

WAIMAIRI COUNTY COUNCIL

DISTRICT SCHEME

Prepared Under

"Town and Country Planning Act, 1953"

Scheme Statement
Code of Ordinances
District Planning Map

I hereby certify that this is a correct copy of the Waimairi County District Scheme as recommended by resolution of the Waimairi County Council on the 18th day of August, 1960, and amended by further resolution on the 19th day of October, 1961, the 17th day of October, 1963, the 20th day of February, 1964, 15th day of December, 1964, and the 21st day of September, 1967.



(I. CALVERT, B.E., M.N.Z.I.E.)

COUNTY ENGINEER

WAIMAIRI COUNTY COUNCIL

SCHEME STATEMENT

(Under the Town and Country Planning Act 1953)

Scheme Statement, being a Description of the Particular Purposes of the District Scheme for the Waimairi County and other Particulars necessary for its Proper Explanation.

1. This statement together with the code of ordinances and the district planning map comprise the Waimairi County 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.

Basis of District Scheme

Area.

2. The purpose of the scheme is to provide for the future development of the Waimairi County being an area of 27,805 acres as shown on the district planning map.

Planning Period.

3. The district scheme covers a term of 20 years (hereinafter called the planning period), being the years 1956 to 1976 both inclusive.

Function of District.

4. The preliminary planning investigation establishes that:
(a) In relation to the surrounding region the social and economic functions of the district are mainly of a suburban and residential character. There is a substantial proportion of rural land use, but the rural population is small in comparison to the urban population.

Present Population Structure.

(b) The total population of the district according to the last census (1956) and the most recent estimate of the Census and Statistics Department in 1958, are:-

	Census 1956	Estimate 1/4/1958
Males	12,487	
Females	<u>12,810</u>	
Total	25,297	<u>30,000</u>

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

	Per Cent	Per Cent (N.Z. 1956)
Pre-school age (under 5 years)	11.2	11.8
School age (5 and under 16 years)	23.0	21.3
Working Age (16 and under 65 years)	56.8	57.8
Over working age	<u>9.0</u>	<u>9.1</u>
	100	100

Future Population.

5. This district scheme is based on the following estimate of probable population:-

Present 1956	In Five Years 1961	In Ten Years 1966	At End of Planning Period 1976
25,297	38,000	50,000	65,000

Use of Land

Introductory. 6.(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

Rural Zones. 7.(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 15 acres of land along existing highways:
- (d) Cause an extension that is not in the economic interests of the region or locality or industrial or commercial development along existing roads or streets.

The area zoned for rural purposes is 19,864 acres and is shown on the district planning map thus:

Name of Zone	Notation
RURAL	Rural

Residential Zone.

(2) The aggregate area (including streets) now used for residential purposes is 3,123 acres, and 7,037 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 thus:

Name of Zone	Notation
RESIDENTIAL "A"	Res 'A'
RESIDENTIAL "B"	Res 'B'

Commercial Zone.

(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 vehicle 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, 18 acres:
- (b) Aggregate areas (excluding streets) of zones proposed:
 Commercial A Zone 36 acres (providing 14,000ft frontage):
 Commercial C Zone 44 acres (providing 8,800ft frontage):

The areas zoned are shown on the district planning map thus:

Name of Zone	Notation
COMMERCIAL "A"	Com. 'A'
COMMERCIAL "A1"	Com. 'A1'
COMMERCIAL "C"	Com. 'C'

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, including wholesale storage are as follows:-

- (a) Aggregate area (excluding streets) at present used by industries:- 281 acres:
- (b) Aggregate areas (including present areas but excluding streets) of industrial zones proposed for purposes defined in the code of ordinances as -
 Industrial A 59 Acres
 Industrial C 297 Acres Industrial D Acres

The areas classified as industrial zones are shown on the district planning map thus:-

Name of Zone	Notation
INDUSTRIAL "A"	Ind. 'A'
INDUSTRIAL "A1"	Ind. 'A1'
INDUSTRIAL "C"	Ind. 'C'
INDUSTRIAL "D"	Ind. 'D'

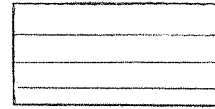
Aerodrome Protection Zone.

8. An area of 127 acres has been zoned for the protection of the Christchurch Airport, and is shown in the district planning map thus:-

Name of Zone

Notation

CHRISTCHURCH AIRPORT
PROTECTION

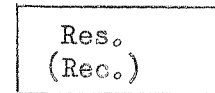


Recreation Reserves Vested In The Council.

9. 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 recreation purposes. Some areas are already vested in 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 this purpose are shown on the district planning map, and their areas are as follows:-

Notation on District Planning Maps

Areas at present vested in Council total 116 acres.



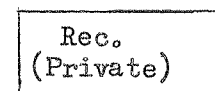
Additional areas required for recreation purposes total 290 acres.



Other Open Spaces Not Intended To Be Owned By Council.

10.(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 thus:

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.

Position & Bulk Of Buildings.

11.(1) The position of the buildings on each section are governed within limits by yard requirements designed to ensure that satisfactory access for all purposes is, if and where necessary, provided to the rear of each section, and also that the needs of neighbouring properties in respect of ventilation, lighting, and privacy are reasonably allowed for. These requirements are more particularly specified in the code of ordinances which forms part of this scheme.

(2) No building or part of a building shall be erected or substantially reconstructed if any part of it as so erected or reconstructed would stand between the street named and the proposed road widening line or building line specified in respect of it in Appendix I hereto, or on any front yard specified in the Code of Ordinances in relation to the particular road widening line.

11.(3) 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.

Streets.

12. Each proposed street is to be specifically designed both in layout and structural strength to cope with the frequencies and weights of traffic that seem likely to use it from time to time during the planning period. Through traffic streets will be wider, straighter, and more heavily constructed than those for local traffic; and the traditional standard width of 66ft will not be universally applied. Motorways, State Highways, and main highways will normally be wider than this, but streets in areas permanently zoned as residential and carrying little traffic will normally be not less than 54ft wide.

**Service
Lanes.**

13. To avoid confusion and inconvenience to traffic and pedestrians caused by the loading and unloading of bulk goods across footpaths and through the fronts of shops, common access to the rear of commercial and industrial property is to be provided where possible by means of properly dedicated service lanes.

**Off-Street
Parking &
Loading.**

14. To reduce congestion of vehicular traffic, in and about areas devoted to industry, commerce, or recreation, caused by the parking of private and commercial vehicles on the carriageways of streets which should be available for moving traffic, property owners who or whose tenants have regular or frequent or numerous visits from vehicular traffic are required to provide on their own land or premises, adequate parking and loading space for such traffic in accordance with the requirements set out in Clause 11 hereof and the code of ordinances which forms part of this scheme.

Subdivisional Standards

15. The subdivisional standards applicable to the various zones are to be as shown in Ordinance 10 of the Code of Ordinances.

