

**THE TOWN AND COUNTRY PLANNING
ACT 1977**



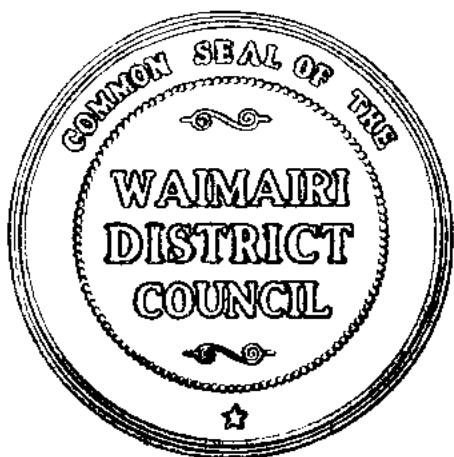
WAIMAIRI DISTRICT PLANNING SCHEME

2ND REVIEW

**Scheme Statement
Code of Ordinances
and Planning Maps**

OPERATIVE 20 October 1989

This Second Review of the Waimairi District Planning Scheme was approved by resolution of the Waimairi District Council on 12 October 1989 and in accordance with Section 52 (2) of the Town and Country Planning Act 1977, the Common Seal of the Waimairi District Council was affixed hereto.



M E Murray
CHAIRMAN

Neil Hopper
DISTRICT CLERK

The original District Planning Scheme became operative on 1 April 1965

The First review of the Scheme became operative on 1 September 1974

This Second Review was publicly notified on 31 October 1983 and became operative on 20 October 1989.

Pursuant to Section 52(1)(b) of the Act, the Planning Tribunal has consented to this Scheme being approved excluding the following matters:

(a) The Fendalton Road widening designation shown on planning map F9, F10 and planning map enlargement page 2 and the explanatory statement in Section 13, p. 37. This designation is the subject of an appeal to the Planning Tribunal (Appeal No. 631/87).

(b) The following properties which were the subject of the "Green Belt Appeals" and which have been further appealed to the High Court.

Map F11-G11

108 Russley Road, Pt. Lot 6, DP 21464, Pt. Lot 7, DP 21464 (Appeal Nos. 618/86, 644/86, 49/88)

Map H7

5 Giles Place, Lot 5, DP 26542 (Appeal No. 800/87)

Map H10

561 Harewood Road, Lot 1, DP 26266 (Appeal Nos. 798/86, 50/87)
547 Harewood Road, Lot 2, DP 26266 (Appeal Nos. 795/86, 51/87)
519 Harewood Road, Pt Lot 2, DP 1655 (Appeal Nos. 797/86, 6/87)

Map H10/I10

99 Claridges Road & 292 Sawyers Arms Road, Pt. RS 434 and Pt. RS 489, Lot 1, DP 5895 (Appeal Nos. 796/86, 13/87)

Map I9

232 Highsted Road, Pt. RS 1600 (Appeal No. 743/86)

(c) The following properties in the Hawthornden Road/Avonhead Road area shown in the District Scheme as Rural AP and which are the subject of an appeal to the Planning Tribunal, Appeal No. 609/86:-

Map G11

33 Hawthornden Road, Lot 2, DP 17874
43 Hawthornden Road, Lot 3, Avonhead Settlement
65 Hawthornden Road, Lot 1, DP 14375
77 Hawthornden Road, Lot 8, DP 47499
435 Avonhead Road, Lot 1, DP 27588
345 Withells Road, Lot 2, DP 27859
357 Withells Road, Lot 4, DP 35325
369A Withells Road, Lot 3, DP 29721
389A Withells Road, Lot 2, DP 22006

(d) Corner Hansons Lane and Riccarton Road, being Pt. Lot 2, DP 9464, and Lots 4, 5 and 6, DP 11240 (map E10). This land is shown in the District Scheme as Residential UR and this zoning is subject to an Appeal to the Planning Tribunal by A.R. Bussell (Appeal No. 919/88).

(e) No. 13 Leslie Street (Stanbury), Lot 18, DP 201 (Development Plan - Church Corner, Section 7, P. 65), Appeal No. 69/86

HOW TO USE THIS SCHEME

1. FINDING YOUR WAY THROUGH THIS SCHEME

- (a) **Scheme is set out in sections**
This District Scheme has been presented on a section by section basis. Each section has been separated and clearly identified by a page containing the section title and a table of contents.
- (b) **Cross Referencing**
Each section has, as far as is practicable, been set out independently. From time to time it has been necessary to cross-reference to other parts of the Scheme either for information or because other ordinances may also apply, e.g. "Standards shall be as set out in Ordinance 11 - SECTION ELEVEN - TRANSPORT".
- (c) **Page Identification**
Each page is identified by the section and page number which is to be found on the bottom outside of each page (e.g. "Section 6 Page 13"). The section title and zone or other topic being dealt with has been set at the top outside of each page (e.g. "Residential G"). In addition, each page has been identified as to the part of the Scheme being dealt with, that is, either "Scheme Statement" or "Ordinance". In addition, pages amended since the first publication of the Scheme show the date of issue at the bottom of the page.
- (d) **The Scheme Statement and Code of Ordinances**
The Scheme Statement and Code of Ordinances have, wherever possible, been presented in an integrated form. Generally each Scheme section commences with a few consecutive front pages, comprising Scheme Statement in the form of either an introduction or overview. This is then followed by a statement setting out the strategy, objectives and zoning policy.

The zone statement, together with the zone objectives, then follow. From here on Scheme Statements will generally be found on left hand pages and ordinances on right hand pages. The Scheme Statement material is generally an explanation of the ordinances set out on the right hand page. Some of the General Ordinances (e.g. Section Nine - Subdivision and Section Eleven - Amenities) have a slightly different format.
- (e) **Ordinance Provisions**
These have been set out under the relevant use which has been identified by being set out between two lines running the width of the page, e.g.

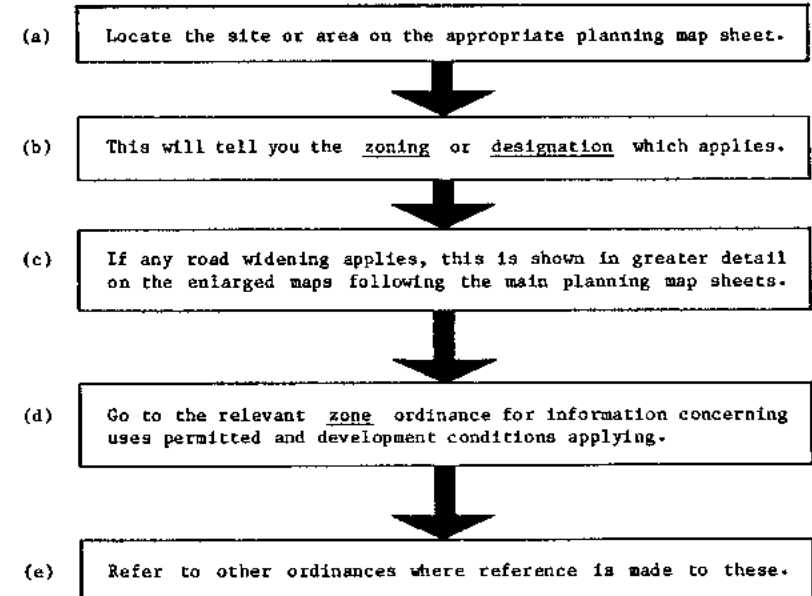
DWELLING UNIT - PREDOMINANT USE

The provisions relating to that use are set out under that heading unless there is a cross reference to another part of the Scheme. In addition to specific cross references contained within the use provisions, there is a general cross reference at the start of each zone ordinance to the General Ordinances (Section Fourteen).

NOTE: THIS PAGE IS EXPLANATORY ONLY AND DOES NOT FORM PART OF THE SCHEME.

- (f) **Schedules**
A number of sections contain one or more "Schedules" located at the end of the section. These include lists of properties, specific requirements relating to various uses within a zone, or other details more appropriately presented in schedule form. The schedules are part of the Scheme and unless otherwise specified are to be read as ordinances.
- (g) **Planning Maps**
The planning maps show zoning and other details applicable to each property in the District. In addition to the streets comprising the planning maps, supplementary maps, also part of the Scheme, have been included to more clearly indicate matters difficult to clearly illustrate in the main maps.
- (h) **Future Amendments**
This Scheme is designed to allow for future amendments to be readily made by the insertion of replacement pages. It includes alterations resulting from objections and appeal decisions up to 1st June 1988. Further amendments may result from objections and/or appeals and variations and changes initiated by the Council.

2. IF YOU WANT INFORMATION ABOUT A PROPERTY OR AREA



IF YOU ARE IN ANY DOUBT, COUNCIL OFFICERS WILL BE PLEASED TO ASSIST

NOTE: THIS PAGE IS EXPLANATORY ONLY AND DOES NOT FORM PART OF THE SCHEME.

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1. INTRODUCTION TO THE DISTRICT PLANNING SCHEME

1.1 OBLIGATION TO PROVIDE DISTRICT SCHEME

Section 38 of the Town and Country Planning Act 1977 places an obligation on all Councils (unless exempted by the Minister) to provide and maintain in accordance with the Act a District Scheme in respect of its District.

1.2 THE PLANNING DISTRICT

This District Scheme applies to the District of Waimairi; and any additional area defined on the planning maps whether above or below mean high-water mark.

1.3 THE PLANNING PERIOD

This District Scheme provides for the development of the District of Waimairi between the years 1983 and 2003, hereinafter called the planning period. Within this planning period modifications will be made to keep pace with technological, social and economic changes. This will be achieved firstly by a Review of the District Scheme within five years of it becoming operative and secondly through the ability of the Council to initiate changes (or variations prior to the Review becoming operative) to the Scheme at any time.

1.4 PURPOSES OF THE DISTRICT SCHEME

This Scheme provides for the development of the Waimairi Planning District including the wise use and management of resources in such a way as will most effectively promote and safeguard the health, safety, convenience and the economic, cultural, social, and general welfare of the people and the amenities of every part of the District.

1.5 PLANNING OBJECTIVES

The Council's major planning objectives are to encourage and/or facilitate:

- (a) The wise and imaginative use of the physical, human and financial resources of the District.
- (b) The protection and enhancement of the environment within which people live and work, and the conservation of features, which make a beneficial contribution to the environment.
- (c) The recognition of the differing identities and needs within the planning process.
- (d) The safe and convenient movement of people and goods and efficient communication and access.

1.6 IMPLEMENTATION

The techniques available to the Council through its District Scheme to implement its aims include zoning, designation, specific identification of land, development controls, works programmes and the registration of objects and places of historical or scientific interest or natural beauty. The extent and type of each zone is defined by a notation on the planning maps. The streets have not been zoned but are classified according to their function. In general, land has been zoned for specific purposes rather than designated, as the Council considers that the zoning of land offers greater safeguards for the public than designation. However, in some circumstances where control by designation is more practical, and in those cases where it is necessary because of Requirements served on the Council by public bodies empowered by the Act to do so, the Council will require the specific purposes of the designation to be stated.

The development controls set out in the Code of Ordinances are intended to apply to development on both land which is zoned and land which is designated.

1.7 RELATIONSHIP TO THE REGIONAL SCHEME

Waimairi District is part of the Canterbury Region as administered by the Canterbury United Council. Section 37 of the Town and Country Planning Act 1977 requires the Council to give effect to the provisions of any Regional Scheme in force in respect of its district. The provisions of this second Reviewed Scheme have taken into account the provisions of the Operative Regional Scheme and the provisions of the Proposed Reviews of the Regional Scheme Sections of the Canterbury United Council. Any matters of possible conflict will be resolved through objection and appeal procedures.

1.8 COMPOSITION OF THE SCHEME

1.8.1 The District Scheme comprises three main parts:

- (a) The Scheme Statement - being a description of the particular objectives and purposes of the District Scheme and other particulars necessary for its proper explanation.
- (b) The Code of Ordinances - comprising ordinances for the administration and implementation of the District Scheme.
- (c) The Planning Maps - showing the zoning of land within the District and other relevant provisions or requirements affecting development.

1.8.2 This Scheme has been produced as a single loose leaf document integrating the Scheme Statement and ordinances and including a small scale edition of the maps. To assist in identifying the various parts of the Scheme the words "Scheme Statement" or "Ordinances" appear at the foot of each page. In most sections explanatory parts of the Scheme Statement appear on the left hand page opposite the relevant ordinance on the right hand page. Policy matters may also be found in the introductory parts to each section and in the Zone Statements.

1.8.3 Each section is separately identified on each page and has its own consecutive page numbering. The purpose of setting out the Scheme in

this way is to allow for future amendment of the Scheme and replacement of pages or sections with minimal interruption to the rest of the Scheme. It is anticipated that future scheme reviews will be undertaken on a section by section or "rolling review" basis and that the present document will be amended as necessary rather than having to be completely replaced.

1.9 GENERAL OBLIGATION TO COMPLY

Subject to the provisions of the Town and Country Planning Act 1977, and all Regulations made thereunder, and to any modifications or dispensation granted in terms of any provision in this Code, no person or body shall depart or permit or suffer any departure from the requirements and provisions of the Scheme.

1.10 INTERPRETATION

Unless otherwise defined, words and phrases used in the Scheme Statement have the same meaning as in the Code of Ordinances.

1.11 RELATIONSHIP OF THE CODE OF ORDINANCES TO OTHER ACTS, REGULATIONS AND BYLAWS

Some provisions of other Acts, Regulations, Bylaws and Codes of Practice are relevant to matters dealt with by this Code. In general, the provisions of this Code are in addition to, complementary to and not in substitution for any provisions of other legislation.

However, where the provisions of this Code are inconsistent with the provisions of any Bylaw or Code of Practice, the provisions of this Code shall prevail.

1.12 AMENDMENTS TO LEGISLATION

Any reference in this Scheme to any Act or Regulation shall, unless expressly excluded, include reference to any Act or Regulation, passed in amendment thereof or in substitution therefor and for the time being in force.

