with Council officers before formal applications are submitted.

Small-scale businesses, particularly crafts, are encouraged as a means of providing income for inner harbour residents. While "home-occupations" are limited to people living on the property concerned in the Akaroa Township Zones, elsewhere in the inner harbour provision is made in the ordinances for some other people to be engaged in recognition of the fact that there are no industrial or commercial zones to cater for this activity. "Home occupations" are however controlled by the definition in section 8.

The Residential 3 zone (Duvauchelle and Wainui) ordinance provides for "comprehensive residential development". This is intended to encourage imaginative development, departing from the traditional one house per property. Higher density, and (where it would not adversely affect adjacent properties) higher rise development is anticipated.

"Shops" are a conditional use in the Residential 3 zone and "country stores" are a conditional use in the Rural 2 zone. When Duvauchelle is fully developed it would be desirable to have a shop supplying day to day needs somewhere in the main housing area. It is not considered practical to identify a site of this stage. Generally however, the most suitable sites for shops or country stores in the Inner Harbour are sites adjacent to existing community facilities such as other shops or schools.

The ordinances do not exempt shops and country stores from normal boundary setback requirements. This is primarily to encourage the provision of parking in front of shops.

Controls on forestry depend on the scale and location concerned. The intention is to encourage forestry as a potentially important economic activity in the County, while meeting other concerns discussed below. The approach is to allow small scale forestry ("Woodlots" up to 3 hectares) as of right in defined areas (the previous District Scheme required landowners to obtain consent for any type of forestry anywhere in the County). Other forestry remains a conditional use.

At present forestry is not a major land use in the County:

	NUMBER OF WOODLOTS	AREA HECTARES
Private Owners	28	90
Groups	12	22
Companies	5	7
TOTAL	45	119

(April 1984)

The major species (81.5% by area) is *P. radiata* and most of this planting has been carried out in the last 10 years.

As the table illustrates, existing plantations are small and it is the small-scale and mixed species types of forestry, together with native plantings which are particularly encouraged (permitted as of right). There is considerable potential for planting of small areas, particularly gullies, which are otherwise prone to erosion and infestation by noxious weeds.

The definition of "woodlot" forestry refers to "individual plantations.". No minimum distance between plantations is specified because the separation required for plantations to be "individual" depends on topography. Generally however, if the area between two plantations will be less than the area of either of those plantations then they will not be "individual" and Council consent will be required.

Matters to be considered when assessing other forestry proposals include visual impact (discussed in Appendix B), potential effects on soil erosion and water quality during establishment and during and after harvesting, and the implications for County roads. Forest Management Plans and Forest Harvest Notices (see Appendix B) are required for all forests over 5 hectares. These will ensure that various specified matters have been considered by the landowner.

Forest Harvest Notices will give the Council advance warning of heavy road usage. This can be important in programming road maintenance and improvements. The procedure is simply notification; no Council approval is required.

Although "plantation forestry" (i.e. large scale forestry) is listed as a conditional use in the Rural 1 Zone it will generally be appropriate only in the areas where small scale forestry is permitted as of right (see Planning Map 15).

It is acknowledged that small scale forestry and even shelter belts (permitted as of right) can have undesirable effects. Requiring applications for all forestry would however involve unwarranted delay and uncertainty for landowners. It is considered that the Scheme's objectives, including concern for the visual impact of forestry can be at least partly met by persuasion and education. Concerns for potential fire risk and shading from planting are dealt with by specific controls in the ordinances (e.g. 23.4(b)).

The ordinances permit new housing (permanent residences or holiday homes) in the Residential 3 zone and on existing lots in areas zoned Rural 2. Outside these areas new housing is limited to replacements of existing houses and new "farmhouses" which are defined as houses for full-time farmers. Replacement houses to be erected on different sites within the same properties require conditional use consent. This will enable the Council to assess the safety of the vehicle access point and the visual impact of the proposed house.

Most houses in the rural area, especially farmhouses, fit comfortably into the landscape. Some however are obtrusive because of their siting close to roads or in prominent positions. It is hoped that over a long period these will be replaced by more sensitively located buildings. Landscape planting is an important factor and is discussed in Appendix C.

The distinction made between "farmhouses" and dwellings in general is intended to minimise competition for farmland between existing and intending full-time farmers and people seeking a "hobby" farm or holiday home. The later groups are catered for in the Residential 3 and Rural 2 zones and through the provision allowing replacement of existing houses in the Rural 1 zone.

A provision allowing new houses in the Rural 1 zone for "hobby farming" or holiday homes would inflate the value of farmland, discouraging the continuing process of aggregation of small and medium-sized lots to form viable farm units. Such a provision would also significantly increase the potential for housing in the Rural 1 zone to the detriment of the visual character of the inner harbour.

Stabilisation of the value of smaller properties without houses is also important to make them financially viable for forestry.

Visual impact will be a factor to be considered when assessing applications for other conditional uses such as camping grounds and buildings associated with golf courses and sports grounds. As a general principle, buildings in the Rural 1 and 3 zones should not be obvious from a long distance (especially from important vantage points such as the Hilltop). This implies valley sites rather than ridge sites. They are generally less obtrusive if set well back from roads, particularly the main road around the Harbour.

Another important consideration in assessing conditional use applications will be the likely effect of the proposal on traffic safety. The topography of the inner harbour means that sight distances to and from some property access points are inadequate for increased traffic.

"Rural industries" are a conditional use in both the Rural 1 and Rural 2 zones. The intention is that most rural industries should continue to be located in the Rural 2 areas but it is recognised that because of scale and/or unavoidable impacts such as noise, smell, heavy vehicles or effluent disposal requirements, some rural industries should not be located in Rural 2 areas. A full investigation of siting possibilities will be expected before consent to establish a rural industry in the Rural 1 zone is given.

Controls on the siting of buildings ("setbacks" from boundaries) and the height of buildings are designed to provide light, sun, privacy, and noise insulation for adjacent land, and to some extent to protect views. Standards in the Residential 3 and Rural 2 zones are deliberately stringent and in many situations will necessitate care in the design of new buildings and extensions. In other situations the topography and position of surrounding buildings will make it reasonable for the Council to allow dispensation from these standards (see section 4.12 of the Scheme). The building setback requirements in Rural 1 and 3 zones are to minimise the visual effect of buildings, viewed from roads and other public places. Greater setbacks are desirable.

The height limits are based on existing ground levels. This has several advantages. It allows anyone to visualise what could be built on their site or a neighbouring site, and using a pole and a tapemeasure it is possible to estimate shading or the effect on views. Height near boundaries is based on ground level beneath the building, not ground level at the boundary. This has the effect of keeping new buildings lower in situations where the land slopes downwards from the relevant boundary; an advantage in steeper areas of the inner harbour because of the most important views for neighbours are generally downwards. Basing height controls on existing ground contours and not on arbitrary points also provides incentive to excavate and build into the slope rather than build out on pole foundations.

Setback requirements for garages and loading docks are designed to ensure that there is space for a vehicle to park in front of the garage or to use the loading dock without protruding on/to the legal road. Where slope of the site or the position of other buildings make it impossible to erect a complying garage ("garage" includes carport, see definitions), property owners are encouraged to provide off-street parking in the form of decks or excavated areas. Retaining walls and decks up to 1.2m in height are not "structures" for the purposes of the setback requirements (see definitions).

A limit to the proportion of each site in the Residential 3 and Rural 2 zones that can be built over is set to control density and ensure that even small sites have some area available for landscaping, off-street parking and outdoor activities.

In the Residential 3 and Rural 2 zones there is a requirement to maintain a 3 metre wide strip of land between the street and rear of each site clear of structures. This is partly to provide access for firefighting, and partly to encourage property owners to park cars, boats and caravans behind or beside houses rather than close to the road. The requirement also ensures that where a garage has not been built, the option of building one in future (without the need for special dispensation for siting) is retained.

There is a need to ensure that new buildings are not unduly obtrusive and are built to a reasonable standard of construction. Construction standards are set through the building bylaws and these effectively prevent erection of further very light baches.

Good design (appearance) is partly a matter of personal preference and a balance has to be struck between control and individual freedom. Outside Akaroa township (where special controls apply to preserve the colonial character of the town) design control is limited to two provisions. The "main roofs" (see definitions) of most buildings are to be gable or hip roofs and are to be pitched at an angle of no less than 15 degrees. A greater pitch than 15° is desirable in most situations; symmetrical roofs pitched at 40 - 50 degrees echo the shapes of the colonial buildings which are an important element of the County's visual character. While this control does not guarantee good design, it prevents flat roofs, single-pitched roofs and shapes such as mansard roofs, all of which are considered incongruous in the natural and built visual environment of the county.

22. RESIDENTIAL 3 ZONE (DUVAUCHELLE & WAINUI)

NB. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.

22.1 Predominant Uses

- (a) grazing of animals
- (b) planting and tending of native bush
- (c) water and soil conservation works (Note: See definition)
- (d) dwellings
- (e) family flats
- (f) flats (maximum 2 units per site, minimum site area 800m²)
- (g) garages for neighbours' cars
- (h) home occupations (not including selling to the general public). (Note: see 22.4(c))
- (i) boardinghouses
- (j) guest accommodation
- (k) pre-school facilities
- (l) reserves, parks, and passive recreation grounds, public walkways
- (m) medical practices
- (n) accessory buildings and structures
- (o) small public utility structures (maximum gross floor area 50m², maximum height 5m)

22.2 Conditional Uses

- (a) comprehensive residential development (Note: see 22.4(a))
- (b) residential institutions
- (c) travellers' accommodation
- (d) camping grounds
- (e) hospitals
- (f) places of assembly
- (g) places of entertainment
- (h) marae
- (i) museums, art galleries, libraries
- (j) schools
- (k) shops
- (l) service stations
- (m) car and boat parks
- (n) restaurants
- (o) interim uses
- (p) retail selling from a permitted use (Note: see 22.4(b))

22.3 Conditions & Requirements for All Predominant Uses & Conditional Uses in the Zone

(a) Setback from Road Boundaries

Buildings and other structures with the exception of garages shall be setback a minimum of 4.5 metres from road boundaries. Garages shall be setback a minimum of 6 metres from road boundaries where the vehicle entrance generally faces the road, and a minimum of 2 metres where the vehicle entrance is generally at right angles to the road.

Where a garage is within 4.5 metres of a road boundary, the area between the garage and the road boundary shall be appropriately landscaped according to a plan which shall be submitted with the application for a building permit.

(b) Setback from Other Site Boundaries

- * School buildings, pre-school facilities buildings associated with parks and passive recreation grounds, travellers' accommodation, camping grounds (camp sites, areas and buildings used by campers), hospitals, places of assembly, places of entertainment, marae buildings, service stations and restaurants - minimum 5.0 metre setback from other site boundaries.
- * Other buildings and structures shall be setback a minimum of 2.0 metres from other site boundaries except that accessory buildings may be erected at a lesser distance than 2.0 metres from other boundaries provided any part of a building within 1.0 metre does not exceed 6.0 metres in length (measured parallel to the boundary) and any part between 1.0 metre and 2.0 metres does not exceed 10.0 metres in length. (Note: Building bylaws impose additional restrictions on minimum distances between buildings and materials necessary in some circumstances for fire safety).

(c) Height of Buildings

Garages shall not exceed 4.5 metres in height. Other buildings and structures shall not exceed 7.5 metres. The height of each part of a building or other structure shall not exceed 2.0 metres plus the horizontal distance to the nearest site boundary. (Note: see Appendix A).

(d) Appearance of Buildings

The main roofs of all buildings except small public utility buildings shall be gable or hip roofs pitched at an angle of no less than 15 degrees.

(e) Access to the Rear of Sites

A strip of land 3 metres wide between the road (either road in the case of corner and through sections) and the rear of each site shall be kept clear of structures with the exception of carports.

In the case of sites used for residential purposes where a garage has already been provided for each household unit, and in the case of sites where topography is such that provision of vehicle access to the rear is impractical, the width of the strip may be reduced to 1 metre.

Within this strip pedestrian access for fire fighting, clear of obstructions such as fences, hedges and vehicles shall be provided and maintained at all times.

(f) Maximum Site Coverage

No more than 35% of any site may be covered by buildings and other structures.

(g) Earthworks

Excavation or filling to a depth greater than 1.2 metres, or filling involving more than 10m³ of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require buildings permits).

(h) Parking, Loading & Access

See Section 5.

(i) Historic Buildings

See Section 4.13.

(j) Archaeological Sites

See Section 4.14.

(k) Preservation of Trees

See Section 4.15.

(l) Signs

See Section 4.16.

(m) Watercourses

See Section 3.10(b).

22.4 Additional Requirements for Certain Uses

(a) Home Occupations

No more than 2 people who are not permanently resident on the site may be engaged in a home occupation as a Predominant Use. Where between 3 and 5 non-resident people are to be engaged, consent shall first be obtained as a Conditional Use.

(b) Comprehensive Residential Development

Proposals for groups of residential units, with or without other permitted uses, may be considered as Conditional Uses. Such a proposal may include several adjoining properties in which case only the perimeter of the area as a whole shall be considered a "site boundary". Through comprehensive design a higher density than the normal 400m² per flat standard may be achieved.

In assessing applications for Comprehensive Residential Development, the Council shall have regard to the suitability of the proposed form, colour, materials, and general design of buildings and other structures and the way they relate to one another, the arrangement of buildings and open spaces, the provision of private open spaces with good aspect, the provision of screened utility and service spaces, privacy between units and in relation to adjacent properties, fire safety, proposed landscaping, and provision for vehicle access, circulation and parking.

(c) Service Stations

In considering a Conditional Use application for service station development, redevelopment or extensions, Council shall have regard to the guidelines of the Ministry of Transport as laid down in its "Standard for Service Stations 1983" or subsequent amendments.

(d) Retail Selling from a Permitted Use

Only produce grown or articles made on a site may be sold to the general public from the site. In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking.

22.5 Subdivision

See Section 6.

23. RURAL 1 ZONE

N.B. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.

23.1 Predominant Uses

- (a) agricultural, horticultural, and pastoral farming
- (b) factory farming. (Note: certain areas only, see map and 23.4 (b))
- (c) woodlot forestry. (Note: certain areas only, see map and 23.4 (b))
- (d) planting and tending of native bush
- (e) replacement of existing dwellings. (Note: see 23.4 (c))
- (f) family flats. (Note: associated with existing dwellings - see definition in section 8)
- (g) home occupations (not including selling to the general public)
- (h) guest accommodation. (Note: associated with existing farmhouses - see definitions in section 8)
- (i) reserves, parks and passive recreation areas, public walkways
- (j) accessory buildings and structures (excluding dwellings)
- (k) small public utility structures (maximum gross floor area 50 sq.m., maximum height 5m)
- (l) water and soil conservation works (Note: see definition)

23.2 Conditional uses

- (a) vineyards over 0.4 ha
- (b) farmhouses. (Note: see 23.4 (e))
- (c) mining, quarrying
- (d) plantation forestry. (Note: see 23.4(b))
- (e) woodlot forestry (areas outside the Predominant Use area). (Note: see 23.4(b))

- (f) camping grounds
- (g) marae (Note: see 23.4(f))
- (h) golf courses, racecourses, showgrounds, and sportsgrounds
- (i) cemeteries
- (j) car and boat parks
- (k) rural industries
- (l) interim uses
- (m) retail selling from a permitted use. (Note: see 23.4(g))

23.3 Conditions & Requirements For All Predominant & Conditional Uses in the Zone

(a) Setback From All Site Boundaries

Subject to (b) below:

Farmhouses shall be set back a minimum of 6 metres from all site boundaries.

Buildings housing animals or poultry shall be set back a minimum of 10 metres from road boundaries, 30 metres from other site boundaries, and 100 metres from any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses.

Other structures shall be set back a minimum of 10 metres from all site boundaries.

(b) Protection of the Summit Road and the Foreshore

Buildings and other structures complying with (a) above but proposed to be erected between the Summit Ridge and a contour 30 metres below the Summit Road, or within 30 metres of the mean high water mark, shall be a Conditional Use, unless they are public works of a type requiring location within these areas.

(c) Protection of Native Bush

The clearing of native bush remnants and conversion of the cleared land for farming, forestry or any other permitted use shall be a Conditional use. for the purposes of this ordinance "native bush" does not include second growth stands of manuka or kanuka.

(Note: Proposals to destroy, remove, damage or otherwise adversely affect individual trees or small groups of trees in significant stands of bush listed in Appendix F, which would not constitute clearing and conversion for a specific future use, require a non-notified application - see Section 4.15).

(d) Height of Buildings

Buildings and other structures shall not exceed 7.5 metres in height. (Note: refer Appendix A).

(e) Appearance of Buildings

The main roofs of all buildings except small public utility buildings and farm buildings (excluding dwellings) shall be gable or hip roofs pitched at an angle of no less than 15 degrees.

Large buildings and other structures (over 200 sq.m.) which will be visible from any public place shall be located, clad or painted and/or screened with vegetation so as not to be obtrusive in the landscape. Information about proposed materials, colours and/or landscaping shall be supplied with applications for building permits. (Note: Appendix C contains suggestions on how to make large buildings fit in with their surroundings.)

(f) Earthworks

Excavation or filling to a depth greater than 1.2 metres and involving more than 10 metres of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require building permits.)

(g) Parking, Loading and Access

See Section 5.

(h) Historic Buildings

See Section 4.13

(i) Archaeological Sites

See Section 4.14

(j) Preservation of Stands of Native Bush & Selected Trees

See Section 4.15

(k) Signs

See Section 4.16

(l) Watercourses

See Section 3.10(b)

23.4 Additional Requirements for Certain uses

(a) Factory Farming

Factory farming activities shall not be located on land classified Class I or II. (Ministry of Works and Development Land Inventory Classification).

(Note: Published maps are not of adequate scale to reliably indicate classification of small areas. This must be determined by suitably qualified people where there is any doubt.)

Any effluent from factory farming activities shall be disposed of by methods approved in writing by the County Engineer, who shall consult the North Canterbury Catchment Board and Regional Water Board. Information about proposed disposal methods shall be supplied with applications for building permits.

(b) Forestry

(Notes:

1. See definitions of types of forestry in Section 8.
2. Appendix B contains guidelines for forestry).

Planting shall not be carried out:

- * Within 100 metres of a Residential Zone, a Rural 2 Zone, or any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses, or
- * In any position where trees would when mature cast a shadow on any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses, or
- * In any position where trees would when mature be likely to cause ice to form on any road.

Provided that consent may be sought for such planting as a Conditional Use.

A Forest Management Plan (see Appendix B) shall be lodged with the Council and the North Canterbury Catchment Board prior to any forestry involving an area greater than 5 hectares being established. Forestry shall be carried out in accordance with these Forest Management Plans. Amendments to plans may be lodged with the Council from time to time but where a forest required Conditional Use consent to be established any increase in the area planted or any changes involving conditions placed on the consent shall require formal approval.

A Forest Harvest Notice (see Appendix B) shall be lodged with the Council 24 months prior to harvesting from an area greater than 5 hectares on any one property, provided that the Council may, by resolution, reduce the period of notice.

(c) Replacement of Existing Dwellings

Dwellings (including farmhouses) which have been continuously occupied as such since 10 December 1973 or have been erected pursuant to a planning consent may be modified, extended or replaced in the same position, provided the normal conditions and requirements listed under 23.3 above will be met. This provision shall apply to dwellings rendered uninhabitable by fire or other sudden event provided application for a building permit is made within six months of the event.

Proposals to replace or relocate a dwelling elsewhere within the same property shall be a Conditional Use.

(d) Home Occupations

No more than 2 people who are not permanently resident on the site may be engaged in a home occupation as a Predominant Use. Where between 3 and 5 non-resident people are to be engaged, consent shall first be obtained as a Conditional Use.

(e) Farmhouses

"Farmhouse" is defined in Section 8 as "a dwelling on a farm or factory farm occupied by someone engaged in full-time farming of that property, and his/her family".

Farmhouses shall be a Conditional Use provided any existing dwellings on the farming unit are used as farmhouses and will still be required as farmhouses after the proposed new farmhouse is erected. Normally the Council will require some or all lots comprising the farming unit to be amalgamated into one title or otherwise united so as to prevent their separate disposition.

For the purposes of these provisions, "farming unit" includes all rural lots in the same ownership, whether contiguous or not, except where it can be shown that a property will provide full-time employment for the occupier of a proposed house without inclusion of a non-contiguous lot or lots in the same ownership. (For example, where non-contiguous lots are leased to other farmers.)

(f) Marae

In considering any application the Council shall have regard to whether the site has some particular historic significance for the Maori people concerned (Note: generally Rural 2 Zone sites should be found).

(g) Retail Selling from a Permitted use

Generally only produce grown or articles made on a site may be sold to the general public from the site. Consent may be granted, however, for the sale of produce or articles from other sites in the vicinity in order to minimise the number of selling places. In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking. (Note: Section 5: Roads Access and Parking includes standards against which applications will be assessed.)

23.5 Subdivision

See Section 6

24. RURAL 2 ZONE

N.B.

1. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.
2. THIS ORDINANCE DIFFERS IN SOME RESPECTS FROM THE RURAL 2 ORDINANCE APPLYING TO SOME AREAS IN THE OUTER BAYS.

24.1 Predominant Uses

- (a) agricultural, horticultural and pastoral farming.
- (b) planting and tending of native bush.
- (c) dwellings (one on each parcel of land held in a separate certificate of title).
- (d) family flats. (Note: associated with existing dwellings - see definition in Section 8).
- (e) home occupations (not including selling to the general public). (Note: see 24.4(a))
- (f) guest accommodation. (Note: associated with existing dwellings - see definition in Section 8).
- (g) museums, art galleries, libraries.
- (h) schools
- (i) pre-schools facilities
- (j) reserves, parks and passive recreation areas, public walkways.
- (k) golf courses, racecourses, showgrounds, sportsgrounds (Note: See 24.4(b))
- (l) medical practices
- (m) car and boat parks
- (n) accessory buildings and structures.
- (o) small public utility structures (maximum gross floor area 50m², maximum height 5m).
- (p) water and soil conservation works (Note: see definition).

24.2 Conditional Uses

- (a) vineyards over 0.4 ha.
- (b) factory farming. (Note: see Section 24.4(c)).
- (c) mining, quarrying.
- (d) plantation forestry. (Note: see Section 24.4(d))
- (e) woodlot forestry. (Note: see Section 24.4(d))
- (f) residential institutions
- (g) travellers' accommodation
- (h) camping grounds
- (i) places of assembly

- (j) places of entertainment
- (k) marae
- (l) cemeteries
- (m) administrative, commercial, professional offices
- (n) banks
- (o) country stores
- (p) service stations
- (q) taverns and public bars
- (r) restaurants
- (s) tradesmen's depots and workshops
- (t) service industries
- (u) rural industries
- (v) interim uses
- (w) retail selling from permitted uses other than country stores. (Note: see Section 24.4(e)).

24.3 Conditions & Requirements for All Predominant & Conditional Uses in Zone

(a) Setback from Road Boundaries

Dwellings and buildings accessory to dwellings (except garages) shall be set back a minimum of 4.5 metres from road boundaries.

Garages shall be set back a minimum of 6 metres from road boundaries where the vehicle entrance generally faces the road, and a minimum of 2 metres where the vehicle entrance is generally at right angles to the road.

Where a garage is within 4.5 metres of a road boundary, the area between the garage and the road boundary shall be appropriately landscaped according to a plan which shall be submitted with the application for a building permit.

Other buildings and structures shall be set back a minimum of 10.0 metres from road boundaries.

(b) Setback from Other Boundaries

Dwellings shall be set back a minimum of 2.0 metres from other boundaries.

Buildings accessory to dwellings (including garages) shall be set back a minimum of 2.0 metres from other boundaries except that they may be erected at a lesser distance than 2.0 metres from other boundaries provided any part of a building within 1.0 metres does not exceed 6.0 metres in length (measured parallel to the boundary) and any part between 1.0 metre and 2.0 metres does not exceed 10.0 metres in length. Note: Building bylaws impose additional restrictions on minimum distances between buildings and materials necessary in some circumstances for fire safety.

Other buildings and structures shall be set back a minimum of 5.0 metres from other boundaries.

(c) Height of Buildings

Garages shall not exceed 4.5 metres in height. Other buildings and structures shall not exceed 7.5 metres. The height of each part of a building or other structure shall not exceed 2.0 metres plus the horizontal distance to the nearest site boundary. (Note: see Appendix A).

(d) Appearance of Buildings

The main roofs of all buildings except small public utility buildings shall be gable or hip roofs pitched at an angle of no less than 15 degrees.

Buildings and other structures which will be visible from any public place shall be clad or painted and/or screened with vegetation so as not to be obtrusive in the landscape. Information about proposed materials, colours and/or landscaping shall be supplied with applications for building permits. (Note: Appendix C - contains suggestions on how to make buildings fit in with their surroundings).

(e) Access to the Rear of Sites

A strip of land 3 metres wide between the road (either road in the case of corner and through sections) and the rear of each site shall be kept clear of structures with the exception of carports.

In the case of sites used for residential purposes where a garage has already been provided for each household unit, and in the case of sites where topography is such that provision of vehicle access to the rear is impractical, the width of the strip may be reduced to 1 metre.

Within the strip pedestrian access for fire fighting, clear of obstructions such as fences, hedges and vehicles shall be provided and maintained at all times.

(f) Maximum Site Coverage

Not more than 25% of any site may be covered by buildings and other structures.

(g) Earthworks

Excavation or filling to a depth greater than 1.2 metres, or filling involving more than 10m³ of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require building permits).

(h) Protection of Native Bush

The clearing of native bush remnants and conversion of the cleared land for farming or any other permitted use shall be a Conditional Use. For the purposes of this ordinance "native bush" does not include second growth stands of manuka or kanuka.

(Note: Proposals to destroy, remove, damage or otherwise adversely affect individual trees or small groups of trees in significant stands of bush listed in Appendix F, which would not constitute clearing and conversion for a specific future use, require a non-notified application - see Section 4.15)

(i) Parking, Loading & Access

See Section 5.

(j) Historic Buildings

See Section 4.13.

(k) Archaeological Sites

See Section 4.14.

(l) Preservation of Stands of Native Bush & Selected Trees

See Section 4.15.

(m) Signs

See Section 4.16.

(n) Watercourses

See Section 3.10(b).

24.4 Additional Requirement for Certain Uses

(a) Home Occupations

No more than 2 people who are not permanently resident on the site may be engaged in a home occupation as a Predominant Use. Where between 3 and 5 non-resident people are to be engaged, consent shall first be obtained as a Conditional Use.

(b) Golfcourses, Racecourses, Showgrounds, Sportsground

These uses are Predominant Uses subject to Council approval of plans for provision of parking.

(c) Factory Farming

Factory farming activities shall not be located on land classified Class I or II. (Ministry of Works and Development Land Inventory Classification).

(Note: Published maps are not of adequate scale to reliably indicate classification of small areas. This must be determined by suitably qualified people where there is any doubt.)

Any effluent from factory farming activities shall be disposed of by methods approved in writing by the County Engineer who shall consult the North Canterbury Catchment Board and Regional Water Board. Information about proposed disposal methods shall be supplied with applications for building permits.

(d) Forestry

Note: Appendix B contains guidelines for forestry).

In assessing applications the Council shall have regard to the standards specified in the other Rural Zones for separation of planting from buildings on neighbouring properties.

(e) Service Stations

In considering a Conditional Use application for service station development, redevelopment or extensions, Council shall have regard to the guidelines of the Ministry of Transport as laid down in its "Standard for Service Stations 1983" or subsequent amendments.

(f) Retail Selling from a Permitted Use

Generally only produce grown or articles made on a site may be sold to the general public from the site. Consent may be granted however for the sale of produce or articles from other sites in the vicinity in order to minimise the number of selling places.

In assessing applications to establish a selling point the Council shall have particular regard to the vehicle access and parking. (Note: Section 5, Roads, Access and Parking includes standards against which applications will be assessed).

24.5 Subdivision

See Section 6.

25. RURAL 3 ZONE

N.B. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.

25.1 Predominant Uses

- (a) agricultural, horticultural, and pastoral farming
- (b) planting and tending of native bush
- (c) family flats. (Note: associated with existing dwellings - see definition in Section 8).
- (d) home occupations (not including selling to the general public). (Note: see Section 25.4(b)).
- (e) reserves, parks and passive recreation areas, public walkways
- (f) accessory buildings and structures necessary for farming
- (g) small public utility structures (maximum gross floor area 50m², maximum height 5m).
- (h) water and soil conservation works (Note: see definition).