**Preservation
Of Objects
& Places Of
Historical
Interest Or
Natural
Beauty.**

16. The places and objects listed in the register referred to in Clause 21 of the code of ordinances are to be preserved and maintained so far as the powers of the local authority from time to time permit.

APPENDIX 1

PROPOSED ROAD WIDENING LINES

FENDALTON ROAD

Full length:-

49° 6" from the centre line of the road, both sides.

HAREWOOD ROAD

1. Russley Road to Greers Road

49° 6" from the centre line of the road, both sides.

2. Greers Road to the Christchurch City Boundary (3 chains east of Wilmot Street)

49° 6" from the centre line of the road, north side only.

JOHNS ROAD

Full length:-

49° 6" from the centre line of the road, both sides.

Also a Building Line Restriction 64° 6" from the centre line of the road both sides.

MARSHLAND ROAD

North Road intersection to the Christchurch City Boundary:-

49° 6" from the centre line of the road, both sides.

MAIN NORTH ROAD

1. Waimakariri River to Richill Street, Belfast

49° 6" from the centre line of the road, both sides.

2. Richill Street to Johns Road

66° 0" from the centre line of the road, west side only.

3. Johns Road to a point $11\frac{1}{2}$ chains south of Tuckers Road

49° 6" from the centre line of the road, both sides.

4. From a point $11\frac{1}{2}$ chains south of Tuckers Road to the Christchurch City Boundary - (i.e. 3 chains north of Winters Road).

49° 6" from the centre line of the road, east side only.

MEMORIAL AVENUE

Clyde Road to Greers Road

49° 6" from the centre line of the road, both sides.

RUSSLEY ROAD

Harewood Road to Yaldhurst Road

49' 6" from the centre line of the road, east side only.

Also a Building Line Restriction 64' 6" from the centre line of the road, east side only.

YALDHURST ROAD

Riccarton Road to Russley Road

49' 6" from the centre line of the road, north side only.

RUSSLEY ROAD/MEMORIAL AVENUE INTERSECTION

1. South-eastern Corner

An arc of 105ft radius tangential to the south-western boundary of Memorial Avenue (i.e. a line parallel to, and 49' 6" south-west of the centre line of Memorial Avenue) and tangential to the road widening line on the south-eastern side of Russley Road (i.e. a line parallel to, and 49' 6" south-east of the centre line of Russley Road).

2. North-eastern Corner

An arc of 490 ft. radius tangential to the north-eastern boundary of Memorial Avenue (i.e. a line parallel to and 49' 6" north-east of the centre line of Memorial Avenue) and tangential to the road widening line on the south eastern side of Russley Road (i.e. a line parallel to and 49' 6" south-east of the centre line of Russley Road).

CLYDE ROAD/FENDALTON ROAD/MEMORIAL AVENUE INTERSECTION

1. North-eastern Corner

An arc of 30' 0" radius tangential to the eastern boundary of Clyde Road (i.e. a line parallel to and 33' 0" east of the centre line of Clyde Road) and the road widening line on the northern side of Fendalton Road (i.e. a line parallel to and 49' 6" north of the centre line of Fendalton Road).

2. North-western Corner

An arc of 24' 0" radius tangential to the western boundary of Clyde Road and tangential to the road widening line on the north-eastern side of Memorial Avenue (i.e. a line parallel to and 49' 6" north-east of the centre line of Memorial Avenue).

WAIMAIRI COUNTY COUNCIL

DISTRICT PLANNING SCHEME

Code of Ordinances under the "Town & Country Planning Act, 1953"

Arrangement
Of Code.

1.(1) This code is arranged as follows:-

<u>Number of Ordinance</u>	<u>Subject Matter</u>
1 - 4	Preliminary.
5 - 9	Zoning.
10	Subdivisional standards.
11	Proposed streets and reserves.
12	Information to be supplied with applications for permits.
13 - 17	Siting of buildings.
18	Angle controlling height.
19	Traffic: Loading and Parking.
20	Alterations, etc.
21 - 25	Provision and preservation of amenities.
26	Wigram Airfield, Provisions for Obstruction-free Area.

(2) This code of ordinances forms part of the Waimairi County District Scheme and is for the administration and implementation of that scheme.

Inter-
pretation.

2. 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 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, movable or immovable, and includes any stack or heap of materials.

"Camping ground" is as defined in the 'Town and Country Planning Regulations, 1954', Amendment No. 1.

"Caravan Park" see under Motor Camps hereof.

"Code" means the Code of Ordinances.

"Commercial garage" means a garage -

- (a) For three or more self-propelled vehicles which are regularly used for any commercial or business purpose, or
- (b) In which two or more self-propelled vehicles, used as public conveyances for hire or reward, are housed or cared for, or
- (c) For any two or more self-propelled vehicles which are housed for reward, or

- (d) In which any self-propelled vehicle not belonging to the occupier of the premises or his family is serviced, over-hauled or repaired.

"Conditional Use" in relation to land (and to any building) in any zone, means any use specified in these ordinances as a use that is permitted only if the Council consents and only subject to such conditions as the Council may impose whether generally or in respect of the particular use or in respect of the particular site.

"Council" means the Waimairi County Council

"Coverage" means that portion of a site which may be covered by building, including accessory buildings.

"Dwellinghouse" means a detached residential building 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 lofts, 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 main 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".

"Lodginghouse" means a residential building in which lodging alone is provided for four or more lodgers.

"Motel" means a permanent residential building or buildings, not being a dwelling-house, semi-detached house, terrace house or apartment house, used for temporary living accommodation, and may include in addition, land and permanent buildings for such services as fuelling of vehicles, shops, restaurants, swimming pools, playground facilities and the like.

"Motor camp" means land and one or more temporary or permanent buildings used for temporary living accommodation and land for the parking of caravans or other vehicles which are used for temporary living accommodation, but shall exclude tents or similar fabric structures, and may include any services or amenities provided on the site such as fuelling of vehicles, shops, restaurants, bath houses and swimming pools, playgrounds 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.

"Road" means street.

"Proposed road" includes a road reserve or any land shown on any scheme plan lodged with the Council or shown as such on any planning map and any land which has been surveyed and in the opinion of the Council will be required for a future road.

"Proposed Limited Access Road" means a road or part of a road which is to be declared a limited access road under the provisions of Section 4 of the Public Works Amendment Act 1963.

"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 part 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.

"Site" means an area of land having frontage to a road or proposed or private road 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 roads or proposed or private roads not less than 40ft in width if the frontages are contiguous and the included angle measured within the site between two such minimum frontages is not greater than 135 degrees.

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

"Rear site" means a site situated 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 road or proposed or private road, 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.

"Terrace house" means one of a group of household units each of which 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 scheme to be unoccupied and unobstructed by buildings from the ground upwards, except as otherwise provided by this scheme: Provided that in the case of residential buildings the eaves may encroach over the side yards to an extent not exceeding 2 feet.

