



CITY OF CHRISTCHURCH

DISTRICT PLANNING

SCHEME

Section One (Zoning)

SCHEME STATEMENT  
AND  
CODE OF ORDINANCES

OPERATIVE DATE 1-4-1962



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## SCHEME STATEMENT

### Under the Town and Country Planning Act, 1953

Scheme Statement, being a description of the particular purposes of the First Section of the District Scheme for the City of Christchurch and other particulars necessary for its proper explanation.

1. This statement together with the code of ordinances and the district zoning map comprise the First Section of the City of Christchurch District Scheme (hereinafter called the district scheme) as required by section 21 of the Town and Country Planning Act 1953 and regulation 17 (1) of the Town and Country Planning Regulations 1954 and as authorized by the Honourable Minister for Works on 25th January, 1956.

### BASIS OF DISTRICT SCHEME

2. **AREA:** The purpose of the scheme is to provide for the future development of the City of Christchurch, being an area of 25,527 acres as shown on the district planning map.

3. **PLANNING PERIOD:** The district scheme covers a term of 20 years (hereinafter called the planning period), being the years 1957 to 1976 both inclusive.

4. The preliminary planning investigation establishes that:

(a) **FUNCTION OF DISTRICT**

In relation to the surrounding region the social and economic functions of the district are commercial, industrial, cultural and social centre for the surrounding rural area.

(b) **PRESENT POPULATION STRUCTURE**

The total population of the district according to the last census (1951) and the most recent estimate of the Census and Statistics Department in 1957 are—

	<i>Census 1951</i>	<i>Estimate 1-4-57</i>
Males .. ..	58,526	
Females .. ..	65,022	
	<hr/>	<hr/>
<i>Total</i> .. ..	123,548	145,200

Preliminary figures for 1956 census give population of City of Christchurch as 142,711 but analysis of this figure is not yet available.

- (c) The total population at the last census, 1951, falls into the following age groups:

	<i>Per Cent</i>	<i>N.Z. Per Cent</i>
Pre-school age (under 5 years) ..	9.8	12.1
School age (5 and under 16 years) ..	16.3	18.7
Working age (16 and under 65 years)	62.0	60.0
Over working age .. .. .	11.9	9.2
	100	100

(d) **PRESENT OCCUPATIONAL STRUCTURE**

The employed population, according to the most recent employment returns, falls into the following groups:

(i) <i>Primary industry—</i>	<i>Persons</i>	
Farming (estimated)	not available	
Forestry .. .. .	46	
Mining and quarrying .. .. .	62	
Others .. .. .	nil	
<i>Total for all groups</i> .. .. .	108	
(ii) Manufacturing industry (all groups)	24,309	
(iii) Power, water and sanitary services	1,473	
(iv) Building and construction .. .. .	5,010	
(v) Other industries—		
Transport and communications	5,210	
Commerce, professions, finance, etc. .. .. .	19,913	
Others .. .. .	2,811	
<i>Total for all groups</i>	27,934	
<i>Total for all groups</i>	58,726	
(vi) Seasonal industry—	Numbers at lowest point of year:	Seasonal Influx:
	<i>Persons</i> <i>Persons</i>	
Meat processing, freezing, etc.	1,057	
Fruit and vegetable preserving	75	
Dairy factories .. .. .	96	
Others .. .. .	182	
<i>Total for all groups</i>	1,410	1,137
GRAND TOTAL 60,244 (excluding seasonal influx).		



- (c) It is anticipated that the growth of industry in the district will continue at a possibly accelerated rate and there is no evidence of any proposals which are calculated to unduly affect the existing rate of expansion.

## 5. FUTURE POPULATION

- (1) This district scheme is based on the following estimate of probable population:

These estimates are based on an average annual rate of increase of population of the City of Christchurch of 1.3% as stated in statistical returns supplied by the Commissioner of Works, Wellington.

<i>Present 1957</i>	<i>In Five Years 1962</i>	<i>In Ten Years 1967</i>	<i>At End of Planning Period, 1976</i>
145,200	155,100	165,500	188,500

- (2) The probable trends of population are anticipated to continue at a steady rate and it is considered that the estimated increase can be readily housed in the City by the development of vacant land and the redevelopment of certain areas to satisfactorily accommodate higher densities than at present exist.

## USE OF LAND

### 6. INTRODUCTORY

- (1) The present distribution of uses of land is shown on the planning data map which is available for inspection in the Council's office.
- (2) Future building and other development in the district shall be so directed as to avoid the indiscriminate mixture of uses, with the object of economizing in the servicing of the district and maintaining the stability of individual property values. This objective shall be secured as far as possible by allocating particular areas or zones for compatible uses of land and buildings, which shall be grouped in the appropriate zone as future building and other development proceeds, and in some cases securing compatibility by imposing special conditions.
- (3) The areas within the district that are zoned for rural, residential, commercial, and industrial purposes have been calculated to provide for all the needs of the district in those respects over the whole of the planning period.
- (4) The predominant and conditional uses in each zone shall be as set out in the code of ordinances which forms part of this scheme.

## ZONING

### 7. RURAL ZONES

- (1) Subject to the general law as to use of land and to the provisions of the Town and Country Planning Act 1953 and the Town and Country Planning Regulations 1954 and the code of ordinances which forms part of this scheme, any land within a rural zone may be used for any farming purpose, and may also be used for any other purpose permitted in a rural zone under the said code of ordinances unless the proposed use would—
  - (a) Cause demand for extension of public services that is not in the economic interests of the region or locality:
  - (b) Cause public services that already exist or are substantially committed to be uneconomically used:
  - (c) Cause an extension that is not in the economic interests of the region or locality of the subdivision into lots of less than 10 acres of land along existing highways:
  - (d) Cause an extension that is not in the economic interests of the region or locality of industrial or commercial development along existing roads or streets.

The area zoned for rural purposes is 4,950 acres and is shown on the district planning map as indicated in the notation.

### RESIDENTIAL ZONES

- (2) The aggregate area (including streets) now used for residential purposes is 11,000 acres, and 13,500 acres have been zoned for these uses to provide for the estimated population as at the end of the planning period. These zones are defined on the district planning map as indicated in the notation.

### COMMERCIAL ZONES

- (3) The various commercial zones provide primarily for business or commercial development, and consist predominantly of areas for shops, offices, and retail storage. The uses of land in commercial zones shall as far as possible provide continuity of shop frontages without the intrusion at street level of any other use which would tend to affect detrimentally the business or goods of retailers or would tend to draw unnecessary or obstructive vehicular traffic into the streets which retail shopping premises front.

The areas at present used for commercial purposes and the zones proposed are as follows:

- (a) Aggregate area (excluding streets) at present used for commercial purposes, 295 acres, which includes 128,500 ft. of street frontage.

- (b) Aggregate areas (excluding streets) of zones proposed:
- |                   |           |                                  |
|-------------------|-----------|----------------------------------|
| Commercial A zone | 131 Acres | (providing 70,000 ft. frontage). |
| Commercial B zone | 78 Acres  | (providing 41,500 ft. frontage). |
| Commercial C zone | 153 Acres | (providing 85,000 ft. frontage). |

The areas zoned are shown on the district planning map as indicated in the notation.

**INDUSTRIAL ZONES**

- (4) Industries shall be grouped according to their common characteristics, distinguishing between them in accordance with the classification set forth in the code of ordinances which forms part of this scheme.

For the protection of residential property and to ensure that sufficient areas zoned, serviced, and roaded for industry will be available, residential uses shall, except as provided in the said code of ordinances, be excluded from industrial zones.

The areas at present used and those proposed under the scheme for industrial uses are as follows:

- (a) Aggregate area (excluding streets) at present used by industries defined in the code of ordinances as—
- |              |           |
|--------------|-----------|
| Industrial B | 482 Acres |
| Industrial C | 38 Acres  |
| Industrial D | 39 Acres  |
- (b) Aggregate areas (including present areas but excluding streets) of industrial zones proposed for purposes defined in the code of ordinances as—
- |              |           |
|--------------|-----------|
| Industrial B | 710 Acres |
| Industrial C | 106 Acres |
| Industrial D | 64 Acres  |

The areas classified as industrial zones are shown on the district planning map as indicated in the notation.

**8. RESERVES FOR PUBLIC BUILDINGS AND OPEN SPACES INTENDED TO BE OWNED BY THE COUNCIL**

- (1) To provide, over the planning period, adequate space for the outdoor recreational needs of the various age groups, provision must be made in advance of subdivision. Within some zones, provision requires to be made for sites for public buildings and other civic and administrative uses and for recreation. Some areas are already owned by the Council, and others will be acquired by the Council as opportunity offers. The particular lands already reserved or intended to be

acquired and reserved for these purposes are shown on the district planning map, and their areas are as follows:

	Areas at Present Owned by the Council	Additional Areas Proposed to be Acquired or Provided by Subdividers
(a) Active Recreation—	<i>Acres</i>	<i>Acres</i>
Children's playgrounds	24	9
Small sports (bowls, tennis, etc.)	45	
Field sports (football, cricket, etc.)	573	54
Other recreations, (e.g. golf, etc.)	456	
Total for active recreation:	1,098	63
(b) Passive recreation— (e.g. parks, gardens, town belt, foreshore, etc.)	440	
(c) Public buildings and uses (e.g., car parks, etc.)	485	5
(2) Under other legislation certain proportions of these areas are required to be provided by subdividers. These areas will be grouped for the greater benefit of the community. This will be given effect by accepting in appropriate cases payment of money instead of land so required to be provided, and using the funds so obtained to purchase land in blocks and for the development of the Council's reserves.		