2. DISTRICT SCHEME PROCEDURES

2.1 PRE-REVIEW PROCESSES

In January 1979 the Council published a document entitled "The Present Scheme: Appraisal and Programme of Review" as a discussion document intended to inform and elicit interest in the Review. This was followed by meetings in each of the Ridings and workshops held on specific subjects of interest. The response received to this together with considerable background research formed the basis for many of the objectives and policies set out in the Statement of Objectives and Policies which was published in June 1982. This Scheme takes account of the matters raised in the pre-review publications and the responses which these generated, so as to embody all that is practical and relevant to the purposes of the District Scheme.

2.2 APPLICATIONS IN RESPECT OF THE DISTRICT SCHEME

Enquiry may be made at any time to ascertain whether a proposal constitutes a predominant use under this Scheme. In addition, application may be made to the Council for:

- (a) Consent to a conditional use.
- (b) Consent to a non-notified planning application.
- (c) Consent to a specified departure.
- (d) The variation or cancellation of planning conditions.
- (e) Consent to extend period for lapsing of consents.
- (f) Consent to a work contrary to a proposed change.
- (g) Approval to a scheme plan of subdivision.

2.2.1 Predominant Uses

These are uses permitted as of right (subject to compliance with the conditions set out in the Scheme) and for which consent of the Council is not required. As part of the processing of a building permit, the plans will be checked to ensure the proposal complies with the relevant requirements of the District Scheme for a predominant use.

The Council is required by the Act to ensure that the provisions of the Scheme are complied with.

2.2.2 Conditional Uses

Application must be made to the Council for consent to establish a use listed as a conditional use in a particular zone. The procedure to be followed for this application is set out in the Act and Regulations.

Uses listed as Conditional Uses in the Scheme are considered by the Council in general terms as appropriate uses within the given zone; however there may be sites in the zone which are not appropriate for the use and where they may be acceptable there are often conditions which need to be imposed to reduce or eliminate any detrimental affects arising from the use which may affect other permitted uses within the zone.

An application for conditional use will not be granted automatically subject to the imposition of conditions but will be considered on its merits having regard to the statutory criteria (see Section 72 of the Act) and other relevant matters.

2.2.3 Non-Notified Planning Applications

These are the means by which the Council can approve minor variations from the requirements of the ordinances and deal with matters where the Act, and this Scheme provides for the Council to exercise discretion. The Council's powers in these matters are given in Section 36(4)(c), (5), (6) and (7), S.65 and S.76 of the Act. PARTS ONE AND TWO - GENERAL ORDINANCES set out the details as to procedure, criteria for consideration etc., and there are also specific non-notified application procedures in the Open Space zones and the Heritage Protection Ordinance, PART ONE - SECTION ELEVEN - AMENITIES. Refer also to definition of "Non-notified planning applications" - SECTION THREE - DEFINITIONS.

2.2.4 Specified Departures

The grounds for considering an application for Specified Departure are set out in Section 74 (2) of the Act. Specified departure applications may be made in respect of a proposal which has not been provided for in the District Scheme or relevant zone.

The onus is on the applicant for a specified departure to show cause why his application should be granted and to prove to the satisfaction of the Council that it is not contrary to the public interest. If a proposal falls outside S.74 of the Act, but the proposal is nevertheless of sufficient merit to be considered for inclusion in the District Scheme the Council has powers under Section 55 of the Act to initiate a change to the Scheme.

The District Scheme once operative embodies what the community has initiated or accepted, through the process of scheme preparation, objection and appeal, as desirable in the interests of the community as a whole. For this reason, the maintenance of the integrity of the District Scheme is a primary matter of public interest. Nevertheless, the Council recognises that there is a difference between an application which seeks to carry out a predominant use in a manner not specifically provided for in the ordinances but which is compatible with the Council's planning objectives and policies expressed in the District Scheme, and a proposal which does not conform to the Council's policies.

2.2.5 Variation and Cancellation of Conditions

Section 71 of the Act requires a notified planning application in respect of a request to vary or cancel any condition, restriction or prohibition imposed in respect of a consent of the Council to a notified application.

2.2.6 Lapsing of Consents

As provided by Section 70 of the Act every consent given to a non-notified application, to a dispensation or waiver or to a notified application shall lapse on the expiry of a period of two years after the date on which it was given, or, in the case of a consent given or upheld on appeal, or on the expiry of a period of two years after the date on which the appeal was determined, or the expiry of such longer period as the Council in any particular case may allow, unless:

- (a) The person to whom it was granted has within that period given effect to the consent, or
- (b) The Council has, on an application made within three months after the expiry of that period, determined that that person has made substantial progress towards giving effect to the consent and is continuing to do so.

2.2.7 Works contrary to proposed changes

From time to time the Council will initiate changes to the District Scheme to meet changing needs and from the date of notification of scheme changes Section 75 of the Act comes into effect. Under this Section the consent of the Council is required for any proposal that would normally require the consent of the Council under the conditional use or specified departure provisions had the proposed change become operative. In considering the proposal, the Council will have regard to the type of application that would be required as if the proposed change had in fact become part of the Operative District Scheme.

2.2.8 Land Subdivision

The Council's powers in relation to the subdivision of land are derived from Part XX of the Local Government Act 1974. In approving a subdivision the Council may impose such conditions as it thinks fit and is within its powers.

Section 306(1)(g) of the Local Government Act 1974 requires the Council to certify that the subdivision complies with the Operative District Scheme or with the District Scheme which was in force at the date of approval of the scheme plan, or that it is in accordance with a specified departure consented to under Section 74 of the Town and Country Planning Act 1977.

Requirements for subdivision are set down in the ordinances applying to the subdivision of land within the zone concerned and SECTION NINE - SUBDIVISION.

2.3 APPEALS

Appeals against decisions of the Council may be made by applicants, or persons or bodies who have objected to notified applications, as set out under Section 69 of the Act. Objection and appeal rights are given to applicants for land subdivision approval, under Section 299 and 300 of the Local Government Act 1974.

3. REQUIREMENTS, DESIGNATIONS AND PUBLIC WORKS

3.1 IDENTIFICATION

Each parcel of designated land is shown notated on the Planning Maps and identified by a brief description. More detailed information in

LEGAL FRAMEWORK

respect of such designations is set out in SCHEDULE A to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES.

3.2 AUTHORITY TO DESIGNATE LAND

Land may be designated for an existing or proposed public work pursuant to requirements of the Minister or local authorities made under Sections 43 or 118 of the Act. In addition the Council may designate land in the scheme for an existing or proposed public work for which it has financial responsibility.

3.3 ZONING

Section 121 of the Act, states that if land is designated for a public work (other than a highway) the scheme shall indicate the purposes for which, and the conditions subject to which, the land could be used if it were not so designated. This obligation has been met by giving land designated for an existing or proposed public work a zoning (underlying zone) which would be appropriate should the use for which the land was designated discontinue or not commence.

3.4 EFFECT OF DESIGNATING LAND

The effect of designating land is to give notice of the designated purpose, and to limit the use of the land to the designated purpose. Another purpose may be approved as an interim use by the designating authority provided that such use complies with the requirements of the underlying zoning.

A designation does not necessarily authorise the erection of buildings unless this is clearly stated in the statement accompanying the designated use as set out in SCHEDULE B - SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES. An outline plan of works, as required by Section 125 of the Act is normally required to be submitted to the Council. The conditions of development for building and other structures on designated land will be those applicable to the underlying zone. Where there is no equivalent use, requirements will be as for similar uses in other zones.

3.5 OUTLINE PLANS

Outline plans of works to be constructed by or on behalf of the Crown or by any local authority on designated land shall be submitted to the Council for its consideration before construction is commenced, unless they have been otherwise approved under the Act. An outline plan shall show height, shape and bulk of the work, its location on the site, the likely finished contour of the site, vehicular access and circulation and landscaping provision in accordance with Section 125 of the Act. An outline plan of the proposed work need not be submitted if it has already been approved under Section 118 of the Act.

An outline plan need not be submitted in respect of those works identified in Section 125 (2) of the Act or in the case of public utilities referred to in Section 64(1) of the Act.

Under Section 125(5) of the Act, the Council may request the Crown or local authority concerned to make changes to all or any of the proposals of the plan. If the Council's request is refused the Act empowers the Council to appeal to the Planning Tribunal against that refusal.

LEGAL FRAMEWORK

3.6 ALTERATION TO DESIGNATIONS

Pursuant to Section 123 of the Act the Council may, with the agreement of the owners of any land directly affected:

- (a) Alter the position shown on the district scheme of any proposed highway; or
- (b) Alter any designation for a public work; or
- (c) Alter any provision made in the district scheme under Section 43 or Section 118 of the Act and in any such case the Council need not comply with any other provision of the Act relating to change or departing from the scheme.

Any such alteration shall not be made in respect of a proposed highway or a public work for which the Minister or a local authority will have financial responsibility, without the consent of the Minister or the Local Authority.

3.7 REMOVAL OF DESIGNATIONS

Pursuant to Section 122 of the Act the Crown or any local authority may inform the Council and owner and occupier of the land affected by a public work that its provision is no longer required, and without further formality the Council shall remove the designation from the District Scheme. This will not involve formal scheme change procedures.

The removal of a designation in respect of a public work for which the Council has financial responsibility can only be achieved by formally changing the scheme.

4. SPECIFIC IDENTIFICATION OF LAND

4.1 IDENTIFICATION

Certain land has been specifically identified in terms of Section 73 of the Act as land being used for purposes of value to the community but not intended to be owned by the Crown, the Council or any local authority. Such land is shown notated on the planning maps as "S.I.", and specifically identified land is listed in SCHEDULE C to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES.

4.2 CONTROL

Specifically identified land may be developed in accordance with the controls set out in PART THREE of SECTION THIRTEEN. Conditional use procedure applies for proposals inconsistent with the identified purposes.

4.3 ZONING

Whilst a specific identification of land is in force development of that land is controlled in the manner described above. In the event of the removal of the identification development of the land will be controlled by the zoning only.

- 4.4 When requested by the owner of the land which has been specifically identified, the Council will initiate a change to the scheme to remove the specific identification.

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1. HISTORICAL

1.1 CONSTITUTION OF WAIMAIRI DISTRICT

As a result of investigations into Local Government commenced in 1905 some of the rural districts within the Selwyn County were abandoned and in 1909 the Avon and Riccarton Road Districts, which included a suburb of Christchurch and land bordering Hagley Park became the Waimairi County.

Constituted by the "Waimairi County Act 1909", the first meeting of the new Council was held in the Avon Roads Board premises at Marshland in 1910.

The original County consisted of ten ridings and covered 19166 hectares. This area was substantially reduced in 1912 by the constitution of the Riccarton Borough and later in 1953, by the loss of the balance of the Avon Riding to the City of Christchurch. In 1925 the Riccarton Riding was abolished but in 1962 the new riding of Avonhead was constituted, making a total of nine. In 1983 these ridings were reorganised making the present day ridings, a total of six.

In April of 1982 the Waimairi County Council by special order became the Waimairi District Council.

The area currently administered by the Waimairi District Council is 11474 hectares of which approximately 3134 hectares is urban leaving the remaining 8339 hectares as predominantly rural land.

2. PHYSICAL DESCRIPTION

Waimairi District is one of several similar urban local authorities which make up suburban Christchurch. It is a compact District of coastal plain bounded to the east and north by the Pacific Ocean and the Waimakariri River respectively. In the north-west the boundary follows the south branch of the old Waimakariri riverbed, and to the west and south. The Waimairi District is bounded by Papanua County, Riccarton Borough and Christchurch City.

There are very few topographical features within the District and in general the land is flat with a gradual rise as one moves inland. Most of the District is less than 50 metres above sea level.

2.1 SOILS

The rural area of the District embraces a wide range of rural activities and recreational facilities. Approximately two thirds of the rural area gardening, orcharding, arable farming and dairying serving in particular the nearby Christchurch market.

The major soil types of the rural area are grouped as follows:

- (a) Soils of the lowland drained swampy land - including Kaiapoi silt and fine sandy loam, Tai Tapu silt loam and peaty loam, Te Kakahi sandy loam and Motukarara silt loam.
- (b) Soils of the Waimakariri fan including Waimakariri soils and the Selwyn soils.
- (c) Soils of the coastal sand dunes - including Kairaki sands and Waikuku loamy sands.

Three soil classes reflect three significant resources, firstly the unique and valuable peat soils of the Marshland area, secondly the deeper and more versatile silt loams found across the northwest of the District which may be subject to some limitations from seasonal moisture deficits, and thirdly the sandy soils in the east which are ideally suited to forestry.

The potential of these soils for the production of food is still very high subject to good farming management and stringent planning control to ensure that these soils are not given over to urban pressure and non soil related uses.

2.2 GROUND WATER

Ground water in quantities of at least 4,000 litres per minute is available from developed wells penetrating aquifers underlying the District. These aquifers are permeable gravels and include the Riccarton Gravel and older gravels. In the east of the District, ground water under artesian conditions occurs and at least seven artesian aquifers are recognised, and deeper ones may exist. The Avon and Styx Rivers have their headwaters in the District and are derived from artesian springs. The present daily maximum usage for industry, agriculture and domestic supply for the District is about 66 million

2.3 GRAVEL

Gravel is readily available in the west of the District at shallow depths being excavated from pits and from the Waimakariri River flood plain to provide aggregate for building and gravel for uses such as roads and ballast.

2.4 GRIT

A sub-surface deposit of grit size particles locally referred to as Kaiapoi grit occurs in the Stewarts Gully area. The deposit is about 12 metres below ground level and 6 metres thick. The extent of the deposit, which may be of value as a specialised aggregate is unknown.

2.5 SAND

Extensive areas of greywacke-derived beach and wind-blown sand occur in the coastal part of the District. The sand has no special chemical or mineralogical qualities that would suggest specialised industrial use (e.g. glass, moulding etc). It has however proven to be of value in that the land is very suitable for forestry and to a limited extent, recreation.

Sand and gravel deposits underlying the western part of the District are excavated to provide sand for aggregate and constructional use. The extent of these deposits is not known.

3. THE DISTRICTS POPULATION

The population of Waimairi District Council area in 1981 was 70,413. This represents an increase of 3.0% on the last census compared to the national average for urban areas of 1.2%. Although high compared to many cities and areas in New Zealand, for the Waimairi District this represents a slowing down in the rate of growth.