25.2 Conditional Uses

- (a) vineyards over 0.4 ha.
- (b) farmhouses. (Note: see Section 25.4(c)).
- (c) mining, quarrying.
- (d) woodlot forestry. (Note: see Section 25.4(a)).
- (e) camping grounds
- (f) marae (Note: see Section 25.4(d)).
- (g) golf courses
- (h) cemeteries
- (i) car and boat parks
- (j) interim uses
- (k) retail selling from a permitted use. (Note: see Section 25.4(e)).
- (l) buildings and other structures accessory to a permitted use but not covered by 25.1(f) above.

25.3 Conditions & Requirements for All Predominant & Conditional Uses in the Zone

(a) Setback from All Site Boundaries

Farmhouses shall be set back a minimum of 6 metres from all site boundaries and other structures shall be set back a minimum of 10 metres from all site boundaries, provided that all buildings and other structures shall be set back a minimum of 30 metres from mean high water mark unless they are public works of a type requiring location nearer the water.

(b) Height of Buildings

Buildings and other structures shall not exceed 7.5 metres in height. (Note: refer Appendix A).

(c) Protection of Native Bush

The clearing of native bush remnants and conversions of the cleared land for farming, forestry or any other permitted use shall be a Conditional Use. For the purposes of this ordinance "native bush" does not include second growth stands of manuka or kanuka.

(Note: Proposals to destroy, remove, damage or otherwise adversely affect individual trees or small groups of trees in significant stands of bush listed in Appendix F, which would not constitute clearing and conversion for a specific future use, require a non-notified application - see Section 4.15).

(d) Appearance of Buildings

The main roofs of all buildings except small public utility buildings and farm buildings (excluding dwellings) shall be gable or hip roofs pitched at an angle of no less than 15 degrees.

Large buildings and other structures (over 200m²) which will be visible from any public place shall be clad or painted and/or screened with vegetation so as not to be obtrusive in the landscape. Information about proposed materials, colours and/or landscaping shall be supplied with applications for building permits. (Note: Appendix C - contains suggestions on how to make large buildings fit in with their surroundings).

(e) Earthworks

Excavation or filling to a depth greater than 1.2 metres and involving more than 10 cubic metres of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require building permits).

(f) Parking, Loading & Access

See Section 5.

(g) Historic Buildings

See Section 4.13.

(h) Archaeological Sites

See Section 4.14.

(i) Preservation of Stands of Native Bush & Selected Trees

See Section 4.15.

(j) Signs

See Section 4.16.

(k) Watercourses

See Section 3.10(b).

25.4 Additional Requirements for Certain Uses

(a) Forestry

(Note: Appendix B contains guidelines for forestry).

Planting shall not be carried out:

- * within 100 metres of a Residential Zone, a Rural 2 Zone, or any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses, or
- * in any position where trees would when mature cast a shadow on any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae or golf courses, or
- * in any position where trees would when mature be likely to cause ice to form on any road,

provided that consent may be sought for such planting as a Conditional Use.

A Forest Management Plan (see Appendix B) shall be lodged with the Council and the North Canterbury Catchment Board prior to any forestry involving an area greater than 5 hectares being established. Forestry shall be carried out in accordance with these Forest Management Plans. Amendments to plans may be lodged with the Council from time to time but where a forest required Conditional Use consent to be established any increase in the area planted or any changes involving conditions placed on the consent shall require formal approval.

A Forestry Harvest Notice (see Appendix 2) shall be lodged with the Council 24 months prior to harvesting from an area greater than 5 hectares on any one property, provided that the Council may, by resolution, reduce the period of notice.

(b) Home Occupations

No more than 2 people who are not permanently resident on the site may be engaged in a home occupation as a Predominant Use. Where between 3 and 5 non-resident people are to be engaged, consent shall first be obtained as a Conditional Use.

(c) Farmhouses

"Farmhouse" is defined in Section 8 as "a dwelling on a farm or factory farm occupied by someone engaged in full-time farming of that property, and his/her family".

Farmhouses shall be a Conditional Use provided any existing dwellings on the farming unit are used as farmhouses and will still be required as farmhouses after the proposed new farmhouse is erected. Normally the Council will require that some or all lots comprising the farming unit are amalgamated into one title or otherwise united so as to prevent their separate disposition.

For the purposes of these provisions, "farming unit" includes all rural lots in the same ownership, whether contiguous or not, except where it can be shown that a property will provide full-time employment for the occupier of a proposed house without inclusion of a non-contiguous lot or lots in the same ownership. (For example where non-contiguous lots are leased to other farmers).

(d) Marae

In considering any application the Council shall have regard to whether the site has some particular historic significance for the Maori people concerned.

(Note: generally Rural 2 Zone sites should be found).

(e) Retail Selling from a Permitted Use

Only produce grown or articles made on a site may be sold to the general public from the site. In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking. (Note: Section 5, Roads, Access & Parking includes standards against which applications will be assessed).

25.5 Subdivision

See Section 6.

The Outer Bays



PART D - THE OUTER BAYS

SECTION 26 - PLANNING ISSUES

SECTION 27 - SUMMARY OF PLANNING OBJECTIVES AND POLICIES

SECTION 28 - ZONING & DEVELOPMENT CONTROLS

SECTION 29 - RURAL 1 ZONE

SECTION 30 - RURAL 2 ZONE



26. PLANNING ISSUES

This part of the Scheme deals with the "outer bays" i.e. the area beyond the Summit Ridge, extending from Pigeon Bay around to Squally Bay outside the Akaroa Harbour heads. Planning issues and objectives in this area are different in several respects from the issues in the "inner harbour". A different emphasis in planning policies is required.

The four largest bays in this area - Pigeon Bay, Little Akaloa Bay, Okains Bay and Le Bons Bay - contain small settlements and it is an important objective of this Scheme to sustain these settlements. Over a long period these villages have tended to decline as the economic base of the surrounding areas has changed. They remain important as focal points for the farming communities in each catchment.

The outer bays villages are isolated by topography from the inner harbour and from each other. Further loss of community facilities (particularly schools and country stores) would tend to undermine the viability of the main outer bays as a place to live. Holiday home development and increasing day-trip recreation visitors can help support basic services, for example they help justify roading expenditure, but the primary need is for a greater permanent population.

District Scheme provisions are just one instrument of Council policy that can be directed to assisting the outer bays communities. The Council also has an important role in the direct provision of basic services (particularly roading and refuse disposal), reserve development, and in ensuring that services provided by other authorities are adequate.

Outside the four main bays there are no settlements of more than two or three houses and the Scheme does not anticipate any. Diversification of farming is encouraged and it is important that roads, power and telephone services are maintained and improved. No provision is made however for holiday home development. It is intended that there will always be some bays that offer an isolated totally rural environment for those prepared to negotiate difficult road access, or in some cases to walk down to the coast or come by sea.

Preservation and enhancement of both the built and the natural environment are important issues in the outer bays area which the Scheme addresses. Various standards are applied to each type of development and possible pollution and visual impact will be central considerations when assessing types of development which require Council consent (conditional uses).

There is a limit to what can be achieved through the District Scheme. The Scheme can not require the desired types of development; it can only facilitate what is wanted and prevent other types of land use or forms of development.



27. SUMMARY OF OBJECTIVES & POLICIES FOR THE OUTER BAYS

ENVIRONMENT

Objective

To preserve and enhance the features of the Outer Bays Area which make it an attractive place to live in and to visit.

Policies

1. Discourage development that would detract from the dominance of natural landscape features such as the volcanic skyline, open pastoral ridges and tops, wooded gullies, and predominantly unmodified coastline.
2. Encourage the preservation of remaining areas of native bush and encourage regeneration and replanting in sympathy with the natural contours of the land.
3. Concentrate housing and other development in the four main bays.
4. Ensure that new buildings and other structures in rural areas are suitably designed and sited so as not to be unnecessarily obtrusive in the landscape.
5. Encourage landscaping and screen planting around existing and proposed buildings, electricity substations etc in the rural areas.
6. Ensure that forestry recognises natural contours and boundaries (i.e. avoid artificial looking block plantations).
7. Manage areas of water so that they remain available and attractive for the whole range of uses from enjoyment of views of water and protection of wildlife habitats, through to commercial fishing.

Comment

This involves balancing the needs of uses which compete for space (e.g. boat mooring, aquaculture, water skiing) controlling the erection of structures in or on water, ensuring safe navigation, maintaining water quality etc. These are pursued by the Council as a Harbour Board.

(Note: See also section 2.2 of this Scheme which describes policies for water-related uses and development).

8. Preserve the coast and land immediately behind it from private development and ensure that public development (e.g. jetties, car parks) causes as little as possible physical disturbance and visual intrusion.
9. Maintain and improve roads in a way which recognises their importance as scenic drives as well as their primary function as transport routes.

Comment

Any widening or realignment of the Summit Road in particular should reflect this.

10. Preserve significant existing roadside planting and reinforce, where appropriate, with further planting.
11. Encourage development and use of recreation areas in keeping with their capacity and standard of access.

Comment

Okains Bay has good sealed access, and an extensive sandy beach backed by a large recreation reserve. The area could cater for large numbers of visitors. This can be contrasted with the access to and capacity of smaller bays such as Flea Bay and Long Bay.

12. Minimise advertising signs, overhead wires, garish colour schemes, reflecting structures etc especially where they would be prominent.
13. Encourage an awareness of and sensitivity to the attractive features and individual character of the outer bays.

Comment

The 'amenities' of the outer bays can best be preserved and enhanced by voluntary co-operation of visitors and residents (especially farmers and bach owners with land adjacent to important roads). Voluntary co-operation stems from awareness of what needs to be preserved.

14. Maintain the individuality of the various bays.

Comment

The intention is to strengthen the settlements in the four main bays while retaining the totally rural or even uninhabited character of the other outer bays.

OBJECTS & PLACES OF SPECIAL INTEREST

Objective

To preserve objects and places of special interest.

Policies

1. Preserve objects and places of historical or scientific interest or natural beauty by Designation or Registration.

Comment

Designations (shown on planning maps) indicate land in public ownership or intended to be acquired. Registration (see sections 4.13, 4.14 and 4.15) is used where it is not proposed to publicly acquire land, but removal or damage to what is registered requires Council consent.

2. Seek financial assistance from outside the County e.g. for regional or special purpose reserves, and the maintenance of historic buildings with wider than local significance.
3. Encourage preservation of suitable old farmhouses by allowing them to be used as holiday homes, and to be repaired and extended.

Comment

Reference should be made to the County Engineer who maintains a register of such buildings.

4. Prevent concentrations of people and vehicles where they would be likely to cause damage e.g. certain historic sites, scientific reserves.

Comment

Publicity and improved access is not always appropriate.

AMENITIES OF SETTLEMENTS

(NOTE: "amenities" means those qualities and conditions in an area which contribute to the pleasantness, harmony, and coherence of the environment and to its better enjoyment for any permitted use.)

Objective

To preserve and enhance the amenities of the small settlements in Pigeon Bay, Little Akaloa, Okains Bay and Le Bons Bay.

Policies

1. Require a high standard of development, even for buildings intended to be used just as baches.

Comment

This relates to the standard of buildings themselves, space between buildings, and the installation of water supply and effluent disposal systems adequate for permanent use.

2. Encourage landscape planting to soften the stark effect of some existing buildings.
3. Avoid conflict between land uses by excluding some uses and carefully examining proposals for others through the "conditional use" procedure.
4. Minimise the effect of new buildings on adjacent properties (shading, views, privacy etc) through controls on the permitted bulk and location of new buildings.

EMPLOYMENT

Objective

To encourage the provision of employment and to assist the viability of enterprises in the outer bays.

Policies

1. Encourage all types of farming.
2. Recognise the needs of the fishing industry.
3. Provide for a wide range of economic activities in the four main outer bays.
4. Preserve and enhance the features of the County which attract visitors. (tourist industry).
5. Allow small scale "guest accommodation" as an additional source of income.
6. Encourage commercial arts and crafts by allowing small scale workrooms in all zones ("home occupations").
7. Encourage diversification of uses in the rural area by permitting uses such as forestry and other uses based on the natural features present.

8. Support the settlements in the four main bays and encourage growth of the permanent population both within and near these settlements.

FARMING

Objective

To encourage all types of farming.

Policies

1. Prevent speculation in land by indicating clearly where development such as holiday homes will be permitted in the County and where the land is intended to remain in farming use.

Comment

This is sometimes expressed as a concern for the 'stability' of rural areas. Expectation of possible conversions of land to non-farming use or mixed use discourages investment and leads to inflated land values. From the point of view of people wishing to take up farming or expand an existing farm, land values should bear some reasonable relationship to the returns on farm produce.

2. Allow further subdivision of rural land only in exceptional circumstances, and encourage reorganisation of lots into viable farming units by allowing the construction of new houses where viable units have been assembled.

Comment

When assessing applications for the erection of additional farmhouses associated with horticulture the Council will seek advice from the Catchment Board on land suitability and water availability.

Where a new house is justified on the basis of parcels of land contained in more than one certificate of title, amalgamation of these titles to prevent their separation is required. However, other land titles in the same ownership which do not have to be included to make up a viable farm do not necessarily have to be amalgamated.

In general terms there are already ample small properties (many with houses) to cater for part-time farming, experimental farming, rural industries etc. in the outer bays but because of the need to attract more permanent residents to the four main bays, severing of existing surplus houses and the erection of new houses on small lots is permitted in some circumstances.

3. Discourage the conversion of good quality farm land for other purposes.

4. Provide for part-time farming and persons associated with the rural sector by allowing the extension and replacement of existing houses in the rural area regardless of the size of the property, and by allowing the construction of new houses on vacant small lots in selected places (Rural 2 zone).
5. Encourage owner-occupation of rural land (rather than absentee ownership).
6. Encourage innovation in farming methods and types of production.
7. Discourage farming practices which reduce the production potential of farmland e.g. neglect of noxious weeds, removal of topsoil.
8. Ensure that the implications of uses such as large scale vineyards for the management of adjacent land are considered.

SERVICES

Objective

To ensure that both physical and social services are provided as appropriate, and as cheaply and efficiently as possible.

Policies

1. Provide convenient refuse disposal facilities in the four main bays:
2. Assist government departments and other authorities providing services, and ensure that they are kept aware of the needs of the outer bays communities.

Comment

It is particularly important that basic facilities such as the schools are retained in the four main bays.

ROADS & PEDESTRIANWAYS

Objective

To ensure that appropriate networks of roads and pedestrianways are provided, and as cheaply and efficiently as possible.

Policies

1. In co-operation with the National Roads Board, provide and upgrade roads according to their function.

Comment

It is more cost-efficient to concentrate on major routes than to attempt to upgrade all roads to a similar standard. The Scheme defines a hierarchy of roads.

2. Recognise that rural roads and pedestrianways are important to sightseeing visitors for the access they provide to areas of immediate interest or to vantage points.

Comment

This demands consideration of parking places at vantage points, places to turn around, and good signposting.

3. Support the construction of a continuation of the Summit Road to the Port Levy/Little River saddle and the (probably very long term) construction of a further continuation to Gebbies Pass linking the two sections of the Summit Road.

Comment

In the short term, improved road access to some of the major "outer bays" settlements will have priority over the extension of the Summit Road.

4. Ensure that the roading implications of forestry and forest industries are considered before large scale proposals are committed by making these activities Conditional Uses (i.e. requiring Council consent).
5. Control land uses likely to interfere with the safety and efficiency of rural roads (e.g. roadside produce stalls and stockyards), and ensure that all signs are sited and designed so as to be legible to drivers.
6. Require that access points for all properties (urban and rural) are located at sufficient distances from intersections or sharp bends to allow reasonable visibility.

HEALTH & SAFETY

Objective

To safeguard the health and safety of residents and visitors.

Policies

1. To consider the needs of each community for water supply, sewage and rubbish disposal services.

Comment

It is not economically feasible to provide reticulated sewage disposal in the outer bays settlements in the foreseeable future. Building permits will be issued only where adequate provision for on-site disposal can be made. In many cases this will necessitate sophisticated design.

2. Recognise the need to maintain water quality in the Outer Bays for shellfishing and water contact use.
3. Provide building, plumbing, drainage and health inspection and advice.
4. Ensure that holiday homes are built to a standard adequate for healthy permanent accommodation should this eventuate.
5. Encourage the retention and strengthening of medical facilities in the County.
6. Provide basic firefighting equipment in the four main outer bays.
7. Ensure separation of buildings to prevent the spread of fire.
8. Control the location of accessways, especially on major rural roads, and improve dangerous intersections and bends.

ACCOMMODATION

Objective

To encourage the provision of all types of permanent and overnight accommodation.

Policies

1. Provide for holiday homes and hotel/motel type accommodation (as a conditional use) in the four main outer bays settlements.

Comment

Proposals for "travellers accommodation" will be assessed in terms of likely impact on the existing settlements. Smaller scale developments are likely to fit in best. Okains Bay is better able to absorb travellers accommodation and other recreational facilities than the other outer bays.

2. Encourage the provision of motor camps and other low-tariff accommodation.
3. Permit the accommodation of small parties on farms and in private homes ("farm holiday" and bed and breakfast type accommodation).

4. Recognise the existence of holiday homes outside the four main bay settlements and allow them to be extended and replaced.

RECREATION AND SOCIAL NEEDS

Objective

To facilitate provision for the recreation and social needs of residents and visitors.

Policies

1. Encourage groups of people with a common interest to form clubs, associations etc and where necessary provide needed facilities with Council co-operation and guidance.
2. Provide boat launching and anchorage facilities and boat trailer parking.
3. Develop existing and additional picnic places, parks, and reserves with appropriate facilities.
4. Ensure public access to the coast by:-
 - providing walking tracks and roads
 - acquiring appropriate coastal reserves (with the assistance of the Lands and Survey Department), and encouraging landowners to allow public access over their properties, either through formal agreements or informal arrangements, and co-operating with such landowners to provide the necessary stiles, tracks etc.
 - preventing development which would make coastal land less suitable for future acquisition as reserves.
5. Provide appropriate road and pedestrian access to recreation areas, recognising the importance of good access for both visitors and residents and the effect of new or improved access on use of these areas.

Comment

Visitor pressure, for example on particular beaches, can be encouraged or diverted by the provision of access (and facilities).

6. Where there are alternative uses for a particular piece of land, encourage uses which need that particular site, e.g. make use of particularly fine views, need access to water, or need to be close to complementary activities.

INDIVIDUAL FREEDOM

Objective

To promote the maximum freedom of choice for individuals in the use and development of their land, compatible with community aims and objectives.

Policies

1. Provide for a wide range of uses in each zone, subject to stated conditions if necessary.
2. Impose only the minimum necessary restrictions on development (siting of buildings etc) and provide for additional flexibility (dispensations) where there are exceptional circumstances.
3. All the extension and replacement of existing houses in the rural zones as of right even where the house is not associated with farming.
4. Allow houses as of right, and a wide range of activities as Conditional Uses, within a defined area in each of the four main bays (Rural 2 zones).

MAORITANGA

Objective

To assist the Maori people to preserve their cultural traditions, in particular their relationship with ancestral land.

Policies

1. Ensure that archaeological sites are identified and protected by the District Scheme.
2. Ensure that traditional fisheries, particularly shellfish, are recognised and protected, for example when foreshore works or effluent outfalls and planned.
3. Provide for marae activities and related accommodation on appropriate sites.

28. ZONING AND DEVELOPMENT CONTROLS

Zoning

The "Outer Bays" part of the County is zoned Rural 1 except for small areas of Rural 2 zoning which recognise the settlements in Pigeon Bay, Little Akaloa, Okains Bay and Le Bons Bay.

Zone ordinances are the same as the Rural 1 and Rural 2 ordinances for the "Inner Harbour" part of the County, except for one or two additional provisions stated as applying only in the Outer Bays area.

The Rural 1 Zone is a general rural zone which recognises the existing dominantly pastoral land use while providing for diversification of farming and for other compatible activities.

The Rural 2 Zone, which is carried over from the previous District Scheme, recognises existing development and allows extensions, rebuilding, and building on remaining vacant lots. It remains a rural zone however: Rural 2 areas are intended to retain their informal "rural" character, they will continue to provide sites for rural and rural-oriented activities such as rural industries, and they will receive lower priority for the provision of urban services (in particular, the most expensive service, sewerage, will not be provided in the foreseeable future).

It is not the intention that the Rural 2 areas should be developed as intensively as possible. A range of lot sizes exists, providing some sites large enough for uses other than holiday homes.

Rural 2 zoning permits a wide range of uses. Although none of the bays has experienced significant development apart from additional holiday homes in recent years, the opportunity is provided. It is hoped that the growth in small scale economic activities such as crafts will lead to employment-generating enterprises.

More permanent residents are needed to ensure the continued viability of basic services such as schools. It is important to maintain a supply of sections in each of the main bays although it is appreciated that there can be no guarantee that sections will be taken up for permanent residence. Section 6.3 of this Scheme specifies where additional sections may be created. As land is taken up, further subdivision within the Rural 2 areas or extension of Rural 2 zoning will be considered but it is unlikely that changes will be needed before the next scheme review.

Development Controls

Generally the controls and standards applied in the Outer Bays part of the County are the same as in the Inner harbour, and where they are different this is noted in the ordinance. Differences will arise however in consideration of Conditional Uses. What is appropriate for a particular site in one part of the County may not be appropriate elsewhere.

Development controls contained in this Scheme are intended to allow the widest possible freedom for property owners and to provide clear prohibitions and development standards where these are necessary. The wide range of uses listed for each zone does not imply that all the uses are expected; the lists simply indicate what buildings and activities are acceptable (subject to meeting the conditions and requirements specified in the zone ordinance).

The definitions of uses (see section 8 of this Scheme) and the particular conditions and requirements set are very important. For example "guest accommodation" and "home occupations" are desirable activities and permitted as of right but only if they are limited as in their definitions.

Activities listed as Conditional Uses are generally appropriate for the zone concerned but may not be suitable for particular sites because of the effect they would have on surrounding uses or the landscape. In some situations, the particular scale, design, or landscaping proposed may be crucial to the acceptability of a conditional use. It is suggested that proposals are discussed with Council officers before formal applications are submitted.

Small-scale businesses, particularly crafts, are encouraged as a means of providing income for outer bays residents. Such enterprises are not restricted to people living on the property as they are in the Residential zones. The scope and operation of "home occupations" are however controlled by the definition in section 8 of this Scheme.

"Country stores and other shops" are a Conditional use in the Outer Bays Rural 2 zones. The most suitable sites for shops or country stores in the Outer Bays are sites adjacent to existing community facilities such as other shops or schools.

The ordinances do not exempt shops and country stores from normal boundary setback requirements. This is primarily to encourage the provision of parking in front of shops.

Controls on forestry depend on the scale and location concerned. The intention is to encourage forestry as a potentially important economic activity in the County, while meeting other concerns discussed below. The approach is to allow small scale forestry as of right throughout most of the Outer Bays area (the previous District Scheme required landowners to obtain consent for any type of forestry anywhere in the County). Other forestry remains a conditional use.

At present forestry is not a major land use in the County:

	NUMBER OF AREA	WOODLOTS HECTARES
Private Owners	28	90
Groups	12	22
Companies	5	7
TOTAL	45	119

(April 1984)

The major species (81.5% by area) is *P. radiata* and most of this planting has been carried out in the last 10 years.

As the table illustrates, existing plantations are small and it is the small-scale and mixed species types of forestry, together with native plantings which are particularly encouraged (permitted as of right). There is considerable potential for planting of small areas, particularly gullies, which are otherwise prone to erosion and infestation by noxious weeds.

The definition of "woodlot" forestry refers to "individual plantations.". No minimum distance between plantations is specified because the separation required for plantations to be "individual" depends on topography. Generally however, if the area between two plantations will be less than the area of either of those plantations then they will not be "individual" and Council consent will be required.

Matters to be considered when assessing other forestry proposals include visual impact (discussed in Appendix B), potential effects on soil erosion and water quality during establishment and during and after harvesting, and the implications for County roads. Forest Management Plans and Forest Harvest Notices (see Appendix B) are required for all forests over 5 hectares. These will ensure that various specified matters have been considered by the landowner.

Forest Harvest Notices will give the Council advance warning of heavy road usage. This can be important in programming road maintenance and improvement. The procedure is simply notification; no council approval is required.

Although "plantation forestry" (i.e. large scale forestry) is listed as a Conditional use in the Rural 1 Zone, it will generally be appropriate only in the areas where small scale forestry is permitted as of right (see Planning Map).

It is acknowledged that small scale forestry and even shelter belts (permitted as of right) can have undesirable effects. Requiring applications for all forestry would however involve unwarranted delay and uncertainty for landowners. It is considered that the Scheme's objectives, including concern for the visual impact of forestry can be at least partly met by persuasion and education. Concerns for potential fire risk and shading from planting are dealt with by specific controls in

the ordinances (e.g. 29.4(b)).

The Rural 2 zone ordinance permits new housing (permanent residences or holiday homes) on existing lots. Generally no further subdivision is permitted in the Rural 2 areas, although to ensure a supply of sections certain lots have been identified for subdivision in Pigeon Bay, Little Akaloa and Okains Bay.

Outside these areas new housing is limited to replacements of existing houses and new "farmhouses" which are defined as houses for full-time farmers. Replacement houses to be erected on different sites within the same properties require conditional use consent. This will enable the Council to assess the safety of the vehicle access point and the visual impact of the proposed house.

Most houses in the rural area, especially farmhouses, fit comfortably into the landscape. Some however are obtrusive because of their siting close to roads or in prominent positions. It is hoped that over a long period these will be replaced by more sensitively located buildings. Landscape planting is an important factor and is discussed in Appendix C.

The distinctions made between "farmhouses" and dwellings in general is intended to minimise competition for farmland between existing and intending full-time farmers and people seeking a "hobby" farm or holiday home. The latter groups are catered for in the Inner Harbour Residential zones and Rural 2 zones and through the provision allowing replacement of existing houses in the Rural 1 zone.

In recognition of the need to encourage permanent settlement in the four main outer bays however, limited provision is made in those areas for new housing not associated with full-time farming, and separate titles may be created for existing "surplus" houses in the Outer Bays Rural 1 Zone (See 6.2(d)).

Visual impact will be a factor to be considered when assessing applications for Conditional Uses such as camping grounds and buildings associated with golf courses and sports grounds. As a general principle, buildings in the Rural 1 zone should not be visible from a long distance (especially from important vantage points such as the Summit Road). This implies valley sites rather than ridge sites. They are generally less obtrusive if set well back from roads.

Another important consideration in assessing Conditional Use applications will be the likely effect of the proposal on traffic safety. The topography of the Outer Bays area means that sight distances to and from some property access points are inadequate for increased traffic.

"Rural industries" are a conditional use in both the Rural 1 and Rural 2 zones. The intention is that most rural industries should continue to be located in the Rural 2 areas but it is recognised that because of scale and/or unavoidable impacts such as noise, smell, heavy vehicles or effluent disposal requirements, some rural industries should not be located in Rural 2 areas. A full investigation of siting possibilities will be expected before consent to establish a rural industry in the Rural 1 zone is given.

Controls on the siting of buildings ("setbacks" from boundaries) and the height of buildings are designed to provide light, sun, privacy, and noise insulation for adjacent land, and to some extent to protect views. Standards in the Rural 2 zone are deliberately stringent and in many situations will necessitate care in the design of new buildings and extensions. In other situations the topography and position of surrounding buildings will make it reasonable for the Council to allow dispensation from these standards (see section 4.12 of the Scheme). The building setback requirements in the Rural 1 Zone are to minimise the visual effect of buildings, viewed from roads and other public places. Greater setbacks are desirable.

The height limits are based on existing ground levels. This has several advantages. It allows anyone to visualise what could be built on their site or a neighbouring site, and using a pole and a tape measure it is possible to estimate shading or the effect on views. Height near boundaries is based on ground level beneath the building, not ground level at the boundary. This has the effect of keeping new buildings lower in situations where the land slopes downwards from the relevant boundary; an advantage in steeper areas because the most important views for neighbours are generally downwards. Basing height controls on existing ground contours and not on arbitrary points also provides incentive to excavate and build into the slope rather than build out on pole foundations.

Setback requirements for garages and loading docks are designed to ensure that there is space for a vehicle to park in front of the garage or to use the loading dock without protruding onto the legal road. Where slope of the site or the position of other buildings make it impossible to erect a complying garage ("garage" includes carport, see definitions) property owners are encouraged to provide off-street parking in the form of decks or excavated areas. Retaining walls and decks up to 1.2m in height are not "structures" for the purposes of the setback requirements (see definitions).