**9. OTHER OPEN SPACES NOT INTENDED TO BE OWNED BY THE COUNCIL**

- (1) Within some zones private land owners will be encouraged to provide or maintain open spaces in appropriate places for purposes of value to the community. Land used by sports clubs and public undertakings such as schools and hospitals is in this category. Although not owned or proposed to be acquired by the Council nor even in some cases by any public authority, these open spaces play an important part in the life of the community and consequently are designated under the scheme as open spaces for the uses shown. These lands are separately shown on the district planning map as indicated in the notation.
- (2) For the purposes of this scheme every designated open space shall be deemed to be zoned for the particular purpose for which it is designated under the scheme.



**10. POSITION AND BULK OF BUILDINGS.**

- (1) The positions of the buildings on each section are governed within limits by yard requirements designed to ensure that satisfactory access for all purposes as, if and where necessary, provided to the rear of each section, and also that the needs of neighbouring properties in respect of ventilation, lighting, and privacy are reasonably allowed for. These requirements are more particularly specified in the code of ordinances which forms part of this scheme.
- (2) Buildings are limited to the heights and floor areas set out in the said code. These are related both to the requirements of the particular zone and to the traffic capacity of adjacent streets. Maximum heights of and maximum site coverage by buildings permitted in each zone are set out in the said code. The portions of sites not permitted to be covered by buildings are required primarily for the provision of adequate light, ventilation, and amenities, but may also be used for parking and loading of vehicles to the extent authorized in the said code.

**11. FERRY ROAD.** As directed by the Town and Country Planning Appeal Board a building line is to be imposed on Ferry Road to provide for the ultimate widening of the street by 30 feet between Wilsons Road and the Tunnel Road junction. The actual location of the building line restriction i.e. whether it will be on one and/or partly on both sides of the street will be publicly notified in the City of Christchurch District Scheme, Section Two.

Further Building Lines affecting other streets in the City will be dealt with in the Second Section of the Scheme.

Clauses **12-14** will also be dealt with in the Second Section of the District Scheme.

**15. SUBDIVISIONAL STANDARDS**

(These subdivisional standards are the same as in Ordinance 10.)

(1) **RURAL ZONES**

Normal minimum standards for new subdivision in rural zones are—

Area: 5 acres                      Frontage: 5 chains

(2) **RESIDENTIAL ZONES**

Normal minimum standards for new subdivision in residential zones are—

Area: 24 perches                  Frontage: 50 feet

(3) **INDUSTRIAL AND COMMERCIAL ZONES**

Normal minimum standards for new subdivision in industrial and commercial zones are—

Frontage: 20 feet



**16. PUBLIC UTILITY SERVICES**

- (1) Areas at present serviced by various public utilities are shown on the planning data map and include:

Water Supply	Gas
Sewerage	Electricity

- (2) To ensure best use of these services, subdivision and building development is to be consolidated within areas already reticulated before expansion elsewhere is permitted.

Clauses **17-19** will be dealt with in the Second Section of the District Scheme.

# DISTRICT PLANNING SCHEME

## SECTION ONE (ZONING)

### CODE OF ORDINANCES UNDER THE TOWN AND COUNTRY PLANNING ACT 1953

#### ORDINANCE 1

##### ARRANGEMENT OF CODE

(1) This code is arranged as follows:

<i>Number of Ordinance</i>	<i>Subject Matter</i>	<i>Page</i>
1-4A	Preliminary and Definitions .. ..	11
5-9	Zoning .. ..	16
	Rural .. ..	18
	Residential .. ..	20
	Commercial .. ..	25
	Industrial .. ..	29
10	Subdivisional standards .. ..	33
11	Proposed streets and reserves .. ..	36
12	Information to be supplied with applications for permits .. ..	36
13-17	Siting of buildings .. ..	36
18	Angle controlling height .. ..	39
19	Traffic: loading and parking .. ..	40
20	Alterations, etc. .. ..	41
21	To be dealt with in Second Section of the Scheme	41
22-25	Provision and preservation of amenities ..	42
26	Safety Zoning Provisions for flight operations Christchurch International Airport and Wigram Airfield .. ..	43

##### (2) INTERPRETATION

This code of ordinances forms part of the First Section of the City of Christchurch District Scheme, and is for the administration and implementation of that scheme.

## ORDINANCE 2

### DEFINITIONS

In this code of ordinances and in each document relating to this scheme, unless the context otherwise requires—

“Accessory building” in relation to any land, means a building the use of which is incidental to that of the main building on the land or to the use of that part of the land not built upon:

“The Act” means the Town and Country Planning Act 1953; and includes its amendments:

“Apartment house” means any residential building which contains two or more household units, and includes a tenement house and a block of flats, but does not include a semi-detached house or terrace house:

“Boardinghouse” means a residential building, not being a licensed hotel, in which board and/or lodging is provided or is intended to be provided for four or more permanent boarders or lodgers, for reward or payment:

“Building” means any structure, whether temporary or permanent, moveable or immovable:

“Camping Ground” means a camping ground within the meaning of the Camping Ground Regulations 1936 and includes every area of land that would be a camping ground within the meaning of those regulations if the words “and includes any building whether permanent or temporary occupied either wholly or in part as a temporary living place for human habitation” were added to the definition of the term “living place” in regulation 3 of these regulations:

“Code” means the code of ordinances:

“Commercial Garage” means a building used for—

- (a) the housing of three or more self-propelled vehicles which are regularly used for any commercial or business purpose; or
- (b) the housing or care of two or more self-propelled vehicles used as public conveyances for hire or reward; or
- (c) the housing for reward of two or more self-propelled vehicles; or
- (d) the servicing, over-hauling or repairing of any self-propelled vehicle not belonging to the occupier of the premises or his family.

“Conditional Use” in relation to land or building in any zone, means any use specified in these ordinances as a conditional use being a use that is permitted only subject to the right of the Council to impose special conditions in the interests of the neighbours and the public in general:

“Coverage” means that portion of a site which may be covered by buildings, including accessory buildings:

“Dwellinghouse” means a detached residential building or group of residential buildings designed for or occupied exclusively as one household unit:

“Erection” in relation to any building, includes the re-erection or structural alteration of or the making of any addition to the building or the placing of the building on a site or the placing of the building from one position on a site on another position on the same site; and “erect” and “erected” have corresponding meanings:

“Factory” means a building or a part of a building or land used for the packaging, processing, assembling or manufacture of goods or materials for sale, gain or service:

“Garage” means a building or land used for the housing or care of self-propelled vehicles:

“Height” in relation to a building, means the average difference between the level of the ground along the external wall nearest to the street and—

(a) The highest point of the parapet or coping in the case of a flat roof; or

(b) The mean level between the eaves and the highest point of the roof in the case of a sloping roof, excluding in either case chimneys, ventilator shafts, water tanks, elevator shafts, steeples, towers, and such finials and similar parts of the building as constitute only decorative features.

Provided that where the building is set back from the street line on a site which slopes up from or down from the road level, then the height shall be measured from the mean level of the ground along the external wall on the higher side of the site:

“Household Unit” means the self-contained home or residence of a single household:

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

“Licensed Hotel” means a residential building in respect of which there is for the time being in force a publican’s licence issued under the Licensing Act, 1908:

“Motel” means land and one or more buildings used for the transient accommodation of travellers by road but does not include a motor camp or camping ground. For the purpose of this definition “transient accommodation of travellers by road” shall include residential accommodation and garaging facilities and may include services by way of fuelling of vehicles,

shops, restaurants, swimming pool, playground facilities and the like:

- “Motor Camp” means a camping ground together with land and one or more buildings used for the transient accommodation of travellers by road. For the purpose of this definition “transient accommodation of travellers by road” shall include residential accommodation and garaging facilities and may include services by way of fuelling of vehicles, shops, restaurants, swimming pool, playground facilities and the like:
- “Non-conforming” as applied to a site or a building or to the use of a site or building, means a site or a building or a use of either that does not conform with the provisions of this scheme:
- “Predominant Use” in relation to land in any zone, means any use specified in these ordinances as a predominant use, being a use that is permitted as of right:
- “Private Garage” means a garage other than a commercial garage as herein defined:
- “Private Hotel” means a residential building designed to accommodate four or more non-permanent guests and to provide service and accommodation equivalent to those provided in a licensed hotel:
- “Residential Building” means any building or part of a building used or intended to be used for human habitation:
- “Residential Institution” means a hostel, hospital (other than a mental hospital), convalescent home, boarding school, or charitable institution providing board and lodging and having accommodation for four or more persons other than management and staff:
- “Semi-detached house” means one of a pair of household units built side by side on separate sites and separated by a wall common to both that meets the requirements of the Council’s By-laws for a party wall between dwellinghouses:
- “Shop” means any land, building or part of a building on or in which goods are sold or exposed for sale by retail; and includes auctioneers’ and land agents’ premises and premises in which services, other than professional, are rendered.
- “Site” means an area of land having a frontage to a street or private street and permitted by the scheme to be occupied—
- (a) In the case of residential buildings, by one building and its accessory buildings:
  - (b) In the case of buildings other than residential, by one or more buildings comprised in the same premises and their accessory buildings and includes in every case the curtilage of the building or buildings:



“Corner Site” means a site having a frontage of not less than the minimum prescribed by this scheme for front sites in the particular zone in which the site is situated, to each of two or more streets or private streets not less than 40 feet in width as defined in the Municipal Corporations Act 1933, if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees:

“Front Site” means a site having one frontage of not less than the minimum prescribed by this code for the particular zone in which the site is situated to a street or private street:

“Rear Site” means a site situated in the rear of another site and not having the frontage for a front site required in the zone:

“Through Site” means a front site having two frontages to a street or streets, such frontages not being contiguous and the average width of the site measured at right angles to either of the side boundaries being not less than the required minimum frontage for a front site:

“Street” includes road:

“Terrace House” means one of a group of household units each of which having street frontage is separated vertically from one neighbour on each side by a wall common to both that meets the requirements of the Council’s By-laws for a party wall between dwellinghouses;

*provided that*

the unit at each end of every such group shall be deemed to be a semi-detached house:

“Yard” means a part of a site which is required by this code to be unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this code.