3.1 POPULATION CHANGES

The tables below shows how the population of Waimairi has changed since 1956 in relation to changes which have occurred elsewhere in New Zealand.

POPULATION:

Area	1956	1961	1966	1971	1977	1981
Waimairi District	25,297	39,610	52,154	61,490	68,338	70,413
Christchurch City	141,115	151,671	161,566	165,637	171,987	164,260
North Island	1,497,000	1,685,000	1,894,000	2,051,000	2,268,000	2,322,989
South Island	676,698	730,199	783,593	811,268	860,990	852,748
New Zealand	2,174,000	2,415,000	2,677,000	2,863,000	3,129,000	3,148,500

PERCENTAGE INTERCENSAL INCREASE:

Area	1956/61	1961/66	1966/71	1971/77	1977/81
Waimairi District	56.0	31.6	17.9	11.13	3.0
Christchurch City	7.4	6.5	2.5	3.8	-4.0
North Island	12.5	12.4	8.2	10.5	2.42
South Island	7.9	7.5	3.5	6.1	-0.95
New Zealand	11.0	10.8	6.9	9.2	0.62

The rate of natural increase in New Zealand has been falling steadily since the 1960's resulting from improved methods of birth control, changing social attitudes to factors such as family size and increasing participation of women in the workforce. This decline in the rate of natural increase has placed increased importance on migration as a source of growth. However, migration rates have fluctuated and high rates of net immigration have given way to high rates of emigration in the relatively short period of only one or two years. This decline has been reflected in all areas of the region including the Waimairi District. However, despite this slowing down in population growth Waimairi must still be characterised as a growth area rather than an area of declining population.

3.2 POPULATION DISTRIBUTION

The table below shows the distribution of the District's population as at 1981. The saturation population for each area has been calculated from existing subdivisional potential and present day housing patterns:

DISTRIBUTION 1981

LOCALITY*	POPULATION	ADDITIONAL POPULATION POTENTIAL	SATURATION POPULATION
Addington	1,386	84	1,470
Avonhead	8,555	4,457	13,012
Belfast	2,180	1,671	3,851
Bishopdale	10,991	2,041	13,032
Brooklands	1,044	1,638	2,682
Burnside	6,647	2,520	9,167
Burwood	2,763	10,632	13,395
Chanays	225	341	566
Fendalton	9,875	884	10,759
Harewood	3,391	519	3,910
Ilam	6,144	1,186	7,330
Mairehau	853	143	996
Marshland	1,728	1,019	2,747
Parklands	3,606	14,227	17,833
Redwood	6,027	1,898	7,925
Styx	217	320	537
Upper Riccarton	4,781	1,134	5,915
TOTAL DISTRICT	70,413	44,714	115,127

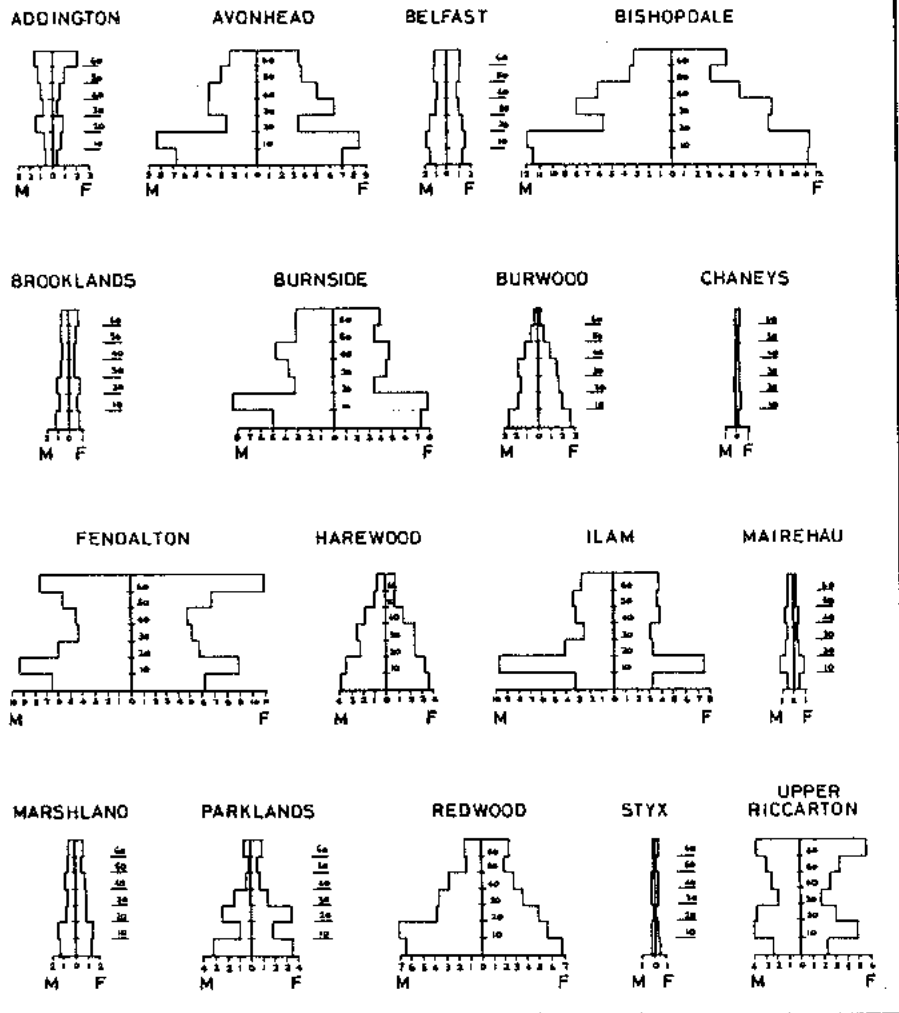
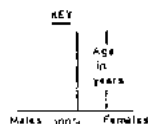
* It should be noted that these localities have been devised for planning purposes and do not correspond either with Riding or postal boundaries.

At current development standards, the District could accommodate a further 45,000 within its residential zones. This figure is calculated having regard to existing subdivisional potential and present day housing patterns, and while over half (25,000) of this future potential growth is provided for in Burwood and Parklands, significant development opportunities exist in Avonhead, Bishopdale, Burnside and Redwood.

Resubdivision and more intensive development opportunities tend to be limited, and arise as much from individual circumstances as from any prevailing pattern of development. In older areas like Addington the subdivisional pattern is reasonably close and few opportunities exist for resubdivision of individual sites, but in Fendalton, Ilam, and around the Wairarapa Stream and Avon River, there is potential for development through resubdivision. No strong trends are evident however to suggest that this type of activity has any significant correlation with age of property or locality. The older areas also have (relatively) very low occupancy rates, with areas such as Addington, Upper Riccarton, Ilam, Fendalton and Burnside all below 3.0 occupants per dwelling, while the more recently developed and developing areas towards the urban periphery have rates approaching 3.5 occupants per dwelling. This contrast between the mature residential areas and the younger developing areas is evident also in the age structure.

The following graphs show the age sex structure for the various localities within the District.

AGE/SEX STRUCTURE BY PLANNING BOUNDARIES 1981



Closely linked with the growth in population and the age structure of the various areas, is the form and type of housing. In those areas more recently developed, the planning and provision for multiple housing developments have been incorporated in the initial planning, both in private and state developments, whereas generally intensive development of flats in the older areas has proceeded more through resubdivision of larger sections, infilling, and some conversion of existing older houses. The following table provides an indication of the housing types and occupancy rates for areas based on Statistics Department urban subdivisions, along with census comparisons for 1976 and 1981 of 2 selected age groups:

	OCCUP-ANTS PER DWG	OCCUPANCY RATE				
		% OF TOTAL DWGS IN FLATS	% OF POP'N OVER 65	% OF POP'N OVER 65	% OF POP'N UNDER 5	% OF POP'N UNDER 5
			1981	1976	1981	1976
82 Middleton	2.4	39	21.8	19.5	2.7	4.3
73 Upper Riccarton	2.5	41	20.0	16.3	3.5	4.2
72 Wharenoe	2.6	31	16.0	14.1	3.9	5.6
74 Fendalton	2.6	20	15.9	13.5	4.1	4.4
85 Holmwood	2.7	26	17.9	16.3	5.6	4.7
83 Bryndwr	2.7	20	18.3	16.8	4.9	5.5
78 Ilam	2.9	27	8.1	6.2	2.8	4.0
84 Deans Bush	2.9	15	17.0	15.2	4.0	5.4
65 Casebrook	3.0	24	7.7	5.5	8.5	8.6
77 Westburn	3.0	19	10.6	7.2	3.4	4.8
70 Burnside	3.0	17	11.5	7.7	4.4	6.7
61 Belfast	3.0	16	7.8	8.8	8.9	8.0
75 Jeilie Park	3.0	14	9.7	8.1	7.3	6.6
76 Waitarapa	3.0	1	10.6	7.1	5.6	5.3
71 Bishopdale	3.1	15	10.4	8.0	4.6	8.0
64 Redwood	3.2	21	6.5	4.4	8.5	11.3
62 Styx	3.2	17	6.0	7.3	11.6	13.1
80 Masham	3.2	17	7.6	5.0	6.8	9.2
79 Avonhead	3.2	12	7.5	4.7	5.5	8.2
69 Russley	3.2	10	8.2	5.6	5.3	6.4
63 Styx Mill	3.3	16	6.5	4.5	8.7	11.5
68 Harewood	3.3	15	6.0	3.0	7.8	9.8
81 Merrin	3.3	14	6.0	5.4	5.6	7.5
66 Marshland	3.3	13	3.9	3.9	9.8	9.8
67 Kaimahi	3.4	15	6.5	3.3	7.5	11.5
60 Sawyers Arms	3.5	1	3.2	2.8	8.0	11.0

While the District area forms part of the metropolitan community it is by no means a homogenous community. The older areas are characterised by lower occupancy rates, higher percentages of flats to total dwellings and a much higher proportions of over 65's in each area, while the newer areas have relatively low proportions of older age groups, but significantly, a much higher proportion of younger age groups.

These variations along with such factors as lifestyle, income and education, have an important bearing on the distribution of, and access to, facilities throughout the District. In particular, recreational, medical, educational and cultural facilities typically required by different age groups and the demands placed on them by the different age groups, makes the provision of such facilities in any area dependent on quite rapidly changing characteristics.

To a large degree the provision and the use of District wide facilities, is interdependent with metropolitan facilities and account must be taken of this factor, as well as the relative ease of access throughout the District. The District Scheme is not a means of controlling or ordering social change. It can however recognise those changes that are occurring and attempt to provide for, or anticipate, shifts or alterations in lifestyles, and socio-economic patterns, as they may be reflected in land use terms. The Council has, as a matter of policy, included as permitted uses in the residential zone, many of the facilities required by those groups less mobile or able to travel. In this category are included health and medical facilities, hospitals, schools, day care and infirm accommodation.

4. PLANNING CONSTRAINTS

4.1 PLANNING

Under the 1926 Town Planning Act the Waimairi County was included in a "Christchurch Metropolitan Planning Scheme" published in 1948. This Scheme was the first attempt to regulate the future development of Christchurch including the provision of an "urban fence" to limit indiscriminate expansion of the urban area. In 1952 an "Extra-Urban" Planning Scheme for Waimairi County was published but in the following year a new Town and Country Planning Act was passed. This new Act no longer provided for metropolitan or extra-urban schemes but made "District" schemes obligatory for all territorial local authorities. The County's first scheme under the 1953 Act was notified in 1961 and became operative on the 1 April 1965. That Scheme covered a planning period of 20 years being the years 1956 to 1976 inclusive. The Scheme introduced two residential zones, a rural zone, two commercial zones, three industrial zones and an airport protection zone. The first Scheme was reviewed in 1970. The first Review was publicly notified on 1 May 1971 and became operative on 1 September 1974. The first Review substantially refined the principles established by the first operative District Scheme, and that review has been amended since by more than 30 scheme changes.

4.2 REGIONAL PLANNING CONSIDERATIONS

Just as the Council is required to prepare a district scheme for its area, the Regional Planning Authority is required to prepare a regional scheme for its administrative area. Such a scheme is intended to set broad directions for development and provide a regional framework for the policies of central and local government bodies.

An operative Regional Scheme exists for part of the Canterbury Region. However, this is also in the process of being reviewed. The review is being prepared in sections.

Section One - Settlement Distribution contains overall objectives and policies for future development. A major aim of this Section is to contain the Christchurch urban area within its planned boundaries. Emphasis is placed upon consolidation and redevelopment within the urban area as well as protection of an area around the city from urban encroachment. This area is called the Green Belt. It also has the function of protecting valuable rural resources from inappropriate use and guiding urban development to settlements elsewhere in the region.

The promotion of settlements elsewhere in the region is an integral part of the settlement distribution strategy. Section One is in the final stages of approval.

Section Two - Communications deals with the transport needs of the region. It updates the Operative Section which established a hierarchy of road types with different functions and land use controls and an overall performance standard.

This Section will incorporate the requirements of the Urban Transport Act and will provide the framework for schemes prepared under that Act. Greater emphasis is also placed upon co-ordinating planning for all forms of transport and land use. Since Waimairi District is wholly within the Urban Transport Area for Canterbury, the Act will have considerable influence upon transport planning in this area. Section Two is presently at the Draft stage.

The United Council has notified its intention to prepare two further sections of the Regional Planning Scheme.

Section Three - Rural Resources focusses on the identification, preservation, enhancement and use of the region's natural resources while Section Four - Regional Economic Development is concerned with the development of the Region's economy.

5.0 COMMUNITY DEVELOPMENT

5.1 BACKGROUND

Traditionally District Schemes have been concerned almost totally with physical development. However recognition must be given to the inter-dependence between social change and physical development and any planning proposals must consider the social implications.

Facilities and services for community needs are the responsibility of a large number of administrative bodies including Central Government Departments, regional and local authorities as well as voluntary groups and private developers. There has been little planned co-ordination of the provision of social services, particularly within newer growth areas.

The Council as a principal body which oversees the development process, is in a position to undertake a co-ordinating role, and can actively encourage the appropriate agencies to provide services in a variety of areas.