"Front yard" means a yard between any road line or proposed or private road line and a line parallel thereto and extending across the full width of the site; provided that where land required for road widening purposes has not been dedicated the road line referred to in this definition shall be the line of the future boundary of the road; provided also that a front yard in relation to accessory buildings means a yard between the road or proposed or private road line, with the above provision, and a line extending across the full width of the site in line with the front of the main building.

"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 ft.

"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.

Scheme to
Prevail.

3. 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.

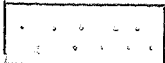
Scheme
To Be
Complied
With.

4. 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.

Zoning

Class-
ification
Of Zones.

5. The zones constituted for the purposes of the scheme are shown on the district planning map by the following notations:-

<u>Title of Zone</u>	Notation
Rural	Rural
Residential "A"	Res. 'A'
Residential "B"	Res. 'B'
Commercial "A"	Com. 'A'
Commercial "C"	Com. 'C'
Industrial "A"	Ind. 'A'
Industrial "C"	Ind. 'C'
Industrial "D"	Ind. 'D'
Christchurch Airport Protection Zone	

Control
Of Use.

6.(1) Any land or any building or other structure 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, building or other structure is situated, but for or to no other purpose, and every such use shall be subject to every other ordinance that is applicable thereto.

(2) Any use that falls naturally within a general class of uses authorised in respect of any zone shall be deemed to be included in that class as if it had been expressly authorised; 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) Where any public authority is authorised by statute or otherwise to determine the precise location within the district of the public utilities under its control without approval of the Council, every such public utility shall be deemed to be a predominant use in every zone; but every other public utility shall be deemed to be a conditional use in every zone.

Control
Of Bulk
And
Location
Of Build-
ings On
Site.

7. The bulk of all buildings and other structures 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.

Regulation
And
Procedure
In Respect
Of Uses.

8.(1) The use of any land or building or other structure 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 or other structure 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 prohibitions (whether in respect to 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, building, or other structure, it shall notify the proposal and special conditions, restrictions, and prohibitions it contemplates, by advertisement published at the expense of the applicant in one issue of each of the daily newspapers circulating in the district.

(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 (14) days after the public 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.

Use Within
Zones.

9. This ordinance specifies the types of zones within the district to which the scheme relates, the predominant and conditional uses of land within the zones, the conditions which apply in connection with conditional uses of land, and 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 subject however to the provisions of any by-laws of the Council from time to time being in force relating to the keeping of any particular type of any animal or poultry.
- (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 dwelling-houses, 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) Camping grounds, caravan parks, motor camps, motels, licensed and unlicensed hotels and accommodation houses, cabarets, restaurants, halls and generally buildings for or connected with indoor or outdoor recreation.
- (b) Educational 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, not being one of the industries listed in Appendix A hereto or any other noxious or dangerous industry other than meat works and associated industries which, for the purpose of this ordinance, are deemed to be ancillary to farming.
- (d) Timber mills, sawmills, timber processing, and any undertaking which is ancillary to the forestry and timber industries, 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, or on a site of a lesser area and or frontage which was purchased as a separate holding prior to the date of the Council's District Scheme being publicly notified.

- (i) Buildings accessory to building or to use of land for any of the foregoing purposes.
- (j) Concrete products manufacture.

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:-

Type of Use	Maximum Permitted Height Excluding Chimneys Masts etc.	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Depth
Residential & other than residential buildings	35ft	15ft	25ft	* 5ft

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.

* One side yard to be not less than 9ft in depth (10ft side yards required if height greater than 20ft)., except in the following cases:-

- i) Corner site.
- ii) Where the required garage accommodation is provided within the dwellinghouse in such a way that vehicular access to the side or rear of the building is not necessary.

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, excluding the housing or keeping of pigs but including pastoral and agricultural and dairy farming, market gardens, and nursery gardens; excepting the housing or keeping of animals in any building or enclosure within 40 ft of any boundary of the site. Provided that where more than 24 fowls are kept the fowl houses must be sited not less than 75ft from any residential building. Provided further that where less than 24 fowls are kept, no fowl houses or enclosed run shall be erected within 20 feet of any residential building or within 6 feet of the boundary.
- (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) Private hospitals.
- (d) Places of assembly, including gymnasiums and training sheds.
- (e) Fire stations and electrical substations, transformers, drainage and pumping stations, omnibus and tramway passenger shelters, water reservoirs and water towers, and other structures of public utility.
- (f) Shops for the sale of groceries and dairy products, either alone or in conjunction with residential accommodation and approved professional offices or rooms situated in a dwelling permitted under the ordinance so long as the predominant use of the premises, as a whole, is that of a dwellinghouse.
- (g) Industries, which by reason of the type of manufacturing process to be used would not detract from the amenities of the neighbourhood. No solid fuel shall be used in connection with any such industry. The design of the buildings to be erected shall be such that their external appearance would not disfigure the locality or tend to depreciate the value of adjoining properties.
- (h) Motels.

- (i) Apartment houses.
- (j) Terrace houses consisting of not more than six household units, with rear access either common or individual to each household unit.
- (k) Buildings accessory to buildings used for any purposes or to the use of land for any purpose defined in the foregoing paragraphs in connection with conditional uses in residential A zones.
- (l) Garages for hiring or for the housing of private vehicles.

Bulk and Location Requirements

The following shall be the normal bulk and location requirements for predominant uses in Residential A Zones:-

Type of Use	Maximum Height	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Depth	Coverage Per Cent
Dwellinghouses	30ft	15ft	25ft	5ft	35
Semi-detached house	30ft	15ft	25ft	10ft	35
Apartment house	30ft	15ft	25ft	10ft	35
Building other than residential as above.	30ft	15ft	25ft	10ft	35
Accessory buildings (See Ordinance 13 for siting requirements).	12ft				

* One side yard to be not less than 9ft in depth (10ft side yards required if height greater than 20ft) except in the following cases:-

- i) Corner sites.
- ii) Where the required garage accommodation is provided within the dwellinghouse in such a way that vehicular access to the side or rear of the building is not necessary.

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

Type of Use	Maximum Height	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Depth	Coverage Per Cent	Density
Apartment house	30ft	15ft	25ft	15ft	40	440 sq.ft. of site area per person provided for.

Type of Use	Maximum Height	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Depth	Coverage Per Cent	Density
Terrace house	30ft	15ft	25ft	Nil (end units are semi-detached houses).	35	10 perches per household unit.
Other building classified in paragraphs (a) and (e) of the subclause of this ordinance 9 which specifies conditional uses in Residential A Zones.	40ft	25ft	25ft	15ft	40	-
		Where building exceeds 30ft in height, the side yards shall be increased by 1ft for each additional 2ft in height.				
Grocery or dairy	30ft	5ft	25ft	15ft (Where 2 shops adjoin, this may be on one side only of each).	40	
Accessory buildings (see ordinance 13 for siting requirements).	12ft					
Industrial buildings (see paragraph "G").	30ft	75ft	75ft	50ft	30	

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 as for conditional uses in residential A zones.
- (d) Boardinghouses, lodginghouses, private hotels, and private residential clubs.
- (e) Public and private hospitals (other than mental 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.
- (g) Hotels.