“Front Yard” means a yard between the street line and a line parallel thereto and extending across the full width of the site:

“Rear Yard” means a yard between the rear boundary of the site and a line parallel thereto extending across the full width of the site;

*provided that*

in the event of there being no rear boundary, as in a triangular section, the boundaries of the rear yard shall be the converging side boundaries of the site and the arc of a circle drawn with the apex as centre and a radius of 30 feet:

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

### **ORDINANCE 3**

#### **CODE TO PREVAIL OVER BY-LAWS**

The provisions of this code shall have effect notwithstanding any By-law for the time being in force in the district, and where the provisions of this code are inconsistent with the provisions of any By-law the provisions of this code shall prevail.

### **ORDINANCE 4**

#### **SCHEME TO BE COMPLIED WITH**

Subject to the provisions of the Act and all regulations made thereunder, no person shall use or permit the use of any land or building or undertake or permit any new work or any reconstruction, alteration, or modification of any existing work if the use, new work, reconstruction, alteration, or modification does not conform with the scheme.

### **ORDINANCE 4A**

#### **SERVING OF NOTICES**

Every notice required by this code to be served on any person shall be delivered to that person and may be delivered to him either personally or by posting it by registered letter addressed to that person at his last known place of abode or business in New Zealand. A notice so posted shall be deemed to have been served at the time when the registered letter would, in the ordinary course of post, be delivered.

### **ZONING**

### **ORDINANCE 5**

#### **CLASSIFICATION OF ZONES**

The zones constituted for the purposes of the scheme are shown on the district planning map by distinctive notations.

### **ORDINANCE 6**

#### **CONTROL OF USE**

- (1) Any land or any building thereon may be used for, or the use thereof may be changed to, any purpose prescribed by this code for the zone in which the land or building is situated, but

for or to no other purpose and every such use shall be subject to every other ordinance that is applicable thereto and shall also be subject to every relevant statute or by-law.

- (2) Any use that falls naturally within a general class of uses authorized in respect of any zone shall be deemed to be included in that class as if it had been expressly authorized; but in respect of any other use that is not expressly provided for within the district by ordinance 9 hereof the Council shall determine in which zone or zones it may be permitted, and in respect of that zone or each of those zones whether it shall be a predominant use or a conditional use or in what circumstances predominant and in what circumstances conditional, and (where it is conditional) what the conditions shall be.
- (3) The use of buildings or land for the purposes of public utility shall be deemed to be a conditional use in every zone.

### **ORDINANCE 7**

#### **CONTROL OF BULK AND LOCATION OF BUILDINGS ON SITE**

The bulk of all buildings and the location of each in relation to the site shall conform with—

- (a) The provisions prescribing requirements as to yards, height, coverage, density, and angle controlling height hereinafter set out in respect of the zone in which the site is located:
- (b) The requirements for off-street parking and loading as set out under ordinance 19:
- (c) All other ordinances applicable thereto.

### **ORDINANCE 8**

#### **REGULATION AND PROCEDURE IN RESPECT OF USES**

- (1) The use of any land or building for any purpose specified as a predominant use in relation to the zone in which it is situated is permitted without further consent of the Council under this code;

*provided that*

the use for that purpose is in accordance with every requirement set forth in this code in respect of it as a predominant use; but any proposed reduction of standard below those requirements shall have effect to constitute that use a conditional use, and the provisions of this code as to conditional uses in that zone shall apply as if that use had been specified as a conditional use within that zone.

- (2) The use of any land or building for any purpose specified as a conditional use in relation to the zone in which it is situated,

is permitted subject in each case to the consent by resolution of the Council and to such conditions, restrictions, and prohibitions as to location, height, yards, position of buildings on sites, coverage, drainage, disposal of effluents, and preservation of amenities as are stipulated in the ordinance relating to the zone, and to such special conditions, restrictions, and prohibition (whether in respect of the same matters or other matters) as the Council may think fit to impose.

- (3) Before the Council consents to a conditional use of any land or building, it shall notify the proposal and special conditions, restrictions, and prohibitions it contemplates, by advertisement published at the expense of the applicant in the official paper of the Council circulating in the district, and shall give written notice to adjoining owners and occupiers and such other persons as, to the Council, appear likely to be affected.
- (4) Any owner or occupier of property may object to the proposed use of the property by notice in writing delivered to the Council at any time within fourteen days after the notification of the proposal. Every such notice shall state the grounds of the objection.
- (5) Before arriving at a decision, the Council shall take into account every objection received as aforesaid. Every objector shall be entitled to be heard by the Council or a committee thereof appointed for the purpose either specially or as a standing committee.

## **ORDINANCE 9**

### **USES WITHIN ZONES**

This ordinance specifies:

- (a) The types of zones within the district to which the scheme relates;
- (b) The predominant and conditional uses of land and buildings within the zones;
- (c) The bulk and location requirements for various uses within the zones.

## **RURAL ZONES**

### **PREDOMINANT USES**

The following shall be predominant uses in rural zones:

- (a) Farming of any kind, racing stables, veterinary hospitals, and boarding kennels excepting the housing or keeping of animals in any building or enclosure within 75 ft. from any residential building or less than 40 ft. from any boundary of the site:

Provided however that the Council may at its discretion permit the keeping of animals within such distances

respectively if the Council considers that no undue annoyance will be suffered by neighbours.

- (b) Parks, playgrounds, recreation grounds, and scenic reserves:
- (c) Churches:
- (d) Buildings accessory to buildings or to use of land for any of the foregoing purposes, including dwellinghouses, except in any position in relation to any mill, factory, plant, or workings that would or might in the opinion of the Council prejudice the health or safety of the occupiers thereof.

#### CONDITIONAL USES

The following shall be conditional uses in rural zones:

- (a) Licensed and unlicensed hotels, camping grounds and motels, cabarets, restaurants, halls, and generally buildings for or connected with indoor or outdoor recreation:
- (b) Educational and residential institutions, hospitals, nursing homes, convalescent homes, and charitable and philanthropic institutions, and boarding houses and hostels used in connection with those uses:
- (c) Butter factories, cheese factories, premises used for the manufacture of dried milk products, stockyards, and saleyards, or for any industry which is ancillary to farming of any kind in the locality, not being one of the industries listed in Appendix A hereto or any other noxious or dangerous industry:
- (d) Timber mills, sawmills, timber processing, and any undertaking which is ancillary to the forestry and timber industries in the vicinity of the source of the timber and not being one of the industries listed in Appendix A hereto:
- (e) The winning and processing of materials occurring naturally in the vicinity:
- (f) Cemeteries and crematoria:
- (g) Country stores, service stations, machinery workshops, and roadside shops for sale of the produce of the farm on which the shop is located:
- (h) Use of the site for residential purposes if the site is an independent economic unit for a farming purpose and has not less than the minimum area and frontage required for that farming use in the zone:
- (i) Buildings accessory to buildings or to use of land for any of the foregoing purposes including dwellinghouses except in any position in relation to any mill, factory, plant or workings which would or might in the opinion of the Council, prejudice the health or safety of the occupants thereof:



## CONDITIONS RELATING TO CONDITIONAL INDUSTRIAL USES IN RURAL ZONES

The following provisions shall apply in connection with conditional industrial uses in rural zones:

- (a) All tailings, sawdust, spoil, waste, and effluent shall be so disposed of as to minimize damage to property or disfigurement to the countryside;
- (b) The sites of excavations, heaps, dumps, spoil, or other materials at any workings or plant which cause or are likely to cause damage to property or disfigurement to the countryside shall be progressively restored to a reasonably natural state by levelling or back-filling where possible and by the planting of grass or trees, and, on completion of work, by removal of plant and buildings.

### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements for predominant uses in rural zones:

<i>Type of Use</i>	<i>Maximum Permitted Height excluding Chimneys Masts, etc.</i>	<i>Front Yards Minimum Depth</i>	<i>Rear Yards Minimum Depth</i>	<i>Side Yards Minimum Depth</i>
Residential building	35 feet	25 feet	25 feet	15 feet
Building other than residential	35 feet	50 feet	50 feet	40 feet

The normal bulk and location requirements for conditional uses in rural zones shall collectively provide the same general standards as for predominant uses in those zones.

The Council, however, may at its discretion vary the bulk and location requirements should it consider that, under particular circumstances, compliance would create undue hardship.