The Council in its planning seeks to develop convenient focal points for community activities within both established and newly developing areas of the District. Local authority and administrative boundaries do not in most circumstances correspond with identifiable community groupings and because many areas of the District do not fall into geographically definable suburbs or rural settlements, other criteria must be used to establish community focal points. Greater emphasis within suburban areas should be placed on the role of facilities such as schools, libraries, neighbourhood shops and medical centres, kindergartens, private schools, church buildings and other halls as community focal points. Within the rural area focal points such as these are more difficult to find and greater emphasis should be placed on supporting community organisations.

5.2 DISTRICT SCHEME STRATEGY

The Council's objectives and policies in respect of community development have been integrated into the provisions of each section of the District Scheme as appropriate. Because of this no single section dealing with community development has been developed for the Scheme.

The overall policies adopted have for that reason been set out in this section and are as follows:

5.2.1 Educational Facilities

Primary, intermediate, secondary schools and tertiary educational institutions play an important structural role in community life. Primary schools in particular, are one of the first requirements of an area and therefore are an important focus of community activity. Planning for schools although not a function of the Council should take into account this natural focus.

POLICIES:

- (a) That the Council maintain a close liaison with the Canterbury Education Board in order to actively promote the community use of school buildings, facilities and grounds and where appropriate, the use of community buildings, reserves and other facilities by schools.
- (b) That the Council encourage the design of new school buildings to facilitate such uses.
- (c) That community activities in schools be a permitted use in the District Scheme.
- (d) That the Council encourage continuing education of all types including the undertaking of technical training, health, personal, social and recreational education programmes throughout the District.

5.2.2 Health

Promoting and safeguarding the health of the people of the District is one of several broad responsibilities required of the Council under Section 4(1) of the Act. A comprehensive health service involves a number of agencies, the principal amongst these being the Canterbury Hospital Board, Department of Health, Plunket Society, Medical and paramedical practitioners and voluntary associations as well as the local authority. An essential ingredient is public interest, knowledge and action together with co-ordination of agencies and services.

Functions of a health service include:

- (a) The promotion of a safe and healthy environment.
- (b) The provision of educative advice to the public on health and safety matters.
- (c) The prevention of illness and disability, and promotion of health improving practices.
- (d) The diagnosis and treatment of injury, illness or disability.
- (e) The provision of general remedial health care, both physical and mental.
- (f) The provision of supportive services to the handicapped.

POLICIES:

- (a) That through the District Scheme and its administration the Council promote a safer and healthy environment.
- (b) That the Council liaise with the Hospital Board and with the Department of Health to facilitate the effective and coherent development of health services.
- (c) That doctors surgeries and related facilities be predominant uses in residential, industrial and commercial zones.

COMMUNITY

- (d) That Plunket clinics and other services of integral immediate importance to the health of the community be a predominant use in residential, industrial and commercial zones.
- (e) That physiotherapy practices and other specialised medical or paramedical services operated ancillary to the residence be a predominant use in residential zones.
- (f) That the Council encourage the co-ordination of health and medical services with welfare and community agencies, encouraging joint development where appropriate, and by emphasising the inter-related aspects of health care, education and social welfare.

5.2.3 Needs of the Elderly

The proportion of persons (over 65 years of age) in the population is steadily increasing. This is due in part to improved medical and health standards, and in part due to decreasing family sizes during the last two decades. Previous New Zealand experience has shown that over 65% of the elderly live independently in ordinary housing. Twenty to thirty percent require institutional care in medical hospitals or homes for the aged and between 5 and 8% require some form of subsidised housing. The Council presently recognises the requirements of this age group in its continued construction of elderly persons housing. The District Scheme provides for housing for the elderly, homes and medical hospitals as permitted uses. The Council is also mindful of the important role that the family can play in the care for the elderly and provision for dependents housing has been made where it is accessory to the principal dwelling unit on the site.

POLICIES:

- (a) That the Council pursue a policy of providing housing for the elderly and encourage its provision by other institutions and authorities.
- (b) That housing for the elderly be designed generally as small clusters of predominantly single unit developments on sites which are close to shops, public transport and where possible, near facilities for indoor recreation, clubs of interest to elderly people, health and library facilities and parks.

5.2.4 Needs of Pre-School Children

The necessity to provide for pre-school children is now widely recognised. Increasing numbers of working mothers have increased the demand for child day care centres. Changing concepts in education have resulted in recognition of the value of pre school education. As well as pre school facilities in conjunction with primary schools, there is a need for child care facilities in residential areas and near concentrations of employment.

COMMUNITY

POLICIES:

- (a) That the continued provision of pre school facilities in conjunction with primary schools be encouraged.
- (b) That provision be made for facilities for pre school children throughout the urban area.
- (c) That plunket clinics and facilities for public health nurses be provided in conjunction with other health facilities and in community centres.

5.2.5 Needs of the Disabled

District Schemes are now required to make adequate provision for the needs of the disabled, particularly in respect of provisions relating to design and access of buildings. Good design with the needs of the disabled in mind can improve the convenience and ease with which they can move in the community. Although bylaws deal with matters involving the construction of buildings to which the public have access the District Scheme can reinforce these controls.

POLICIES:

- (a) To ensure buildings are laid out so that they may be easily reached and used by disabled persons.
- (b) That the provisions of the Disabled Persons Community Welfare Act 1975 and Local Government Act 1974 in respect of provision for the disabled be strictly enforced.

section three

definitions

DEFINITIONS

In this District Scheme, unless the context otherwise requires:

ACCESSORY BUILDING means a building excluding a dwellinghouse, the use of which is incidental to that of any other building or buildings permitted on the same site. In relation to a site on which no building has been erected, an accessory building is incidental to any permitted use. An accessory building includes a free standing garage, and a garage which is structurally attached to or forms part of a dwellinghouse.

BUILDINGS ACCESSORY TO shall have the same meaning as Accessory Building.

ACCESSORY USE means a use which is incidental to the principal use permitted on the same site.

ACCESS LOTS are as defined by Section 279 (2) (e) Local Government Act 1974.

ACCESS means any land in this scheme wholly or principally used or set out for the purposes of gaining vehicular or pedestrian entry onto or through land, whether or not comprised in the same certificate of title as that to which it provides such entry.

ACCESS STRIP means a strip of land serving to provide access to a rear lot and held in the same title as the land which it serves.

The **ACT** means the Town and Country Planning Act 1977, and its amendments.

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

AMENITY PLANTING means the use of vegetation to enhance an area by:
 (a) improving its appearance eg by adding vertical scale elements, by providing visual relief, or strengthening its relationship to the overall local landscape pattern;
 (b) improving its usefulness, eg by providing wind shelter or shade from summer sun.

AMENITY COURT means a part of a site required by this Scheme for the amenity of a residential unit to which it relates. Such space shall be left unoccupied and unobstructed from the ground up except that such a space may be the subject of landscape treatment.

AMUSEMENT GALLERY includes any indoor establishment to which the public is admitted and the whole or the principal part of which is used for providing indoor entertainment in the form of a bowling or skittle alley (including ten pin bowling) or a shooting gallery or coin-in-the-slot pool tables of less than full size or pin ball machines or racing or football devices or video games where these exceed four or more machines or of other machines activated by the insertion of a coin, token or of a combination of any one or more of the foregoing.

ARCHAEOLOGICAL SITE has the meaning ascribed to it by the Historic Places Act 1980.

BALCONY means a floor at other than ground level, having at least one side completely open except for a balustrade of maximum height of 1.2 m above balcony floor level. The balcony may be roofed or unroofed and in all cases shall have direct access to the household unit it serves.

BAR AREA means those parts of taverns, licensed hotels, licensed tourist houses, places of assembly or other premises licensed to sell liquor for consumption on the premises and which are used exclusively or principally for the sale, supply or consumption of liquor. "Bar Area" shall include serving areas but shall exclude those areas used for storage, toilet rooms, stairwells, lift wells and machine rooms.

DEFINITIONS

BOATING means the practice of rowing, sailing or cruising in boats as a form of recreation. For the purpose of this scheme motor powered in respect of boating means any boat designed to be powered exclusively by an engine not exceeding 1.5 horse power.

BUILDING means any structure whether temporary or permanent, movable or immovable, and includes a swimming pool and also a fence or a boundary or retaining wall but does not include a fence less than 1.8 metres in height or boundary or retaining wall which does not require a building permit and is not used for advertising or for some purpose other than or in addition to its use as a fence, boundary or retaining wall.

BUILDING LINE RESTRICTION means a restriction imposed on a site to ensure that when new buildings are erected or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.

BULK AND LOCATION REQUIREMENTS shall include the limitation of height, width and coverage, of buildings and provisions for yards, open space, private garages, minimum separation distances, amenity and service courts.

CAFE means any land and/or buildings or part of a building in which meals are regularly supplied on sale to the general public for consumption on the premises and does not require any form of liquor licence.

CAMPING GROUND means a generally open area of land which provides for the placement and occupation of temporary living places such as tents, cabins, caravans, campervans and other vehicles, and may include ancillary buildings for caretaking purposes and for shared cooking, washing, sanitation and recreation.

CAPTIVE BALLOON means a non-powered balloon for advertising purposes which is tethered to a site or structure on a site.

CARAVAN means a motor vehicle (other than a trailer) designed for use as a human abode and registered and possessing a current Warrant of Fitness pursuant to the Motor Vehicle Registration and Licensing Regulations 1965.

CARPORT (see GARAGE).

CHANGE OF USE means any change of the use of land or buildings, a greater intensity and scale or being different in character from the previous use.

CHARTERED CLUB means any club -

- (a) That, immediately before the commencement of the Sale of Liquor Act 1989, held a charter granted under the Sale of Liquor Act 1962, the Licensing Act 1980, or any former Licensing Act; or
- (b) That is a voluntary association of persons combined for promoting the common object of private social intercourse, convenience, and comfort and providing its own liquor, and not for the purposes of gain.

Chartered clubs may hold a club licence and an off licence for liquor to be supplied to members of the club.

DEFINITIONS

COMMERCIAL, where it appears as a descriptive term in the Scheme, as for example in 'Commercial Development,' 'Commercial Uses' shall include those uses listed as predominant of health practices, health centres, places of assembly, places of worship, pre-school facilities, public utilities and buildings accessory to these uses, and shall also include travellers' accommodation and dairies.

COMMERCIAL GARAGE (see GARAGE)

COMMERCIAL FORESTRY means the planting, replanting, cultivation and management of exotic and indigenous trees in forest or tree plantations including the extraction of timber therefrom, the prime purpose of which is commercial gain. The processing of timber, other than the preparing of logs for transportation or for cutting and preparation of posts or poles is not included.

COMMERCIAL LIVESTOCK means livestock bred, reared and/or kept on a property either primarily or partly for the purpose of commercial gain.

COMMERCIAL SERVICES means those uses where a service is carried out or disposed from and where those uses are carried out in such a way that the visual quality and community service offered from the premises are of similar character to shops. Commercial services include uses such as:

- Hairdressers
- Shoe repairers
- Repair services for domestic appliances
- Photocopy services
- Banks

COMMON BOUNDARY means the subdivisional boundary between adjoining sites.

COMPREHENSIVE PLAN means a plan or diagram prepared to illustrate guidelines for the co-ordination of development within some zones into an orderly and convenient form in compliance with the written objectives for these zones for the District Scheme.

CONCEPT PLAN has the meaning ascribed to it in Section 270 of the Local Government Act 1974.

CONDITIONAL USE in relation to any land or building in any one zone means any use specified in the Scheme as a conditional use (see Notified Application).

CONSERVATION FORESTRY means the management of areas of native shrubs and forest vegetation, including where necessary planting and replanting the primary purpose of which is to preserve these areas in their natural state.

CONTROLLED ACCESS ROAD see definition of Major Arterial Controlled Access Road under Section 10, Transport Overview, Part (c).

CONTROLLED USE means a use or development permitted as a controlled use subject to such controls and powers specified in the Scheme as are necessary or desirable to achieve the policies and objectives contained in the Scheme relating to the design and external appearance of buildings, landscape design and site layout or the location and design of vehicular access to and from the site.

CORNER SITE (see SITE)

DEFINITIONS

COUNCIL means the Waimairi District Council or any Committee, Subcommittee, Commissioner or person to whom the Council's powers, duties or discretions under this code have lawfully been delegated pursuant to the provision of the Act. **DISTRICT COUNCIL** has the same meaning.

COVERAGE means that portion of a site excluding accessways, leg-Ins and rights-of-way which may be covered by buildings, including accessory buildings, and parts covered by overhangs or cantilevered structures. The eaves of a dwelling unit up to a width of 600mm, fences, terraces, retaining walls or uncovered swimming pools are not included in any calculations of coverage.

CRAFT INDUSTRY means an industry dependent on skilled handiwork carried out in such a way that the visual quality and community service offered from the premises are of similar character to shops. For the purposes of this ordinance craft industry does not include panel beating, spray painting, motor vehicle repairs, fibreglassing, sheet metalworking or any activity which would cause a detraction from the amenities of the commercial and/or residential neighbourhood. Craft industry includes such uses as:

- Cane work
- Screen printing
- Stained glass making
- Pottery

CROPPING means the cultivation and harvesting of cultivated plants.

CULVERT means the water channel in any vehicle crossing.

DAIRY means a shop selling food or beverages, and deriving a substantial part of its trade from the sale of milk, bread and other day to day food requirements, and includes storage of such goods. The dairy may be open for trade on weekends and public holidays.

DEVELOPMENT for the purposes of Section Nine, Subdivision, of this Scheme has the meaning ascribed to it in Section 270 of the Local Government Act 1974. In all other respects **DEVELOPMENT** means the carrying out of building, engineering, or other operations in, on, over or under the land or the making of any material change in the use of any buildings or other land.

DEVELOPMENT PLAN means a plan as defined in Section 293 of the Local Government Act 1974, that the Council may require a developer to submit upon the Council being notified of a development as required by Section 293 of the Local Government Act 1974.

DISTRICT has the meaning ascribed to it by Section 2 of the Act.

DISTRICT ENGINEER means the District Engineer, his Deputy or Assistant, or any person authorised by the District Engineer to perform, for the time being, any of the District Engineer's functions, or any officer or other person appointed by the Council to control any of the matters contained in this District Scheme.