A limit to the proportion of each site in the Rural 2 Zone that can be built over is set to control density and ensure that even small sites have some area available for landscaping, off-street parking and outdoor activities.

In the Rural 2 Zone there is a requirement to maintain a 3 metre wide strip of land between the street and rear of each site clear of structures. This is partly to provide access for firefighting, and partly to encourage property owners to park cars, boats and caravans behind or beside houses rather than close to the road. The requirement also ensures that where a garage has not been built, the option of building one in future (without the need for special dispensation for siting) is retained.

There is a need to ensure that new buildings are not unduly obtrusive and are built to a reasonable standard of construction. Construction standards are set through the building bylaws and these effectively prevent erection of further very light baches.

Good design (appearance) is partly a matter of personal preference and a balance has to be struck between control and individual freedom. Outside Akaroa township (where special controls apply to preserve the colonial character of the town) design control is limited to two provisions. The "main roofs" (see definitions) of most buildings are to be gable or hip roofs and are to be pitched at an angle of no less than 15 degrees. A greater pitch than 15° is desirable in most situations; symmetrical roofs pitched at 40 - 50 degrees echo the shapes of the colonial buildings which are an important element of the County's visual character. While this control does not guarantee good design, it prevents flat roofs, single-pitched roofs and shapes such as mansard roofs, all of which are considered incogruous in the natural and built visual environment of the County.

The Council operates small refuse disposal tips in the main outer bays. These are much more convenient for local people than the main disposal areas in the Inner Harbour. The Rural 1 Zone ordinance provides for new (replacement) tips to be established, subject to meeting specified conditions.

29. RURAL 1 ZONE

N.B. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.

29.1 Predominant Uses

- (a) agricultural, horticultural, and pastoral farming
- (b) factory farming. (Note: certain areas only, see 29.4 (a))
- (c) woodlot forestry. (Note: certain areas only, see map and 29.4 (b))
- (d) planting and tending of native bush
- (e) replacement of existing dwellings. (Note: see 29.4 (c))
- (f) family flats. (Note: associated with existing dwellings - see definition in section 8)
- (g) home occupations (not including selling to the general public)
- (h) guest accommodation. (Note: associated with existing farmhouses - see definitions in section 8)
- (i) reserves, parks and passive recreation areas, public walkways
- (j) accessory buildings and structures (excluding dwellings)
- (k) small public utility structures (maximum gross floor area 50 sq.m., maximum height 5m)
- (l) water and soil conservation works (Note: see definition)
- (m) refuse disposal areas (Note: See 29.4 (h)).

29.2 Conditional Uses

- (a) vineyards over 0.4 ha
- (b) farmhouses. (Note: see 29.4(e))

- (c) mining, quarrying
- (d) plantation forestry. (Note: see 29.4(b))
- (e) woodlot forestry (areas outside the Predominant Use area). (Note: see 29.4(b))
- (f) camping grounds
- (g) marae (Note: see 29.4(f))
- (h) golf courses, racecourses, showgrounds, and sportsgrounds
- (i) cemeteries
- (j) car and boat parks
- (k) rural industries.
- (l) interim uses
- (m) retail selling from a permitted use. (Note: see 29.4 (g)).
- (n) refuse disposal areas.

29.3 Conditions & Requirements For All Predominant & Conditional Uses in the Zone

- (a) **Setback From All Site Boundaries**

Subject to (b) below:

Farmhouses shall be set back a minimum of 6 metres from all site boundaries.

Buildings housing animals or poultry shall be set back a minimum of 10 metres from road boundaries, 30 metres from other site boundaries, and 100 metres from any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses.

Other structures shall be set back a minimum of 10 metres from all site boundaries.

(b) Protection of the Summit Road and the Foreshore

Buildings and other structures complying with (a) above but proposed to be erected between the Summit Ridge and a contour 30 metres below the Summit Road, or within 30 metres of mean high water mark shall be a Conditional Use, unless they are public works of a type requiring location within these areas.

(c) Protection of Native Bush

The clearing of native bush remnants and conversion of the cleared land for farming, forestry or any other permitted use shall be a Conditional Use. For the purposes of this ordinance "native bush" does not include second growth stands of manuka or kanuka.

(Note: Proposals to destroy, remove, damage or otherwise adversely affect individual trees or small groups of trees in significant stands of bush listed in Appendix F, which would not constitute clearing and conversion for a specific future use, require a non-notified application - see Section 4.15)

(d) Height of Buildings

Buildings and other structures shall not exceed 7.5 metres in height. (Note: refer Appendix A).

(e) Appearance of Buildings

The main roofs of all buildings except small public utility buildings and farm buildings (excluding dwellings) shall be gable or hip roofs pitched at an angle of no less than 15 degrees.

Large buildings and other structures (over 200 sq.m.) which will be visible from any public place shall be located, clad or painted and/or screened with vegetation so as not to be obtrusive in the landscape. Information about proposed materials, colours and/or landscaping shall be supplied with applications for building permits. (Note: Appendix C contains suggestions on how to make large buildings fit in with their surroundings.)

(f) Earthworks

Excavation or filling to a depth greater than 1.2 metres and involving more than 10 cubic metres of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require building permits.)

(g) Parking, Loading and Access

See Section 5.

(h) Historic Buildings

See Section 4.13.

(i) Archaeological Sites

See Section 4.14.

(j) Preservation of Stands of Native Bush & Selected Trees

See Section 4.15.

(k) Signs

See Section 4.16.

(l) Watercourses

See Section 3.10(b).

29.4 Additional Requirements For Certain Uses

(a) Factory Farming

Factory farming activities shall not be located on land classified Class I or II (Ministry of Works and Development Land Inventory Classification) (Note: Published maps are not of adequate scale to reliably indicate classification of small areas. This must be determined by suitably qualified people where there is any doubt).

Any effluent from factory farming activities shall be disposed of by methods approved in writing by the County Engineer, who shall consult the North Canterbury Catchment Board and Regional Water Board. Information about proposed disposal methods shall be supplied with applications for building permits.

(b) Forestry

(Notes:

1. See definitions of types of forestry in Section 8.
2. Appendix B contains guidelines for forestry).

Planting shall not be carried out:

- * Within 100 metres of a Residential Zone, a Rural 2 Zone, or any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses, or
- * In any position where trees would when mature cast a shadow on any existing buildings on a neighbouring property which are used for residential purposes or are associated with camping grounds, marae, or golf courses, or
- * In any position where trees would when mature be likely to cause ice to form on any road.

Provided that consent may be sought for such planting as a Conditional Use.

A Forest Management Plan (see Appendix B) shall be lodged with the Council prior to any forestry involving an area greater than 5 hectares being established. Forestry shall be carried out in accordance with these Forest Management Plans. Amendments to plans may be lodged with the Council from time to time but where a forest required Conditional Use consent to be established any increase in the area planted or any changes involving conditions placed on the consent shall require formal approval.

A Forest Harvest Notice (see Appendix B) shall be lodged with the Council and the North Canterbury Catchment Board 24 months prior to harvesting from an area greater than 5 hectares on any one property, provided that the Council may, by resolution, reduce the period of notice.

(c) Replacement of Existing Dwellings

Dwellings (including farmhouses) which have been continuously occupied as such since 10 December 1973 or have been erected pursuant to a planning consent may be modified, extended or replaced in the same position, provided the normal conditions and requirements listed under 29.3 above will be met. This provision shall apply to dwellings rendered uninhabitable by fire or other sudden event provided application for a building permit is made within six months of the event.

Proposals to replace or relocate a dwelling elsewhere within the same property shall be a Conditional Use.

(d) Home Occupations

No more than 2 people who are not permanently resident on the site may be engaged in a home occupation as a Predominant Use. Where between 3 and 5 non-resident people are to be engaged, consent shall first be obtained as a Conditional Use.

(e) Farmhouses

"Farmhouse" is defined in Section 8 as "a dwelling on a farm or factory farm occupied by someone engaged in full-time farming of that property, and his/her family".

Farmhouses shall be a Conditional Use provided any existing dwellings on the farming unit are used as farmhouses and will still be required as farmhouses after the proposed new farmhouse is erected. Normally the Council will require some or all lots comprising the farming unit to be amalgamated into one title or otherwise united so as to prevent their separate disposition.

For the purposes of these provisions, "farming unit" includes all rural lots in the same ownership, whether contiguous or not, except where it can be shown that a property will provide full-time employment for the occupier of a proposed house without inclusion of a non-contiguous lot or lots in the same ownership. (For example, where non-contiguous lots are leased to other farmers.)

Notwithstanding the above and the definition of "farmhouse", the Council may grant consent as a Conditional Use to applications to erect houses not associated with full-time farming within the four main outer bays. In considering applications the Council shall have regard to the proximity of the property to the Rural 2 Zone (close proximity is desirable).

(f) Marae

In considering any application the Council shall have regard to whether the site has some particular historic significance for the Maori people concerned. (Note: generally Rural 2 Zone sites should be found.)

(g) Retail Selling from a Permitted Use

Generally only produce grown or articles made on a site may be sold to the general public from the site. Consent may be granted, however, for the sale of produce or articles from other sites in the vicinity in order to minimise the number of selling places. In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking. (Note: Section 5: Roads Access and Parking includes standards against which applications will be assessed.)

(h) Refuse Disposal Areas

Disposal areas shall be under the control of the Council and only one area shall be operated in each bay at any one time.

Disposal areas shall be a predominant use only if the following conditions are met:

- * the site is a minimum of 500 metres from any Rural 2 Zone and a minimum of 200 metres from any dwelling,
- * the site is to serve only the bay in which it is situated, and

- * the operation is managed according to accepted public health standards, for example refuse is not placed in any watercourse and is covered regularly. If any of these standards can not be met, Conditional Use consent shall be obtained.

29.5 Subdivision

See Section 6.



30. RURAL 2 ZONE

N.B.

1. MANY OF THE WORDS USED IN THIS ORDINANCE ARE DEFINED IN SECTION 8.
2. THIS ORDINANCE DIFFERS IN SOME RESPECTS FROM THE RURAL 2 ORDINANCE APPLYING TO SOME AREAS IN THE INNER HARBOUR.

30.1 Predominant Uses

- (a) agricultural, horticultural and pastoral farming.
- (b) planting and tending of native bush.
- (c) dwellings (one on each parcel of land held in a separate certificate of title).
- (d) family flats. (Note: associated with existing dwellings - see definition in Section 8).
- (e) home occupations (not including selling to the general public). (Note: see 30.4(a)).
- (f) guest accommodation. (Note: associated with existing dwellings - see definition in Section 8).
- (g) museums, art galleries, libraries
- (h) schools
- (i) pre-school facilities
- (j) reserves, parks and passive recreation areas, public walkways.
- (k) golf courses, racecourses, showgrounds, sportsgrounds (Note: see 30.4(b))
- (l) medical practices
- (m) car and boat parks
- (n) accessory buildings and structures
- (o) small public utility structures (maximum gross floor area 50m², maximum height 5m).
- (p) water and soil conservation works (Note: see definition).

30.2 Conditional Uses

- (a) vineyards over 0.4 ha.
- (b) factory farming. (Note: see Section 30.4(e)).
- (c) mining, quarrying
- (d) plantation, forestry. (Note: see Section 30.4(d)).
- (e) woodlot forestry. (Note: see Section 30.4(d)).
- (f) residential institutions
- (g) travellers' accommodation
- (h) camping grounds
- (i) places of assembly

- (j) places of entertainment
- (k) marae
- (l) cemeteries
- (m) administrative, commercial, professional offices
- (n) banks
- (o) country stores and other shops (Note: "Outer Bays" area only)
- (p) service stations
- (q) taverns and public bars
- (r) restaurants
- (s) tradesmen's depots and workshops
- (t) service industries
- (u) rural industries
- (v) interim uses
- (w) retail selling from permitted uses other than country stores.
(Note: see Section 30.4(e)).

30.3 Conditions & Requirements for All Predominant & Conditional Uses in the Zone

(a) Setback from Road Boundaries

Dwellings and buildings accessory to dwellings (except garages) shall be set back a minimum of 4.5 metres from road boundaries.

Garages shall be set back a minimum of 6 metres from road boundaries where the vehicle entrance generally faces the road, and a minimum of 2 metres where the vehicle entrance is generally at right angles to the road.

Where a garage is within 4.5 metres of a road boundary, the area between the garage and the road boundary shall be appropriately landscaped according to a plan which shall be submitted with the application for a building permit.

Other buildings and structures shall be set back a minimum of 10.0 metres from road boundaries.

(b) Setback from Other Boundaries

Dwellings shall be set back a minimum of 2.0 metres from other boundaries.

Buildings accessory to dwellings (including garages) shall be set back a minimum of 2.0 metres from other boundaries except that they may be erected at a lesser distance than 2.0 metres from other boundaries provided any part of a building within 1.0 metre does not exceed 6.0 metres in length (measured parallel to the boundary) and any part between 1.0 metre and 2.0 metres does not exceed 10.0 metres in length. (Note: Building bylaws impose additional restrictions on minimum distances between buildings and materials necessary in some

circumstances for fire safety).

Other buildings and structures shall be set back a minimum of 5.0 metres from other boundaries.

(c) Height of Buildings

Garages shall not exceed 4.5 metres in height. Other buildings and structures shall not exceed 7.5 metres. The height of each part of a building or other structure shall not exceed 2.0 metres plus the horizontal distance to the nearest site boundary. (Note: see Appendix A).

(d) Appearance of Buildings

The main roofs of all buildings except small public utility buildings shall be gable or hip roofs pitched at an angle of no less than 15 degrees.

Buildings and other structures which will be visible from any public place shall be clad or painted and/or screened with vegetation so as not to be obtrusive in the landscape. Information about proposed materials, colours and/or landscaping shall be supplied with applications for building permits. (Note: Appendix C - contains suggestions on how to make buildings fit in with their surroundings).

(e) Access to the Rear of Sites

A strip of land 3 metres wide between the road (either road in the case of corner and through sections) and the rear of each site shall be kept clear of structures with the exception of carports.

In the case of sites used for residential purposes where a garage has already been provided for each household unit, and in the case of sites where topography is such that provision of vehicle access to the rear is impractical, the width of the strip may be reduced to 1 metre.

Within this strip pedestrian access for fire fighting, clear of obstructions such as fences, hedges and vehicles shall be provided and maintained at all times.

(f) Maximum Site Coverage

No more than 25% of any site may be covered by buildings and other structures.

(g) Earthworks

Excavation or filling to a depth greater than 1.2 metres, or filling involving more than 10m³ of material shall require approval in writing from the County Engineer. (Note: retaining walls over 1.2 metres in height require building permits).

(h) Protection of Native Bush

The clearing of native bush remnants and conversion of the cleared land for farming or any other permitted use shall be a Conditional Use. For the purposes of this ordinance "native bush" does not include second growth stands of manuka or kanuka.

(Note: Proposals to destroy, remove, damage or otherwise adversely affect individual trees or small groups of trees in significant stands of bush listed in Appendix F, which would not constitute clearing and conversion for a specific future use, require a non-notified application - see Section 4.15).

(i) Parking, Loading & Access

See Section 5.

(j) Historic Buildings

See Section 4.13.

(k) Archaeological Sites

See Section 4.14.

(l) Preservation of Stands of Native Bush & Selected Trees

See Section 4.15.

(m) Signs

See Section 4.16.

(n) Watercourses

See Section 3.10(b).

30.4 Additional Requirement for Certain Uses

(a) Home Occupations

No more than 2 people who are not permanently resident on the site may be engaged in a home occupation as a Predominant Use. Where between 3 and 5 non-resident people are to be engaged, consent shall first be obtained as a Conditional Use.

(b) Golfcourses, Racecourses, Showgrounds, Sportsground

These uses are Predominant Uses subject to Council approval of plans for the provision of parking.

(c) Factory Farming

Factory farming activities shall not be located on land classified Class I or II. (Ministry of Works and Development Land Inventory Classification)

(Note: Published maps are not of adequate scale to reliably indicate classification of small areas. This must be determined by suitably qualified people where there is any doubt).

Any effluent from factory farming activities shall be disposed of by methods approved in writing by the County Engineer who may consult the North Canterbury Catchment Board and Regional Water Board. Information about proposed disposal methods shall be supplied with applications for building permits.

(d) Forestry

(Note: Appendix B contains guidelines for forestry).

In assessing applications the Council shall have regard to the standards specified in the other Rural Zones for separation of planting from buildings on neighbouring properties.

(e) Service Stations

In considering a conditional use application for service station development, redevelopment or extensions, Council shall have regard to the guidelines of the Ministry of Transport as laid down in its "Standard for Service Stations 1983" or subsequent amendments.

(f) Retail Selling from a Permitted Use

Generally only produce grown or articles made on a site may be sold to the general public from the site. Consent may be granted however for the sale of produce or articles from other sites in the vicinity in order to minimise the number of selling places.

In assessing applications to establish a selling point the Council shall have particular regard to the suitability and safety of the proposed provision for vehicle access and parking. (Note: Section 5, Roads, Access and Parking includes standards against which applications will be assessed).

30.5 Subdivision

See Section 6.

Appendices



APPENDICES

- APPENDIX A - HEIGHT OF BUILDINGS
- APPENDIX B - FORESTRY
- APPENDIX C - LANDSCAPING GUIDELINES
- APPENDIX D - BUILDINGS WORTHY OF PRESERVATION
- APPENDIX E - ARCHAEOLOGICAL SITES
- APPENDIX F - STANDS OF NATIVE BUSH & SELECTED TREES TO BE PRESERVED
- APPENDIX G - EXISTING RESERVES
- APPENDIX H - FUTURE RESERVES
- APPENDIX I - LITTLE AKALOA SUBDIVISION
- APPENDIX J - PIGEON BAY CONCEPT PLAN
- APPENDIX K - PARKING AND LOADING LAYOUT STANDARDS
- APPENDIX L - MT. PEARCE RADIO STATION
- APPENDIX M - HILLTOP, MWD DESIGNATIONS.



APPENDIX A

HEIGHT OF BUILDINGS

Controls on the maximum permissible height of buildings and other structures are imposed by this Scheme to ensure that they do not protrude excessively from sites and do not unduly shade or overlook adjacent properties or block views.

Two kinds of control are used in this Scheme : a general maximum height, and a maximum height which depends on proximity to site boundaries.

Definitions:

"Height" - means the vertical distance between any part of a building or other structure and the original ground level, provided that chimneys, ventilator shafts, aerials, masts and decorative features such as steeples and finials shall not be taken into account.

"Original ground level" - means the ground level at the relevant point unmodified by excavation or filling or natural earth movement since the land was last subdivided.

The general maximum height (7.5m for most buildings in most zones) can be visualised as a surface through which buildings may not protrude - see Figure 1.

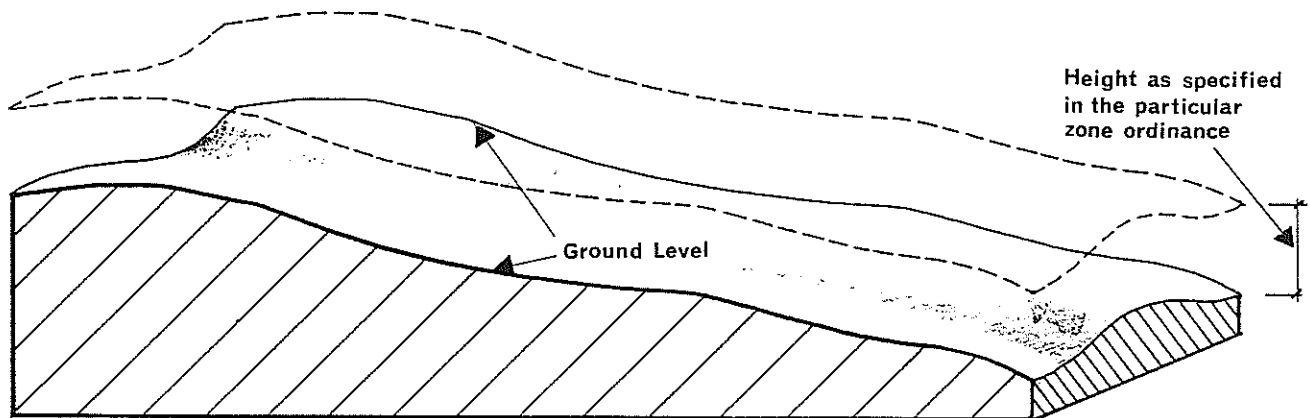


FIGURE 1 General Maximum Height Surface

In addition to the general height control, further height restrictions are imposed where buildings are to be erected close to site boundaries (where they are more

likely to affect neighbouring properties). Maximum height in most zones (see Zone Ordinance) is 2.0m plus the horizontal distance to the nearest site boundary, as illustrated in Figure 2.

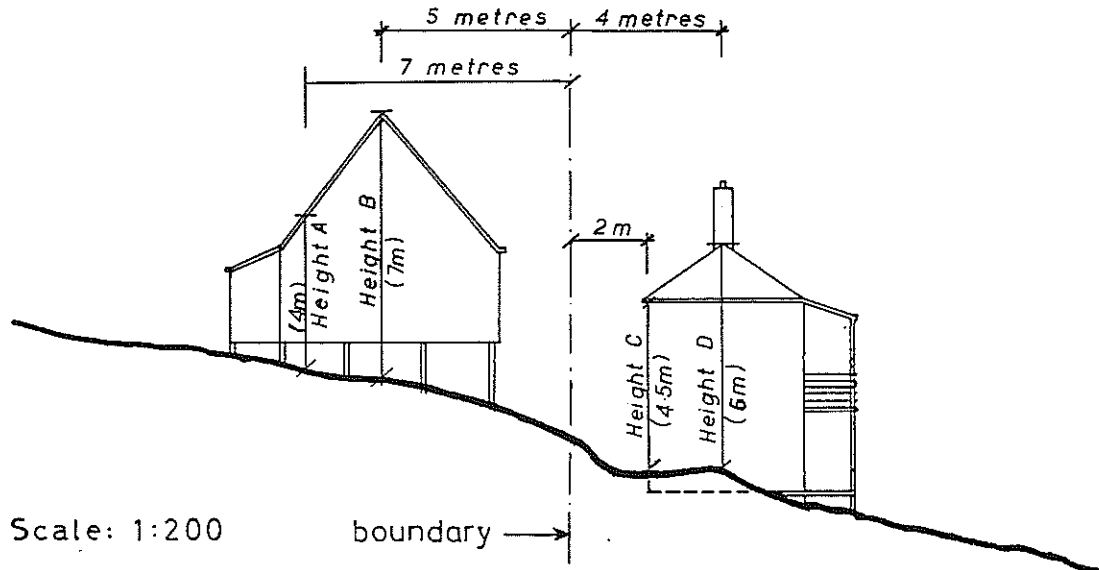


FIGURE 2 Maximum Height Near Boundaries

Examples(dwelling in Residential Zones)

Height "A" can be $2\text{m} + \text{distance to boundary}$, i.e. $2\text{m} + 7\text{m} = 9\text{m}$, easily complies

Height "B" can be $2\text{m} + \text{distance to boundary}$, i.e. $2\text{m} + 5\text{m} = 7\text{m}$, just complies

Height "C" can be $2\text{m} + \text{distance to boundary}$, i.e. $2\text{m} + 2\text{m} = 4\text{m}$, does not comply

Height "D" can be $2\text{m} + \text{distance to boundary}$, i.e. $2\text{m} + 4\text{m} = 6\text{m}$, just complies (chimney not relevant)

It should be noted that each part of a building must comply (except chimneys etc) and the height of each part is measured from the original ground level vertically below that part of the building. In practice however, the critical points of a building will normally be the eaves or the ridge of the roof, depending on the ground slope and the pitch of the roof.

Elevations prepared for building permit applications must show accurate ground levels along exterior walls of proposed buildings, particularly if buildings are intended to extend close to the height limits. In the case of buildings with complex roofs, it may be necessary to provide cross-sections of the building with ground levels to demonstrate compliance.

APPENDIX B

FORESTRY

Forest Management Plan

A Forest Management Plan shall include:

1. A plan of the property indicating which areas are to be planted, the sequence of planting (if this is to be carried out over more than one planting season) and the species to be planted.
2. A description of proposed land preparation (scrub clearing, formation of vehicle tracks, fencing etc).
3. A description of proposed silviculture : initial planting density, expected timing of thinning and pruning.
4. A description of likely harvesting methods and timing. (It is appreciated that there can be no firm commitment to particular methods and timing well into the future; the intention is to ensure that adequate consideration has been given to these methods at the planning stage).

Forest Management Plans shall comply with guidelines published by the National Water and Soil Conservation Organisation such as "Forest Operation Guidelines" Publication No. 5 1978 and "Logging Operations Guidelines" 1986. (Note: These guidelines are available from the Water and Soil Division, Ministry of Works and Development or from the Council. They deal with matters such as earthworks including roading, tracking and forest landings, site preparation, establishment and tending of forests, extraction of forest produce, and land management after extraction.)

Forest Harvest Notice

A Forest Harvest Notice shall include:

1. A plan showing areas to be harvested.
2. A description of the forest produce involved.
3. A description of the harvesting methods to be employed including any earthworks and the approximate timing of these operations.

4. A description of the method of transport and routes to be used, and the intended frequency and timing of truck movements. (Note: Danger and delay for other road users can be minimised by avoiding operations during weekends, public holidays and the January holiday period).
5. A description of proposed rehabilitation of the site, and intended replanting or alternative use.

Forestry in the Landscape

As yet, forestry has made little impact on the landscapes of the County. Forestry, particularly large scale plantations of *Pinus radiata*, could however have a much greater impact than any other kind of rural land use change or conceivable urban development.

The landscapes of the County are recognised as being of regional importance (for a detailed evaluation, see "Natural Resources of the Canterbury Region", Ministry of Works and Development, 1983). Landscaping and the natural features of the County generally, are what make the area such an attractive place to live in and to visit.

There will always be differences of opinion as to the relative importance of various elements of the County landscape and the extent to which a particular plantation enhances or detracts from the landscape. A broad principle is recognised by most people however and that is that forestry should "fit in" with the natural landscape rather than masking it or standing out as obviously artificial.

The natural landscape is dominated by the skyline, the strong ridges running down into the Harbour and the sea (outer bays), the intricate coastline, and the water. Rocky outcrops, especially around the Summit are an interesting feature. Forestry on the ridges and peninsulas, and around the Summit will be more prominent, partly because of the natural dominance of these features and partly because these areas tend to be in grass at present. Greater consideration needs to be given to the effect of forestry in these areas and this is reflected in the zone ordinance provisions and Planning Map 15.

Figure 1 illustrates the basic principle of planting within the broad natural landscape structure compared to planting at random.

It must be emphasised that this is a general principle only. It is recognised that there are practical difficulties such as property boundaries, and that impact on the landscape is only one factor for the Council to consider when assessing forestry proposals.

At a more detailed level, the principle of fitting forestry into the landscape rather than making it conspicuously artificial suggests that geometric shapes should be avoided. There are several ways of doing this. "Agro-forestry" - widespaced trees with grazing through most of the rotation is encouraged because under this regime it is easier to plant to the shape of the land rather than right up to (normally straight line) fenced boundaries.

Use of species other than *Pinus radiata* is encouraged because most other species will provide some contrast in colour and texture and the different rotation periods avoid the "solid block" appearance of a uniform stand. Ideally, sites suitable for special purpose timber species would be planted in those species, with the more site-tolerant *Pinus radiata* planted around these.

It is generally not practical to manage truly mixed plantations. The transition from one species to another should not be a straight line however. Similarly, alternate rows of a different species, or a border of a different species will look particularly artificial.

A plantation can be made to look more "natural" by reducing the density of planting towards the perimeter and, where it will be seen from close proximity, leaving the trees at the edge unpruned.

Generally the row pattern will be less obvious if rows run around the contour, not up and down.

Retention of native bush in gullies is encouraged and to some extent required by the ordinances. This can help to provide a permanent landscape "framework" for surrounding exotic planting, in addition to other benefits such as reduction of soil loss and runoff during harvesting.

Some of these concepts are illustrated in Figure 2.