## RESIDENTIAL A ZONES

### PREDOMINANT USES

The following shall be predominant uses in residential A zones:

- (a) Dwellinghouses:
- (b) Semi-detached houses:
- (c) Apartment houses containing not more than two household units:
- (d) Parks, playgrounds, recreation grounds, and scenic reserves: *provided that*  
no land or buildings shall be used for pleasure or

entertainment purposes involving any operation detrimental to the amenities of the neighbourhood:

- (e) Farming, including pastoral, agricultural or dairy farming, market gardens, and nursery gardens; excepting the housing or keeping of animals in any building or enclosure within 75 feet of any residential building and less than 30 feet from any boundary of the site. Provided, however, that the Council may at its discretion permit the keeping of animals within such distances respectively if the Council considers that no undue annoyance will be suffered by neighbours.

Provided however that the keeping of not more than 24 fowls is permitted in buildings or enclosures sited not less than 30 feet from any residential building.

- (f) Buildings accessory to buildings or the use of land for any of the foregoing purposes.

#### CONDITIONAL USES

The following shall be conditional uses in residential A zones:

- (a) Churches and buildings used only for religious purposes:
- (b) Museums, art galleries, libraries, and educational institutions; including boardinghouses or hostels used in connection therewith:
- (c) Public and private hospitals, nursing homes and convalescent homes:
- (d) Professional offices situated in a dwellinghouse permitted under this ordinance so long as the predominant use of the premises as a whole is that of a dwellinghouse:
- (e) Places of assembly, including gymnasiums and training sheds:
- (f) Tea-rooms or shops for the sale of groceries, green-groceries and/or dairy products in conjunction with residential accommodation occupied by the shopkeeper:
- (g) Cottages and homes for the aged:
- (h) Conversion, without extension of floor area, of existing dwellings into not more than four apartments complying with all relevant by-laws and statutes or to more than four apartments provided each apartment contains a floor area of not less than 600 sq. ft. and complies with all relevant by-laws and statutes:
- (i) Camping grounds and motels:
- (j) Buildings accessory to buildings used for any purpose or to the use of land for any purpose defined in the foregoing paragraphs in connection with conditional uses in residential A zones:
- (k) Garages for hiring, for the housing of private cars of nearby residents:

- (l) A building not exceeding 480 sq. ft. floor area situated on the same site with a dwellinghouse and used for the storage only of plant and materials in connection with the business of the person permanently residing on the site.
- (m) A workroom of up to 400 sq. ft. at the rear of a dwellinghouse provided that the Council is of the opinion that neither the building nor the use to which it is put will cause undue annoyance, in any manner, to any adjacent neighbours and provided that no machinery shall be installed nor any labour employed and the building shall be used only by the person permanently residing on the site.
- (n) Car Parking buildings and car parks provided the site is within 5 chains of a commercial or industrial zone.

#### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements for predominant uses in residential A zones:—

<i>Type of Use</i>	<i>Maximum Height in Feet</i>	<i>Front Yards Minimum Depth in Feet</i>	<i>Rear Yards Minimum Depth in Feet</i>	<i>Side Yards Minimum Depth in Feet</i>	<i>Total Coverage Per Cent</i>
Dwellinghouse	30	15	25	5 on one side 8 on other side	35
Semi-detached house	30	15	25	8	35
Apartment house	30	15	25	5 on one side 8 on other side	35
Non-residential Buildings	30	15	25	—	35

The following shall be the normal bulk and location requirements for conditional uses in residential A zones:—

<i>Type of Use</i>	<i>Maximum Height in Feet</i>	<i>Front Yards Minimum Depth in Feet</i>	<i>Rear Yards Minimum Depth in Feet</i>	<i>Side Yards Minimum Depth in Feet</i>	<i>Total Coverage Per Cent</i>
Other building classified in paragraphs (a)-(e), (g) and (i)	40	15	5	5 on one side 8 on other side	50
Shops as in paragraph (f)	30	15	25	5 on one side 8 on other side	

## RESIDENTIAL B ZONES

### PREDOMINANT USES

The following shall be predominant uses in residential B zones:

- (a) Any of the predominant uses in residential A zones:
- (b) Apartment houses:
- (c) Terrace houses limited to six household units with rear access common or individual to each household unit:
- (d) Boardinghouses, private hotels and private residential clubs:
- (e) Public and private hospitals, nursing homes, and convalescent homes, exclusive of premises used for the treatment of animals:
- (f) Buildings accessory to buildings used for any of the foregoing purposes or to the use of land for any of the foregoing purposes.

### CONDITIONAL USES

The following shall be conditional uses in residential B zones:

- (a) Any of the uses specified in paragraphs (a) to (i) and (m) and (n) of the sub-clause of this Ordinance 9 which relates to conditional uses of residential A zones:
- (b) Buildings accessory to buildings used for any of the foregoing purposes or to the use of land for any of the foregoing purposes:
- (c) A building not exceeding 480 square feet floor area situated on the same site with a dwellinghouse used for the storage only of plant and materials in connection with the business of a person permanently residing on the site.
- (d) Garages for hiring for the housing of cars of nearby residents.

### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements in residential B zones:—

<i>Type of Use</i>	<i>Maximum Height</i>	<i>Front Yards Minimum Depth</i>	<i>Rear Yards Minimum Depth</i>	<i>Side Yards Minimum Depth</i>	<i>Coverage Per Cent</i>	<i>Density</i>
Dwellinghouse	30 ft.	15 ft.	25 ft.	5 ft. on one side 8 ft. on other side	35	—
Semi-detached house	30 ft.	15 ft.	25 ft.	8 ft.	35	—
Terrace house	30 ft.	15 ft.	25 ft.	—	35	10 perches per household unit

<i>Type of Use</i>	<i>Maximum Height</i>	<i>Front Yards Minimum Depth</i>	<i>Rear Yards Minimum Depth</i>	<i>Side Yards Minimum Depth</i>	<i>Coverage Per Cent</i>	<i>Density</i>
Apartment house	102 ft.	15 ft.	25 ft.	4 ft. plus 1/5 of height one to be not less than 8 ft.	45	220 sq. ft. of site per person provided for
Other building	45 ft.	15 ft.	25 ft.	4 ft. plus 1/5 of height one to be not less than 8 ft.	50	220 sq. ft. of site per person provided for

### **RESIDENTIAL C ZONES**

#### **PREDOMINANT USES**

The following shall be predominant uses in residential C zones:

- (a) Any of the predominant uses in residential A and B zones:
- (b) Libraries, exhibitions, museums and art galleries:
- (c) Places of public and private worship:
- (d) Residential clubs:
- (e) Private hotel:
- (f) Educational, cultural, social and philanthropic institutions:
- (g) Buildings accessory to buildings or the use of land for any of the foregoing purposes:

#### **CONDITIONAL USES**

- (a) Any of the uses specified in paragraphs (e) (h) (k) and (n) of the sub-clause of this Ordinance 9 which relates to conditional use of residential A zones:
- (b) Non-residential Clubs:
- (c) Buildings accessory to buildings used for any purpose or to the use of any land for any purpose defined in the foregoing paragraphs in connection with conditional uses in residential C zones:

#### **BULK AND LOCATION REQUIREMENTS**

The normal bulk and location requirements applicable to residential C zones shall be the same as those which apply to residential B zones.



## COMMERCIAL A ZONES

### PREDOMINANT USES

The following shall be predominant uses in commercial A zones:

- (a) Retail shops used for dairy, milk bar, greengrocer, grocery, butcher, fishmonger, chemist, delicatessen, cake shop, confectioner, stationer, fancy goods, hairdresser, boot repairer, or shops or depots for other similar purposes including such shops where dwelling accommodation is incorporated in the same building provided that there is not more than one dwelling unit per shop so designed that the dwelling quarters have direct street access:
- (b) Professional and commercial offices:
- (c) Buildings accessory to any of the foregoing purposes:

### CONDITIONAL USES

The following shall be conditional uses in commercial A zones:

- (a) Retail shops not listed in predominant uses:
- (b) Commercial garages and stores for the retail sale of petroleum and garages for running repairs in cases where the floor space to be used for repair work does not exceed 1,500 sq. ft. and where access from the street is to the approval of the Council:
- (c) Licensed hotels:
- (d) Any process of manufacture of goods, most of which are sold by retail on the premises excluding the industries set out in Appendices A and B:
- (e) Any uses permitted in residential A and residential B zones other than residential buildings.
- (f) Buildings accessory to buildings used for any of the foregoing purposes or to the use of land for any of the foregoing purposes.

### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements in commercial A zones:

Maximum Height	30 ft. maximum as of right, though increased height may be authorised if necessary by special resolution of the Council.
Front Yards Minimum Depth	15 ft. See also paragraph (a) of the next succeeding sub-clause of this Ordinance 9.
Rear Yards Minimum Depth	25 ft. See also paragraph (b) of the next succeeding sub-clause of this Ordinance 9.

Side Yards Minimum Depth	10 ft. where adjoining a rural or residential zone without the intervention of a street or public open space. See paragraph (b) of the next succeeding sub-clause of this Ordinance 9.
Coverage	50 per cent for shop dwelling. 60 per cent for buildings other than residential provided that the 60 per cent be calculated on the area of the site plus the area of the portion of any adjoining service lane or private way immediately opposite to the site.
Density	Where commercial and residential uses are combined, the site shall have not less than 600 square feet of open space about the building for each dwelling unit.