DOMESTIC LIVESTOCK means livestock bred, reared and/or kept on a property for home consumption, or as pets, or for hobby purposes and from which little or no income is derived. In the case of the keeping of pigs not more than two may be kept as **DOMESTIC LIVESTOCK**.

EARTH SHAPING means to perform ground modelling operations to create higher and lower areas within a site. It is generally carried out to form mounds or other raised areas to screen car parks, storage areas etc combined with ground cover planting.

ELDERLY PERSONS HOUSING means a housing scheme undertaken by the Local Authority, the Crown or a charitable institution for the accommodation of elderly persons.

ERECTION in relation to any building includes the re-erection of, structural alteration of, or the making of any addition to the building or the placing or repositioning of the building on the site. **ERECT** and **ERECTED** have the same meaning as **ERECTION**.

FACTORY FARMING means any primary productive activity exhibiting two or more of the following characteristics:

- (a) Little dependency on the quality of the soils of the site.
 - (b) In excess of 5% coverage in permanent buildings having concrete or otherwise impervious floors for the housing and growing of livestock and/or vegetative matter.
 - (c) Substantial environmental control and/or modification to facilitate growth of livestock and/or vegetative matter.
 - (d) High output of waste material per hectare.
- and includes for example, poultry farms, mushroom farms, greenhouses not relying on the soils of the site other than those greenhouses accessory to a farming use.

FAMILY FLAT means a temporary, relocatable, detached self-contained dwelling unit located on the same site as a permanent single unit dwellinghouse, and occupied by not more than two dependent relatives of the household living in the permanent dwelling unit.

FARM PRODUCE in relation to a rural selling place means vegetative matter and livestock matter defined as follows: In the case of vegetative matter **FARM PRODUCE** means any vegetative matter which has not been subject to processing beyond cutting, cleaning, chilling, freezing, grading, packaging and includes the unprocessed extracted juices of such matter. In the case of livestock matter **FARM PRODUCE** means eggs and honey.

FARMING means a land based activity, having as its primary purpose the commercial production of any livestock or vegetative matter except as excluded below and includes the cultivation and reshaping of land necessary and appropriate to normal agricultural activity. For the purposes of this scheme farming does not include factory farming, forestry, racing stables, horse or dog training, the keeping of poultry or pigs, dog/cat breeding or boarding establishments and in the case of vegetative matter, does not include the processing of farm produce beyond cutting, cleaning, grading, chilling, freezing, packaging and storage of produce grown on the farming unit.

FARMING UNIT means a holding or that part of a holding situated in the District and used for farming or factory farming. **HOLDING** means the totality of land whether owned or leased which is managed as one farming unit irrespective of the number of lots, certificates of title or sites involved.

FORESTRY see **PRODUCTION FORESTRY**, **PROTECTION FORESTRY**

FRONTAGE means that part of any boundary of any site abutting any road reserve.

FRONT SITE (see **SITE**)

GARAGE means

- **GARAGE** in relation to a dwelling unit means a building or part of a building used for the housing of motor vehicles, the use of which is incidental to the use of a residential building. For the purposes of this scheme a carport is defined as a garage. Such garage definition does not include the repair of vehicles other than the owner's or occupier's personal vehicles.
- **COMMERCIAL GARAGE** means a garage for two or more motor vehicles used for commercial or business purposes for public conveyance or in which two or more motor vehicles are stored or houses for reward.
- **VEHICLE REPAIR GARAGE** means a garage in which any motor vehicle not belonging to the occupier of the premises or his family is serviced, overhauled or repaired, not including panelbeating and spray painting, repairs or the sale of petroleum products.

GRAZING means the practice of allowing livestock to consume the vegetation on an area of land.

GREENHOUSE means a building used to modify the environment to facilitate the growing of plants and includes temporary or permanent buildings, tunnelhouses, glasshouses, growing rooms and growth chambers. The degree of environmental modification is dependent on the type of structure and its associated equipment. The structure or skin is a means of containing the modified environment and may be made from a range of materials.

GROUND COVER means plant material which spreads over the ground, acting as a weed suppressant and soil stabiliser.

GROSS FLOOR AREA means the sum of the total area of all floors of all buildings but excluding those floors below the natural ground line on a site. **GROSS FLOOR AREA** shall be measured from the exterior faces of the exterior walls or from the centre line of walls separating two buildings. For the purposes of assessing car parking gross floor area shall include the entire building or that part of a building occupied by the tenancy for the use.

GROUND FLOOR AREA means the total area of the building measured from the exterior faces of the exterior walls at ground level.

HABITABLE ROOM means any room in a residential building which is used or which, in the opinion of the Council, can be used as a sitting room, a living room, a bedroom, a dining room, a general amusement room, or a reception room and includes a kitchen having a floor area of 7.5m² or more.

HEALTH CENTRE means the use of premises by more than three health consultants for professional purposes but excludes a health studio.

HEALTH CONSULTANT means a registered medical practitioner, accupuncturist, chiropodist, chiropractor, clinical psychologist, dental technician, dentist, dietician, medical radiographer, medical social worker, medical technologist, occupational therapist, optometrist, optical dispenser, osteopath and physiotherapist.

DEFINITIONS

HEALTH PRACTICE means the use of premises by not more than three health consultants for professional purposes but excludes a health studio.

HEALTH STUDIOS means premises which provides facilities to be used by the public for the promotion of physical fitness or beauty, and includes gymnasia, saunas and figure control clinics.

HEAVY ENGINEERING means that branch of engineering:

- (a) Which characteristically but not exclusively uses as its raw material ferrous or non-ferrous metal in the form of plate having a thickness greater than 4.5mm or in the form of angles, shapes and sections exceeding 80mm x 80mm in cross-section; or
- (b) Which is engaged in the machining of components or items large enough to require cranes to present or locate the workpiece to or in a machine tool being used in the fabrication of machines, equipment or structures.

HEIGHT for the purposes of determining the maximum height of any building shall mean the vertical distance between the lowest point where the foundation of the building meets the natural ground level and the highest part of the roof except for chimneys, water tanks, lift housing, ventilation shafts, finials and similar parts of buildings as constitute only decorative fixtures.

HIGH TECHNOLOGY USES means land uses comprising one or more of the following:

- (a) Scientific or industrial research and development, and application to the extent of production of prototypes.
- (b) Development and/or production of computer software.
- (c) Development of electronic systems or new electronic products, involving the use of micro-electronic components or other technological innovations in the field of electronics.
- (d) Development in the fields of bio-technology, new materials technology, instrumentation technology and telecommunications.
- (e) Production within any of the fields listed in (c) and (d) above limited to custom-built as opposed to mass production where such production is dependent upon frequent input from research staff employed either by the producing firm itself or by other institutions within the zone.
- (f) Computer bureaux and similar services containing a substantial high technology component.

HOARDING shall mean and include any land, building, wall, fence, structure or erection, or part thereof, used for the purposes of exhibiting or displaying any advertisement, placard or inscription; and also any land, building, wall, fence, structure, erection upon or against which any advertisement, placard or inscription is displayed and includes any sign used to advertise anything not sold on the premises where the sign is situated and any blimp, hot air balloon or similar device displaying advertising, when anchored above a property.

HOME GARDEN PRODUCE means the surplus produce from a residential garden, the prime purpose of such garden being for home use or hobby purposes and not commercial gain.

HOME OCCUPATION means an occupation, business, trade, craft or profession the primary purpose of which is to derive income and is:

- (a) Performed by a member of the household residing in the dwelling unit or accessory building in which it is carried on; and

DEFINITIONS

- (b) Is incidental and secondary to the use of the dwelling unit for residential purposes and, in the case of home occupations located in a rural zone, also incidental and secondary to the use of the rural property for farming or other use permitted in the zone.

Excluded from this definition are any activities involving panel beating, spray painting, motor vehicle repairs, fibre glassing, heavy trade vehicles except the overnight storage of one such vehicle, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service, wrought iron work manufacture, motor body building, fish processing, massage parlours, breeding or boarding cats and/or dogs and any other process which involves continual use of power tools and drilling or hammering or any other occupation, business, trade, craft or profession which would detract from the amenities of the neighbourhood.

HOME FOR THE AGED means a residential home which provides care for elderly, invalid or infirm patients.

HOSTEL means premises which provide for accommodation, including transient accommodation, generally with shared service facilities (rather than in self contained or serviced units) and includes a boarding house. A hostel may include a dining room for guests and their guests. Such dining room may be licensed for the sale of liquor to such persons as part of a meal provided that the number of seats in any dining room shall not exceed the number of beds in such hostel.

HOTEL means premises which provides for accommodation and provides meals and other refreshments and includes a tourist house. A hotel may sell liquor to the general public for consumption both on and off the premises and include bars, restaurants, bottle stores and associated conference and other ancillary facilities as part of an integrated complex.

HOUSEHOLD includes every housekeeping unit whether of one or more persons.

INDUSTRY except where excluded by any provision of the District Scheme means any premises or land used or designed for the carrying on of any activity for or incidental to any of the following purposes, namely:

- the making of any article or part of any article, or
- the altering, repairing, ornamenting, finishing, cleaning, washing, freezing, packing or canning, or adapting for sale, or breaking up or demolition of any article, or
- the storage of any article,

being a function carried on in the course of a trade or business.

INDUSTRIAL shall have a corresponding meaning to the definition of **INDUSTRY** above.

INERT FILL means rubble, ballast, stones, mineral and soily materials having no putrescible, pollutant, inflammable or hazardous components, except that untreated sawdust may be utilised on existing farmland.

INTERNAL BOUNDARY means any boundary of a site whatsoever other than a road boundary and includes a side boundary and a rear boundary.

DEFINITIONS

LANDSCAPE TREATMENT includes the comprehensive design and development of a site so as to relate and co-ordinate the built and unbuilt portions of the site generally in accordance with the landscape principles expressed in this Scheme. Permanent planting is one component of landscape treatment. "Landscaping" and "Landscape" shall have a corresponding meaning.

LAND USE CLASSIFICATION means the systematic arrangement of different kinds of land according to their properties that determine their capacity for permanent sustained production. The system of classification used in this Scheme is the Land Use capability classification as described in the RURAL OVERVIEW, and "Class 1" etc, land shall be interpreted accordingly.

LICENSED PREMISES means any land or buildings licensed under the Sale of Liquor Act 1989.

LIMITED ACCESS ROAD see definition of LIMITED ACCESS ROAD under Section 10, Transport Overview, Part (c).

LIVESTOCK for the purposes of this Scheme means all domesticated birds and animals and bees.

LOADING means the loading or unloading or fuelling of a vehicle or the adjustment or covering or tying of its load or any part or parts of its load; and **LOAD** in relation to a vehicle has a corresponding meaning.

LOADING SPACE whether covered or not, means that portion of a site clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.

MAIN LIVING AREA means a room in which members of the household are able to spend time together such as a lounge or dining room. The main living area does not include rooms used principally as a bedroom, kitchen, laundry, bathroom or toilet.

MANOEUVRE AREA means that part of a site used by vehicles to move from the vehicle crossing to any parking, garage or loading space and includes all driveways and aisles, and may be part of an access strip. Parking areas and loading areas may be served in whole or in part by a common manoeuvre area.

MINIMUM DIMENSION means the minimum height, width or length of any required space or area.

MINISTER means the Minister of Works and Development.

MOTELS (see TRAVELLERS' ACCOMMODATION).

MOTOR VEHICLE SALES means any land or building on or in which motor vehicles are offered for sale, lease or hire, or on or in which motor vehicles are parked awaiting sale. For the purposes of this Scheme motor vehicle includes caravans and boats, except where the context otherwise dictates.

NEW ZEALAND HISTORIC PLACES TRUST means the New Zealand Historic Places Trust constituted by the Historic Places Trust Act 1980.

DEFINITIONS

NON-CONFORMING in relation to a site or building, or to the use of a site or building, means that the site or building, or the use of either, does not conform with any or all of the provisions of this Scheme.

NON-NOTIFIED PLANNING APPLICATION means any planning application which may be made to the Council without notice, "notice" being public notice in accordance with the Town and Country Planning Act (Section 2) and Regulations (Reg 37) and including a formal right of submission or objection. Non-notified applications include dispensations and waivers (except as provided for by Section 65 and Section 76 (4)), applications to the Council to alter or remove items protected by the Heritage Protection Ordinance, non-notified applications as set out in the Open Space zones and applications for review of the exercise of a discretion by the Council in respect of provisions relating to landscaping and design and appearance of buildings.

NOTIFIED APPLICATION means any application made with notice, pursuant to Section 65 of the Act.

OFFICE means an administrative, professional or commercial office, and includes a bank, or a Totalisator Agency Board premises.

OPEN SPACE means land which is used or intended to be used for passive or active recreation.

PARKING SPACE means a space on a site available at any time for accommodating one stationary motor vehicle.

PERFORMANCE STANDARD is a standard based on the performance of a building or use, set out as policy and converted to measurable quantities for administrative purposes.

PERMANENT PLANTING in relation to a landscape requirement means the planting of trees and shrubs. Ground cover used in conjunction with earth shaping to perform a screening function also constitutes permanent planting for the purposes of this Scheme. Ground cover includes plant material which does not exceed 200 mm in height under normal horticultural management.

PERMITTED USE means every predominant use, whether or not a permit has been obtained, and every conditional use that is subject to Council consent in accordance with this Scheme and the Act.

PLACE OF ASSEMBLY means land or buildings which are used in whole or in part for public or private assembly of persons for such purposes as deliberation, entertainment, education, recreation, or similar purposes, but excludes restaurants, amusement galleries and licensed premises other than those holding club licences (but not including any off licence) or special licences.

PLACE OF WORSHIP means a building or part of a building used primarily for public and private worship, or for religious ceremonies, services, instruction or education, or for meetings or social functions directly and intimately related to the work of a religious organisation and includes all land which is held for any of the foregoing purposes.

DEFINITIONS

PLOT RATIO means the relationship between gross floor area of the building and the site area, and is expressed by the formula:

$$\text{Plot ratio} = \frac{\text{Gross Floor Area}}{\text{Site Area}}$$

For the purpose of determining the plot ratio the **SITE AREA** means the total area of the site excluding any portion of the site area proposed to be used for access or street widening purposes.

PRE-CONDITION means a condition that must be met before a provision of the Scheme may be applied.