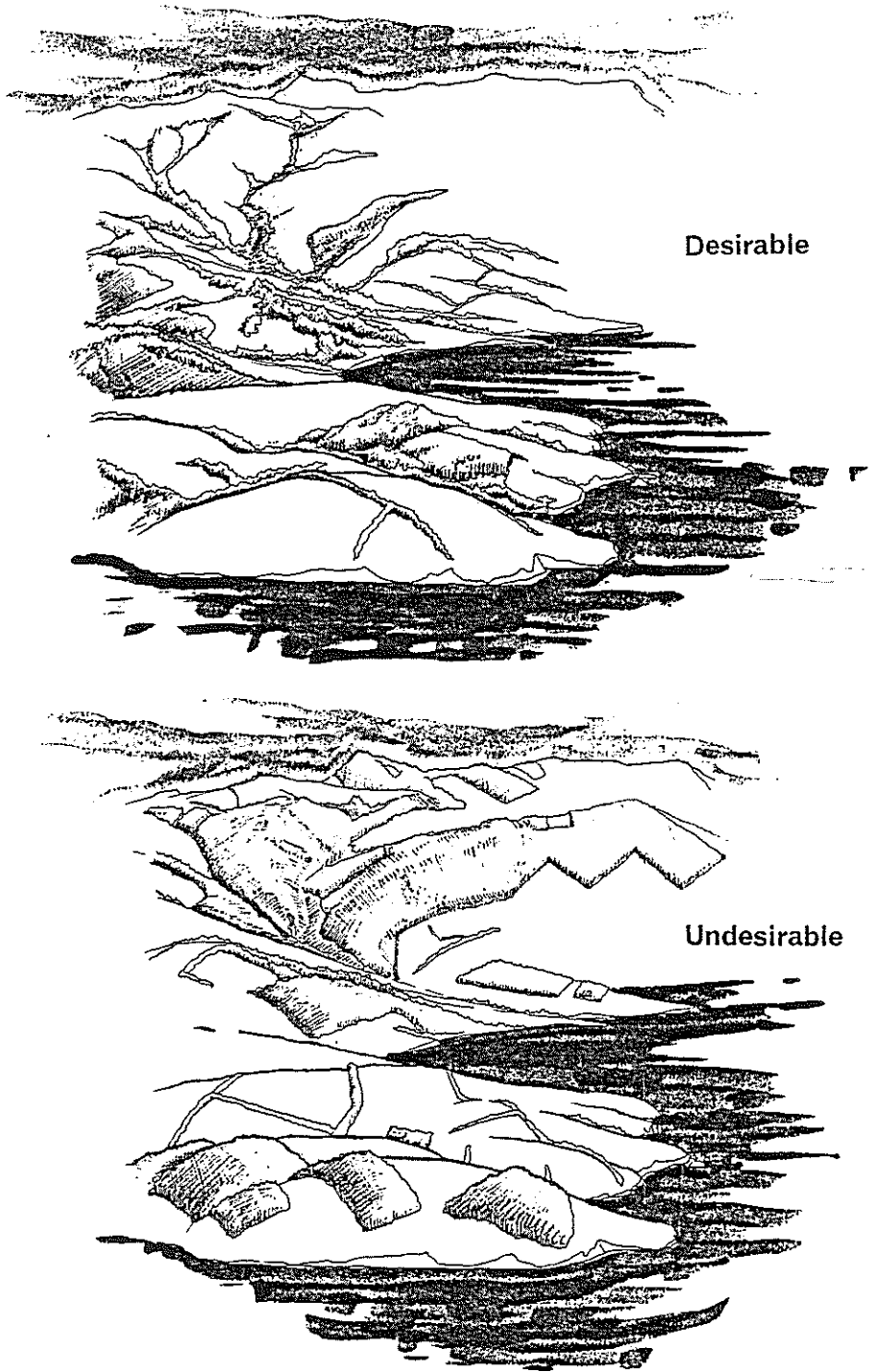


FIGURE 1

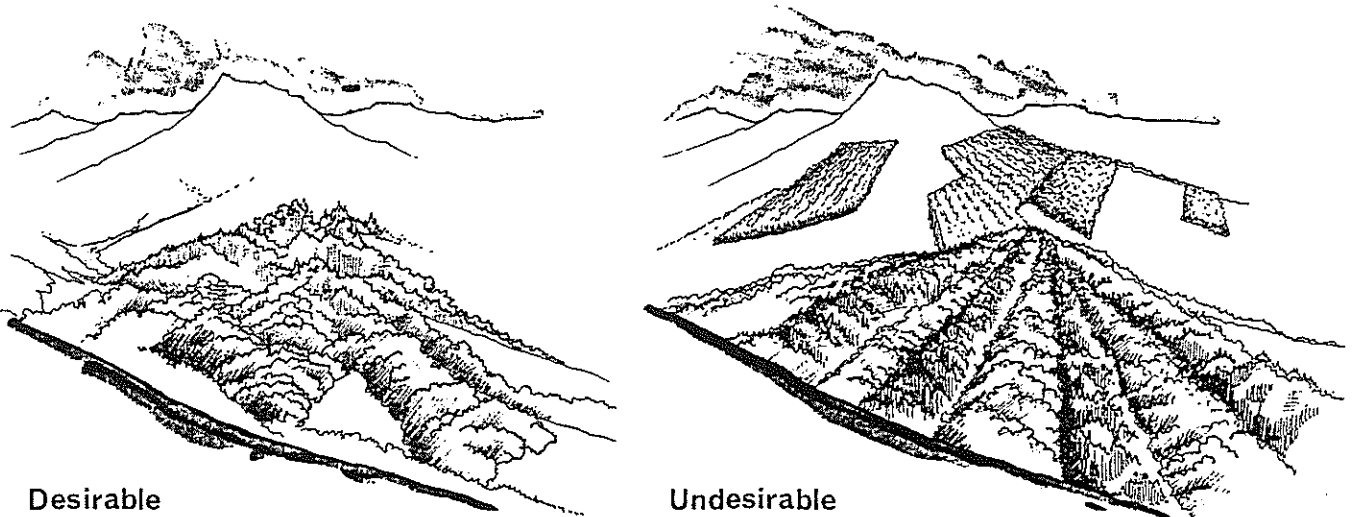


FIGURE 2

APPENDIX C

LANDSCAPING GUIDELINES

Introduction

"Landscaping" is often equated with "cosmetic" planting, often as an afterthought. The thrust of this Scheme however is to preserve and enhance landscape on a broad scale by, for example, encouraging the retention and extension of native bush areas, and by preventing forestry or buildings which would detract from the magnificent landscapes of the County.

Buildings are an element of landscape but in both rural and settlement areas erection of buildings will generally have to be accompanied by planting if existing landscapes are to be preserved and pleasant new environments created.

Visual impact of proposed developments is a factor that will be considered when the Council is assessing applications for planning consent. Applications should normally include specific planting proposals.

The District Scheme requires landscaping in certain situations; for example, garages may be built as close as 2 metres from street boundaries provided the vehicle entrance is generally at right angles to the road and the area between the garage and the boundary is appropriately landscaped according to a plan submitted with the building permit application.

The following guidelines highlight some basic landscape design principles applicable in the County. Comprehensive advice and design is available from professional landscape architects, garden designers etc. and advice may also be obtained from nurserymen and gardening contractors.

"Urban" Situations (Including Rural 2 Zones)

Ideally, landscape treatment should be designed as an integral part of the whole development, not as an afterthought when buildings are already erected.

As a first step, the purpose of the proposed landscape treatment should be clarified as this largely determines what is appropriate.

Careful design of landscape features can:

- * Soften the visual demarcation between individual properties. Trees and shrubs are preferable to fences of contrasting height, colour and materials.

- * Complement buildings. Landscape features, particularly planting of an appropriate scale can provide a visual link between buildings, and can break up the starkness of large structures or extensive yards.
- * Screen storage areas, car parks, and unsightly structures. Fences, walls, earth mounds and evergreen trees and shrubs are needed.
- * Reduce the impact of a land use on adjoining properties. Solid barriers can significantly reduce noise, while any visual screen including trees and shrubs can reduce visual distractions such as vehicle movement or glare and can reduce perception of noise.
- * Increase the usefulness of outdoor areas. Even quite small areas of shelter, shade and/or privacy can be valuable.

Having determined the purpose(s) of the proposed landscape treatment the next step is to consider the viewing points of people using the site and people seeing it from adjoining properties and streets.

Next consider the existing features of the site. It is desirable to preserve interesting changes in level and significant trees where at all possible. Existing trees may need some pruning or limbs removed. This should be arranged following experienced advice. Temporary protection such as sacks and corrugated iron wired around trunks is needed if earthmoving or building activity is to be carried out close to such trees.

The landscape character of the immediate vicinity should be noted. Generally it is better to avoid a dramatic contrast; for example, avoid a formal "manicured" appearance if adjacent properties have a more "natural character. Features of adjoining properties can often be repeated to good effect; for example, similar fencing materials and colours, perhaps used in a different way.

Existing and proposed buildings are an important factor. If practical, trees which will eventually grow as high as the buildings should be provided. Trees much larger or much smaller than the buildings will be less effective.

In Akaroa township, especially the Town Centre Zone, planting can emphasise and compliment buildings which are in keeping with the architectural style of the town, and can screen or soften buildings or parts of buildings which are not.

It is often appropriate to repeat the colours and materials of the buildings in fences, walls and other structures. Avoid introducing too many colours and materials. Bright colours should be avoided unless used deliberately to make some feature stand out.

Consider whether it is really necessary to define or emphasise property boundaries. Fences and walls often serve no real purpose and a more attractive landscape will be created by leaving the area between buildings and the street reasonably open (preferably grassed) with a few large trees. In some situations the Council will permit planting to extend into the legal road.

Variations in level can be created to good effect. Where space permits, mounds and ridges a metre or more in height can be formed, perhaps using material excavated for foundations. Even where space is limited, low walls making a break in level can provide visual interest and control vehicle and pedestrian movement. Raised planting areas can also provide better drainage for planting.

Selection of plant species is largely a matter of individual preference. A few larger trees should be included if practical; deciduous trees may be acceptable where the winter shading effect of large evergreen trees would be a problem. A mixture of fast growing species such as most eucalyptus and slower growing species such as most New Zealand natives can be planted. The fast growing species give an early effect and provide shelter for slower growing or delicate species and if necessary can later be removed. Artificial shelter around individual young trees and shrubs, or in the form of a temporary fence, will often be necessary. Some form of ground cover should be planned: plants such as ivy or material such as bark chips. Features requiring a great deal of maintenance (particularly flower beds) are best limited to focal points such as planting boxes around entrances to buildings.

Care should be taken in placing trees and shrubs so as to avoid possible interference by root growth with foundations, drainage or other similar underground services. As a very generalised guideline root spread may be anticipated to equate with branch or canopy spread.

The Council does not require professionally drawn plans with full botanical names of plants etc. In some situations it may be possible to adequately describe landscaping proposals in words, but normally a simple sketch plan will be needed. Any dimensions shown must be reasonably accurate. If landscape treatment is likely to be delayed - for example, planting to be left until the winter months - the plan should clearly state this.

The following plan illustrates the level of detail that will normally be sufficient.

Rural Situations

(See also "Forestry in the Landscape" in Appendix B)

The rural landscapes of the County are complex and detailed - capable of absorbing change brought about by development provided development recognises some basic principles. The overriding consideration is to avoid creating anything which will stand out as obvious and incongruous within the existing dominantly natural landscapes. This requires an examination of the

landscape context of each site in terms of landscape form (general shape of landforms), line, colour, texture and pattern.

At a broad scale the landscapes of the County are dominated by the distinctive volcanic skylines with rock outcrops in places, the strong ridges running down into the Harbour and into the sea, the intricate coastline, and the water. The skylines and ridges are generally bare, with most natural vegetation (including noxious plants), exotic plantations, intensive farming, and settlements contained within valleys.

Development on these ridges, particularly at high elevations, and particularly in the Inner Harbour, will tend to detract from the quality of the landscape. The eye is drawn to buildings or other structures just as the eye is drawn to a blemish on an article of furniture.

Where possible, buildings should not be located in these prominent positions; appropriate siting is the best way of avoiding conflict with landscape objectives. In rural situations there is often more choice of siting for a new building within the property.

The rural ordinances require that "Large buildings and other structures (over 200 sq.m) which will be visible from any public place shall be located, clad or painted and/or screened with vegetation so as not to be obtrusive in the landscape.

As in "urban" situations, the primary viewing points need to be identified. There will usually be an obvious viewpoint at the nearest road but more distant viewpoints should also be noted.

Timber cladding generally looks better than concrete or steel cladding in a rural situation. Timber can be stained or left to weather naturally. Steel is generally used for large farm buildings for reasons of economy. Although it cannot be painted immediately, a steel-clad building should be painted or it will reflect sunlight.

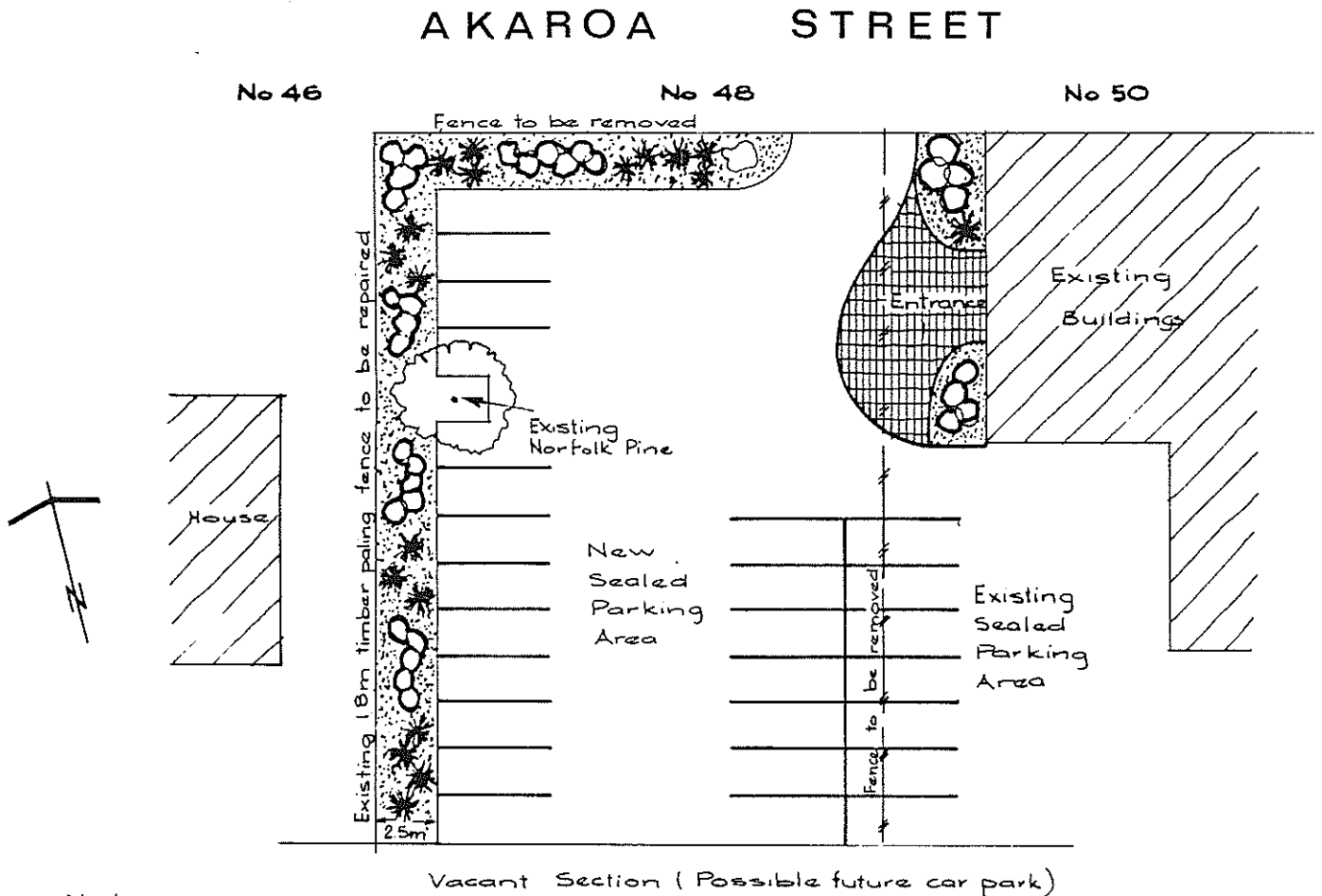
Colours should match background colours if a building is to be inconspicuous. White is a traditional colour for houses in the County but it does make buildings stand out. Cream is preferable.

Landscape treatment in rural areas must be designed with an appreciation of the scale of the environment. Features and details such as solid fences, flower beds, and orderly rows of shrubs which may well be effective in a township tend to make a rural property look like an urban "island" in a rural area.

Landscape treatment is best kept simple and informal: a few groups of large trees of the same species rather than geometric hedges and mixtures of specimen trees.

The height and bulk of planting should bear some relationship to the scale of buildings. The visual dominance of a large building can be reduced only with planting at a similar scale. Complete screening of buildings with vegetation is desirable if the buildings would be particularly prominent, but generally all that is required is planting to reduce the visual starkness of large buildings.

Native species are recommended for landscape planting because they are not deciduous, they provide a dense canopy right down to ground level, they require virtually no maintenance, and they provide a visual link with the natural bush remnants throughout the County.



Notes

1. Entrance to be brick paved
2. Concrete kerbing between parking area and planted areas
3. Planting to consist of Silver Dollar Gums and Natives. Kowhai, Ake Ake Five Finger, Tarata, Lacebark, Lancewood and low Hebe varieties
Approximately 1.5m spacing
4. Planting to be carried out during coming winter
5. Silver Dollar gums to be removed in long term
6. Planted area along frontage to be mounded to 0.5m above footpath
7. Planted areas to be covered with 100mm layer bark chips

EXAMPLE

0 5 10 15 Metres

APPENDIX D

BUILDINGS WORTHY OF PRESERVATION

The following buildings and other objects of architectural, historic, scientific or other interest or of visual appeal are to be preserved in terms of General Ordinance 4.13.

Building or Other Object	Owner	Reason for Preservation	Historic Places Trust Classification
Lighthouse Akaroa Akaroa	Lighthouse Preservation Society Inc.	1,2,4,5	DF
Former - Glengarry (Chateau Bois) 11 Percy St Akaroa	P.B. Marshall 11 Percy St Akaroa	1,2,3	DF
B.N.Z. Building 73 Rue Lavaud Akaroa	B.N.Z., Colombo/Hereford Christchurch	1,2,3	C
Banksia Cottage 18 Rue Balguerie Akaroa	Ms J.J.O. Mould 18 Rue Balguerie Akaroa	1,2	C
White Rose Cottage 99 Beach Rd Akaroa	B. Cannon 99 Beach Rd Akaroa	1,2	C
Blythcliff(dwelling) 39 Rue Balguerie Akaroa	Mr W.A. Shuttleworth 39 Rue Balguerie Akaroa	1,2,4	C
Bridges (2) Rue Lavaud Akaroa	Akaroa C.C. P.O.Box 10 Duvauchelle	1,2	C
Church of St John the Evangelist Okains Bay Banks Peninsula	Anglican Church P.O.Box 800 Christchurch	1,2	C

Pompellier House (Former - Convent) Rue Viard, Akaroa	Pompallier Village Trust BD Inc., P.O. Box 32 Akaroa	1,2,3,4	D
Coronation Library 103 Rue Jolie Akaroa	Akaroa C.C. P.O.Box 10 Duvauchelle	1,2,3,4	C.
(Cob Cottage) Woodhills Rd Akaroa	J.W. McLean P.O.Box 62 Hokitika	1,2	C
Custom House 1 Rue Balguerie Akaroa	Akaroa C.C. P.O. Box 10 Duvauchelle	1,2,4	C
Pompallier Village Community Hall (Former - St Aloysius Convent School) Rue Lavaud Akaroa	Pompallier Village Trust Board Inc., P.O. Box 10 Akaroa	1,2,3	D
Department of Conservation Building (Former - Court House) 69 Rue Lavaud Akaroa	Department of Conservation Private Bag Christchurch	1,2	C
Gaiety Hall (Former - Odd Fellows Hall) Rue Jolie Akaroa	Akaroa C.C. P.O.Box 10 Duvauchelle	1,2,4	C
Dwelling (Akaroa's First Presbyterian Manse) 73-81 Rue Balguerie Akaroa	W.F. & D.E. Sheward 73 Rue Balguerie Akaroa	1,2,3	C
Mill cottage Former - "Saffon Walden" Grehan Valley	D.D. Petterson Mill Cottage Grehan Valley Akaroa	1,2	C
Dwelling 10 Percy Street Akaroa	G. Shaw 12 Eversleigh Street Christchurch 1	1,2,3	D

Dwelling 14 Percy Street Akaroa	W.E. Moore P.O. Box 13042 Christchurch	1,2,3	D.
Dwelling 9 Aubrey Street Akaroa	(A.K. Walker) L.H. Scott 110 Main Road Christchurch 8	1,2,3,	-
Dwelling Little Cranford 19 Bruce Terrace Akaroa	D.J. Leete 19 Bruce Terrace Akaroa	1,2,3	D
Dwelling 23 Bruce Terrace Akaroa	P.E. Courtney 69 Kotare Street Christchurch	1,2,3	D
Dwelling 23 Rue Balguerie Akaroa	E.W. Greenslade 8 Daresbury Lane Christchurch	1,2	C
Dwelling 26 Rue Benoit Akaroa	M. Smith 26 Rue Benoit Akaroa	1,2	C
Dwelling 147 Rue Jolie Akaroa	R.M. Witte 6 Stanbury Avenue Christchurch	1,2,3	C
Dwelling Cnr Rue Jolie Akaroa	Pants Trading Co. Ltd (Baddeley) P.O. Box 750 Christchurch	1,2,3	C
Dwelling 156 Rue Jolie Akaroa	J.A. Robertson 156 Rue Jolie Akaroa	1,2,3	C
Dwelling 10 Rue Lavaud Akaroa	K.F. O'Brien Mt Lonsdale P.O. Box 962 Christchurch	1,2,3	C
Dwelling 13 Aylmer Street Akaroa	Mrs D. J. Lloyd 13 Aylmer Street Akaroa	1,2	C

Dwelling (Former Donnet House) 9 Aubrey Street Akaroa	Mrs L.H. Scott 110 Main Road Christchurch	1,2	C
Langlois-Etevenaux House 64 B Rue Lavaud Akaroa	Akaroa C.C. P.O.Box 10 Duvauchelle	1,2,3,4,5	B
Library Okains Bay	C/- J.S. Knapp Okains Bay	1,2	C
Linton House (Dwelling) 60 Rue Balguerie Akaroa	P.M. Flight 135 Strickland Street Christchurch	1,2	C
Phoenix Lodge of Freemasons Masonic Hall 160 Rue Jolie Akaroa	Grand Lodge Wellington	1,2,4	C
Mona Lisa 153 Rue Jolie Akaroa	Beeswing Holdings Ltd C/- D.F. Milligan Sefton R.D. 2 Rangiora	1,2	C
Mt Pleasant Station and Stables Onuku road Akaroa	Mr Frank Helps Mt Pleasant Station Akaroa	1,2	D
Dwelling 115 Rue Jolie Akaroa	B.L. Allison 'Gretton' No.2 R.D. Rangiora	1,2,3	C
Naumai (Dwelling) 113 Rue Jolie Akaroa	M.T. Woods 113 Rue Jolie Akaroa	1,2,3	C
Onuku Church (Anglican) The Kaik	Anglican Church Property Trustees P.O.Box 995 Christchurch	1,2,5	B

Dwelling 14 Rue Balguerie Akaroa	R.J. Swann & B. Baker 14 Rue Balguerie Akaroa	1,2,4	C
Criterion Building 66 Rue Lavaud Akaroa	J.P. Corboy 1 Beach Rd Akaroa	1,2	C
Shuttleworth House Chorlton Banks Peninsula	R.E. Winterburn Chorlton R.D. Duvauchelle	1,2	D
St Patrick's Church (Catholic) 19-25 Rue Lavaud Akaroa	Parish Priest St Patrick's Catholic Church Rue Lavaud Akaroa	1,2,3	B
St Peter's Church (Anglican) 8-10 Rue Balguerie Akaroa	Church Property Trustees P.O.Box 995 Christchurch	1,2	B
Store Chorlton Banks Peninsula	Menzies Menzies Bay Banks Peninsula	1,2	C
The Maples (dwelling) 158 Rue Jolie Akaroa	Mrs C. Price 158 Rue Jolie Akaroa	1,2	C
The Poplars (dwelling) 18 Rue Lavaud Akaroa	L.C. Jennings (McCrostie) C/-42A Garden Road Christchurch 1	1,2	C
Windermere (dwelling) 17 Rue lavaud Akaroa	R.R. Smith 25 Westburn Terrace Christchurch	1,2	C

Reasons for Preservation

1. Historical Significance

The building, object or area has a strong association with significant people or events or is important as a reflection of social patterns of its time.

2. Architectural Significance

The building, object or area is a notable example of a particular style, architecture, or period, or display, craftsmanship, artistry and technology of intrinsic interest or, by virtue of its design, conforms to a past or present sense of beauty.

3. Group Significance

Individual buildings, objects or areas that combine to form an area of community importance, or historical or architectural merit. Items within the group need not be of significance in themselves, but their significance is such that their loss or change would diminish the significance of the group.

4. Landmark Significance

The building, object or area makes an important contribution to the identity of the Borough, neighbourhood or road in which it is sited by virtue of its situation, silhouette, bulk, colour or texture.

5. Archaeological or Scientific Significance

The building, or object or place is of archaeological or scientific importance.

6. Threat of Demolition

The building or object is under possible threat of demolition and because of any or all of the above reasons an effort should be made to save demolition of the building or object.

Historic Places Trust Classification

Classifications are provided for in Section 35 of the Historic Places Trust Act 1980.

A = Those buildings having such historical significance or architectural quality that their permanent preservation is regarded as essential.

B = Those buildings which merit permanent preservation because of their very great historical significance or architectural quality.

C = Those buildings which merit preservation because of their historical significance or architectural quality.

D = Those buildings which merit recording because of their historical significance or architectural quality.

DF = Deferred pending further information of pending alterations.

PB = Proposed B. A building which has yet to formally be approved by the Historic Places Trust Act Board under Section 35(1)(B) H.P.T. Act 1980.

OTHER HISTORIC BUILDINGS

The following buildings are also considered worthy of preservation but they have not been classified by the Historic Places Trust and they are not subject to the requirements of Ordinance 4.13.

Building or Other Object	Owner
<u>Aubrey Street</u> "Betchworth" 6 Aubrey Street	P.J. Davis
<u>Aylmer Street</u> 31 Aylmer Street	G.C.M. Abbott
<u>Beach Road</u> 67 Beach Road	
69 A Beach Road Harbour View Tearoom	M.S. Bradley
73 Beach Road Montarsha/ Ship 'n' Shore	W.T. Disse
257 Beach Road	N.M. Peryer Estate
Wharfingers Office "Weighbridge"	Akaroa County Council
Bus Shelter	Akaroa County Council
Bell & Hose Tower	N.Z. Fire Service
<u>Church Street,</u> 3 Church Street Shipping Office	G.H. Streeter
<u>Grehan Valley</u> 'Togidre'	S.W. Lowndes/ L. Potts
Rose Cottage	B.E. Wendelken
Mill Brook Cottage	M. & K. Stokes
<u>Rue Balquerie</u>	

11	N.Z. Journalists & Related Trades
12 "Charlotte Stratton" Cottage	D. McFarlane
15	G.T. Chaney
17	M.J. Urquhart
21	P.D. Hammond
42	P.M. Ryan
43	M.G. Branthwaite
44	Lynfield Holdings Ltd.
46 Caroline Cottage	W.J.F. French
55	J.E.F. Ryall
<u>Rue Grehan</u> 42 The Wilderness	W.E. Chisnall
<u>Rue Jolie</u> 40 Yew Cottage	Akaroa County Council
117	E.P. Narbey
130 Nikau Cottage	R.A. McFerran
147A	W.G. Young
<u>Rue Lavaud</u> 2 Waeckerle Cottage	Field & Associates
39 Trinity Presbyterian Church	Presbyterian Church
40	D.W.C. McCormick
41	P.A. Keep
42	F.R.J. Harrison
45	P.M. Oliver
49	D.M. McArthur

58 Chemist

R.E. Stewart

83

F.R. Gallagher

91

K.S. Marshall

Rue Pompallier
1 The Gallery

Central Canterbury
Electric Power Board

Selwyn Avenue
53 Cherry Farm

Amalgam Investments Ltd.