The application of the requirements of the immediately preceding sub-clause of this Ordinance 9 to sites within subdivisions existing when this ordinance first becomes operative in respect of the site shall be modified where permanent structures have been erected on the land in the following respects:

- (a) Where, in a commercial A zone, land has been set aside for a front yard to the extent required by this scheme, the Council may accept dedication of the whole or any part of the yard for the purpose of street widening; and notwithstanding the foregoing provisions of this scheme, for the purpose of computing the allowable coverage of the site, as much of the yard as has been dedicated will be regarded as part of the site:
- (b) Where land for a service lane or private way is provided by the owner at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.
- (c) In cases where compliance with the front and rear yard requirements would, in the opinion of the Council, cause undue hardship or where the Council in its discretion considers such compliance is not desirable, the Council may dispense with or modify the said requirements.

## **COMMERCIAL B ZONES**

### **PREDOMINANT USES**

The following shall be predominant uses in commercial B zones:

- (a) Retail and wholesale shops and warehouses and auction rooms and residential accommodation in conjunction with retail shops as for commercial A zones:
- (b) Administrative buildings of the Central and local Governments, professional and commercial offices, banks, and exchanges:

- (c) Libraries, exhibitions, museums, and art galleries:
- (d) Theatres and halls and places of public and private worship, entertainment, and public and private assembly:
- (e) Licensed and private hotels, residential and non-residential clubs:
- (f) Printing and publishing.
- (g) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

#### CONDITIONAL USES

The following shall be conditional uses in commercial B zones:

- (a) Commercial garages and stores for the sale of petroleum by retail and garages for running repairs in cases where the floor space to be used for repair work does not exceed 2,500 square feet and where access from the street in each case is to the approval of the Council:
- (b) Car parks and car parking buildings:
- (c) Any process of manufacture of goods most of which are sold by retail on the premises excluding the industries set out in Appendices A and B:
- (d) Any industry other than those falling within Appendix A and Appendix B hereto except as otherwise determined by the Council pursuant to Ordinance 6 (2):
- (e) Living quarters for caretaker or other person whose employment requires that he lives on the premises:
- (f) Buildings accessory to buildings used for or use of land for any of the foregoing purposes specified in this sub-clause:
- (g) Use of a rear site permitted for any of the above predominant or conditional uses in this zone.

#### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements in commercial B zones:

Rear Yards	25 ft. if adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding sub-clause.)
Minimum Depth	
Side Yards	10 ft. on side adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding sub-clause.)
Minimum Depth	
Density	Where commercial and residential uses are combined, the site shall have not less than 500 square feet of open space about the building for each dwelling unit.

Angle	65°. For graph showing heights permitted for various
Controlling	distances from middle line of street, see Appendix C
Height	of this code.
Maximum	102 ft. maximum limit.
Height	

The application for the foregoing requirements to sites within subdivisions existing when this ordinance first becomes operative in respect of the site shall be modified where permanent structures have been erected on the land so that where land for a service lane or private way is provided by the owner at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.

## **COMMERCIAL C ZONES**

### **PREDOMINANT USES**

The following shall be predominant uses in commercial C zones:

- (a) Retail shops and storage for materials and articles for sale, auction rooms, and residential accommodation in conjunction with retail shops as for commercial A zones:
- (b) Administrative buildings of the Central and local Governments, professional and commercial offices, banks, and exchanges:
- (c) Libraries, exhibitions, museums, and art galleries:
- (d) Theatres and halls and places of public and private entertainment and public and private assembly:
- (e) Licensed hotels, private hotels, and residential clubs:
- (f) Living quarters for a caretaker or other person whose employment requires that he live on the premises:
- (g) Printing and publishing:
- (h) Publication of daily newspapers:
- (i) Warehouses:
- (j) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

### **CONDITIONAL USES**

The following shall be conditional uses in commercial C zones:

- (a) Commercial garages and stores for the sale of petroleum and garages for running repairs where access from the street is to the approval of the Council:
- (b) Places of worship and non-residential clubs:

- (c) Car parking buildings and car parks:
- (d) Any process of manufacture of goods most of which are sold by retail on the premises excluding industries set out in Appendices A and B.
- (e) Any industry other than those falling within Appendix A and Appendix B hereto except as otherwise determined by the Council pursuant to Ordinance 6 (2):
- (f) Buildings accessory to buildings used for or use of land for any of the foregoing purposes:
- (g) Use of a rear site for any of the above predominant or conditional uses in this zone.

#### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements in commercial C zones:

Rear Yards Minimum Depth	15 ft. if adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding sub-clause.)
Side yards Minimum Depth	10 ft. on side adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding sub-clause.)
Density	Where commercial and residential uses are combined, the site shall have not less than 500 square feet of open space about the building for each dwelling unit.
Angle Controlling Height	65°. For graph showing heights permitted for various distances from middle line of street, see Appendix C of this code.
Maximum Height	102 ft. maximum limit.

The application of the foregoing requirements to sites within subdivisions existing when this ordinance first becomes operative in respect of the site shall be modified where permanent structures have been erected on the land so that, where land for a service lane or private way is provided by the owner at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.

### INDUSTRIAL B ZONES

#### PREDOMINANT USES

The following shall be predominant uses in industrial B zones:

- (a) Any industry other than those falling within Appendix A and Appendix B hereto except as otherwise determined by the Council pursuant to Ordinance 6 (2):

- (b) Living quarters for a caretaker or other person whose employment requires that he live on the premises:
- (c) Canteens, dining rooms, and ablutions, recreation, and other facilities for the convenience of those engaged in the zone:
- (d) Warehouses:
- (e) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

#### CONDITIONAL USES

The following shall be conditional uses in industrial B zones:

- (a) Car parking buildings and car parks:
- (b) Use of a rear site permitted for any of the above predominant or conditional uses in this zone:
- (c) Shops including licensed hotels:
- (d) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

#### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements in industrial B zones:

Rear Yards	25 ft. if adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding sub-clause.)
Minimum Depth	
Side Yards	10 ft. on side adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding sub-clause.)
Minimum Depth	
Density	Where industrial and residential uses are combined, the site shall have not less than 500 square feet of open space about the building for each dwelling unit.
Angle	65°. For graph showing heights permitted for various distances from middle line of street, see Appendix C of this code.
Controlling Height	
Maximum Height	102 ft. maximum limit.

The application of the foregoing requirements to sites within subdivisions existing when this ordinance first becomes operative in respect of the site shall be modified where permanent structures have been erected on the land so that, where land for a service lane or private way is provided by the owner at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.

## INDUSTRIAL C ZONES

### PREDOMINANT USES

The following shall be predominant uses in industrial C zones:

- (a) Any industry except those falling within Appendix A hereto:
- (b) Living quarters for a caretaker or other person whose employment is such that he is required to live on the premises:
- (c) Canteens, dining rooms, and ablution, recreation, and other facilities for the convenience of those engaged in the zone.
- (d) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

### CONDITIONAL USES

The following shall be conditional uses in industrial C zones:

- (a) Living quarters for persons required to be at call when off duty:
- (b) Any industry falling within Appendix A hereto if the process or operation is so modified as to preclude every element of noxiousness or danger in relation to adjacent properties and undertakings:
- (c) Car parking buildings and car parks:
- (d) Use of a rear site permitted for any of the above predominant or conditional uses in this zone:
- (e) Shops including licensed hotels.
- (f) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

### BULK AND LOCATION REQUIREMENTS

The following shall be the normal bulk and location requirements in industrial C zones:

Rear Yards	25 ft. if adjoining a residential zone without inter-
Minimum	vention of a street, private street or private way. (See
Depth	also next succeeding sub-clause.)
Side Yards	10 ft. on side adjoining a residential zone without
Minimum	intervention of a street, private street or private way.
Depth	(See also next succeeding sub-clause.)
Density	Where industrial and residential uses are combined, the site shall have not less than 500 square feet of open space about the building for each dwelling unit.
Angle	65°. For graph showing heights permitted for various
Controlling	distances from middle line of street, see Appendix C
Height	of this code.
Maximum	102 ft. maximum limit.
Height	

The application of the foregoing requirements to sites within subdivisions existing when this ordinance first becomes operative in respect of the site shall be modified where permanent structures have been erected on the land so that, where land for a service lane or private way is provided by the owner at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.

## **INDUSTRIAL D ZONES**

### **PREDOMINANT USES**

The following shall be predominant uses in industrial D zones:

- (a) Any industry falling within Appendix A hereto:
- (b) Buildings accessory to buildings used for or use of land for any of the foregoing purposes:

### **CONDITIONAL USES**

The following shall be conditional uses in industrial D zones:

- (a) Any industry specified in Appendix B hereto:
- (b) Living quarters for a caretaker or other person whose employment requires that he live on the site:
- (c) Canteens, dining rooms and ablution, recreation, and other facilities for the convenience of those engaged in the zone:
- (d) Car parking buildings and car parks:
- (e) Use of a rear site permitted for any of the above predominant or conditional uses in this zone:
- (f) Shops including licensed hotels:
- (g) Buildings accessory to buildings used for or use of land for any of the foregoing purposes.

### **BULK AND LOCATION REQUIREMENTS**

The following shall be the normal bulk and location requirements in industrial D zones:

Rear Yards	25 ft. if adjoining a residential zone without inter-
Minimum	vention of a street, private street or private way. (See
Depth	also next succeeding sub-clause.)
Side Yards	10 ft. on side adjoining a residential zone without
Minimum	intervention of a street, private street or private way.
Depth	(See also next succeeding sub-clause.)
Density	Where industrial and residential uses are combined, the site shall have not less than 500 square feet of open space about the building for each dwelling unit.



Angle Controlling Height 65°. For graph showing heights permitted for various distances from middle line of street, see Appendix C of this code.  
 Maximum Height 102 ft. maximum limit.