PREDOMINANT USE in relation to any zone, means any use specified in these Ordinances as a predominant use, being a use that is permitted as of right, subject to compliance in all respects with all controls, restrictions, prohibitions and conditions specified in this Scheme, in respect of that use.

PREMISES means a building or buildings or part thereof held in one title.

PREMISE SITE means a site or sites or part thereof held in one tenancy.

PRE-SCHOOL FACILITY means any place or premises used for the care, education and welfare of three or more children under the age of seven years, by the day or part of the day, or for any period of less than eight consecutive days and includes any child care centre within the meaning of the Child Care Centre Regulations 1960; and free kindergarten recognised by the Minister of Education; any nursery play centre recognised by the Director of Education; and any plunket rooms.

PRINCIPAL BUILDING means a building, buildings or part of a building accommodating the activity for which the site is primarily used, or accommodating any predominant use in the zone concerned.

PRIVATE HOSPITAL means a building licensed as a private hospital under the Hospitals Act 1957 and the Private Hospitals Regulations 1964, or as a home under the Old People's Home Regulations 1987.

PROCESSING for the purposes of the **RURAL G** and **RURAL INDUSTRIAL 1 ZONES** means the processing of farm produce beyond cutting, cleaning, grading, chilling, freezing or packaging.

PRODUCTION FORESTRY means the planting, replanting, cultivation and management of exotic and indigenous trees in forest or tree plantations, including the extraction of timber therefrom, the prime purpose of which is commercial gain. The processing of timber, other than the cutting and preparing of logs for transportation or for cutting and preparation of poles is not included.

PROFESSIONAL OFFICE means the office of a person following a calling or a vocation, the rules or customs of which do not permit unrestricted advertising of his or her occupation or place of business.

PROTECTION FORESTRY means the planting, replanting, cultivation and management of trees, the prime purpose of which is river protection, erosion control, soil stabilisation, visual and/or other non-commercial purposes (e.g. recreation) and the sale of timber from thinning or replacement operations.

DEFINITIONS

PUBLIC PARKING means all off-street parking areas or spaces.

REAR SITE (see **SITE**).

REAR YARD (see **YARD**).

REGULATIONS means the Town and Country Planning Regulations 1978, and amendments.

RESIDENTIAL BUILDINGS means any building or part of a building used or intended to be used for human habitation.

RESTAURANT means premises or part of a premises where a range of meals is offered for purchase and people partaking in a meal on the premises are able to buy liquor in conjunction with that meal.

ROAD includes any street and means an area of land which is a road in accordance with the provisions of the Local Government Act 1974.

RURAL SELLING PLACE means any land, building or that part of a building on or in which farm produce is exchanged, sold, offered or displayed for sale either by wholesale/and or retail provided that in the case where a purchaser harvests his own farm produce, the **RURAL SELLING PLACE** means any land, building or part of a building on or in which such farm produce is weighed, packaged or sold.

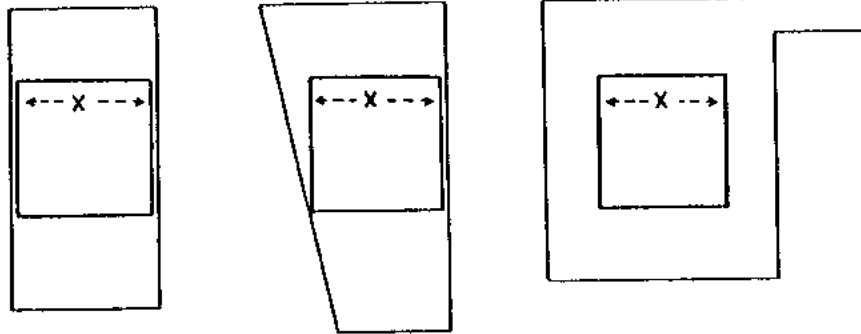
SCHEME means the Waimairi District Scheme and includes the Scheme Statement, the Code of Ordinances and Planning Maps.

SERVICE COURT means an area of land which is required by the Scheme for the provision of servicing facilities to each residential unit.

SERVICE LANE means land dedicated as service lane from time to time for the vehicular servicing of adjacent properties or for pedestrian access.

SERVICE STATION means a land use primarily engaged in fuelling and servicing motor vehicles and includes the sale of automotive fuels, motor parts, motor accessories and motoring aids. It may include facilities for mechanical repairs and servicing and a shop selling other goods, but these are limited to the following extent:

- mechanical repairs shall be confined to the mechanical repair of motor vehicles, other than heavy trade vehicles (except in industrial zones), and domestic garden equipment but shall exclude panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding.
- any shop selling goods other than petroleum products, motor parts, motor accessories and motoring aids shall not exceed a maximum of 25m². The calculation of the relevant floor area shall be the actual floor area used for the sale of such goods, together with any immediately adjoining area of open space provided for the movement of customers up to a maximum aisle width of 0.75 m.



SHAPE FACTOR

SHAPE FACTOR

SHAPE FACTOR means a dimensioned square able to be contained within the internal boundaries of a site on a horizontal plane.

SHOP means land, buildings or part of a building, on or in which goods are sold or exposed for sale, by retail or for hire, to members of the public. **The term shop includes any premises selling liquor for consumption off the premises.** For the purposes of this Scheme the term shop shall not include any land, buildings or part of a building used for the sale of motor vehicles, caravans, boats, fuel.

SIDE BOUNDARY means a boundary of a site extending the full depth of that site, provided that in the case of rear sites, the access way shall be excluded.

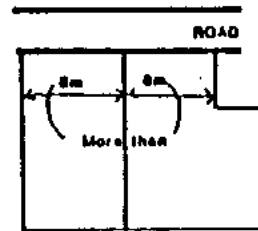
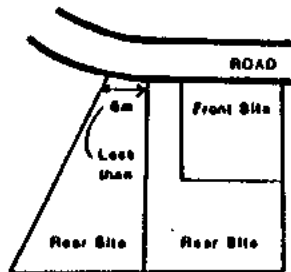
SIGN shall mean any name, figure, character, bunting, outline, spectacle, display, delineation, announcement, poster, handbill, advertising device or appliance, or any other things of a similar nature to attract attention which is visible from some public place **except captive balloon** and shall include; all parts, portions, units and materials comprising the same, together with the frame, background, structure and support or anchorage thereof (as the case may be), and shall also include any of the foregoing things when displayed on a hoarding. Any advertising matter within a shop display window which directly faces a road or public place is not included. Where a maximum area of sign is prescribed in this Scheme, in the case of a double faced sign (which shall include a 'V' shaped sign where the angle between the two faces is not greater than 90 degrees), the maximum area shall be circulated as being the area of one face of the sign.

SITE means an area of land permitted by the Scheme and by the general law to be used as a separate site of one or more specified or ascertainable uses, and except as otherwise provided herein held in one Certificate of Title (other than a Certificate of Title for a principal or accessory unit issued pursuant to the Unit Titles Act 1972, or any leased area pursuant to a leasehold/tenancy in common scheme) and includes all related buildings and curtilages.

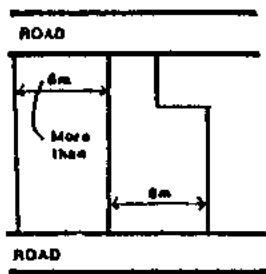
The issue of separate titles pursuant to the Unit Titles Act 1972 or a leasehold/tenancy in common scheme shall not be deemed to create a new site for the purposes of this Scheme.

Any land required to be set aside for road widening shall be excluded as a part of any site for the purposes of this Scheme.

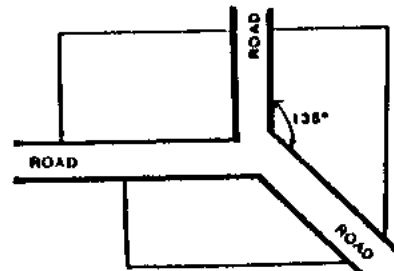
Where any land held in one Certificate of Title is crossed by any zone boundary, that zone boundary shall be deemed to be a site boundary and there shall be deemed to be more than one site.



Each of the above is a front site



Each of the above is a through site



All of the above are corner sites

CORNER SITE means a site having frontage to each of two or more roads or private roads as defined in the Local Government Act 1974, if the frontages are contiguous and the included angle measured within the site between two such frontages is not greater than 135 degrees. A corner site is a front site for the purposes of determining yard requirements, unless specified otherwise in the Scheme.

FRONT SITE for all purposes means a site having one frontage to a road or private road, such frontage to be not less than 6 m.

REAR SITE means a site which is situated generally to the rear of another site, both sites having access to the same road or private road. The rear site shall have access to such road or private road by means of an access strip.

THROUGH SITE means a site other than a corner site, with frontage to two or more roads. One such frontage shall be at least 6 m.

SITE COVERAGE (see COVERAGE).

SLEEPOUT means a detached accessory building or part of a detached accessory building used as a bedroom by a member of the household occupying the dwelling situated on the same site. No sleepout shall contain kitchen facilities.

SPECIFICALLY IDENTIFIED means specifically identified in terms of Section 73 of the Act.

STEP IN PLAN means a break in the continuity of an exterior wall of any block or line of dwelling units a minimum specified distance measured at right angles to the long axis of the block or line.

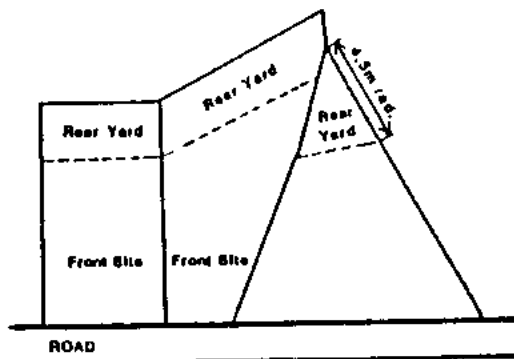
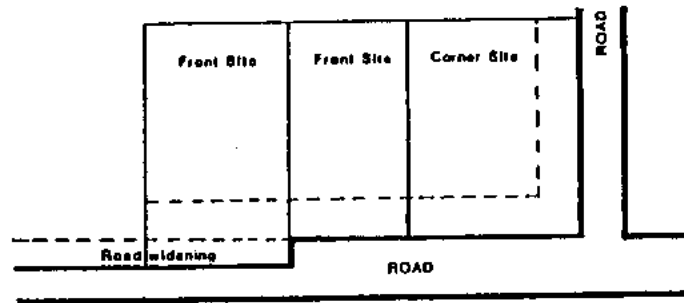
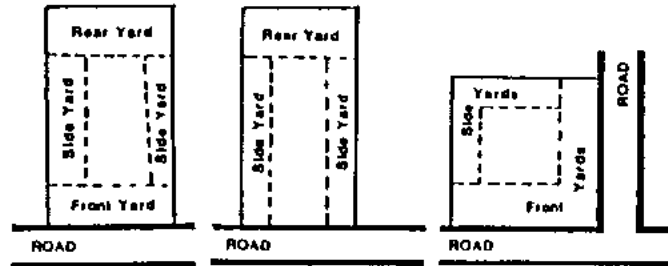
SUBDIVISION means any subdivision as defined in Section 271 of the Local Government Act 1974.

SUPERVISED INSTITUTIONAL HOME means a building used principally for residential purposes, as a foster or alternative home for up to 12 residents (including any parents or staff) and does not include homes for treatment or training involving social adjustment, psychological welfare, or convalescence from drug dependence. Included in this definition are homes such as:

Intellectually Handicapped Persons Family Homes Social Welfare Family Homes Foster Homes run by Charitable Trusts Hospital Board supervised Homes.

TAB premises where specified in respect of Commercial H uses means agencies and sub-agencies for the purposes of the administration of the Racing Act 1971 by the Totalisator Agency Board.

TAVERN means licensed premises which provides to the general public principally liquor and other refreshments for consumption on and off the premises. A tavern may include a bottle store, restaurant and staff accommodation.



TRAVELLERS' ACCOMMODATION means premises which provide for transient accommodation in the form of self contained or serviced units and includes holiday flats, motels, time share units and serviced apartments available on a dally basis. Travellers accommodation may include a restaurant only for use by persons staying overnight on the property and their guests provided that the number of seats in any restaurant shall not exceed the number of beds in such travellers accommodation. Existing travellers accommodation which already have approved dining facilities are deemed to include such a restaurant.

TREE means a woody plant having a single trunk and branches with the potential to grow to a size which will be in scale with the function it is expected to perform within a reasonable time period.

VEHICLE CROSSING means the formed and properly constructed vehicle access from the carriageway of any road up to and including that portion of the road boundary of the site across which vehicle access is permitted by this Scheme and includes any culvert, bridge or kerbing.

VETERINARY CLINIC means premises used by a veterinary surgeon but excludes the boarding of animals other than for their overnight hospitalisation.

WAREHOUSE means any building or part of a building or land where materials, articles or goods are stored pending sale elsewhere or are used on the site or elsewhere. Any warehouse shall be deemed to include only such offices and showrooms as are necessary for, incidental to and a part of the principal use as a warehouse.

WOODLOT FORESTRY means the planting, maintaining and harvesting of exotic and native trees that are ancillary to the main farming use, eg for shelter.

YARD means a part of a site that adjoins a property boundary and is unoccupied and unobstructed by buildings above ground level, except as otherwise provided by this Scheme in particular note Section 14, Part 4. Each required yard shall be provided parallel to each boundary of the site concerned and the dimension specified in these ordinances is the minimum dimension.

FRONT YARD means a yard between the front boundary of the site and a line parallel thereto extending across the full width of the site, provided that where a road is indicated in the Scheme as a road to be widened the front boundary of the site shall be taken as the front boundary as it will be after such widening has been completed.

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. **REAR BOUNDARY** in relation to a **FRONT SITE** or a **NON STANDARD SITE** means a boundary of the site being generally to the rear of the site and generally parallel to the road frontage. Provided that in the event of there being no rear boundary, as in a triangular site, 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 4.5 m.

SIDE YARD means a yard between a side boundary of the site and a line parallel thereto extending:

- from the front yard to the rear yard, or
- if there be no front yard, from the front boundary to the rear yard, or
- if there be no rear yard, from the front yard or boundary as the case may be to the rear boundary of the site, or
- if there be two or more front yards, from yard to yard.