Conditional Uses

The following shall be conditional uses in residential B zones:-

- (a) Any of the uses specified in paragraphs (a) to (h) of the subclause of this ordinance 9 which relates to conditional uses in residential A zones.
- (b) Residential buildings approved by the Council for occupation by households of three persons or less.
- (c) Buildings accessory to buildings used for any of the foregoing purposes or to the use of land for any of the foregoing purposes.
- (d) A building not exceeding 300 square feet floor area situated on the same site with a residential building used for the storage only of plant and materials in connection with the business of a builder, painter, paperhanger, plumber, electrician, or person conducting any other business connected with the building trade, who is resident on the same site.
- (e) Garages for hiring or for the housing of private vehicles.

Bulk and Location Requirements

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

Type of Use	Maximum Height	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Depth	Coverage Per Cent	Density
Dwellinghouse	30ft	15ft	25ft	±5ft	35	
Semi-detached house	30ft	15ft	25ft	10ft (only one required).	35	

Type of Use	Maximum Height	Front Yards Minimum Depth	Rear Yards Minimum Depth	Side Yards Minimum Depth	Coverage Per Cent	Density
Terrace house	30ft	15ft	25ft	Nil (end units are semi-detached houses).	40	10 perches per household unit.
Apartment house or residential building under item (b) of Conditional Use.	102ft	15ft	25ft	15ft (where the building exceeds 30ft in height side yards shall be increased by 1ft for each additional 2ft in height).	45	440 square ft. of site area per person provided for.
Other building	45ft	15ft	25ft	15ft (where the building exceeds 30ft in height side yards shall be increased by 1ft for each additional 2ft.)	35	440 square ft. of site area per person provided for.

* 10ft side yard required if height greater than 20ft.

+ One side yard to be not less than 9ft in depth, except in the following cases -

i) Corner sites.

ii) Where the required garage accommodation is provided within the dwellinghouse in such a way that vehicular access to the side or rear of the building is not necessary.

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, stationers, fancy goods hairdresser, boot repairer, or shops or depots for other similar purposes, and residential accommodation in cases where the dwelling accommodation is situated mainly above or partly at the rear of the shop, provided that there is not more than one dwelling unit per shop.
- (b) 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) Professional and commercial offices.
- (c) Licensed hotels.
- (d) Fire stations and electrical substations, transformers, drainage and pumping stations, omnibus and tramway shelters, water reservoirs and water towers, and similar structures of public utility.
- (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.
- (g) 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 1,000 square feet and where access from the street in each case is to the approval of the Council.

Bulk and Location Requirements

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

Maximum Height	30ft maximum as of right, though increased height may be authorised if necessary by special resolution of the Council.
Front Yards Minimum Depth	5ft. See also paragraph (a) of the next succeeding sub clause of this ordinance 9.
Rear Yards Minimum Depth	10ft in the case of lock-up shops and 25ft in the case of shops with dwelling accommodation. See also paragraph (b) of the next succeeding sub clause of this ordinance 9.

Side Yards	15ft where adjoining a rural or residential zone without the intervention of a street or public open space.
Minimum Depth	See paragraph (b) of the next succeeding sub clause of this ordinance 9.
Coverage	50 per cent for residential. 75 per cent for buildings other than residential. For rear sites see ordinance 14.
Density	Where commercial and residential uses are combined, the site shall have not less than 1,800 square feet in open space about the building for each dwelling unit.

This 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.

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 lives on the premises.
- (g) Buildings accessory to buildings used 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, in cases where the floor space to be used for the garaging and repairing of vehicles does not exceed 3,000 square feet and where access from the street is to the approval of the Council.
- (b) Fire stations, electrical substations, transformers, draining and pumping stations, bus terminals and shelters, and structures of public utility.
- (c) Car parking buildings.
- (d) Used car dealer's yards.
- (e) Warehouses for the storage and distribution of goods of a light nature.
- (f) Any process of manufacture of goods for sale by retail on the premises.
- (g) Buildings accessory to buildings used for any of the foregoing purposes.
- (h) Use of a rear site for any use permitted in this zone.
- (i) Petrol Service Stations
- (j) Private Restaurants and Reception Rooms.

Bulk and Location Requirements

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

Front Yards Minimum Depth	5ft.
Rear Yards Minimum Depth	25ft if adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding subclause).
Side Yards Minimum Depth	15ft on side adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding subclause).
Coverage	75 per cent for buildings other than residential. 50 per cent for buildings containing residential accommodation. For rear sites see ordinance 14.
Density	Where commercial and residential uses are combined, the site shall have not less than 1,000 square feet of open space about the building for each dwelling unit.
Angle Controll- ing Heights	65°. for graph showing heights permitted for various distances from middle line of street, see Appendix C of this code.
Maximum Height	110 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 "A" Zones

Predominant Uses

The following shall be predominant uses in industrial A zones:-

- (a) All trades and industries such as laundries, bakeries, milk processing and distribution, garages, tradesmen's workshops, wood and coal yards, warehouses, stores and storage yards which serve the day to day needs of the district.
- (b) Any industry other than those falling within Appendix A and Appendix B hereto.
- (c) Living quarters for a caretaker or other person whose employment requires that he live on the premises.
- (d) Canteens, dining rooms and ablutions, recreation and other facilities for the convenience of those engaged in the zone.

Conditional Uses

The following shall be conditional uses in industrial A zones:-

- (a) Any of the predominant or conditional uses permitted in commercial A zones except licensed and private hotels.
- (b) Use of a rear site for any use permitted in this zone.

Bulk and Location Requirements

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

Front Yards Minimum Depth	5 ft.
Rear Yards Minimum Depth	25ft if adjoining a residential zone without intervention of a street, private street, or private way. (See also next succeeding subclause).
Side Yards Minimum Depth	15ft on side adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding subclause).
Coverage	75 per cent for building other than residential. 50 per cent for building containing residential accommodation. For rear sites see ordinance 14.
Density	Where commercial and residential uses are combined, the site shall have not less than 1,000 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	110ft maximum limit.

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 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.

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) Use of a rear site for any use permitted in this zone.

Bulk and Location Requirements

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

Front Yards Minimum Depth	5ft.
Rear Yards Minimum Depth	25ft if adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding subclause).
Side Yards Minimum Depth	15ft on side adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding subclause).
Coverage	75 per cent for buildings other than residential. 50 per cent for buildings containing residential accommodation. For rear sites see ordinance 14.
Density	Where commercial and residential uses are combined, the site shall have not less than 1,000 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	110 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 "D" Zones

Predominant Uses

The following shall be predominant uses in industrial D zones:-
Any industry falling within Appendix A hereto.