The application of the foregoing requirements to sites within subdivisions existing when this ordinance first becomes operative in respect of the site shall be modified where permanent structures have been erected on the land so that, where land for a service lane or private way is provided by the owner at the rear or at the side of the site, the rear yard requirements or the side yard requirements, as the case may be, shall be diminished correspondingly.

## SUBDIVISIONAL STANDARDS AND BUILDING SITES

### ORDINANCE 10

#### SUBDIVISIONAL STANDARDS, AND MINIMUM SITE AREA AND FRONTAGE OF BUILDING SITES

- (1) Land shall be so subdivided as to meet the requirements of sites for predominant or conditional uses, and as to the bulk and location of buildings, that apply in that zone:

Provided that no person shall in any case subdivide land in the zone named in the first column hereunder so as to produce for the use specified in the second column an allotment with an area less than that specified in the third column, or frontage less than that specified in the fourth column, set opposite the particular use and zone.

<i>Zone</i>	<i>Use</i>	<i>Minimum Area</i>	<i>Minimum Frontage</i>	<i>Minimum Depth</i>
Rural	Any use	5 acres	5 chains	—
Residential	(a) Any Terrace house	10 perches	25 feet	—
"	(b) Any semi-detached house	16 perches	40 feet	—
"	(c) Any dwelling-house or other building	24 perches	50 feet	—
Commercial without residential accommodation		—	20 feet	60 feet
Provided that the minimum depth of a commercial site without residential accommodation may be reduced to 50 feet where full compliance with the depth of 60 feet is impracticable.				
Commercial with residential accommodation		—	20 feet	80 feet
Industrial sites		10 perches	20 feet	60 feet

Provided that the frontage to a rear industrial site may be reduced to 12 feet if the access strip is less than two chains in length and the area (exclusive of access strip) is less than 40 perches.

- (2) The requirements of this ordinance shall not apply to any subdivision if the Council is satisfied that the subdivision is intended solely for the adjustment of boundaries which will leave each of the adjoining allotments of substantially the same area as before or if the subdivision is for some purpose of public utility such as to provide a site for an electric or drainage substation and the other site or allotment for separate occupation complies so far as in the opinion of the Council is reasonable with those requirements.
- (3) Notwithstanding any other provisions of these ordinances, any site or allotment for separate occupation as a site for a detached dwellinghouse may be reduced in area by not more than 10 per cent of the area prescribed if the total number of sites or allotments for separate occupation which would have been obtained without that reduction is not thereby exceeded and if any surplus land is dedicated to the Council for a public purpose or disposed of in accordance with the directions of the Council.
- (4) In the case of a front site for a dwelling in a residential zone, being a site with side boundaries diverging from the street, the frontage may be reduced to 20 feet if the width of the site at a distance of 30 feet from the street boundary is not less than the frontage prescribed in sub-clause (1) of this ordinance.
- (5) No person shall erect any dwellinghouse on a rear site in a residential zone unless the site has an area of not less than 30 perches and such area has a minimum average width in either direction, of a rectangular section, of not less than 60 feet. No part of the section having a width of less than 50 feet shall be considered in the calculation of the required area. The said site must also have as its access from a street, a straight or nearly straight strip or piece of land in the same Certificate of Title at least 12 feet wide and not more than 198 feet long that is not computed or included in the said minimum area. Rear sections not rectangular in shape shall conform to the above general requirements.

Provided that where two or three such strips (but not more) are side by side, the width of each may be reduced to 10 feet or 6 feet 8 inches respectively if the total width of the strips is 20 feet (measured at right angles to their course) and if each strip is subject to a right of way in favour of the owners of each of the other strips.

- (6) Notwithstanding the requirements of these ordinances as to area and frontage, a dwellinghouse may be erected in a residential zone on a site comprising the whole of a parcel of land which—
- (a) Being a front site, contains an area of not less than 12 perches with street frontage of not less than 30 feet if it is held in a separate certificate of title or conveyance issued or executed pursuant to a subdivision approved by the Council before this scheme was recommended by the Council and is not in the same ownership as any adjoining land; or
- (b) Is a parcel resulting from the subdivision into not more than two lots of an area occupied as a separate holding if it is impracticable for each lot to satisfy the requirements of sub-clause (1) of this ordinance and if each lot that is a front site contains not less than 20 perches with street frontage of not less than 40 feet and each lot that is a rear site contains not less than 30 perches exclusive of access strip and such area has a minimum average width in either direction, of a rectangular section, of not less than 60 feet. No part of the section having a width less than 50 feet shall be considered in the calculation of the required area. Rear sections not rectangular in shape shall conform to the above general requirements.
- (7) Notwithstanding the requirements of these ordinances as to area and frontage the Council may, at its discretion, in special cases of extreme hardship permit the erection of a dwellinghouse on—
- (a) Front sections with a frontage not less than 40 feet and an area of not less than 16 perches.
- (b) Rear sections with an area (exclusive of access strip) of not less than 27 perches with an access strip of not less than 12 feet but complying in all other respects with the requirements of this ordinance.
- (8) Subject to the requirements of any by-law on the subject, a copy of every subdivisional plan shall be supplied to the Council for its record.
- (9) Notwithstanding that a scheme of subdivision may comply with the requirements of these ordinances in respect of frontage and area the Council shall not approve the scheme if the arrangement of sites or shape of any proposed site is not in conformity with the principles of Town and Country Planning.

# **PROTECTION OF SITES FOR PROPOSED STREETS, ETC.**

## **ORDINANCE 11**

**BUILDINGS NOT TO BE ERECTED ON SITES OF PROPOSED STREETS, ETC.; AND VARIATION OF PROPOSED STREETS AND RESERVES**

- (1) The erection or completion of any building or the carrying out of any work of a substantial nature on any land forming part of the site of a proposed road, street, access way, or service lane, public reserve, or designated open space or public work is prohibited without the prior consent of the Council; and, subject to the provisions of section 35 of the Town and Country Planning Act 1953, the Council may give its consent either absolutely or subject to such conditions as it may think fit to impose.
- (2) The Council may, by agreement with the owners of the lands thereby affected, vary the position of any proposed road, street, access way, or service lane, or the location or shape of any proposed reserve, so long as the general intention of the original scheme in that respect is secured.

## **GENERAL ORDINANCES**

### **ORDINANCE 12**

**INFORMATION TO BE SUPPLIED WITH APPLICATIONS FOR PERMITS**

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

## **SITING OF BUILDINGS**

### **ORDINANCE 13**

**CONDITIONS UNDER WHICH RESTRICTIONS ON BUILDINGS AND LAND ARE TO APPLY**

The permitted uses, height, open spaces, site area, and coverage in the respective zones shall be those set out in Ordinances 5 to 9 of these ordinances:

Provided that—

- (a) No person shall erect any building on any front yard, rear yard, or side yard, and all such yards shall be left unoccupied

and unobstructed from the general ground level upwards: except for the projection of eaves of any building over any yard but such eaves must not project more than two feet over any required side yards.

Provided also that accessory buildings may be erected on any rear yard if they do not occupy altogether more than one-fifth of the area of the rear yard; and that garage accommodation for private cars on residential sites may be erected on any side yard so long as the garage does not exceed 12 feet in height; and

Provided that no part of the building will be nearer to the street than the front of the main part of the residential building:

Provided that the eaves of buildings may project into any yard but not more than two feet into any required side yard.

Provided further that, where the physical features of the site are such that adherence to these requirements would be unreasonable, the Council may permit the erection of accessory buildings not exceeding 400 square feet in area on any part of the site:

(b) No person shall erect in a residential zone accessory buildings the total floor area of which shall exceed, on any site of the minimum area permitted there, 600 square feet; or, on any larger site, that floor area plus one tenth of the area by which the area of the site exceeds the minimum area permitted:

(c) If in the opinion of the Council compliance in any particular case with the yard requirements of this scheme would seriously diminish the usefulness of the site for building purposes and subject to the written consent of the owners of the adjoining land on the side where yard space is to be diminished, the Council may, by resolution in respect of that site, vary or dispense with the provisions of this scheme relating to one or more of the yard requirements:

Provided that in no case shall the total area of yard space required by this scheme be reduced:

(d) In the case of a corner site, the owner may select either street boundary as the front boundary of the site:

(e) In the case of a through site, the owner shall provide two rear yards at or near the middle of the site and front yard on each frontage of the site unless the Council by resolution declares which frontage of the site shall be deemed to be the rear boundary, in which case the provisions as to rear yards shall apply with respect to that frontage and the provisions as to front yards with respect to the other frontage.

(f) Notwithstanding the provisions of this ordinance where the scheme prescribes a building line on any site, whether by reference to any street boundary or otherwise, no building or accessory building or part of either shall at any time be erected

on that part of the site between the building line and the street or boundary to which it is related.

#### **ORDINANCE 14**

##### **REQUIREMENTS AS TO COMMERCIAL AND INDUSTRIAL BUILDINGS ON REAR SITES**

On a rear site in a commercial or an industrial zone the coverage shall not exceed 75 per cent of the coverage permitted on a front site and the building shall be sited so as to facilitate fire fighting and to allow access and turning space for vehicles.