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BACKGROUND

LANDUSE

The Waimairi rural area embraces a wide range of rural activities. The area is noted in particular for its history of market gardening, orcharding and to a lesser extent dairying. Farming practices in recent years have been subject of a number of changes in character and management. These changes have been brought about by changing economic and social circumstances. The more stringent economic climate has seen the Christchurch vegetable market as the main outlet of the market gardener being challenged. This has brought about increased specialisation and a more aggressive approach to investment and the use of rural land. Changes in approach to farming in most cases have meant a major step up in capital investment, particularly in the orcharding and berry fruit industries. Declining profitability, particularly on many small holdings and the absorption of some farms to urban growth have resulted in the disappearance of town milk supply farming.

The need for more specialised cropping and capital investment emphasises the importance of permissive but secure town planning provisions. These should give confidence to the genuine custodian of the rural land resource.

Other significant landuses in the rural area include shingle extraction, recreation, forestry and sawmilling.

SOILS

Approximately two thirds of the rural area is comprised of Class I and II land. An important component of the land classification is the soils and their potentials for farming. The soils of the Waimairi rural area are resources of National Importance in terms of Section 3 of the Town and Country Planning Act 1977. The resources reflected in the soil types are:

- (a) The peat soils of the Marshlands area, suitable for intensive horticulture and other farming uses, depending on the adequacy of drainage.
- (b) The deeper and more versatile silt loams found across the north west of the District which may be subject to some limitations from seasonal moisture deficits.
- (c) The sandy soils in the east and north which have proven well suited to pine forest and commercial timber production.
- (d) In addition there are poorer soils, these being found mostly on existing and former river fringes which presently have limited production capacity. Many shingle areas are part of old river beds and channels.

PLANNING ISSUES

URBAN FRINGE PRESSURES

Without planning control the urban area represents a major threat to the stability of the rural area of Waimairi for the ongoing production of food and other primary production. The proximity of the urban area has led to pressures for residential development, the establishment of institutions of one kind or another and the siting of industrial and other urban uses in the rural area. Fortunately the area has been protected from full scale urban encroachment by constraints imposed by the Regional Planning Authority and by the Council's own District Schemes.

Nevertheless urban pressures are felt today because of historical events. In particular subdivisional legislation in the past has permitted subdivision of large farms into small holdings. Some three quarters of the total 1,573 lots in the rural area are less than 4 hectares. This has given rise to a large number of units that have not been economically farmed and a large number of part-time farming units. While it is acknowledged that part-time farming units can make productive use of otherwise uneconomic land a major concern is that holdings too easily become over-capitalised with non-productive assets. Holdings eventually become uneconomic to the extent that they are no longer economic for rural use and become purely residential. Furthermore over-capitalisation also needlessly contributes to increased land valuations in the locality making it prohibitively expensive to establish new farming operations. Because of the quality of the soils in the rural area of the District and the proximity to the urban area the Council has not provided for rural residential areas. It is considered that adequate provision has been made elsewhere in the region (e.g. Papanua) on more appropriate land.

In addition to the problem of isolated dwellings not being related to farming has been the establishment in the past in several locations, of clusters of housing having little affinity with the adjacent land. These minor settlements not only occupy good quality land often of a high productive potential, but also create pressure for the uneconomic extension of utility services such as sewerage.

Also stemming from the proximity of the urban area is a measure of conflict caused largely through a lack of common interest and communication between urban dwellers and rural inhabitants. While a planning scheme may wish to secure the stability of rural production it must be recognised that this may at times conflict with the desires of urban dwellers to use the rural area for recreation and other pursuits.

Traffic interference with farming activities brought about because of the extent of important arterial roads traversing the District is at times intense. Many holdings occupy land on both sides of these roads and be they in horticultural use or pasture land use this results in some conflict and inconvenience to farming activity. The inconvenience is aggravated in cases such as dairy farming. Until the Northern Arterial is constructed main arterials such as the Main North and Marshland Roads will continue to carry heavy volumes of traffic in conflict with the agricultural uses abutting them.

URBAN/RURAL BOUNDARY

Successive "minor adjustments" through reviews and appeals have left an irregular urban/rural boundary. The values of these lands has tended, as a result, to rise above economic rural levels leading to intermittent pressure by development interests for housing and urban zone extensions.

REGIONAL SCHEME

The control of urban fringe pressures has been a prime concern of the Canterbury Regional Planning Authority, predecessor to the Canterbury United Council. The control of urban spread through the containment of Christchurch has been a basic goal of the Operative Regional Scheme. The urban fence is delineated in that Scheme by the provision of a "special rural area" surrounding the "unprotected" (urban) area.

In May 1977 the then Canterbury Regional Planning Authority published a Draft second Review of Section One of its Scheme (Settlement Distribution). This second Review has now reached the proposed stage. When approved this Scheme will become binding on all Councils in the region. The proposed scheme has as a major objective the containment of Metropolitan Christchurch and the accommodation of growth at growth points elsewhere in the region. In order to achieve this the rural area surrounding Christchurch including the whole of the rural area of Waimairi is proposed as "green belt" with major emphasis being on non-settlement with strong landuse limitations.

FLOOD PRONE AREAS

Parts of the rural area are low lying and prone to periodic flooding or ponding. This is a problem particularly along the lower reaches of the Stryx River and in parts of Marshlands.

It is a constraint which may affect some landuse activities and in particular the siting of buildings.

NON CONFORMING USES

In addition to dwellinghouses not associated with farming already referred to, there are various other activities scattered throughout the rural area which were not provided for in the past by Rural zoning. These include uses such as sawmills, timber processing plants, quarrying and isolated groups of factories. The Scheme provides for Rural Industrial zones at Sawyers Arms Road and Chanays to cater for most of these activities. A number of non-conforming uses remain in operation on land zoned Rural.

RURAL SELLING PLACES

Over the last twenty years the Council has experienced difficulties as a result of the growth of gate sales in the rural area. Controls in the first reviewed District Scheme which became operative in 1974 were devised at a time when growers only required a small selling outlet to dispose of surplus crops not sold through the central marketing system. A changed market climate has placed greater need for the producer to be involved in the selling of their product. Pressure has therefore been brought to bear on the Council to relax controls relating to gate sales outlets. In particular the producers wish to be able to bring in crops from other land owned by them, be it in the District or an adjoining local authority. Recent surveys have also established that rural selling places are now of crucial importance to market gardening and farming operations. Buying-in of produce from other sources has proliferated in recent years and there have been major problems of enforcement, compounded by the complexities of existing use provisions. The Council has given detailed consideration to further relaxation to permit buying-in of produce in addition to that grown on a farming unit owned or leased by the owner of the rural selling place. However, the Planning Tribunal in its decision dated 1 April 1992 found that this was not in harmony with the objectives and policies of the Regional Scheme, nor with the District Plan's objectives and policies concerning commercial development. Because of that, there has been no liberalisation allowing any buying-in of produce. The Council itself has also been concerned with the proliferation of roadside selling places from a traffic safety and efficiency point of view and has retained in the Scheme the limitations on rural selling places requiring access from major roads.

From time to time the rural community has expressed the desirability of establishing a co-operative selling outlet for primary produce and arts and crafts produced within the District. The Council agrees that there is merit in the idea provided that the establishment of a co-operative leads to a corresponding reduction in owner operated road side selling places. The Council sees little advantage in designating or setting aside land for such a proposal as part of its district scheme review. The Council believes that such a proposal needs to be promulgated by the rural community and then the implications assessed by the Council at that time.

DEMAND FOR RECREATION FACILITIES

The Council is subject to considerable pressure from various sports clubs to provide sports fields, particularly for winter sports. The Council

also recognises a responsibility to cater for the more passive recreational pursuits of walking, picnicking and swimming. Land in the rural area is considerably cheaper than in the urban area and thus the purchase of rural land provides a more attractive proposition than urban land as funds are limited. There is a need for the provision of reserves in the rural area particularly in areas close to the urban fringe. However, it is of concern that those soils well suited to agricultural use, (i.e. fertile, well drained soils) are also ideally suited for reserves, particularly sports fields.

The provision of reserves in rural areas can to some degree protect the potential of land for farm production if left in a minimally developed state. The heavy capitalisation of such reserves (for example by the addition of club buildings) may, however, irrevocably pre-empt large areas of rural land from future agricultural use. Reserves can also serve as a buffer between the urban and rural area.

RURAL LANDSCAPE

The maintenance of the visual integrity of the rural area is an important consideration in the preparation of this Scheme.

The rural landscape is valuable in its own right as a visual resource, as well as for food production. This value lies in the differences between suburban and rural landscape, because the dominant natural features of the rural landscape provide a welcome contrast to the built environment in which the majority of people live and work.

The character of the rural landscape reflects both the features of the natural landscape (the soils, topography, natural water courses) and the landuse pattern, or cultural landscape, which people have imposed on the land.

While built structures such as fences, barns, sheds, dwellings are integral to rural landuse it is the non-built elements which dominate the rural character; expanses of grassed or cultivated paddocks, hedges, shelter belts, vegetation associated with water courses. It is these natural qualities of unbuilt open space that typify the rural landscape.

If the rural character is to be maintained the Scheme must play a role in conserving those qualities unique to the rural area and ensure that any changes are responsive and subordinate to the rural character. The Scheme sets out minimum siting standards for the siting of buildings, however "Rural Landscape Guidelines" have been prepared (see Schedule B to the Rural Section) to encourage a greater awareness of building placement and its visual effect on the rural landscape.

TOP SOIL PROTECTION

The controlled long term use of the Waimairi rural area for farming is dependent upon the conservation of the fertile top soil resource.

NEED FOR FLEXIBILITY

Crop diseases are always a risk in intensively cropped land. The potato cyst nematode infestation is an example of a disease which is having a marked effect on farming practices in the District. About one fifth of the District is affected. This disease and others can at times alter the choice of crops planted and the economic viability of current farming practices. Flexibility in the Scheme is essential so as not to unduly restrict necessary changes in farming practice.

The need for flexibility in the Scheme provisions is also desirable to keep pace with changes in technology available to the orchardist, market gardener and pasture land farmer alike.

LAND USE CLASSIFICATION

The Ministry of Works and Development in collaboration with the National Water and Soil Conservation Organisation has produced on a national basis Land Resource Inventory Worksheets incorporating a land resource inventory (factual details of rock type, soil, slope, erosion and vegetation) and a land use capability assessment (an interpretative judgement of the land's capacity for sustained use).

The classification has helped in determining the extent of the proposed zones, uses most appropriate within the zones, and for controlling certain activities depending upon the quality of the land.

The Town and Country Planning Act 1977, has declared, as a matter of national importance "the avoidance of encroachment of urban development on, and the protection of land having a high actual or potential value for the production of food" and the land capability classes are used to assist in the interpretation and meeting of this objective. In the Waimairi rural area, Class I and II land would normally fall within the national importance criteria of Section 3.

The system of classification used in this Scheme is based on the land capability classes as set out in "Land Use Capability Survey Handbook" - Soil Conservation and Rivers Control Council (1974). There are eight such classes, four arable and four non-arable, arranged in order of increasing degree of limitation or hazard to use and in decreasing order of versatility of use, from I - VIII. In addition, land use capability subclasses are used to show the kind of physical limitations or hazards, viz: (e) erodibility, (w) wetness, (s) soil limitations and (c) climate.

The land capability classes are subject to limitation resulting from the scale used and therefore absolute reliance can only be determined by a field check.

CHANGE No. 27

In February 1980 the Council introduced a change to its then Operative District Scheme which in effect reviewed rural planning within the District Scheme. Although the change never became fully operative it passed through the objection and appeal stages. That change forms the basis of the rural section contained in this scheme. The change has been modified in this scheme to take into account the Tribunal's rulings and to bring the change into line with the format of this Scheme. Minor changes have been made to detail in the light of experience gained during the operation of the scheme.

STRATEGY

OVERALL RURAL OBJECTIVES

The following matters of national importance have been adopted from Section 3 of the Town and Country Planning Act 1977 as being relevant to the rural area of the Waimairi District. Each of these will apply throughout all rural zones in the District.

- (a) THE CONSERVATION, PROTECTION AND ENHANCEMENT OF THE PHYSICAL, CULTURAL AND SOCIAL ENVIRONMENT;
- (b) THE WISE USE AND MANAGEMENT OF NEW ZEALAND'S RESOURCES;
- (c) THE PRESERVATION OF THE NATURAL CHARACTER OF THE COASTAL ENVIRONMENT AND THE MARGINS OF LAKES AND RIVERS AND THE PROTECTION OF THEM FROM UNNECESSARY SUBDIVISION AND DEVELOPMENT;
- (d) THE AVOIDANCE OF ENCROACHMENT OF URBAN DEVELOPMENT ON, AND THE PROTECTION OF, LAND HAVING A HIGH ACTUAL OR POTENTIAL VALUE FOR THE PRODUCTION OF FOOD;
- (e) THE PREVENTION OF SPORADIC SUBDIVISION AND URBAN DEVELOPMENT IN RURAL AREAS;
- (f) THE AVOIDANCE OF UNNECESSARY EXPANSION OF URBAN AREAS INTO RURAL AREAS IN OR ADJOINING CITIES;
- (g) THE RELATIONSHIP OF THE MAORI PEOPLE AND THEIR CULTURE AND TRADITIONS WITH THEIR ANCESTRAL LAND.