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) Use of a rear site for any use permitted in this zone.

Bulk and Location Requirements

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

Front Yards	5 ft.
Rear Yards Minimum Depth	25ft if adjoining a residential zone without intervention of a street, private street or private way. (See also next succeeding subclause).
Side Yards Minimum Depth	15ft on side adjoining a residential zone without intervention of a street, private street or private way (See also next succeeding subclause).
Coverage	75 per cent for buildings other than residential. 50 per cent for buildings containing residential accommodation. For rear sites see Ordinance 14.
Density	Where commercial and residential uses are combined, the site shall have not less than 1,000 square feet of open space about the building for each dwelling unit.
Angle Controll ing Height	65°. For graph showing heights permitted for various distances from middle line of street, see Appendix C of this code.
Maximum Height	110 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.

Reserves for Private Recreation, Civic etc Purposes
and Other Public and Private Buildings and Uses

The bulk location and parking requirements in the above reserves are to be generally in accordance with the underlying zone but the Council reserves the right to fix the siting and size and height of any building in such a reserve where it is of the opinion that the building or proposed use would detract from the amenities of the adjoining properties or neighbourhood.

Christchurch Airport Protection Zone

Pursuant to the provisions of Section 25, subsection 15 of the "Town and Country Planning Amendment Act, 1957" the Christchurch City Council has by Statutory Notices dated the 3rd day of June, 1958 and the 3rd day of November, 1958, required the Council to prohibit all subdivisions of land into allotments of less than five acres and in addition, prohibit the carrying out of any proposed work which might adversely affect the development of the Christchurch International Airport in this zone. (The boundary of this zone has been amended to comply with the decision of the Town and Country Planning Appeal Board dated the 20th day of May, 1959).

Subject always to the requirements of the above-described Statutory Notices, the Predominant Uses, Conditional Uses, Bulk and Location Requirements, Subdivisional Standards and any other requirements of these ordinances shall be those as specified for Rural Zones.

Subdivisional Standards and Building Sites

Subdivisional Standards & Minimum Site Area & Frontage of Building Sites.

10.(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.

Zone	Use	Minimum Area	Minimum Frontage	Minimum Depth
------	-----	--------------	------------------	---------------

<u>Rural</u>	Any use	5 acres	264ft	
--------------	---------	---------	-------	--

Provided that where a subdivision fronts Marshland Road, Main North Road, Cranford Street, Johns Road or Russley Road the minimum frontage shall be not less than 660 feet.

<u>Residential</u>	(a) Any terrace house	10 perches	25ft.	
	(b) Any semi-detached house	16 perches	40ft.	
	(c) Any dwellinghouse or other buildings	24 perches	50ft.	
	(d) Any dwellinghouse in non-sewered area.	32 perches	50ft.	

Provided that any corner site shall have as a minimum depth 60ft. at any point in any direction from its frontage with any road line or private or proposed road line.

<u>Commercial without residential accommodation.</u>			15ft.	60ft.
--	--	--	-------	-------

Provided that the minimum depth of a commercial site without residential accommodation may be reduced to 50ft. where full compliance with the depth of 60ft. is impracticable.

<u>Commercial with residential accommodation.</u>			20ft	80ft.
---	--	--	------	-------

<u>Industrial Site</u>		8 perches	20ft.	-
------------------------	--	-----------	-------	---

Provided that no person shall subdivide land in any part of the county so as to produce an additional allotment with a frontage to a proposed limited access road specified in Appendix D unless provision is made in the scheme of subdivision for alternative frontage for each allotment fronting the proposed limited access road from a road other than a limited access road or a proposed limited access road.

(2) Notwithstanding the provisions of subclause (1) of this ordinance, the Council may permit the subdivision of land in a rural zone so as to produce an allotment of less than the minimum area and frontage therein prescribed if the applicant satisfies the Council either that the lesser area can be used as an independent economic farming unit, or that the lesser area is appropriate to the proposed use and approval thereof is necessary to avoid undue hardship.

Provided that no such subdivision shall be permitted -

- (a) If it is likely to cause demand to be made on the Council or any other local authority for an extension which is not in the economic interest of the region of any public service, or to cause existing or proposed public services to be uneconomically used, or

(b) If it is likely to lead to any obstruction to or other interference with the free movement of traffic on State highways or main highways or important traffic routes.

(c) If it abutts a proposed limited access road.

(3) 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.

(4) 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 one fifth 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.

(5) 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 20ft. if the width of the site at a distance of 50ft from the street boundary is not less than the frontage and average width prescribed in subclause (1) of this ordinance.

(6) 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 of not less than 60feet in either direction and has 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 198feet long that is not computed or included in the said minimum area; in non-sewered areas the area of a rear site shall be not less than 40 perches, exclusive of the area of the access strip.

Provided further that two adjoining rear sites may be served by adjoining strips of land each not less than 10feet in width over which reciprocal rights-of-way shall be created.

Provided further that subject to the consent of the Council and to the condition that reciprocal rights-of-way shall be created over all the strips, three or more adjoining rear sites may be served by strips any of which may be less than 10 feet in width, subject to the further condition that, except as provided in section 25 of the Counties Amendment Act, 1961, the aggregate width of all strips shall not exceed 20 feet.

Provided further that in the case of an existing rear site served by a strip of land of width less than 20 feet both rear sites shall be served by strips of land each being not less than 5 feet in width over which reciprocal rights-of-way are created.

Provided further that the Council may in special cases approve a strip more than 198 feet in length.

Provided further that access to a rear site from a proposed limited access road shall be prohibited.

(7) 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 is:-

a front site, containing an area of not less than 12 perches with street frontage of not less than 30ft 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.

(8) Notwithstanding the requirements of these ordinances as to area and frontage the Council may, at its discretion, in special cases of extreme hardship and where it is impracticable to satisfy the requirements of these ordinances, permit the erection of a dwellinghouse on -

- i) Front sections with a frontage of not less than 40ft. and an area of not less than 20 perches.
- ii) Rear sections with an area (exclusive of access strip) of not less than 28 perches with an access strip of not less than 12 feet in width -

Both cases to comply in all other respects with the requirements of the Ordinances.

(8A)(1) Where land abutting a proposed limited access road is being subdivided the scheme of subdivision shall provide for each allotment which has frontage to a proposed limited access road, an additional legal frontage from a road other than a limited access road or proposed limited access road and the frontage other than to the limited access road or proposed limited access road as provided shall comply with the frontage requirements of these ordinances.

(8A)(2) Where land abutting a proposed limited access road is being subdivided and has a common boundary with a property abutting a proposed limited access road for which no alternative legal access is available provision shall be made in the scheme of subdivision for such an alternative legal access.

(9) (1) Subject to the requirements of any by-law on the subject, a copy of every subdivisional plan deposited with the District Land Registrar shall be supplied to the Council for its record.

(2) Where land abutting a proposed limited access road is subdivided the survey plan shall show the proposed provision for alternative legal access required by this ordinance.