William Street
15

B.O. Pascoe

Woodhills Road
70 Daisy Cottage

D.L. Stevens

Percy Street
4

C.R.J Murphy

APPENDIX E

ARCHAEOLOGICAL SITES

The following known archaeological sites are protected under ordinance 4.14. Persons finding other evidence of pre-European occupation within the County are asked to contact the Council.

NZ Archaeological Association

Site No.	Grid Reference NZMS 260, Sheet N36 or (N37 if marked*)	Description	Location
S.84/28	016308	four pits	Little Pigeon
S.84/27	022307	one pit	Little Pigeon
S.84/26	023305	Midden (on site of Homestead)	Little Pigeon
S.84/25	027313	One pit	Pigeon Point
S.84/24	012288	Two pits	Pigeon Bay
S.84/13	015243	Midden at Creek Mouth	Pigeon Bay
S.84/43	027233	Pit(s)	Fern Hill
S.84/14	053307	Midden	White Head
S.84/15	062302	Stratified Midden	Manuka Bay
S.84/16	057283	Pit	Menzies Bay
S.84/17	067289	Midden	Menzies Bay
S.84/18	067289	Pa (now levelled) pits, gardens	Menzies Bay
S.84/18	071288	Pit	Menzies Bay
S.84/20	072279	Cluster of eight pits	Menzies Bay

S.84/21	079288	Pit and Midden	Menzies Bay
S.84/22	087297	Midden	Squally
S.84/23	082279	Midden and Karaka tree	Decanter
S.84/42	083272	Pit	Decanter
S.84/44		Ovens north of Greendale homestead	Little Akaloa
S.85/1	126283	Midden, rock shelters, Karaka grave, etc.	Long Lookout
S.85/2	126282	Pa; earthwork fortification and terracing	Long Lookout
S.85/3	125281	Stone Lines (probably marking gardens)	Long Lookout
S.85/4	130272	Burial cave (now empty)	Raupo Bay
S.85/12	138255 x 144259	Midden, stone line, pits	Stony Beach
S.85/13	149258 x 150259	Midden, Karaka groves	West Head
S.85/14	157230	Rock Shelter	Okains
	014228	Pa site	Pa Bay
S.85/15	176106	Extensive Pa	Goughs
S.85/5	171084*	Pa, earthwork fortifications	Clay Point
S.85/6	168085*	Midden (Shell Bay Fishermans)	Shell Bay

S.85/6	164081*	Rockshelter (Little Fisher- man)	Red Bay
S.85/8	164081*	Midden (Little Fisherman)	Red Bay
S.85/9	143078*	Midden (Long Bay I)	Otanerito
S.85/10	143074*	Pit	Otanerito
S.85/11	155072*	Cave	Otanerito
S.85/16	131060*	Midden, Ovens	Stony
S.85/7	131061*	Cave site	Stony
S.94/33	132062*	Pit	Stony
		Pá with stone in fortifications	Flea
S.94/29	058099*	Terraces, midden	Red House
S.94/37	045176	Midden	Duvauchelle
S.94/38	053172	Midden	Duvauchelle
S.94/39	069161	Oven	Robinsons
S.94/23	041152	Pa, earthwork fortification	Onawe
S.94/40	032159	Midden in foreshore	Barrys Bay
S.94/24	028163	Midden in foreshore	Barry's Bay
S.94/41	027142	Midden in foreshore	French Farm
S.94/42	030140	Midden	French Farm
S.94/27	036117	Midden	Tikao
S.94/32	035114	Midden	Ohae
S.94/28	023103	Midden	Wainui

S.94/34	005015*	Midden, etc	Whakamoia
-		Cave source of artifacts	Le Bons Bay
-	175180	Burial Grounds	Le Bons Bay

APPENDIX F

STANDS OF NATIVE BUSH & SELECTED TREES TO BE PRESERVED

The following stands of native bush and selected trees are protected under Ordinance 4.15. The areas concerned are identified on maps held in the County Council Offices.

N.Z.M.S. 260

Sheet No.	Grid Ref.	Description	Location
N36	115138	Area of Bush	West side of Summit Road opposite old Le Bons Bay Road.
N36	104150	Area of Bush	West side Summit Road opposite new Le Bons Bay Road.
N36	114161	Hill Top & Bush	West side Summit Road on R.S. 24728.
N36	091181	Hill Top & Bush	Okains Peak, south side Summit Road.
N36	073205	Hill Top & Bush	Mt Duvauchelle.
N36	048215	Hill Top & Bush	Pearce Peak and areas of bush on its southern slopes.
N36	062207	Area of Bush	South side Summit Road on R.C. 14042.
N36	028189	Area of Bush	North side Summit Road on R.S. 11476.
N36	158232	Karaka Grove	Little Okains Bay.
N36	009143 & 016148 995140 & 009143	Mainly Kowhai	River flanks French Farm Valley.
N36	025163	White Pine Podocarp remnant	Barrys Bay.

N37	020093	Mixed Podocarps	Wainui Stream above jetty.
N36	203176	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	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	6435 29	Area of Bush	Nikau Palms in areas south of Le Bons Bay Lighthouse (Dalglish's).

APPENDIX G

EXISTING RESERVES

The Reserves listed in this Appendix are all formally Designated in terms of Part VI of the Town & Country Planning Act 1977.

A. CROWN RESERVES: DISTRICT CONSERVATOR, NORTH CANTERBURY DISTRICT DEPARTMENT OF CONSERVATION RESPONSIBLE FOR CONTROL & MANAGEMENT

	Map Reference (NZMS 260)	Legal Description	Area
1. Nature			
Dan Rogers	074040	R5180	6.8796 ha
2. Scenic			
Glenralloch	991224	Lot 1 DP 30313	6.8872 ha
Whatarangi - Totara	993200	Lot 1 DP 37564	4.7422 ha
Mt Sinclair	985212	R3106, R3234 and Lot 1 & 2 DP 37374	15.9021 ha
Montgomery Park	996180	RS 17758 & RS 18831	16.1874 ha
Hay	018233	Lot 1 DP 30312	6.0095 ha
Wainui	022113	Lot 12 DP 17024	8339 m2
Otepatotu	113176	R2741, R3238 & Lot 1 DP 16788	39.9246 ha
Ellangowan	127122	Lot 1 DP 29194	7.8686 ha
Peraki Saddle	988095	R3237 & R3239*	40.6708 ha
Carews Peak	995068	R2782, R2783 & Lot 1 & 2, DP47123	5.5137 ha
Armstrong	000082	1 & 2, DP47123	16.4737 ha
Akaroa Head	095080	Lot 1 DP 28242	36.6619 ha
	083020	RS41588	13.6400 ha

* Part also in Wairewa County

3. Historic

Onawe Pa	041153	RS778, RS 26442 & RS 42007	28.4051 ha
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Akaroa Court- house	074115	RS 41440	1051 m2
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4. Recreation

Petit Carenage Bay	036131	R169	4.9096 ha
Hammond Point	061148	RS 41166 & RS 41167	8200 m2

5. Government Purpose

Akaroa Reserves Workshop	075121	RS 41028	1.6713 ha
*Pa Island Lighthouse Site	185235	R2731	1.1128 ha
Wainui Post Office	022901	R3804	1011 m2

*Not in Akaroa County. Offshore Island

6. Local Purpose

Pigeon Bay Cemetery	023227	R624	8093 m2
Pigeon Bay Road Gravel	039198	R3025	4906 m2
Wainui Cemetery	023110	RS 41892	1.0627 ha
Chorlton War Memorial	113258	R5045	4046 m2
Okains Bay Cemetery	139223	R148	2.0234 ha
Lavericks Bay Cemetery	182205	R1909	2.0234 ha
Le Bons Bay Cemetery	173176	R800	2.5571 ha
Little Akaloa Cemetery	098258	R4936 & R4949	4433 m2

B. CROWN RESERVES : VESTED IN CANTERBURY EDUCATION BOARD

1. Government Purpose

		Map Reference NZMS 281	
Cabstand School Site	E7	R2286	2.0234 ha

C. CROWN RESERVES : VESTED IN AKAROA COUNTY COUNCIL

1. Recreation

Akaroa Golf Course (Duvauchelle) Stanbury (Wainui) Akaroa	E6 E6 A7	Part Lots 13 & 14 DP 1887 & RS 40079 Lot 2 DP 43190 Section 166 Town of Akaroa	43.0863 ha 2.0876 ha 470 m2
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2. Historic

Langlois-Eteveneaux House	A7	Park R5118	725 m2
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3. Local Purpose

Duvauchelle Cemetery Long Bay Road Quarry - Hilltop Metal Storage - Barrys Bay Hall Akaroa Cemetery	E6 E6 B6	Park R4877 & R3038 R4469 R1259 RS 41118 R2546 & R4997	1.2746 ha 1.0800 ha 4.0468 ha 495 m2 1.1216 ha
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D. CROWN RESERVES : AKAROA COUNTY COUNCIL APPOINTED TO CONTROL & MANAGE

1. Historic

Britomart Memorial Akaroa Museum	B6 A7	R4266 Section 168 Town of Akaroa	323 m2 94 m2
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2. Recreation

Akaroa	A7	R88, R1724, R4925 & Section 45 Town of Akaroa	4.9117 ha
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3. Scenic

Little Akaloa		Lot 8 DP 20032	4,342 m2
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E. CROWN RESERVES : RESERVE BOARDS APPOINTED TO CONTROL & MANAGE

1. Recreation

Pigeon Bay	D6	R140	1.1381 ha
Robinsons Bay	E6	R4706	7840 m2
Okains Bay	D7	Part R150, R3734, R3753 R4440, R5044 & RS 41018	22.9529 ha
Le Bons Bay	E7	R4665	4.0468 ha
Little Akaloa	D6	R4306	6007 m2
Wainui	E6	R4051, R4364 & R4420	8367 m2
Duvauchelle	E6	Lot 1 DP 39716	8376 m2
Duvauchelle	E6	R4013, Lots 7 & 10 DP 4974 & Lot 1 DP 21679	2.1727 ha
Takamatua	E6	R189 & Lot 1 DP 11774	1.0751 ha

F. CROWN RESERVES : VOLUNTARY ORGANISATIONS APPOINTED TO CONTROL & MANAGE

1. Recreation

Pigeon Bay Youth Hostel	D6	RS 40393	4911 m2
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G. LOCAL AUTHORITY RESERVES : VESTED IN AKAROA COUNTY COUNCIL

1. Recreation

Kukupu	D6	Lot 11 DP 29772 & Lot 12 DP 28572	3345 m2
Le Bons Bay	E7	Lot 1 DP 41927 & Lot 6 DP 45210	1415 m2
Hempleman Drive, Akaroa	B6	Lot 68 DP 34982, Lot 70 DP 34983 & Lot 67 DP34985	4072 m2
Rue Charbonnier, Akaroa	-	Lot 16 DP 34118	873 m2
Rue Charbonnier, Akaroa	-	Lots 8 & 10 DP 44882	1110 m2
Rue Grehan, Akaroa	A7	Lot 14 DP 41124	3438 m2
Settlers Hill, Akaroa	A7	Lot 4 DP 43488 Lot 5 DP 43489 & Lot 4 DP 43451	5051 m2
Watson Street, Akaroa	B7	Lot 27 DP 36471	381 m2
French Farm Bay	E6	R4328	796 m2

2. Local Purpose

Meryon Place Utility	B7	Lot 13 DP 34118	383 m2
Akaroa Town Esplanade	-	Lot 3 DP 28197	78 m2
Kowhai Grove Accessway	-	Lot 39 DP 48340	59 m2
Kowhai Grove, Akaroa Esplanade	-	Lots 38 & 42-44 DP48340	3734 m2
Wairui Stream Esplanade		Lot 3 DP 42837	340 m2
Takamatua Stream Esplanade		Lot 3 DP 49961	467 m2
Takamatua Stream Esplanade		Lot 4 DP 50041	3600 m2



APPENDIX H

FUTURE RESERVES

(A) AREAS FORMALLY DESIGNATED FOR FUTURE RESERVES

(Note: 1. See Section 3.6 and Section 7 for explanation 2. The extent of these areas is shown on the Planning Maps).

Map Reference	Name or Location	Purpose
(NZMS 281)		
F6	Cape Three Points	Covering the small off-shore island forming the rocky point off Anchorage at the southern end of Wainui Bay.
E6	Wainui Lookout Main French Farm Foreshore	Picnic and parking area by Road the stream.
D6	Little Akaloa Foreshore	Future 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. Also a small area of the foreshore adjacent to the Main Road.
D7	Okains Bay Domain	Extension of the seaside Domain to include a larger area for picnicking and recreation.
E7	Le Bons Domain	Extension of the seaside Domain fronting the river to provide a larger area, including a supplementary access from Cemetery Road.
B6	Green Point	A small area adjacent to the Britomart Memorial. Will allow extension of the walking track and visual protection for the Memorial.
F7	Otanerito Bay	The area immediately behind the (Long Bay) beach. It is intended to provide a practical legal access.
E6	Wainui Waterfront	Plant areas on the terraces behind the most useful (sandy) length of beach. Memorial.

(B) OTHER AREAS PARTICULARLY SUITED TO FUTURE RESERVE STATUS

(Note: These areas are not formally "designated" as future reserves and any future public acquisition will be by voluntary agreement with the owners concerned)

Map Reference	Name or Location	Purpose
(NZMS 281)		
F6	Wainui Waterfront	An area of Rural 3 zoned land between Cemetery and Valley roads, providing a boundary to the lower edge of the Rural 1 Zone. This area, together with the formally designated area at the north end of the Bay is seen as 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 to meet the needs of the local residents, visitors and a limited number of day trippers.
E6	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.
E6	La Petite Carenage (Broughs Bay)	This double bay and its hinterland lying below the Wainui Road is 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 will be needed to relieve visitor congestion in both Wainui and Tikao.
E6	Hammonds 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 the 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 to meet a wide variety of recreation activities.

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

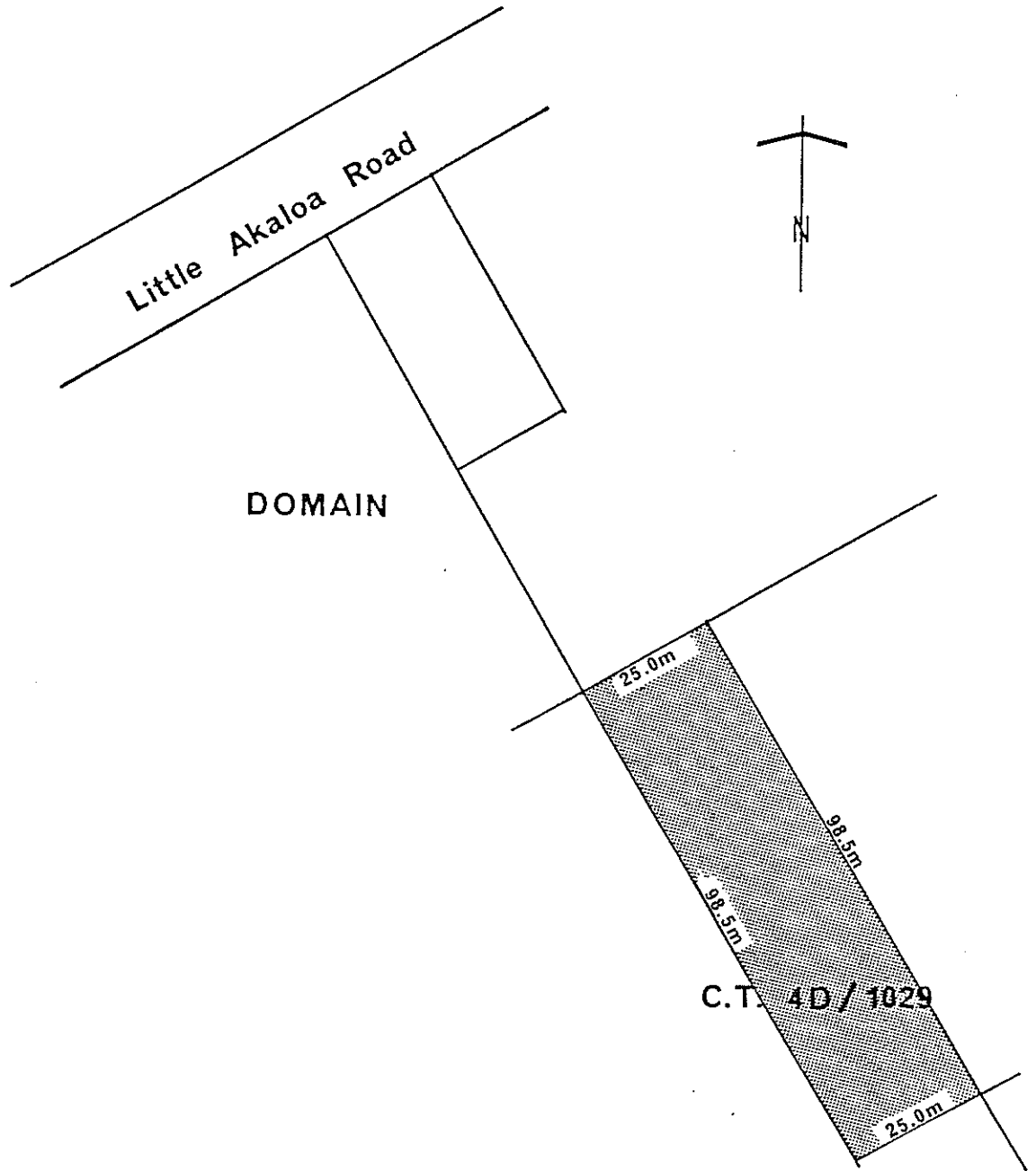
<u>Map Reference</u>	<u>Name or Location</u>	<u>Description</u>
(NZMS 281)		
D6	Decanter Bay	Sandy beach and trees, no vehicle access.
D6	Holmes Bay	Tree covered meadows backing attractive beaches in Pigeon Bay.
D7	North West Bay	Near West head in Okains Bay, sandy beach by bush, sea access only.
D7	Little Okains & Little Bay	Attractive bays and small valleys with foot access from the main Okains Bay.
D7	Lavericks Bay	Sandy beach and bush, no vehicle access.
E7	Hickory Bay	Good sandy and part boulder beach, no vehicle access.
E7	Goughs Bay	Sandy and boulder beach, some native bush of scenic value, no vehicle access.
E6	Lushington Bay	Attractive sandy beach and hinterland, no vehicle access.
E6	Dead Cow Bay	Sandy beach, good sea access adjacent to Opukutahi.
F6	Mat White Bay	A bush-backed, sandy beach with good landing, no vehicle access.
F6	Lucas Bay	Attractive beaches, sea access; no public access from Lands End Road.

F6	The Kaik	Shingle beach and picnic spots; also old church (1876) and Maori Cemetery, direct road access. Good sandy beach on the southeast and a boulder beach on the northwest of the Peninsula. Good access from the water at all stages of the tide, no vehicle access.
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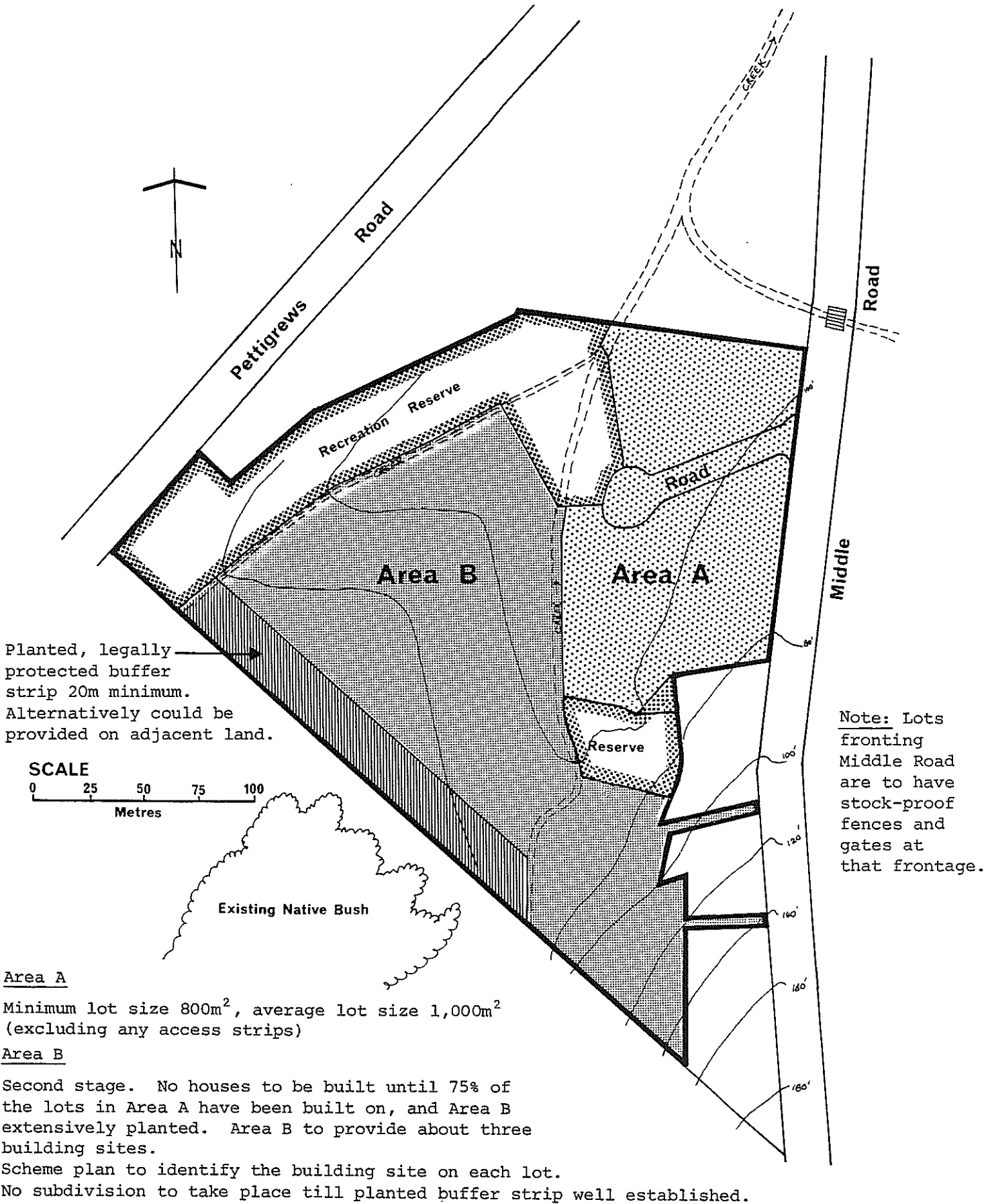
(D) FEATURES OF PARTICULAR GEOLOGICAL SIGNIFICANCE

(Note: Some of these features are within existing reserves, others will be considered for future reserve status. The remainder are simply acknowledged.)

Map Reference	Name or Location	Description
(NZMS 260)		
N36/042161	Onawe Peninsula	The gabbro and syenite at the southern end of the peninsula are the only coarse grained plutonic rocks on Banks Peninsula. On the eastern foreshore near the carpark, an explosion vent breccia and the deposits of a Strombolian tuff cone containing well formed spindle bombs are exposed. The anastomosing pattern of dykes on the foreshore is also quite spectacular.
N37/084022	Akaroa Head	Known occurrence of coarse grained xenoliths of plutonic rocks which have been brought to the surface and incorporated in lava flows.
N37/040011	Scenery Nook	The site is situated on the southern coast and consists of an eroded cross section through a Strombolian tuff cone. Steep cliffs provide excellent exposure and feature a prominent radial dike intruding the tuff cone.
N36/135136 N36/134181 N36/094232 N36/997131	Ellangowan Panama Rock View Hill Pulpit	Four trachyte intrusions, at least one of which is fed by a radial dike. These form prominent hills or scarps and are of interest from a geomorphological as well as petrological aspect.

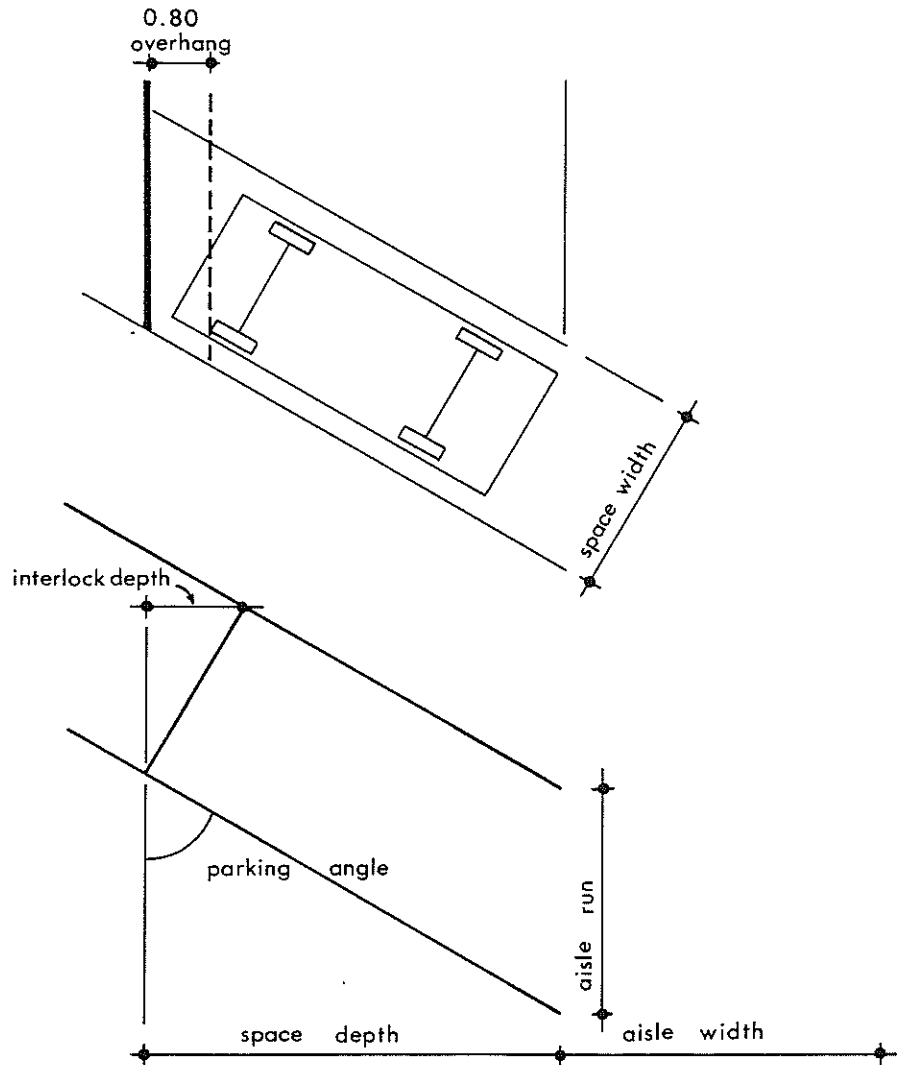


LAND CONTAINED IN C.T. 4D / 1029 REFERRED TO
IN ORDINANCE 6.3



CONCEPT PLAN FOR SUBDIVISION AND DEVELOPMENT OF PART OF THE RURAL 2 ZONE, PIGEON BAY

Appendix K Car Parking and Loading Space Layouts



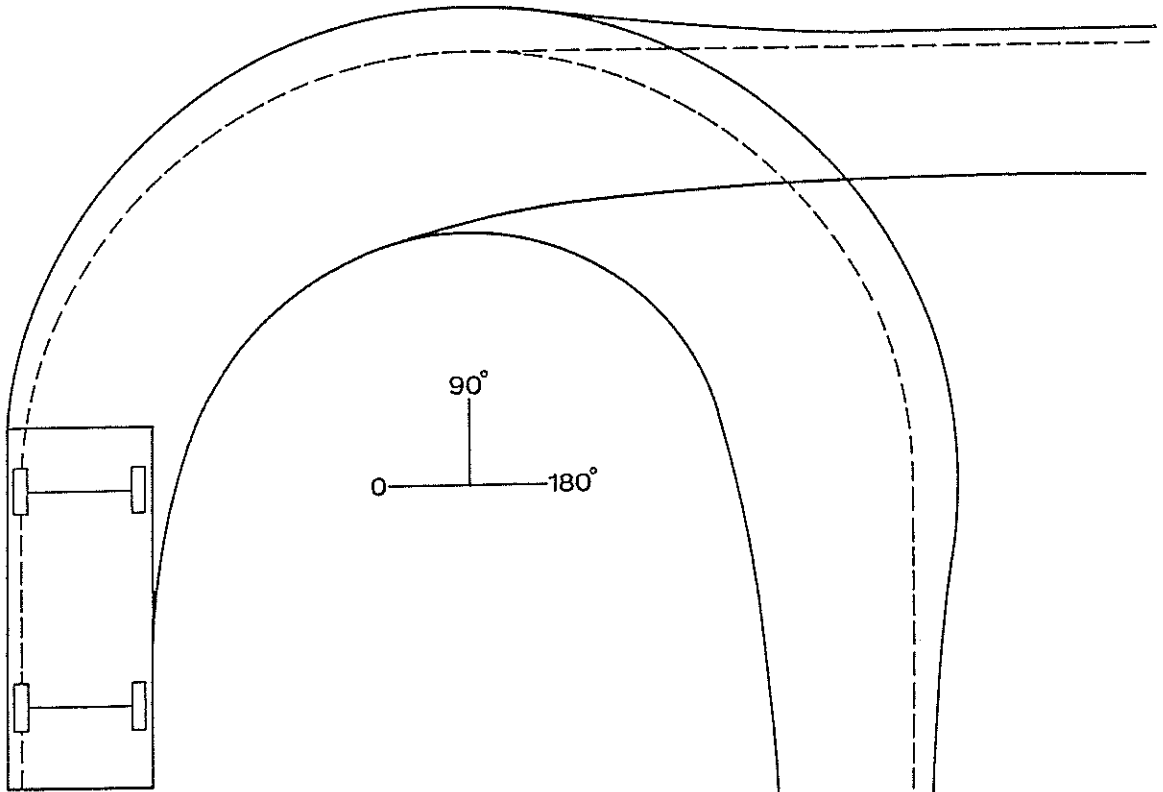
Parking Angle	Space Width m	Aisle Width m	Aisle Run m	Space Depth m	Interlock Depth m
90°	2.500	8.500	2.500		0
	2.700	8.100	2.700		0
	2.900	7.700	2.900	5.000	0
	3.000	7.500	3.000		0
60°	2.500	4.500	2.900		1.250
	2.700	4.000	3.100		1.350
	2.900	3.500	3.400	5.400	1.450
45°	2.500	3.800	3.500	5.000	1.800
	2.700	3.500	3.800		1.900
Parallel Parking	Space length=6.100		Space width=2.500		Aisle width=3.700

- Notes: 1. Two way flow is permitted with 90° parking.
 2. Aisle run distances are approximate only.
 3. Space widths shall be increased 300 where they abut obstructions such as columns or walls.
 4. Minimum Oneway Aisle width 3.500m.
 Minimum Twoway Aisle width 5.500m.