#### **ORDINANCE 15**

##### **REQUIREMENTS AS TO RESIDENTIAL BUILDINGS ON REAR SITES**

No person shall erect any residential building or cause or permit any residential building to be erected on a rear site unless every part of the building is not less than 10 feet from any two boundaries of the site and not less than 20 feet from the remaining two boundaries of the site; and in the case of a residential building other than a dwellinghouse or a semi-detached house, the owners shall construct and maintain an adequate driveway or footpath or both giving access to the site and the buildings thereon, and the owners shall provide at all times while the street lights are lit artificial light sufficient to illuminate properly the drive and footpaths.

#### **ORDINANCE 16**

##### **SPECIAL CONDITIONS APPLYING TO RESIDENTIAL BUILDINGS GROUPED ABOUT A PLACE**

- (1) For the purpose of this ordinance, "Place" means an open unoccupied space not less than 40 feet in width and of the same frontage to a public street, and permanently set apart as the principal means of access to two or more sites.
- (2) In the case of sites for residential buildings grouped about a place—
  - (a) Every site shall comply with the frontage and area requirements under this scheme for sites on which residential buildings may be erected as if the place were a street:
  - (b) Every building shall comply with the provisions of this scheme for the zone in which it is situated as to height and space about buildings as if the place were a street:
  - (c) Where independent street access to all of the building sites does not exist, the owner or owners thereof shall

provide and maintain a paved driveway, of width, location, grade, and construction prescribed by the Council, to give vehicular and pedestrian access to each building site:

- (d) The owners shall provide at all times while the street lights are lit artificial light sufficient to illuminate properly the means of vehicular and pedestrian access to each building site.

### **ORDINANCE 17**

#### **MINIMUM AREAS NOT TO BE REDUCED**

- (1) No person shall so reduce or diminish any site or cause or permit any site to be so used, reduced, or diminished that the open spaces thereof shall be smaller than are prescribed by this scheme.
- (2) No portion of a yard or other open space required about any building shall be taken into account in computing the area of any yard or open space for any other building.

### **HEIGHTS OF BUILDINGS IN COMMERCIAL AND INDUSTRIAL ZONES**

#### **ORDINANCE 18**

##### **ANGLE CONTROLLING HEIGHT**

- (1) At the street frontage of any site the term "angle controlling height" means an acute angle formed at the middle line of the street between—
  - (a) A horizontal plane at kerb level extending between the kerb and the middle line of the street; and
  - (b) An inclined plane rising at an angle of 65 degrees from the middle line of the street at kerb level and extending over the whole site.
- (2) In any industrial or commercial zone (other than a commercial A zone) the height of every building (including its parapet, cornice, roof ridge, or other solid element), or other structure or part thereof, shall be restricted so that every part thereof shall be contained within the angle controlling height.
- (3) In determining the width of a street and the middle line of a street with respect to a given site in an industrial or commercial zone, all streets more than 100 ft. in width shall be considered to be 100 ft. in width, and the middle line taken at 50 ft. from the front boundary of the lot.

- (4) In the case of a corner site fronting streets of different widths, the middle line of the narrower street shall be deemed to lie at the same distance from the boundary of the site as the middle line of the wider street for a distance of 100 ft. from the corner or the length of the frontage to the narrower street, whichever is the less.
- (5) In determining whether any building or structure or part thereof is contained within the angle controlling height, the following shall not be taken into account:
- (a) Lift wells, elevator and stair bulkheads, roof water tanks, and cooling towers (together with their enclosures):  
Provided that the maximum dimension thereof parallel to the middle line of the street shall not exceed 20 ft.:
  - (b) Chimneys and flues:  
Provided that the maximum dimension thereof parallel to the street shall not exceed an aggregate of 15 ft. for any 100 ft. of frontage:
  - (c) Spires, flagpoles, aerials, wire, chain, link, or other open or transparent fences:
  - (d) A one story structure located in a rear yard when permitted by the use ordinance for the zone, including any of the following:
    - (i) A basement or first floor used for accessory off-street parking spaces:
    - (ii) A ground floor used for retail or commercial purposes:
    - (iii) A one story detached accessory building:
    - (iv) A wall along a boundary of a site.
  - (e) Struthers Lane is hereby exempt from the provisions of this ordinance.

## **TRAFFIC**

### **ORDINANCE 19**

#### **LOADING AND PARKING**

- (1) Except where the Council by resolution determines that this provision need not apply every person who proposes to erect, re-erect, construct, or re-construct a building on a site fronting a public highway or intended public highway shall provide within the site suitable and efficient accommodation for any loading, unloading or fuelling of vehicles which is likely to arise from the use of the building, together with adequate vehicular access thereto:



- (2) The site plan furnished in connection with an application for a permit to erect a residential building shall, in addition to any information otherwise required hereby, show in the general layout of the site provision for space for garage accommodation or off-street parking for cars as follows:
- (a) In the case of one family or two family dwellinghouses, accommodation for 1 car for each household:
  - (b) In the case of an apartment house or building containing service flats, accommodation for cars in the proportion of not less than 1 car to every 2 households which the building is designed to accommodate:
  - (c) In the case of a boardinghouse, a lodginghouse, or a similar residential institution used for permanent residents, accommodation for cars in the proportion of not less than 1 car for every 5 persons or fractional part thereof whom the building is designed to accommodate.
- (3) The provision for parking required above may be made in any case as part of a side or rear yard space of any site or may be modified or totally dispensed with in relation to any particular site where the Council is of the opinion that the enforcement of the requirement would create undue hardship.

## **ALTERATIONS AND MODIFICATIONS**

### **ORDINANCE 20**

#### **REPAIRS, ALTERATIONS, AND MODIFICATIONS TO NON-CONFORMING PREMISES**

An existing building which does not conform to any or all of the provisions of the scheme relating to the zone in which it is situated may be repaired, altered, or modified so long as the repair, alteration, or modification does not increase the extent to which the building fails to conform to the provisions of this scheme and does not tend to prevent or, in the cases of alterations or modifications, does not tend to delay the effective operation of this scheme.

## **PROVISION AND PRESERVATION OF AMENITIES**

### **ORDINANCE 21**

#### **PRESERVATION OF OBJECTS AND PLACES OF HISTORICAL INTEREST AND NATURAL BEAUTY**

To be dealt with in second section of scheme.

## ORDINANCE 22

### CONTROL OF ADVERTISING

- (1) For the purpose of this ordinance—

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

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

- (2) No person shall erect or construct or display or cause or permit to be erected or constructed or displayed in any residential zone any signboard or poster; and no signboard or poster shall be erected in any zone so as to be obtrusively visible from a residential zone:

Provided that this sub-clause shall not apply to—

- (a) Any poster or signboard of reasonable size and serving only to direct traffic or to denote the name of the street, the number of any premises, the name of any residential building, or the name, character, or purpose of any premises or the location or timetable or other details of any public utility or facility:
- (b) Signboards not exceeding 12 square feet in area erected in connection with a church, school, public museum, library, hospital, nursing home, or convalescent home:
- (c) Any signboard not exceeding 6 square feet in area advertising the disposal of the land or premises on which it is situated:
- (d) Signboards advertising an auction sale to be held on the premises on which the signboard is erected and so erected and displayed not more than 21 days before and three days after the auction:
- (e) Any signboard not exceeding 2 square feet in area attached to a residential building used for professional or business purposes and bearing only the name, occupation, and hours of attendance or business of a person so using the building.
- (3) If at any time the Council, having regard to the amenities of, or to the views from, any neighbourhood, is of the opinion that the erection, construction, or display of any signboard or

poster ought not to be permitted, the Council may by resolution prohibit the erection, construction, or display of any such signboard or poster.

- (4) The number and designs of signboards which may be displayed on any building shall be subject to the approval of the Council.

### **ORDINANCE 23**

#### **VERANDAHS ON COMMERCIAL PREMISES**

Where the Council has designated any street in a commercial zone as a commercial street, every building fronting that street shall be provided with a verandah within such minimum and maximum heights as the Council may prescribe, but each so related to its neighbours as to provide continuity, and each having a fascia within such limits of depths as the Council may prescribe. No such verandah shall be supported by posts on the street.

### **ORDINANCE 24**

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

No building or other structure shall be so constructed or finished or left unfinished that its external appearance would disfigure the neighbourhood or tend to depreciate the value of adjoining properties.

### **ORDINANCE 25**

#### **PRESERVATION OF AMENITIES**

All land and buildings shall be so maintained as to preserve the amenities of the neighbourhood in which they are situated.

### **ORDINANCE 26**

#### **(1) Christchurch International Airport, Safety Zoning Provisions for Flight Operations—**

- (a) The safety zoning provisions for flight operations at Christchurch International Airport form part of this Scheme and are included in accordance with the requirements of the Minister of Works supplied in a Statement dated 24th December, 1958, under the provisions of Section 21 (6) of the Town and Country Planning Act 1953.
- (b) The land that lies under the approach and the 150 feet horizontal surfaces specified for safety zoning provisions for flight operations is shown for the purposes of this scheme on the Zoning Map by appropriate notation.
- (c) Any object or portion thereof that extends above the approach or the 150 feet horizontal surfaces shall be regarded as an obstruction and shall be removed.