Road Widths & Protection of Sites for Proposed Streets Etc.

Buildings
Not To Be
Erected On
Sites Of
Proposed
Streets Etc.
& Variation
of Proposed
Streets &
Reserves.

11.(1) The minimum width of any new or proposed carriageway shall not be less than as listed below:-

Minor Residential Streets (Loop Roads and part of residential network). 30' wide carriageway reducable to a minimum of 28' at the discretion and approval of the Council.

Major Residential Streets (Main feeders or connecting streets). 36' wide carriageway

Local Arterial Routes 46' wide carriageway reducable to minimum of 42' wide at the discretion and approval of the Council.

District Arterial Routes (99' wide road reserve, divided carriageway) 2 - 30' wide carriageways.

Cul-de-sacs 24' minimum width with maximum length of 300'.

(2) 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, accessway, 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 provision 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.

(3) The Council may, by agreement with the owners of the lands thereby affected, vary the position of any proposed road, street, accessway, 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

Information
To Be
Supplied
With
Application
for Permit.

12. 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

Conditions
Under Which
Restriction
On Residential
Buildings &
Land Are To
Apply.

13. 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.

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 provided that they do not exceed 12 feet in height. Any accessory building to be erected on a rear yard may be sited at a distance of 2 feet from the side boundary and 1 foot from a common rear boundary.

Provided further that the siting of an accessory building, in relation to boundaries of a corner section and rear boundaries which bound side boundaries, must have the Engineer's approval if sited less than 5 feet from those boundaries.

Provided further that any accessory building shall be sited not closer than 10 feet to the dwelling on the site, or to any dwelling on an adjoining site except as provided for in Clause 13 (f).

Provided further that in the case of an accessory building built within 2 feet of the boundary, those portions of the walls within 2 feet of the boundary must be constructed of materials that comply with the four hour fire resistance rating as defined in the County Building By-laws and shall extend not less than 18 inches above the adjoining roof line to form a parapet; provided also that wing walls may be constructed instead of return walls, where in the opinion of the Engineer, such wing walls provide adequate fire protection.

Provided further that where the physical features of the site or the size and siting of the existing dwelling on the site are such that adherence to these requirements would be unreasonable, the Council may permit the erection of accessory buildings not exceeding 600 square feet in area on any part of the site provided that no one accessory building shall exceed 450 square feet in area.

- (b) No person shall erect on any site of an area of 24 perches in a residential zone, accessory buildings the total floor area of which shall exceed 600 square feet, provided that the total floor area may be increased at the rate of 10 square feet for each perch of site area in excess of 24 perches, up to a maximum total floor area of accessory buildings on that site of 900 square feet.

Provided that the floor area of any single accessory building shall not exceed 600 square feet.

- (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, 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 the 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, for the purpose of fixing the rear yard.
- (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) Buildings on the same site shall not be erected within 10 feet of each other provided that a building may be erected at a distance of less than 10 feet but not less than 5 feet from a building on the same site where the wall or those parts of a wall within 10 feet of another building shall be constructed of materials to comply with the four hour fire rating as defined in the County By-laws and shall extend not less than 18 inches above the adjoining roof-line to form a parapet; provided also that wing walls may be constructed instead of return walls where, in the opinion of the Engineer, such wing walls would provide adequate fire protection.
- (g) In residential zones there shall not be more than one residential building and its accessory buildings on one site, provided however, that this requirement shall not apply to residential buildings used for religious or educational purposes.

Requirements As To Commercial & Industrial Buildings On Rear Sites 14. On a rear site in a commercial or an industrial zone the coverage shall not exceed 75% 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.

Requirements As To Residential Buildings On Rear Sites 15. No person shall erect any residential building or cause or permit any residential building to be erected on a rear site unless the open space surrounding such building shall be not less in width than 25ft from each of any two boundaries on the site, and every part thereof shall be not less than 10ft from the other 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.

Minimum Areas Not To Be Reduced 16.(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 space required about any building shall be taken into account in computing the area of any yard or open space for any other building.

Construction Of Commercial & Industrial Buildings In Commercial & Industrial Zones 17. The exterior walls of any building erected in a commercial or industrial zone shall be constructed of materials that comply with the four hour fire resistance rating as defined in the County Building By-laws.

Heights of Buildings in Commercial & Industrial Zones

Angle
Controlling
Height

18.(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 curb level extending between the curb 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 curb level and extending over the whole site.

(2) At the rear of any site the term "angle controlling height" means an angle of 65 degrees formed in the same manner as at the street frontage of the site, except that if there is a lane at the rear of the site the middle line thereof at ground level should be taken instead of the middle line of the street, and, if not, the rear boundary shall be taken instead of the middle line of the street.

(3) 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.

(4) 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 100ft in width shall be considered to be 100ft in width, and the middle line taken at 50ft from the front boundary of the lot.

(5) 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 100ft from the corner or the length of the frontage to the narrower street, whichever is the less.

(6) 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 30 ft.
- (b) Chimneys and flues. Provided that the maximum dimension thereof parallel to the street shall not exceed an aggregate of 15ft for any 100ft 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 offstreet parking spaces.
 - (ii) A ground floor used for retail or commercial purposes.
 - (iii) A one storey detached accessory building.
 - (iv) A wall along a boundary of a site.

Traffic

Loading and Parking

19.(1) Every person who proposes to erect re-erect, construct or reconstruct a building on a site fronting a public highway or intending 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.

(2) Except where the Council by resolution determines that this provision need not apply, every owner or occupier of a building in a commercial or industrial zone shall provide:-

- (i) Vehicular access to the rear of the premises by the dedication of a service lane.
- (ii) Suitable and efficient accommodation within the site for any loading, unloading, or fuelling of vehicles which is likely to arise from the use of the building.

Service lanes shall be formed to the Council's requirements and shall be not less than 20ft in width, provided that the Council may by resolution reduce this width to not less than 12ft.

(3) Wherever in any zone any building or structure is being erected, reconstructed, altered, or modified, off-street parking spaces for motor vehicles shall be provided in accordance with the scheme.

(4) The site plan furnished in connection with an application for a permit to erect any residential building shall, in addition to the 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 one 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 one car to every two households which the building is designed to accommodate,
- (c) In the case of a boardinghouse, lodginghouse or a similar residential institution used for permanent residents, accommodation for cars in the proportion of not less than one car for every person or fractional part thereof whom the building is designed to accommodate.

(5) Provision for off-street and off-carriageway parking of vehicles in accordance with the following ordinances shall be made in respect of every site as follows:-

<u>Use of Site</u>	<u>Off-Street Parking Area Required</u>
(a) Hotels	1 parking space for each 75 square feet of gross bar floor area.
(b) Hospitals	1 parking space for every 5 patients beds plus 1 parking space for each resident or consulting doctor who might be in attendance at the time with the greatest number of such doctors are likely to be in attendance.