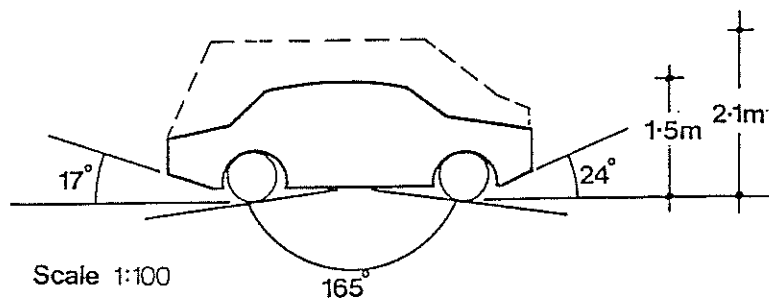
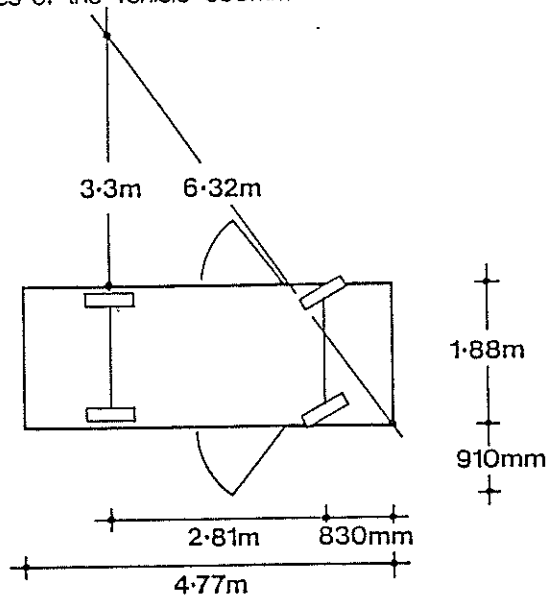
Loading spaces

The minimum dimensions for a loading space shall be 3.5m wide by 7.5m deep.

Appendix K



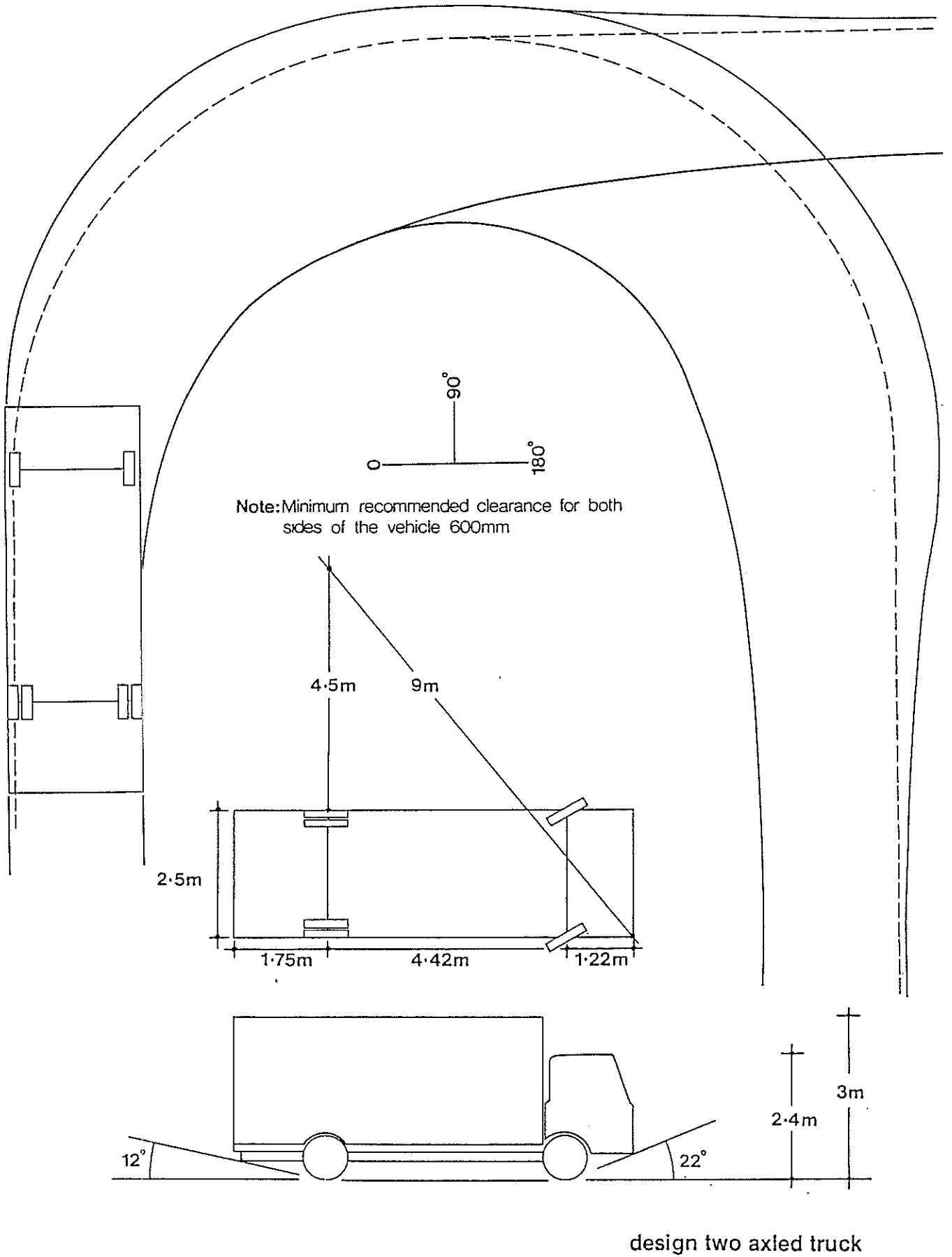
Note: Minimum recommended clearance for both sides of the vehicle 600mm



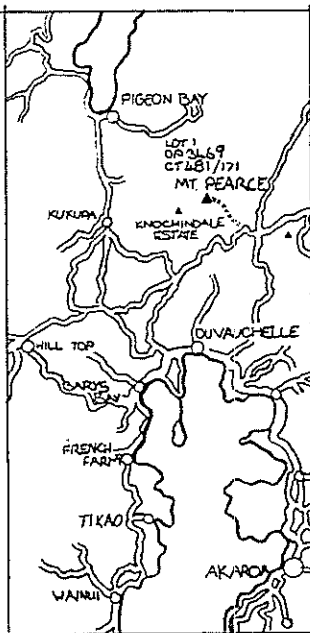
design motor car

Scale 1:100

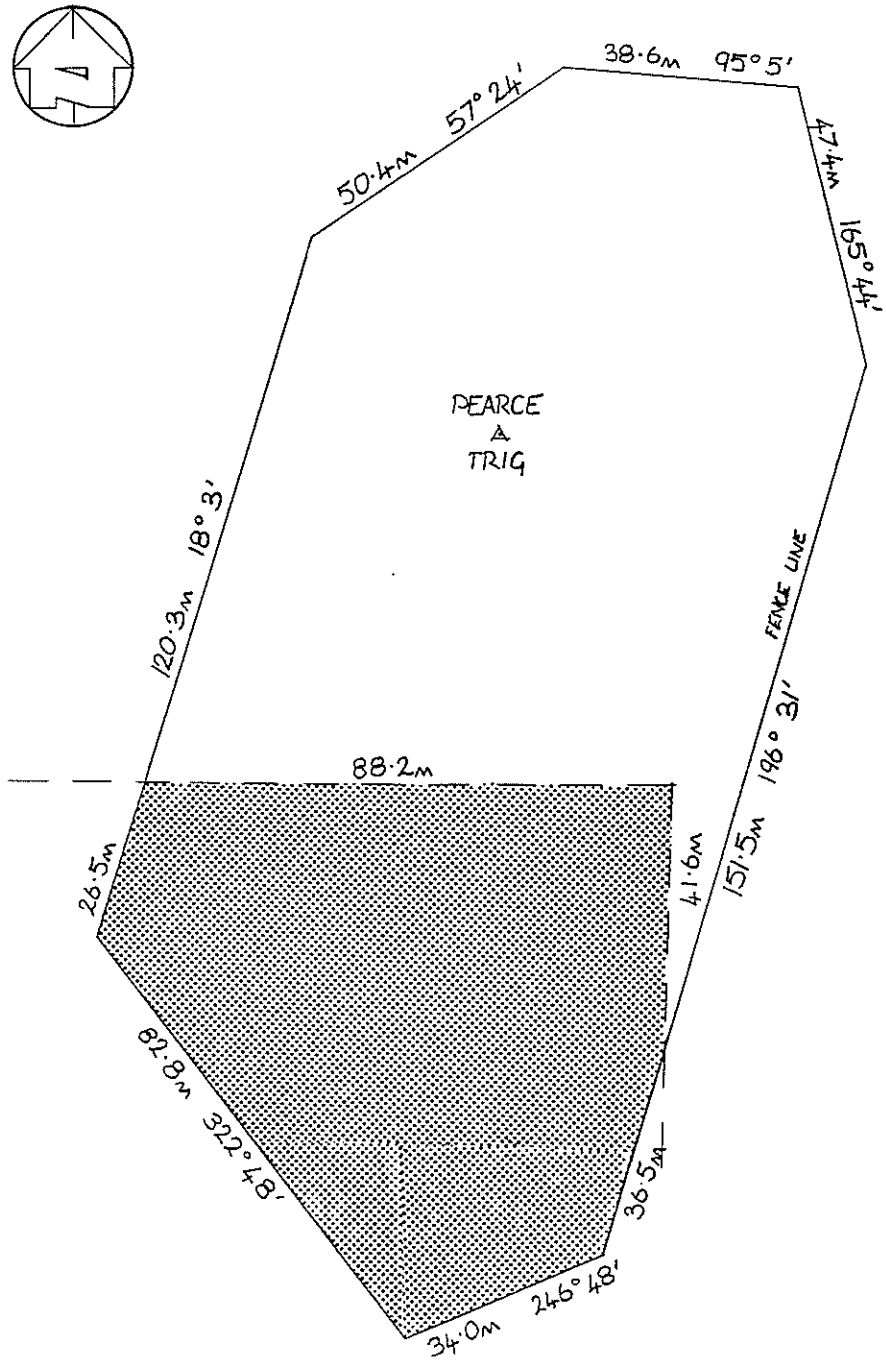
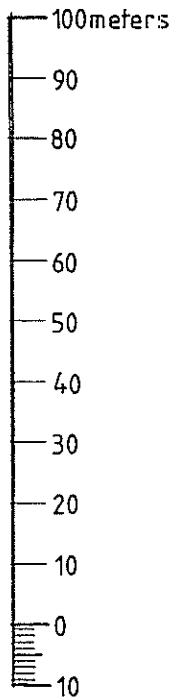
Appendix K



Scale 1:100



Location plan



Mt. Pearce Radio Station

Site plan Scale 1 : 1250



Area to be designated "NZPO, BCNZ : Radio Station"

LEGAL DESCRIPTION : Pt LOT 1, DP 3469 (CT 481/171) Akaroa Survey District

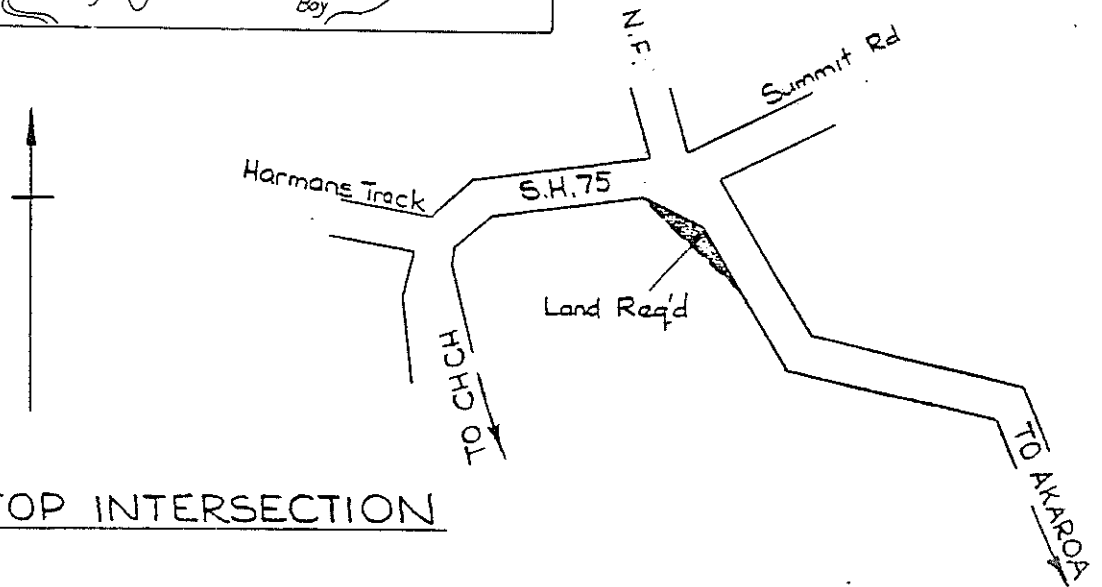
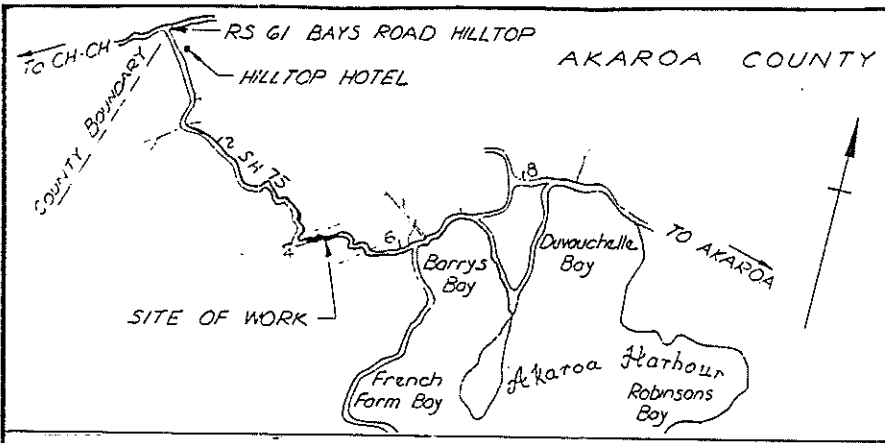
Area : 980 sq metres

FILE N° TP / P9223

T.P. 6 / 52

Sept. 1986

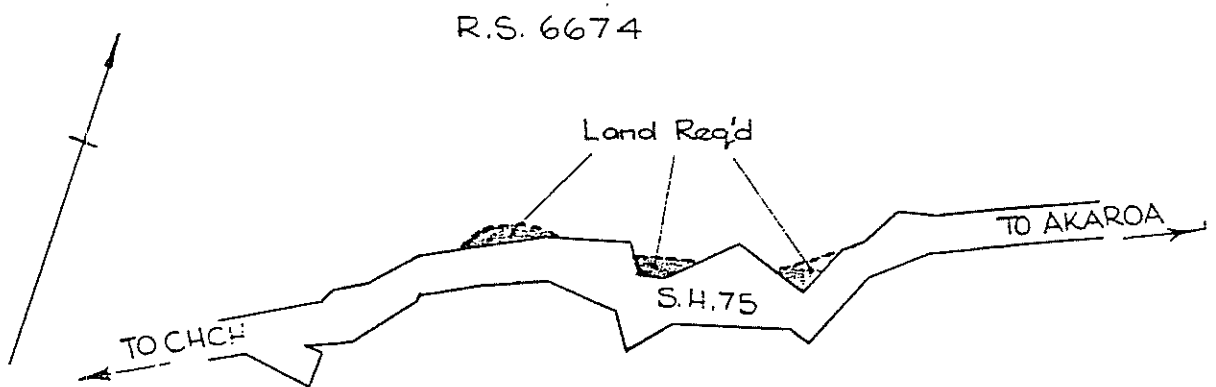
Appendix M



S.H. 75 HILLTOP INTERSECTION

RP. 61/0.00

Scale 1:4000



SH. 75 HILLTOP PASSING LANE

RP 61/4.30 - 4.65

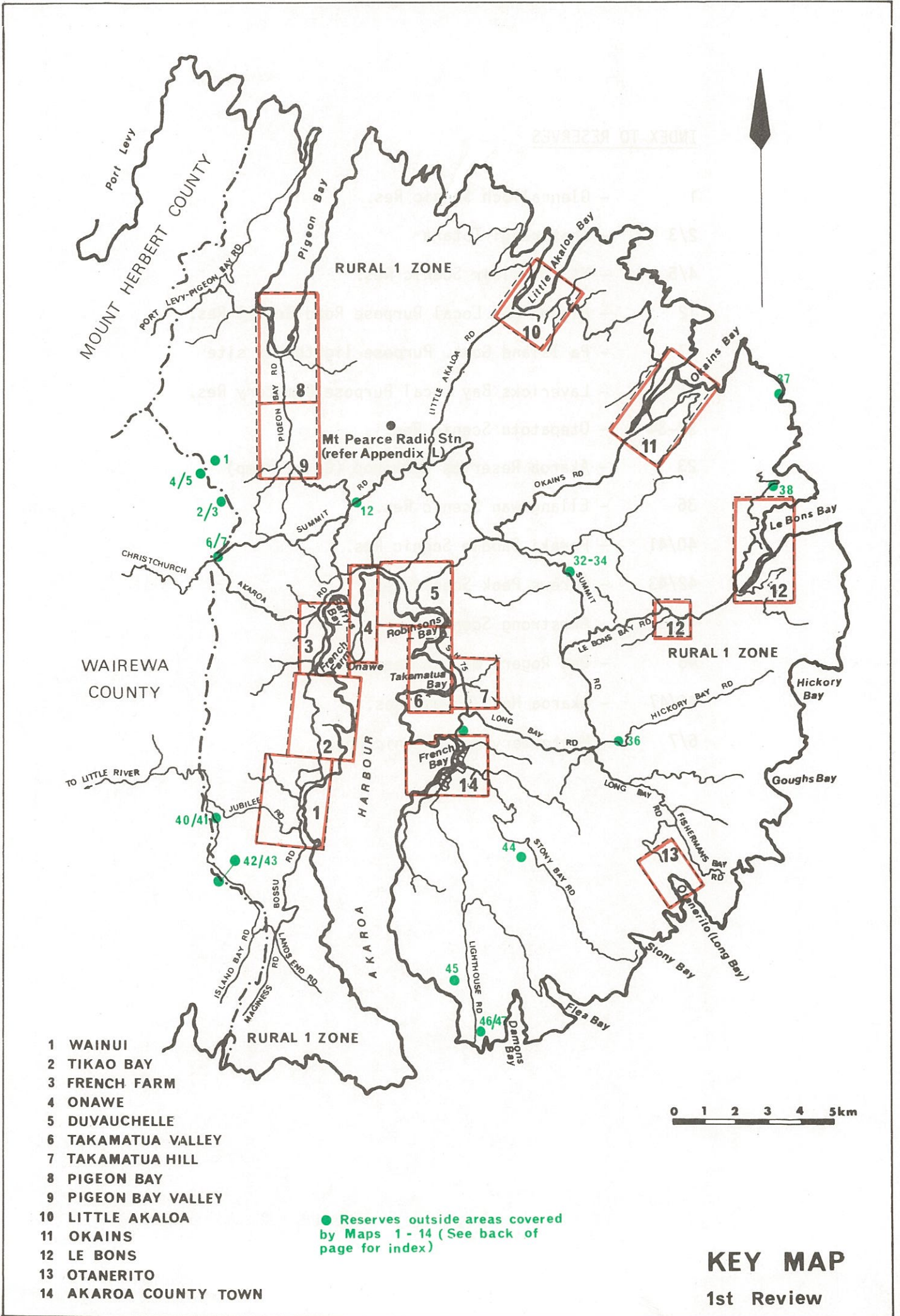
Scale 1:4000 approx.

Drn/Des	BY <i>mg.</i> DATE 3/86	STATE HIGHWAY LAND REQUIREMENTS SH 75	MINISTRY OF WORKS AND DEVELOPMENT
Checked	<i>AM</i> 4/86		CHRISTCHURCH RESIDENCY
Sup'd	<i>AM</i> 12-5-86	Hilltop, MWD Designations	CR 149/95
Rec'm'd	<i>AM</i>		Sheet 1 of 1
App'd	<i>AM</i>		AKAROA COUNTY

Planning Maps



AKAROA COUNTY



- 1 WAINUI
- 2 TIKAO BAY
- 3 FRENCH FARM
- 4 ONAWE
- 5 DUVAUCHELLE
- 6 TAKAMATUA VALLEY
- 7 TAKAMATUA HILL
- 8 PIGEON BAY
- 9 PIGEON BAY VALLEY
- 10 LITTLE AKALOA
- 11 OKAINS
- 12 LE BONS
- 13 OTANERITO
- 14 AKAROA COUNTY TOWN

● Reserves outside areas covered by Maps 1 - 14 (See back of page for index)

KEY MAP

1st Review

INDEX TO RESERVES

- 1 - Glenralloch Scenic Res.
- 2/3 - Whatarangi Totara
- 4/5 - Mt. Sinclair Scenic Res.
- 12 - Pigeon Bay Local Purpose Road Gravel Res.
- 37 - Pa Island Govt. Purpose lighthouse site
- 38 - Lavericks Bay Local Purpose Cemetery Res.
- 32-34 - Otepatotu Scenic Res.
- 23 - Akaroa Reserves Workshop (Govt. Pump)
- 36 - Ellangowan Scenic Res.
- 40/41 - Peraki Saddle Scenic Res.
- 42/43 - Carews Peak Scenic Res.
- 44 - Armstrong Scenic Res.
- 45 - Dan Rogers Nature Res.
- 46/47 - Akaroa Head Scenic Res.
- 6/7 - Montgomery Park Scenic Res.