- (d) Any new building, or portion thereof, that would project above the approach, or the 150 feet horizontal surfaces shall be prohibited.
  - (e) Notwithstanding the requirements of sub-sections (c) and (d) of this ordinance, any object or portion thereof that projects or, being a new building, would project above the clearance surfaces specified may, with the consent of the Minister-in-Charge of Civil Aviation, be permitted to project above the clearance surfaces specified.  
 Provided that any such object or portion thereof shall be marked in accordance with the requirements of the Minister-in-Charge of Civil Aviation for obstruction marking.
  - (f) For the purposes of this Scheme the mean level of the landing area of the Christchurch International Airport is a height of 105 feet above mean sea level.
- (2) Wigram Airfield, Provisions for Obstruction Clearance Areas—
- (a) The provisions for obstruction clearance areas at Wigram Airfield form part of this Scheme and are included in accordance with the requirements of the Minister of Works supplied in a statement dated 24th December, 1958, under the provisions of Section 21 (6) of the Town and Country Planning Act 1953.
  - (b) The land that lies under the obstruction clearance surfaces is shown, for the purposes of this Scheme, on the Zoning Map by appropriate notation.
  - (c) Any object or portion thereof that extends above the 1 in 30 or 1 in 50 gradient obstruction clearance surfaces shall be regarded as an obstruction and shall be removed.
  - (d) Any new building or portion thereof that would project above the 1 in 30 or 1 in 50 gradient obstruction clearance surfaces shall be prohibited.
  - (e) Notwithstanding the requirements of sub-sections (c) and (d) of this ordinance, any object or portion thereof that projects, or being a new building would project above the obstruction clearance surfaces specified may with the consent of the Minister of Works, be permitted to project above the obstruction clearance surfaces.  
 Provided that any such object or portion thereof shall be marked in accordance with the requirements of the Minister of Works for obstruction marking.
  - (f) For the purposes of this Scheme the mean level of the landing area of Wigram Airfield is a height of 74 feet above mean sea level.

## APPENDIX A

### INDUSTRIES TO WHICH APPENDIX A RELATES

Abattoirs	Leather tanning
Acids manufacture	Lime manufacture
Ammunition manufacture	Manure (artificial) manufacture
Animal by-products manufacture	Meat works-killing, freezing, and packing
Arsenic recovery works	Oil distillation and refining
Artificial manure manufacture	Paper pulp manufacture
Boiling down works	Sausage casing manufacture
Bone crushing	Soap manufacture
Candle manufacture	Stockyards:
Cement bag cleaning work	Provided that for the purpose of ordinances relating to conditional uses in rural zones stockyards shall be deemed to be a use of land ancillary to farming, and not a use to which this Appendix relates.
Cement manufacture	Tallow melting and refining
Distillation of coal, wood, or bones	Tanning and currying
Explosive manufacture or storage	Tar manufacture, refining, mixing
Fat rendering	Turpentine manufacture
Fellmongering	Varnish manufacture
Fertilizer manufacture	Whaling station
Fireworks manufacture or storage	Wool scouring
Fish curing and preserving	Any industry that is or under any conditions may become noxious or dangerous in relation to adjacent properties or public places.
Fuel oil refining and storage	
Fur curing and tanning	
Gas (coal) manufacture	
Gelatine manufacture	
Glue manufacture	
Gunpowder manufacture	
Incinerator	
Knacker yards	

## APPENDIX B

### INDUSTRIES TO WHICH APPENDIX B RELATES

- Acetylene gas manufacture  
Aeroplane manufacture or assembly  
Ammonia manufacture  
Animal foods manufacture  
Asbestos cement products manufacture  
Asbestos manufacture  
Asphalt manufacture, refining, storage, or mixing  
Bags and sacks (textile) manufacture  
Boiler works  
Bottle factory  
Brick and tile manufacture  
Briquette manufacture  
Carpet manufacture  
Casain manufacture  
Celluloid works  
Cement manufacture  
Chemicals manufacture  
Coal briquette manufacture  
Cold storage  
Concrete-central mixing plant  
Constructional engineer's workshop or yard  
Creosote manufacture and treatment  
Distillation of spirits  
Drugs manufacture  
Dyes manufacture  
Electric power generating station  
Engineer's (constructional) workshop or yard  
Felt manufacture  
Fireclay products manufacture  
Flax milling  
Flock mills  
Flour milling  
Gas storage  
Glass manufacture  
Glass products manufacture excluding glass bevelling and mirror manufacture  
Glucose manufacture  
Gold mining  
Grain elevator  
Grain milling  
Grain threshing and crushing  
Gravel, sand, or shingle pits  
Gypsum manufacture  
Hides, wool, and tallow warehouse  
Hydro-electric power station  
Iron foundry  
Iron mining  
Iron stove, range, and grate manufacture except electric and gas stoves  
Iron smelting  
Junk yard, scrap metal, bottles, etc.  
Linoleum manufacture  
Margarine manufacture  
Match manufacture  
Motor body building  
Motor car wrecking  
Oil cake manufacture  
Oil storage  
Oils-essence or extract manufacture  
Oils-vegetable manufacture  
Oxygen gas manufacture  
Packing case manufacture  
Panel beating works  
Paper manufacture  
Patent fuel manufacture  
Petrol storage  
Pickles and sauce manufacture excluding Worcestershire and mint sauces  
Plaster of Paris manufacture  
Plywood manufacture  
Post splitting and sleeper and prop cutting  
Pumice pit  
Quarry-road metal, gravel, sand, shingle, marble, building stone

Roading contractor's workshop or yard  
Rolling mill  
Rubber goods manufacture  
Rug manufacture  
  
Sawmill  
Scrap metal yard  
Seed cake manufacture  
Seed cleaning  
Sheep dip manufacture  
Sheet metal manufacture  
Shell crushing  
Ship building  
Shoddy manufacture  
Smelting metals  
Stains manufacture  
Starch manufacture  
Steel mill  
Stone crushing  
Stone cutting or dressing (except monumental masonry)  
Stone quarrying

Stove, range, and grate manufacture  
excluding gas and electric ranges  
Sugar refining

Tar storage  
Timber yard (wholesale)  
Tinplate manufacture

Varnish blending  
Veneer manufacture  
Vinegar manufacture

Wallboard (other than fibrous plaster) manufacture

White lead manufacture

Wire manufacture

Wood box manufacture

Wood shaving packing manufacture

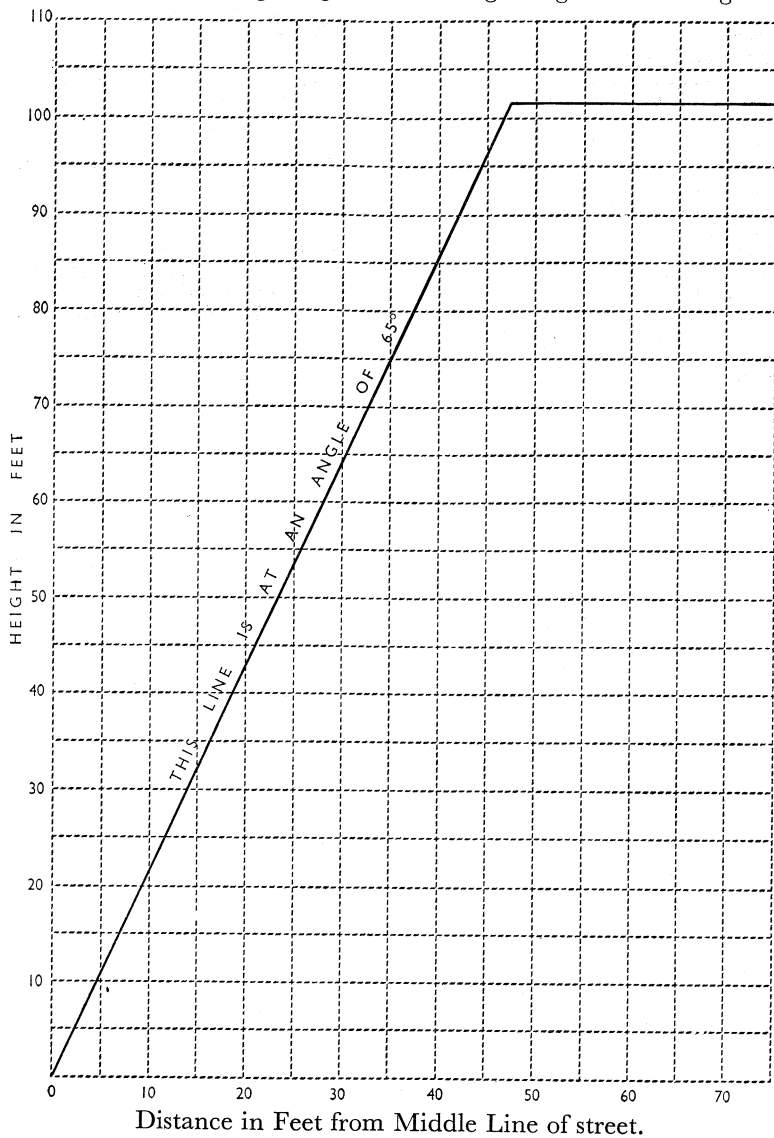
Wool, hides, and tallow warehouse

Woollen mills where slipe pulling is carried out

Yeast manufacture

## APPENDIX C

Permitted Height Relative to Distance from Centre Line of street with a Ruling Angle Controlling Height of 65 Degrees.





THIS CODE OF ORDINANCES shall come into force on the 1st day of April 1962 being the day fixed at the meeting of the Christchurch City Council held on the 15th day of November 1961 when the said Council approved the City of Christchurch District Planning Scheme, Section One (Zoning).

The COMMON SEAL of the  
MAYOR, COUNCILLORS and  
CITIZENS OF THE CITY OF  
CHRISTCHURCH was hereto  
affixed this 29th day of  
November 1961 in the presence of:



GEO. MANNING, Mayor  
C. S. BOWIE, Town Clerk