Use of Site

Off-Carriageway Parking Area
Required

- (c) Retail shops, libraries, depots professional and business offices.
- Warehouses stores or storage yards, industrial buildings.
- Roadside restaurants

Except where the Council by resolution determines that this provision need not apply or where the provisions of sub-clause 13 of this ordinance apply, and additional 15ft depth of front yard shall be provided.

(6) The provision for parking required above may be made in any case as part of the yard space of any site.

(7) In the case of off-street parking, where there is vehicular access to the site, the parking area shall be located on the site; where, however, that is not practicable or where vehicular access cannot be provided to the site, the off-street parking area shall be provided as close to the site as practicable.

(8) Every parking space in off-street parking areas shall have an area of not less than 180 square feet exclusive of access drives or aisles and shall be of useable shape and condition. There shall be adequate provision for ingress to and egress from each parking space.

(9) Where in any building there is a change in use or increase in floor area, the requirements of these ordinances for off-street parking for the new use or floor area shall be complied with.

(10) Nothing in these ordinances shall be construed to prevent two or more owners jointly making provision for off-street or off-carriageway parking facilities for their buildings so long as the total provision so made is not less than the sum of the requirements of the various buildings or uses computed separately, except where vehicles are or will be attracted to each site regularly at times that seldom coincide with the times when vehicular traffic is attracted to the other or others of them, in which cases the requirements may be computed as for the sum of the uses which demand the greatest provision at any particular time.

(11) Every parcel of land provided under these ordinances as a parking area shall be developed and maintained to the satisfaction of the Council. Off-carriageway parking areas shall be developed to provide direct access from the carriageway for all their length, including formation of the existing road as is necessary to provide such access.

(12) Off-street parking areas for more than 5 vehicles shall be effectively screened on any side of which adjoins or faces a residential zone by a wall, evergreen hedge or other planting maintained in good condition.

(13) Where a property owner has provided land for increasing the width of road fronting any site, such extra road width shall be taken into consideration in assessing the area of land to be set aside for off-carriageway parking.

Alterations and Modifications

Repairs,
Alterations
& Modif-
ications To
Non-Conforming
Premises.

20. 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 case of alterations or modifications, does not tend to delay the effective operation of this scheme.

Provision and Preservation of Amenities

Preservation
Of Object &
Places Of
Historical
Interest &
Natural
Beauty.

21.(1) In respect of any object or place of historical interest or natural beauty which is specified in the statement as intended to be preserved, the Council shall enter particulars thereof in a register to be kept at the office of the Council; and shall forthwith notify the owner and occupier of land upon which any such object or place is situated that it has been registered and is required under the scheme to be preserved. The register shall be open at all reasonable times for inspection by persons interested.

(2) No persons shall, without the written consent of the County, wilfully destroy, remove or damage any object or place registered by the Council as aforesaid.

(3) The Council may at any time cancel such registration, and shall thereupon make an appropriate alteration in the register and notify accordingly the owner or occupier of the land upon which the object or place is situated.

Control Of
Advertising.

22.(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 without the consent of the Council erect or construct or display or cause or permit to be erected or constructed or displayed in any rural or residential zone any signboard or poster:

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, community hall, library, hospital, nursing home, or convalescent home:
- (c) Any signboard not exceeding 6 square feet in area (or such greater size as the Council may approve in any particular case) advertising the disposal of the land or premises on which it is situated and displayed not more than 21 days before and 3 days after such disposal:

- (d) Signboards advertising an auction sale to be held on the premises on which the signboard is erected and so erected and displayed not more than 21 days before and 3 days after the auction;
- (e) Any signboard not exceeding 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;
- (f) Any poster or signboard advertising produce for sale from the site on which it is grown provided that such sign is located within the boundary of such site.
- (g) Temporary posters or signboards relating to elections;
- (h) One signboard of an approved "emblem" type on the site of each petrol service station.

(3) No signboard or poster shall be erected in any zone so as to be obtrusively visible from a residential zone.

(4) 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.

(5) The number and designs of signboards which may be displayed on any building, premises or site in any Commercial or Industrial zones shall be subject to the approval of the Council.

Harmony In
Design &
External
Appearance Of
Buildings.

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

Preservation
Amenities.

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

Wigram Airfield
Provision For
Obstruction
Free Area.

25.(1) The provisions for an obstruction-free area with 1 in 50 gradient clearance surfaces around the perimeter of the Wigram Airfield to a distance of 3,500 yards, form part of this Scheme and are included in accordance with the requirements of the Minister of Works made under the provisions of Section 21 (6) of the 'Town and Country Planning Act, 1953' and supplied in a statement dated the 30 September 1959.

(2) The land included within this obstruction-free area lies generally to the south of, and is bounded by, a line on the District Planning Map shown thus:-.....

(3) Any object or portion thereof that extends above the obstruction clearance surfaces specified shall be regarded as an obstruction, and shall be removed.

(4) Any new building or portion thereof that would project above the obstruction clearance surfaces specified shall be prohibited.

(5) Notwithstanding the requirements of sub-section 3 and sub-section 4 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 building, or portion thereof, shall be marked in accordance with the requirements of the Minister of Works for obstruction marking.

(6) For the purposes of this Scheme the mean level of the land area of Wigram Airfield is a height of 74 feet above mean sea level.

Christchurch
Airport,
Safety Zoning
Provisions
For Flight
Operations.

26.(1) The safety zoning for flight operations at Christchurch Airport form part of this Scheme and are included in accordance with the requirements of the Minister of Works supplied in a Statement dated 16th June 1958 under the provisions of Section Ten of the Town and Country Planning Act 1953 as amended by Section Seven of the Town and Country Planning Amendment Act 1957: And as further required by the Minister these safety zoning provisions shall be implemented and any liabilities resulting therefrom shall be met in accordance with arrangements made between the Minister-in-Charge of Civil Aviation on the one hand and the Christchurch City Council on the other.

(2) The land that lies under the various clearance surfaces specified for safety zoning provisions for flight operations is shown for the purposes of this scheme on the District Planning Map by the following notations:

<u>Title of Provision</u>	<u>Notation</u>
Approach surfaces Approach lighting surfaces Transitional surfaces 150 feet horizontal surfaces	

(3) Any object or portion thereof that extends above the approach, approach lighting, transitional or the 150 feet horizontal surfaces shall be regarded as an obstruction and shall be removed.

(4) Any new building, or portion thereof, that would project above the approach, approach lighting, transitional or the 150 feet horizontal surfaces shall be prohibited.

(5) Notwithstanding the requirements of sub-section three and sub-section four of this section, 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.

(6) For the purposes of this Scheme, the mean level of the landing area of Christchurch Airport is a height of 105 feet above mean sea level.