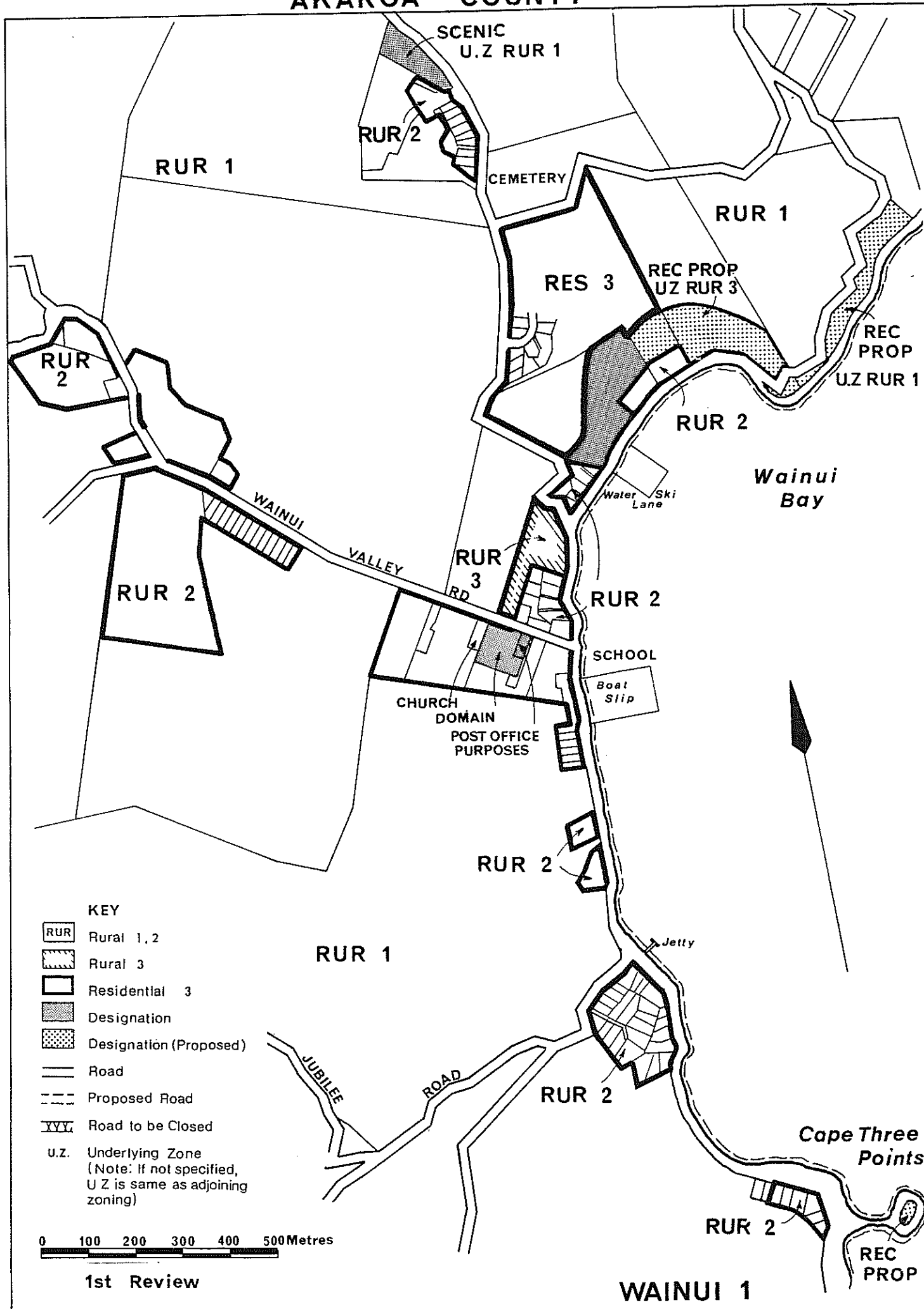
- 1 WAIRAU
- 2 TIRAO BAY
- 3 FRENCH FARM
- 4 ORAWE
- 5 ORAUCHELE
- 6 TAKAMATUA VALLEY
- 7 TAKAMATUA HILL
- 8 PIGEON BAY
- 9 PIGEON BAY VALLEY
- 10 LITTLE AKAROA
- 11 ORAINS
- 12 LE BONG
- 13 OMBRITO
- 14 AKAROA COUNTY TOWN



KEY MAP
 1st Review

Reserves outside Akaroa Council
 by Waikato Regional Council

AKAROA COUNTY



KEY

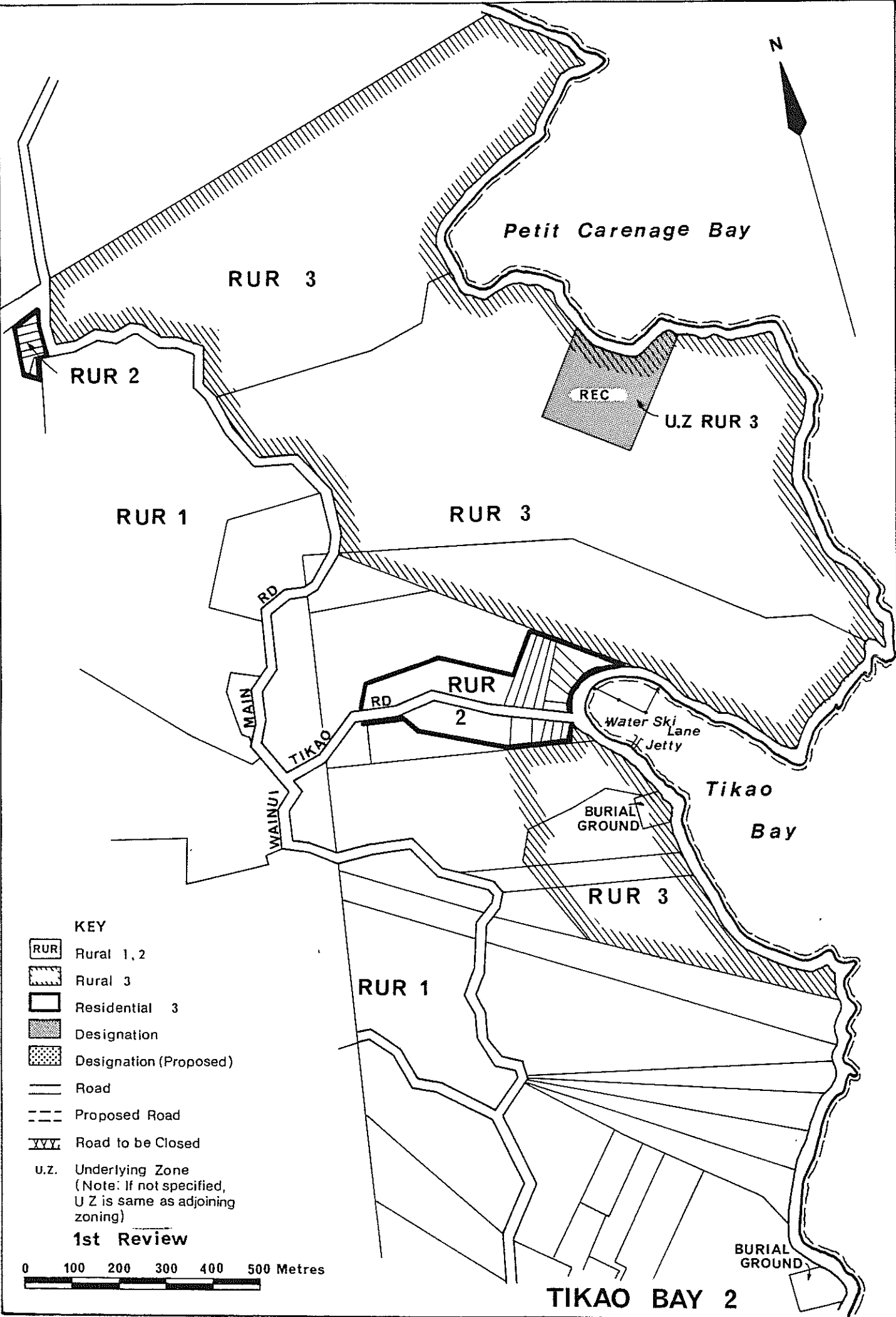
- RUR Rural 1, 2
- RUR Rural 3
- RES Residential 3
- DESIGNATION Designation
- DESIGNATION Designation (Proposed)
- Road
- Proposed Road
- ROAD Road to be Closed
- u.z. Underlying Zone
(Note: If not specified, U Z is same as adjoining zoning)

0 100 200 300 400 500 Metres

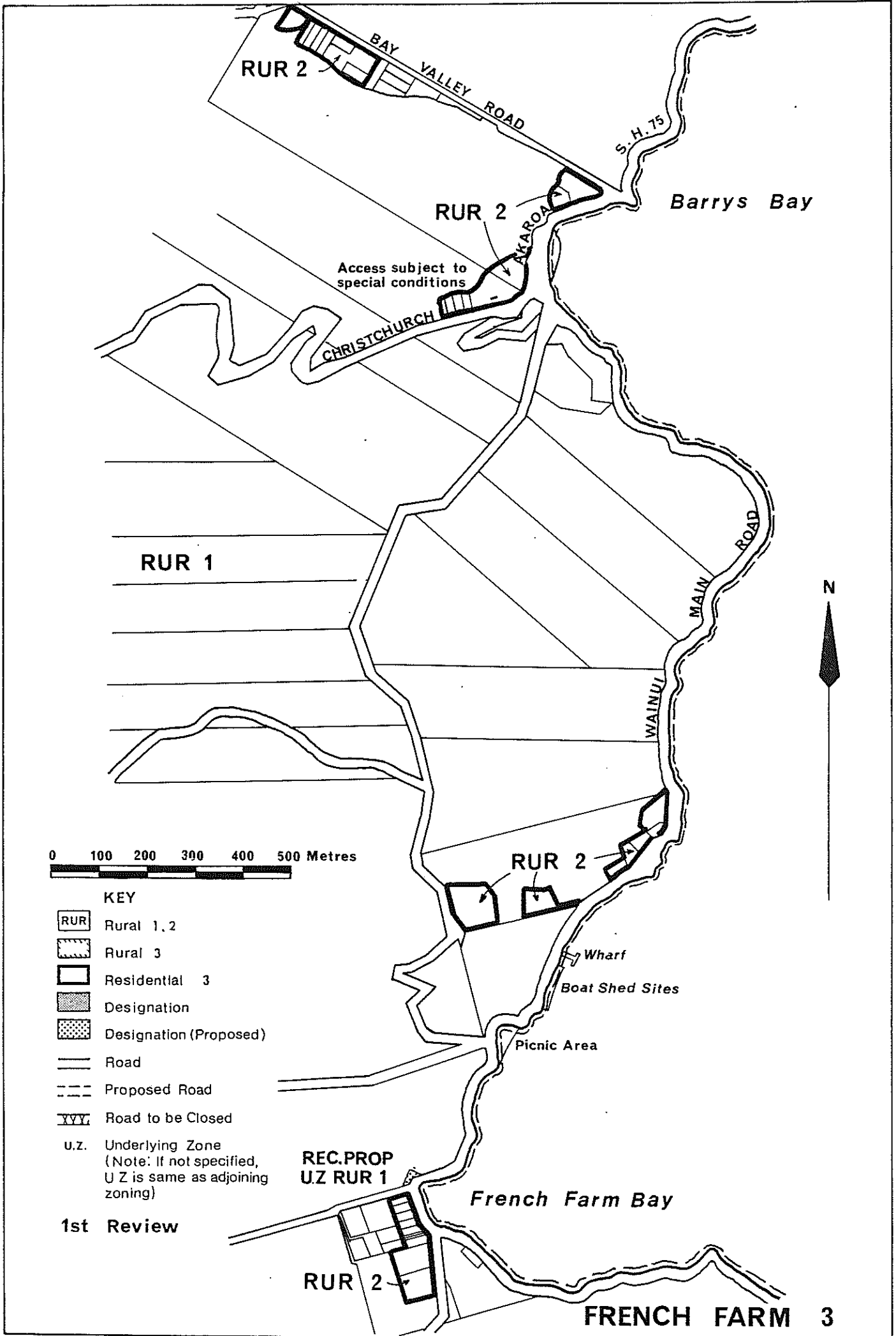
1st Review

WAINUI 1

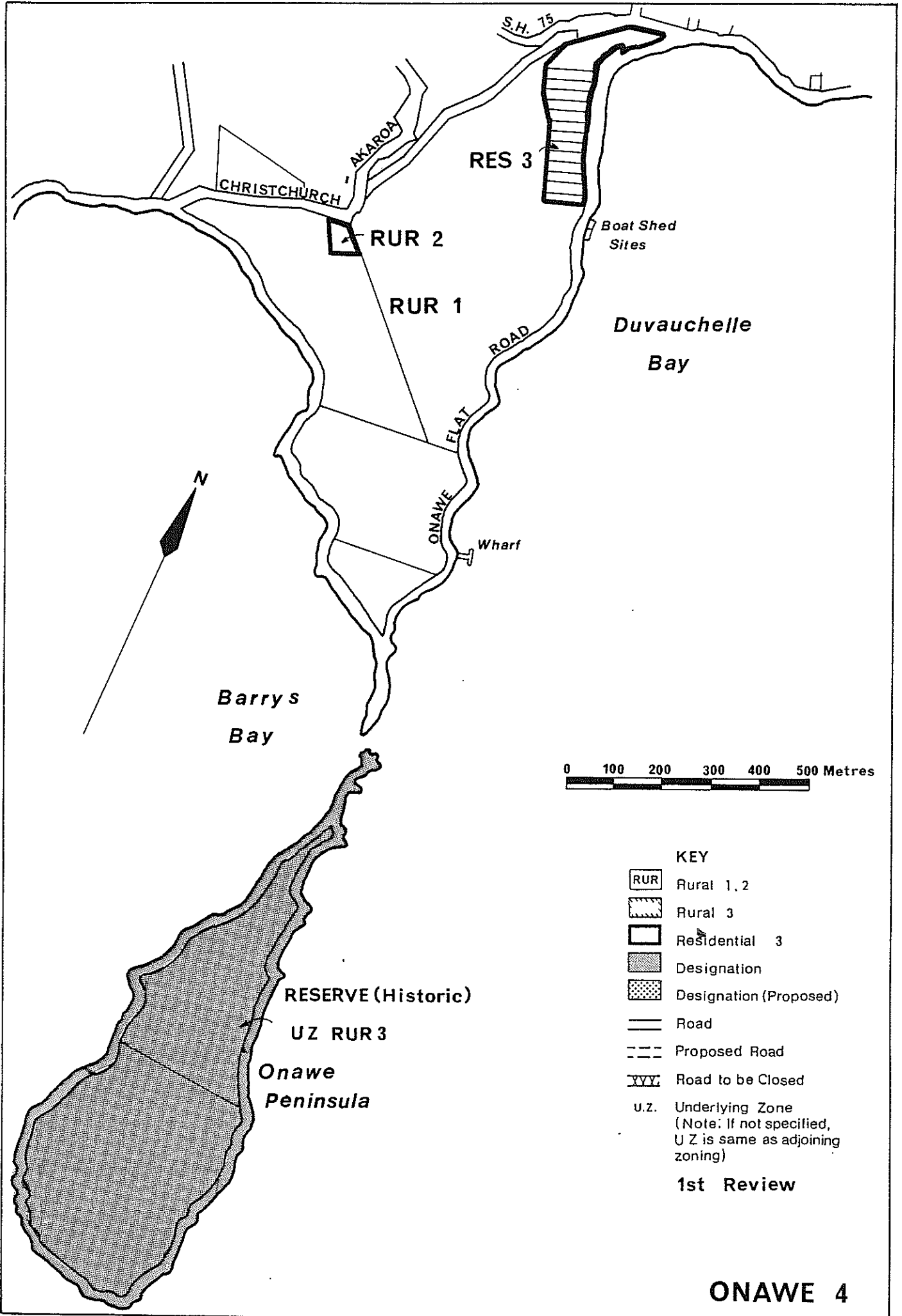
AKAROA COUNTY



AKAROA COUNTY



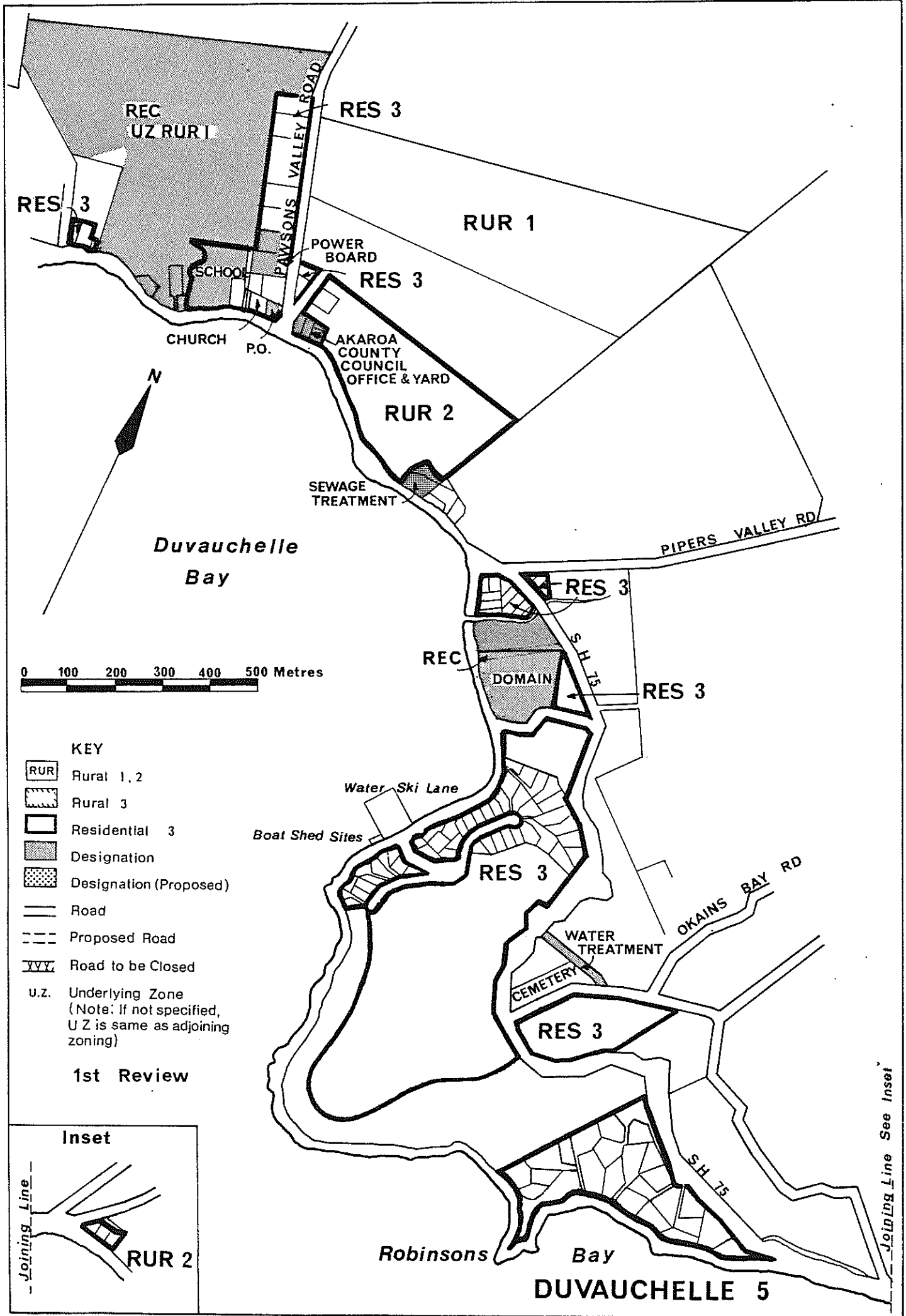
AKAROA COUNTY



- KEY**
- RUR Rural 1, 2
 - Rural 3
 - Residential 3
 - Designation
 - Designation (Proposed)
 - Road
 - Proposed Road
 - Road to be Closed
 - u.z. Underlying Zone
(Note: If not specified, U Z is same as adjoining zoning)

1st Review

AKAROA COUNTY

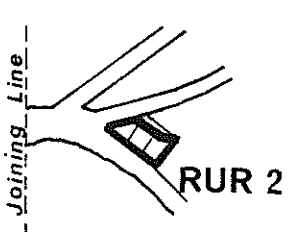


KEY

- Rural 1, 2
- Rural 3
- Residential 3
- Designation
- Designation (Proposed)
- Road
- Proposed Road
- Road to be Closed
- u.z. Underlying Zone
(Note: If not specified, U Z is same as adjoining zoning)

1st Review

Inset



Joining Line See Inset

AKAROA COUNTY



Robinsons Bay

Wharf

Armstrongs Pt

RUR 2

Hammonds Reserve

S.H. 75

RUR 1

REC
U.Z. RUR 3

RUR 3

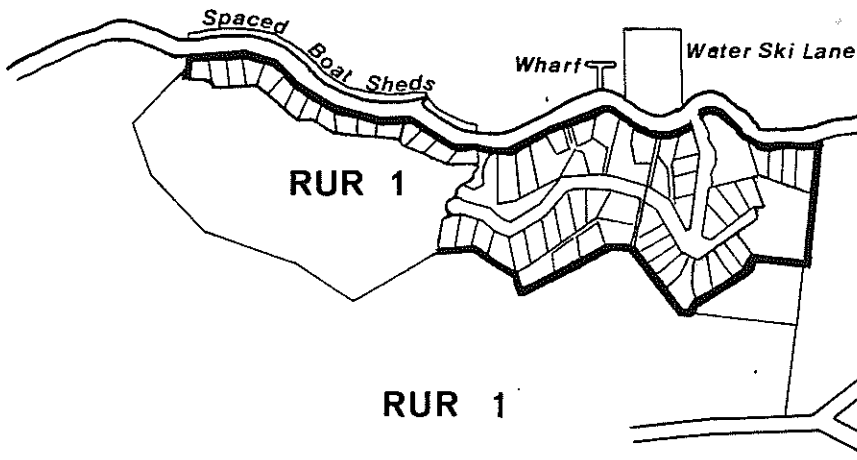
KEY

- RUR Rural 1, 2
- Rural 3
- Residential 3
- Designation
- Designation (Proposed)
- Road
- Proposed Road
- Road to be Closed

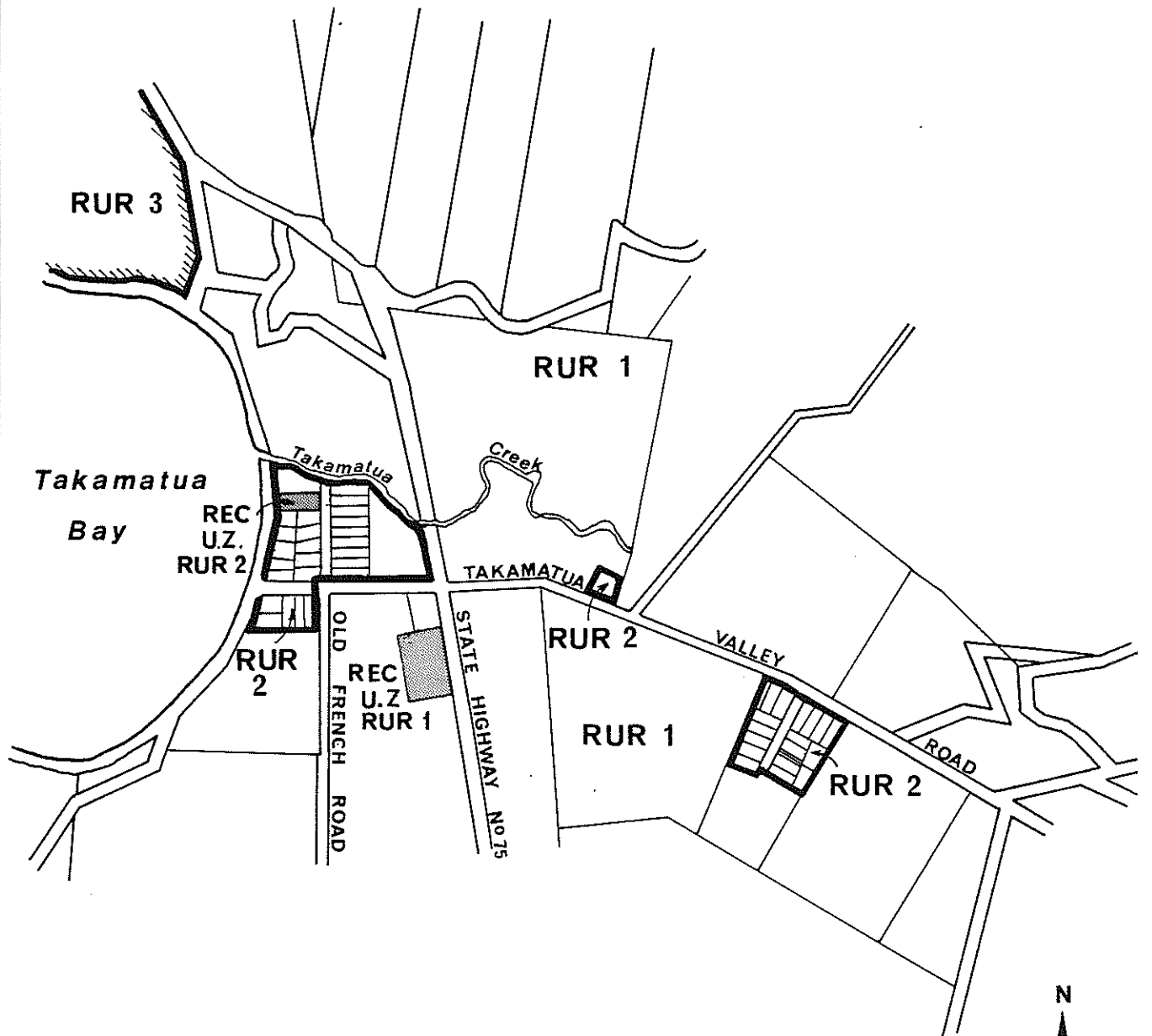
u.z. Underlying Zone
(Note: If not specified,
U Z is same as adjoining
zoning)

1st Review

Takamatua Bay



AKAROA COUNTY



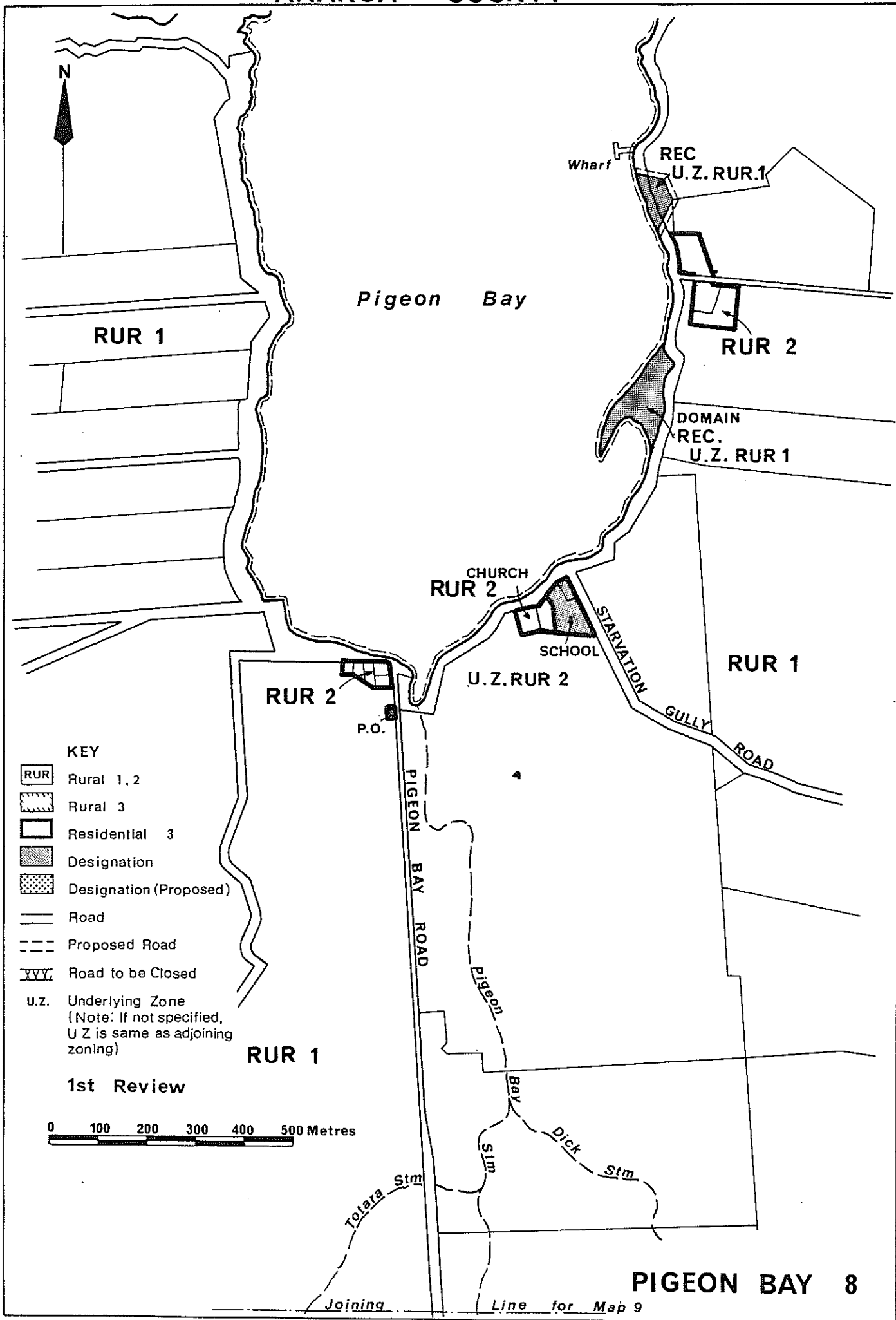
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 - RUR 3 Rural 3
 - Residential 3 Residential 3
 - Designation Designation
 - Designation (Proposed) Designation (Proposed)
 - Road
 - Proposed Road
 - Road to be Closed
 - u.z. Underlying Zone
(Note: If not specified, U Z is same as adjoining zoning)

1st Review



TAKAMATUA VALLEY 7

AKAROA COUNTY



AKAROA COUNTY

Joining Line for Map 8

N



SCENIC
U.Z. RUR 1

CEMETERY

0 100 200 300 400 500 Metres

RUR 1

KEY

- RUR Rural 1, 2
- RUR Rural 3
- Residential 3
- Designation
- Designation (Proposed)
- Road
- Proposed Road
- Road to be Closed

U.Z. Underlying Zone
(Note: If not specified,
U Z is same as adjoining
zoning)

1st Review Pigeon Bay Valley

RUR 1

PIGEON

BAY

ROAD

RUR 1

PETTIGREWS

RUR 2

Refer Appendix I

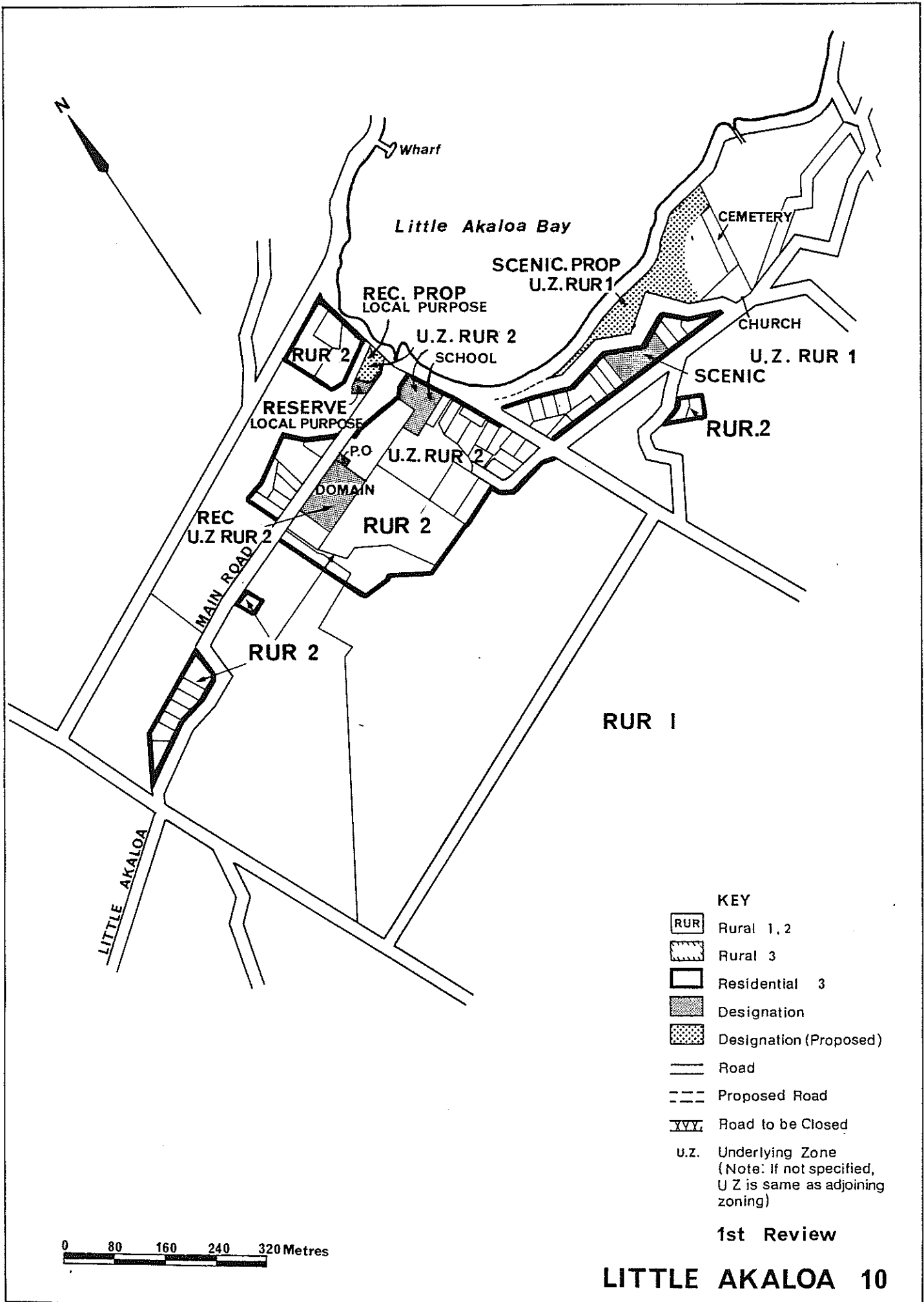
MAIN

ROAD

MIDDLE RD

PIGEON BAY VALLEY

AKAROA COUNTY

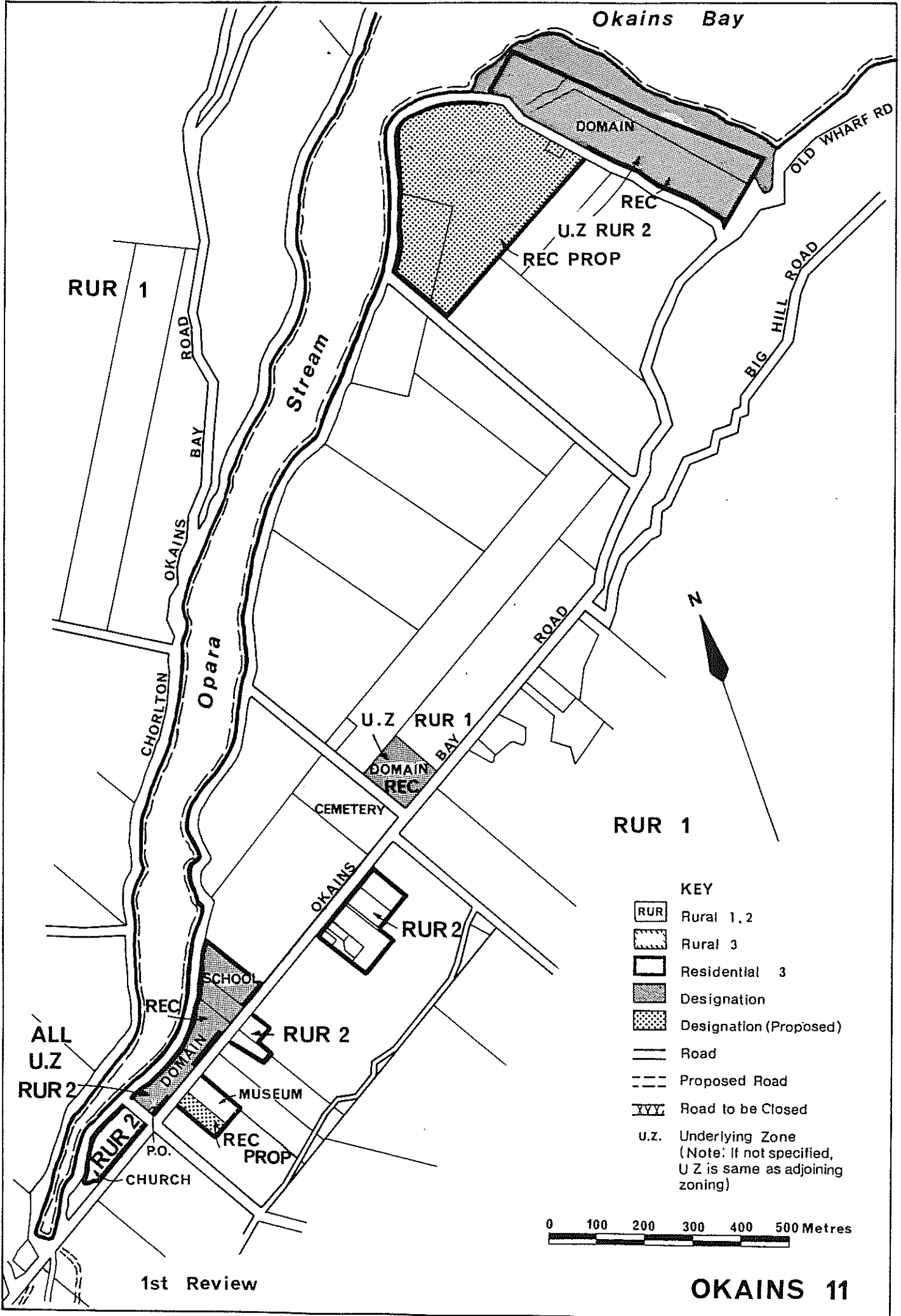


- KEY**
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 - RUR Rural 3
 - RES Residential 3
 - DES Designation
 - DES Designation (Proposed)
 - Road
 - Proposed Road
 - Road to be Closed
- u.z. Underlying Zone
(Note: If not specified, U Z is same as adjoining zoning)

1st Review

AKAROA COUNTY

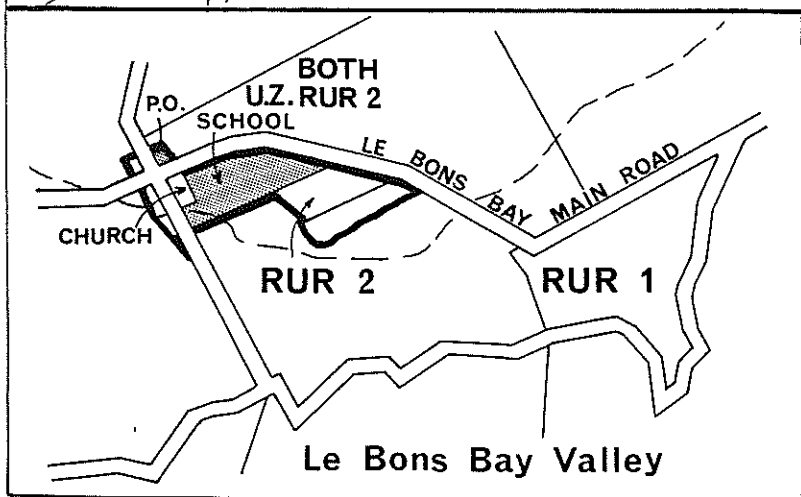
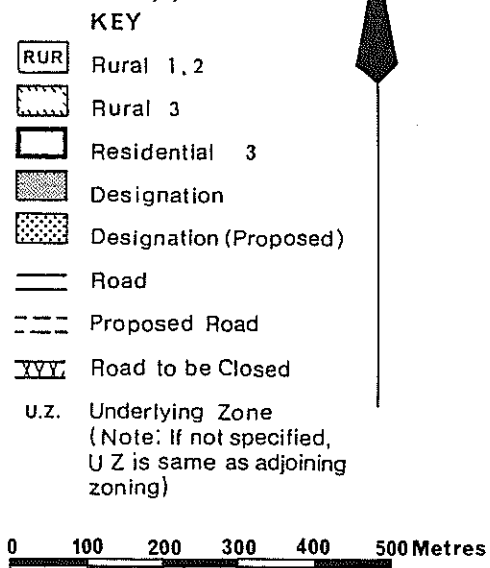
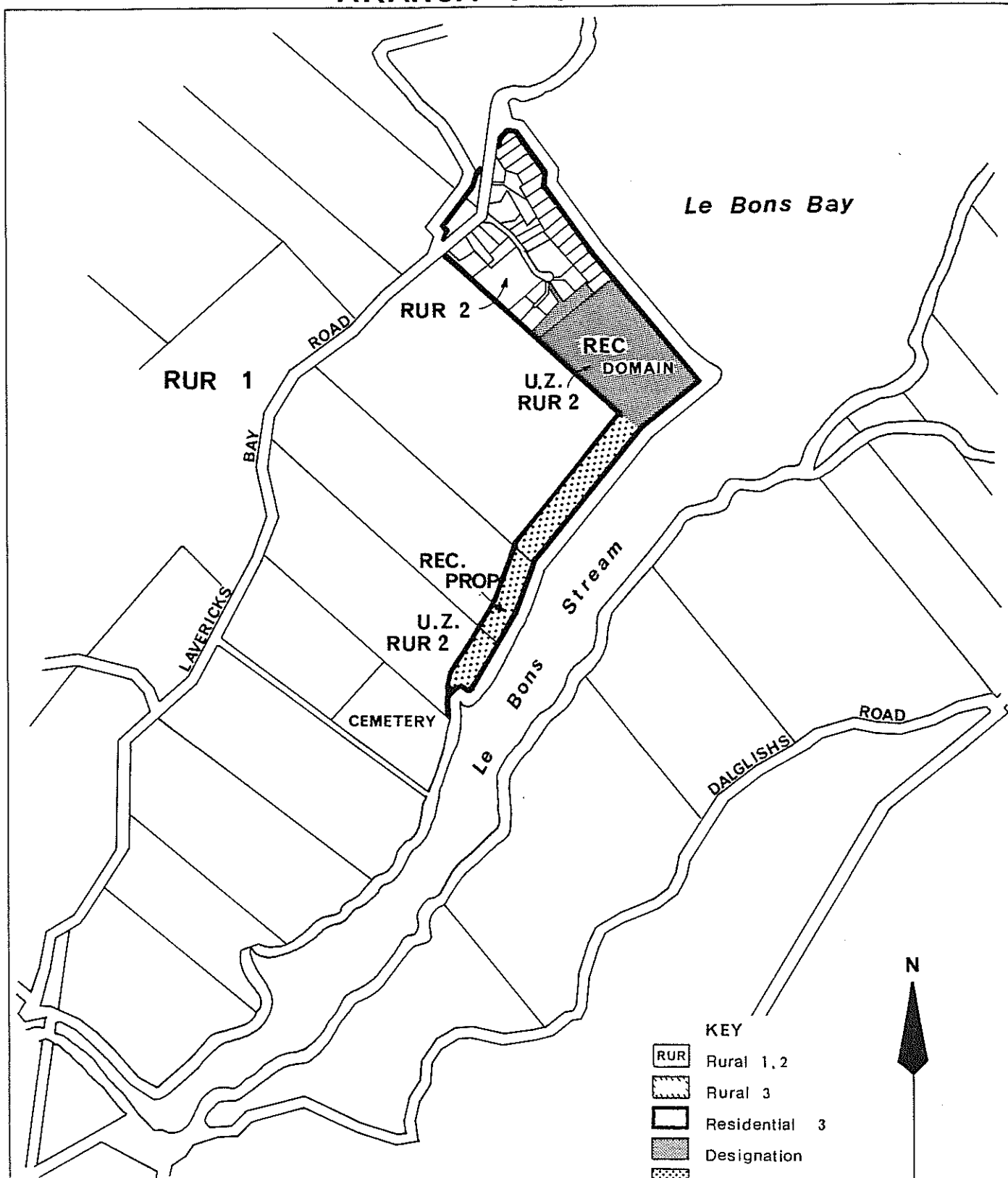
Okains Bay



1st Review

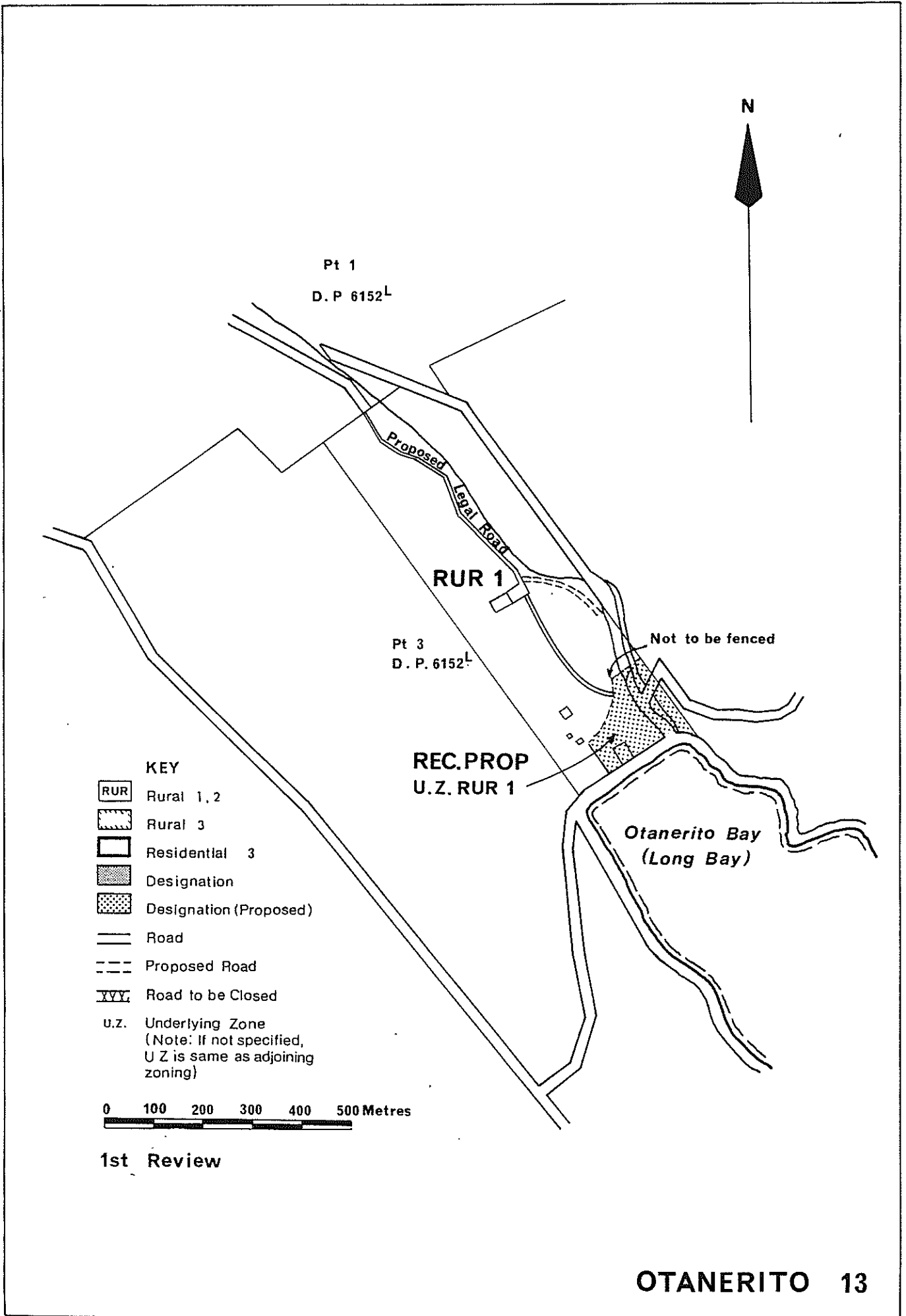
OKAINS 11

AKAROA COUNTY













1st Review

AKAROA COUNTY



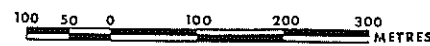
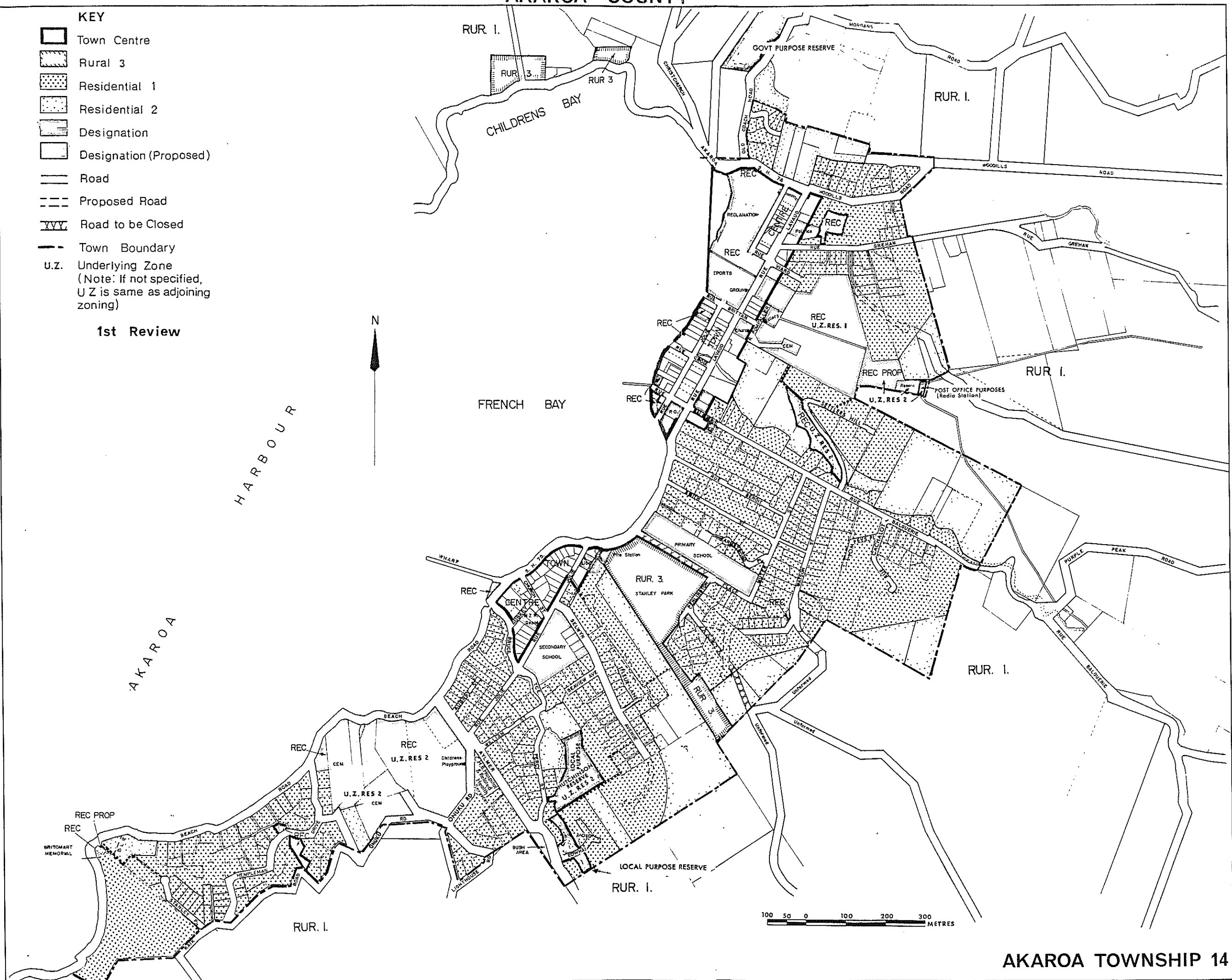
AKAROA COUNTY

KEY

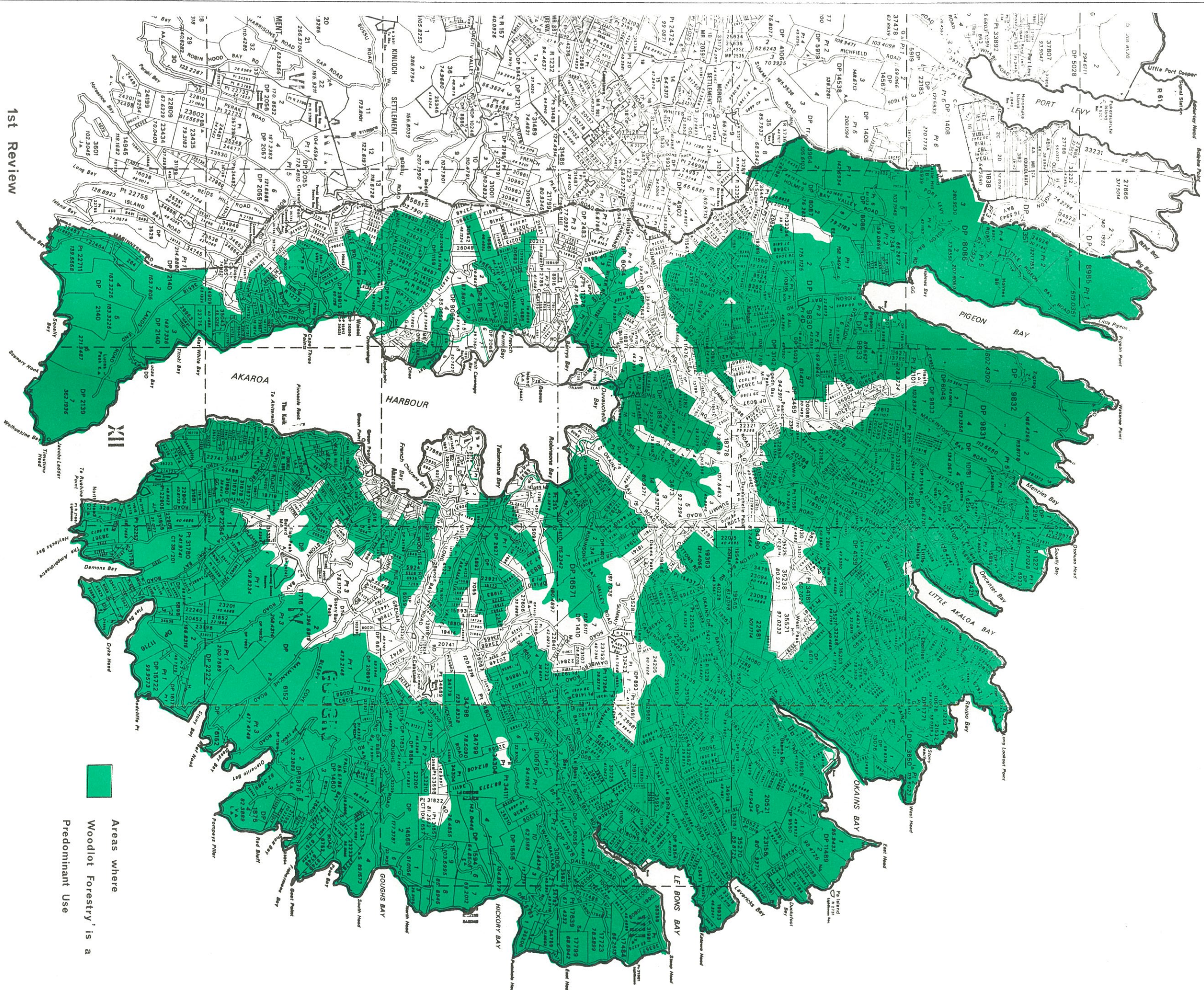
-  Town Centre
-  Rural 3
-  Residential 1
-  Residential 2
-  Designation
-  Designation (Proposed)
-  Road
-  Proposed Road
-  Road to be Closed
-  Town Boundary
- U.Z.** Underlying Zone
(Note: If not specified, U Z is same as adjoining zoning)

1st Review

N



AKAROA COUNTY

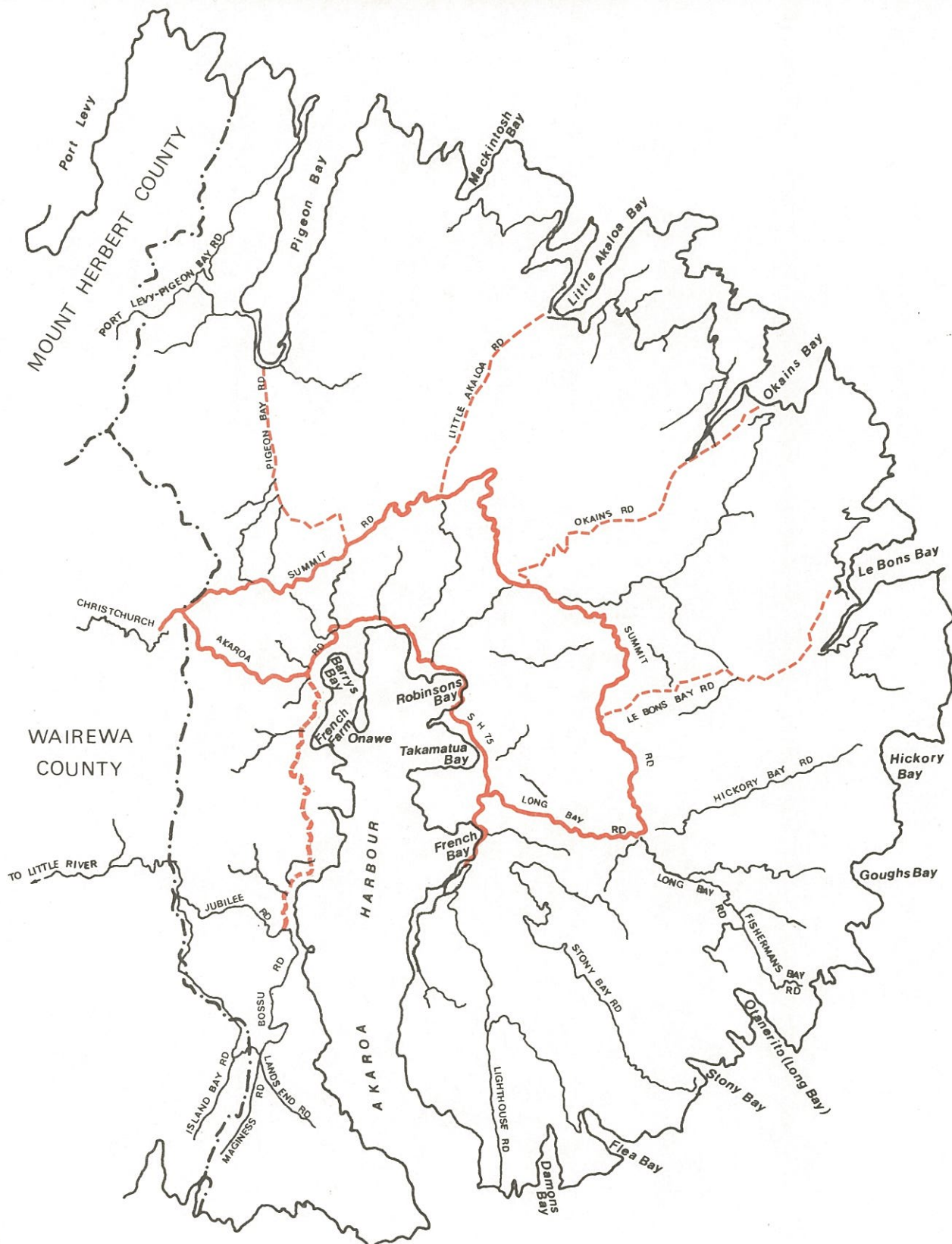


Areas where
 Woodlot Forestry' is a
 Predominant Use

Note: 1. see definitions section of scheme
 2. planting and tending native bush
 is Predominant Use in all areas

Base Cadastral map approved for reproduction -
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AKAROA COUNTY



KEY

- Minor Arterial Roads
- - - Local Distributor Roads
- Local Roads

0 1 2 3 4 5km

1st Review

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