APPENDIX A

Industries To Which Appendix A Relates

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

APPENDIX B

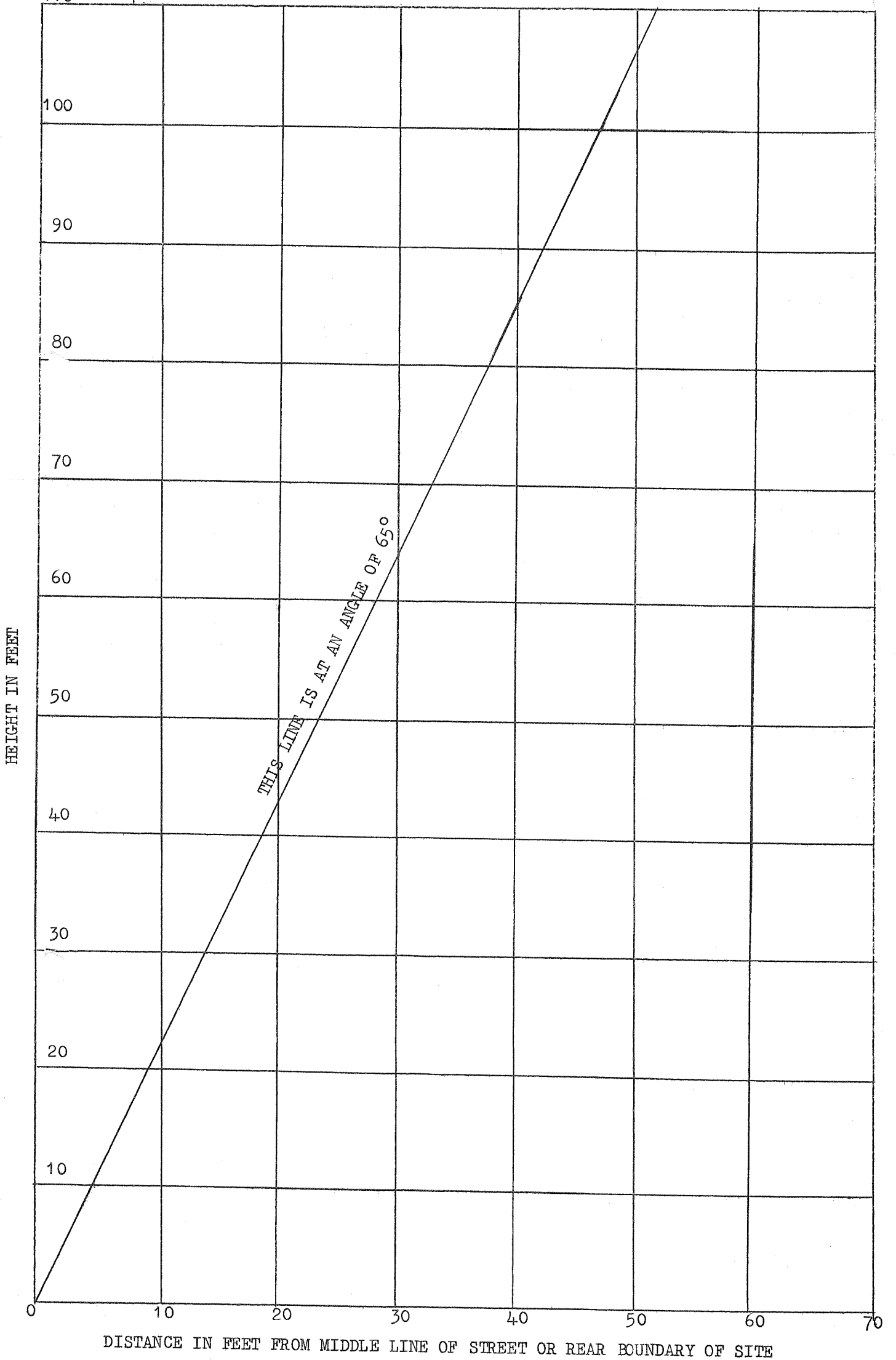
Industries To Which Appendix B Relates

Acetylene gas manufacture.
Aeroplane manufacture or assembly.
Agricultural machinery and implements manufacture.
Ammonia manufacture.
Animal foods manufacture.
Asbestos cement products manufacture.
Asbestos manufacture.
Asphalt manufacture, refining storage, or mixing.
Bags and sacks (textile) manufacture.
Blacksmith's shop.
Boat building.
Boiler works.
Bottle factory.
Brass foundry.
Brewery.
Brick and tile manufacture.
Briquette manufacture.
Burnt clay products.
Casein manufacture.
Celluloid works.
Cement manufacture.
Chemicals manufacture.
Coal briquette manufacture.
Cold storage.
Concrete-central mixing plant.
Construction engineer's workshop or yard.
Cooperage works.
Creosote manufacture and treatment.
Disinfectant manufacture.
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.
Glucose manufacture.
Gold mining.
Grain elevator.
Grain milling.
Grain threshing and crushing.
Gravel, sand, or shingle pits.
Graving dock.
Gypsum manufacture.

Harbour facilities - wharfage, sheds etc.
Hides, wool, and tallow warehouse.
Hydro-electric power station.
Ink manufacture.
Iron foundry.
Iron mining.
Iron smelting.
Iron stove, range and grate manufacture.
Jam, fruit and vegetable preserving.
Junk yard, scrap metal, bottles etc.
Linoleum manufacture.
Malting.
Margarine manufacture.
Match manufacture.
Motor body building.
Motor car wrecking.
Motor vehicle assembly.
Nail manufacture.
Oil cake manufacture.
Oil storage.
Oils - essence or extract manufacture.
Oils - vegetable manufacture.
Oxygen gas manufacture.
Packing case manufacture.
Paint manufacture.
Patent fuel manufacture.
Petrol storage.
Pickles and sauce manufacture.
Plaster of Paris manufacture.
Plywood manufacture.
Polishes manufacture.
Post splitting and sleeper and prop cutting.
Pottery manufacture.
Pumice pit.
Panel Beating Works.
Paper Manufacture.
Quarry - road metal, gravel, sand, shingle, marble, building stone.
Railway goods yards.
Railway trackage.
Railway workshop.
Roading contractor's workshop or yard.
Rolling mill.
Rug manufacture.
Sacks and bags (textile), manufacture.
Sash and door factory.
Sauce and pickle manufacture.
Sawmill.
Scrap metal yard.
Seed cake manufacture.
Seed cleaning.
Sheep dig 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.
Sugar refining.
Tar storage.
Timber yard (wholesale).
Tram repair shop.
Varnish blending.
Vehicle, motor, assembly.
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.
Wool packs, rugs etc. manufacture.
Yeast manufacture.
Tinplate manufacture.

APPENDIX C

Permitted height Relative to Distance from Centre Line of Street or Rear Boundary of Site with a Ruling Angle Controlling height of 65 degrees.



APPENDIX D

Proposed Limited Access Roads

Russley Road East side from a point 42 chains north of Yaldhurst Road to Harewood Road.

Johns Road North side full length.
South side from Russley Road to a point 48 chains from Main North Road.