Further objectives applying to planning for the rural area of the Waimairi District are:

- (h) TO ENCOURAGE THE MANAGEMENT OF THE RURAL LAND RESOURCE FOR THE PRIMARY PRODUCTION OF FOOD;
- (i) TO PROTECT THOSE SOILS WHICH HAVE A HIGH ACTUAL OR POTENTIAL VALUE FOR THE PRODUCTION OF FOOD FROM BEING COVERED, REMOVED OR PERMANENTLY PREJUDICED IN THEIR ABILITY TO SUSTAIN PRIMARY PRODUCTION;
- (j) TO PROMOTE A STRONG RURAL ECONOMY BASED PRIMARILY ON THE PRODUCTION OF FOOD;
- (k) TO PREVENT ANY TENDENCY TOWARDS NON RURAL SETTLEMENT THAT WOULD CAUSE CONFLICT WITH THE RURAL LAND USE IN THAT AREA, OR WEAKEN THE DEFINITION OF THE URBAN/RURAL BOUNDARY;
- (l) TO PRESERVE AND/OR ENHANCE THOSE ASPECTS OF THE NATURAL AND MANMADE LANDSCAPE OF THE RURAL AREA WHICH BENEFICALLY CONTRIBUTE TO THE IDENTITY AND CHARACTER OF THE WAIMAIRI DISTRICT;
- (m) TO ENCOURAGE SENSITIVE DEVELOPMENT OF LAND AND BUILDINGS IN SYMPATHY WITH THE NATURAL CHARACTERISTICS OF THE SITE.
- (n) TO REDUCE THE ADVERSE EFFECTS OF TRAFFIC AND TO ENHANCE THE WELL-BEING OF THE COMMUNITY BY THE PROVISION, WHERE APPROPRIATE, OF ACCESS CONTROLS, OFF-STREET PARKING AND LOADING FACILITIES;

- (n) TO REDUCE THE ADVERSE EFFECTS OF TRAFFIC AND TO ENHANCE THE WELL-BEING OF THE COMMUNITY BY THE PROVISION, WHERE APPROPRIATE, OF ACCESS CONTROLS, OFF-STREET PARKING AND LOADING FACILITIES;
- (o) TO ENSURE THAT BUILDINGS ARE NOT LOCATED IN AREAS OR AT A LEVEL WHICH WOULD BE LIKELY TO BE FLOODED OR PRONE TO PONDING OF STORM-WATER;
- (p) TO PROMOTE LANDUSE ACTIVITIES WHICH DO NOT LEAD TO DEMANDS FOR UNNECESSARY OR UNECONOMIC EXPANSION OF PUBLIC UTILITIES OR CAUSE EXISTING UTILITIES TO BE UNECONOMICALLY USED;
- (q) TO MAKE PROVISION FOR FARMERS TO SELL THEIR OWN FARM PRODUCE DIRECT TO THE CONSUMER.
- (r) TO PREVENT FUTURE CONFLICT BETWEEN THOSE ACTIVITIES ASSOCIATED WITH CHRISTCHURCH INTERNATIONAL AIRPORT AND THOSE LIVING IN THE VICINITY.
- (s) TO PROTECT ESTABLISHED AND PLANNED MAJOR TRAFFIC CORRIDORS TO PROVIDE FOR THE SAFE, EFFICIENT AND COMFORTABLE TRANSPORTATION OF PEOPLE AND GOODS.

ZONING POLICY:

To achieve the overall rural objectives emphasis will continue to be placed on traditional planning techniques namely those of zoning, landuse control and subdivisional development control.

Following detailed studies carried out in the rural area of Waimairi, three zones have emerged each with quite distinct characteristics. The three zones are each based on three principal factors:

- (a) Soil types and land capability classes.
- (b) The productivity or potential productivity of an area.
- (c) Landscape and environmental factors.

To a lesser extent factors such as the existing pattern of landuse, together with the need for clear definition and administration, have also determined the zone boundaries. The three zones arrived at are:

- RURAL H (horticulture)
- RURAL G (general)
- RURAL C (conservation): This zone is the remainder of what was the Rural P zone under Change No. 27. The Rural P zone has been divided between the Rural C and Open Space Conservation) zones.

In addition to the above three zones, the particular needs for land use control near the end of the runways of the Christchurch International Airport has been given recognition by zoning that land as Rural Airport Protection, a "sub zone" of the Rural H zone. A slightly narrower range of uses is permitted, taking into account that aircraft pass over this land during take-offs and landings at low altitudes, and special controls are required to avoid impairment of the safe operation of these aircraft.

In addition a sub-zone of Rural G, Rural GT (General/Transfer Station) has been provided to recognise the Northern Transfer Station and resource recovery centre of the Christchurch Metropolitan Refuse Disposal Scheme, located in Styx Mill Road.

RURAL II (HORTICULTURAL) ZONE

ZONE STATEMENT

This zone encompasses the most productive and versatile land in the District. The quality of the land is mostly uniform throughout the zone, which includes the unique peaty soils of the Marshlands district and the deeper silt and sandy loams found in the Harewood area and to the west and south west of Belfast. The purpose of containing this land in one zone has been to give maximum protection of the land for the production of food. As in other rural zones, emphasis is also placed on the conservation of the rural landscape.

While some of the land in this zone has a land use capability classification of Class I, by far the greatest proportion is Class II. Subclasses "W" or "S" apply to the Class II land and these reflect a tendency to winter wetness ("W") in the case of the organic soils of Marshlands, or a tendency to summer moisture deficiency ("S") in the case of the silt and sandy loams. In both cases, management practices to overcome these deficiencies are comparatively easy to apply.

Existing land use patterns within this zone reflect the productive nature of the land. Market gardening, berry fruit gardens, orcharding and other types of horticulture predominate and the provisions of the Scheme for the zone should reinforce these patterns. These provisions are designed to encourage efficient use of the premier soils without destroying their potential for the production of food. Soil-related uses such as market gardens are encouraged while activities not relying upon soil quality, such as factory farming, are not provided for.

RURAL II ZONE OBJECTIVES

In addition to the Overall Rural Objectives which are applicable to every Rural zone, the following objectives apply specifically to the Rural H zone:

- (a) To promote those landuse activities that will utilise or continue to utilise the potential of the Class I and II land of the Rural H zone for sustained and intensive food production.
- (b) To prevent the intrusion of urban activities into the Rural H zone and prohibit any use or development likely to be in conflict with legitimate rural landuse activities.
- (c) To allow for flexibility in farm management provided activities do not result in a use of land which will prejudice the potential of the land for sustained and intensive food production.
- (d) To protect the status of existing dwellinghouses and certain well established productive activities not utilising the soils of the site.

Note: The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are qualified either by their definition or controls related to them.

Reference should be made to SCHEDULE D to the RURAL SECTION which sets out rural landscape guidelines relating to the siting of buildings in the rural area.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Farming
 Conservation forestry
 Protection forestry
 Reconstruction, replacement, alteration of existing dwelling houses
 Family flat
 Sale of farm produce from a rural selling place
 Buildings accessory to farming
 Buildings accessory to existing dwelling houses
 Special provision for existing non soil related productive uses
 Home occupation
 The keeping of domestic livestock
 Public utilities
- 1.2 CONDITIONAL USES
 Dwelling houses necessary for farming
 The removal of any sand, peat, or shingle from the site necessary for farming
 Processing of farm produce
 Home occupations
- 1.3 SUBDIVISION
 Subdivision for farming

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When considering a conditional use application, the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

See definition of FARMING - SECTION THREE - DEFINITIONS.

The range of uses permitted by the definition of farming recognises the land capability classes of the Rural H zone. It is intended that emphasis be placed on those land use activities that will utilise or continue to utilise the potential of the Rural H land for sustained and intensive food production. Emphasis is therefore on soil based activities.

See definitions of CONSERVATION FORESTRY, PROTECTION FORESTRY, FARMING UNIT - SECTION THREE - DEFINITIONS.

In the Rural H zone forestry of a commercial kind is not permitted. The premium soils contained in the Rural H zone are seen as being of too high a quality to be made available for large scale forestry. The 15% area limitation on forestry is seen as being sufficient to give a land owner flexibility in the provision of shelter belts.

See definitions of COVERAGE, HEIGHT, NON-CONFORMING, YARD - SECTION THREE - DEFINITIONS.

The purpose of this ordinance is to protect the status of existing dwellinghouses. The ordinance provides certainty to renewal or upgrading of dwellinghouses. However it should be noted that building bylaws and health requirements will still need to be met, together with the requirements of the drainage authority as to levels and building location. A time limit has been imposed on the reconstruction or replacement of dwellinghouses to overcome the problem of derelict dwellinghouses being rehabilitated to circumvent the provisions of the scheme that require new dwellinghouses erected in the Rural H zone to be necessary for farming.

The siting requirements have been designed so as not to disadvantage or cause undue hardship in cases where a dwellinghouse has been destroyed either wholly or partly through accidental causes. The Scheme recognises that such dwellinghouses will have been erected under ordinances prevailing at the time of earlier District Schemes.

PROVISIONS APPLYING TO PERMITTED USES

3. FARMING - PREDOMINANT USE

4. CONSERVATION FORESTRY, PROTECTION FORESTRY AND/OR SHELTER BELTS

4.1 MAXIMUM SITE COVERAGE

Protection forestry may cover up to 15% of the farming unit.

5. RECONSTRUCTION, REPLACEMENT, ALTERATION OF EXISTING HABITABLE DWELLINGHOUSES - PREDOMINANT USE

5.1 PRE-CONDITION

The reconstruction or replacement of dwellinghouses must commence within two years of being damaged, demolished or made uninhabitable irrespective of cause.

5.2 EXCEPTION TO NORMAL SITING REQUIREMENTS

5.2.1 Where any dwellinghouse on a site not complying with the current siting requirements for a dwellinghouse is being reconstructed or replaced because of fire or other natural disaster, the existing or similar siting may be retained, provided that the degree of non conformity is not increased.

5.2.2 In all other cases the siting requirements set out in 5.3 and 5.4 shall apply.

5.3 SITES OF LESS THAN 4000 m²

In the case of sites of less than 4000 m², the bulk and location requirements shall be the same as for a dwelling unit in the Residential G zone.

- 5.4 SITES GREATER THAN 4000 m²
- 5.4.1 Minimum Yard Requirements
Front yards - 20 m.
- 5.4.2 Maximum Building Height
No part of any building shall exceed a maximum height of 8 m.
- 5.4.3 Recession plane applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 5.4.4 Site coverage
The maximum permitted site coverage including all buildings shall not exceed 5%.
- 5.5 CHRISTCHURCH INTERNATIONAL AIRPORT
NOISE EXPOSURE LINE
For any site located within the NOISE EXPOSURE LINE, special provisions apply - see SECTION TWELVE - SPECIAL PROVISIONS.

6. FAMILY FLAT - PREDOMINANT USE

- 6.1 The requirements are as for a family flat in the Residential G zone. See Ordinance 7 - SECTION SIX - RESIDENTIAL.

7. SALE OF FARM PRODUCE - PREDOMINANT USES

- 7.1. SALE OF FARM PRODUCE - PREDOMINANT USES
- 7.1.1 PRE-CONDITIONS
- (a) The offering or displaying of farm produce for sale shall only be undertaken in a rural selling place.
- (b) A rural selling place shall not have access from a major arterial road or a limited access minor arterial road listed in Schedule A to SECTION TEN - TRANSPORT.
- (c) Rural selling places may only be located on a farming unit and must always be under the same control as that farming unit. Farm produce offered or displayed for sale shall be confined to that grown on that farming unit.

Family flats have been provided for in the rural area as a predominant use as an alternative to building a new dwellinghouse for the retiring farmer wishing to remain on the family land. Many of the small residential allotments scattered throughout the rural area have resulted from subdivision of family land to provide for a retiring farmers dwellinghouse. These have over a period of time become alienated from rural use. A continuation of this sporadic type of subdivision is firmly resisted by this Scheme.

See definitions of FARMING, FARM PRODUCE, RURAL SELLING PLACE, FARMING UNIT, COVERAGE, SIGN - DEFINITIONS ORDINANCE - SECTION THREE

The conditions relating to the sale of farm produce are intended to restrict farmers to selling produce only from properties that they own or lease within the district boundary.

Note: Where produce is bought in from another part of the farming unit comprising land not adjacent to the site containing the rural selling place, the rural selling place must be registered under the Food Hygiene Regulations 1974 (and its subsequent amendments). Such registration requires detailed compliance with, among other things, ventilation, lighting, staff facilities, preparation rooms and hot water requirements, and a satisfactory drainage system.

Ordinance 12 of Section 4, page 45, BUILDINGS ACCESSORY TO DWELLINGHOUSES OR TO THE USE OF THE LAND FOR FARMING requires that not more than 5% of the site area shall be covered by permanent buildings. The purpose of this ordinance is to conserve soils of the zone for horticultural production.

Rural selling places should be designed and located such that they cause minimum disruption to the road users.

Acceleration and deceleration lanes have been required to ease traffic onto and off the site in the interests of reducing conflict between through traffic and traffic slowing down to gain entry to a rural selling place. (See SECTION TEN – TRANSPORT for details of road classifications.)

- (d) There may be only one rural selling place per farming unit.
- (e) The maximum area of a rural selling place shall be 75m², plus 5m² for every hectare over 15 comprising the farming unit.
- (f) Rural selling places are deemed to be buildings accessory to the use of the land for farming for the purpose of calculating site coverage.
- (g) Any food preparation area, and any rural selling place, shall comply with the Food Hygiene Regulations 1974 unless exempted. Rural selling places which are exempted shall be contained within a structure that is roofed and enclosed on at least three sides and shall comply with the requirements of the Chief Environmental Health Officer.

7.2 MINIMUM PARKING

1 space per 5m² of rural selling place. A minimum of 20 off-road parking spaces will be required at any "pick your own" operation.

7.3 PARKING DESIGN REQUIREMENTS

- (a) All vehicles shall be able to manoeuvre on site such that vehicles do not have to reverse off the property.
- (b) The car parking spaces may be sited between the rural selling place and the front boundary.
- (c) The car park and access drives are to be located, designed, developed and maintained to the satisfaction of the District Engineer.

7.4 ACCELERATION AND DECELERATION LANES

On minor arterials sealed deceleration lanes, with tapers of 1 in 10, and acceleration lanes, with 1 in 5 tapers shall be provided by the Council at the expense of the owner of the rural selling place so that the road width at the entry/exits shall be up to a maximum of 7 m from the road centre line. The exact form and dimensions of such widening and access shall be to the satisfaction of the District Engineer.

On local distributors and minor access streets the carriageway shoulder shall be widened and sealed by the Council at the expense of the owner of the rural selling place, up to 5 m from the road centre line for a distance of 15 m of either side of the vehicle entrance. The exact form and dimensions of such widening and access shall be to the satisfaction of the District Engineer.

The 35 metre set back siting requirement is designed to encourage customers to drive onto the property when making purchases. This provision will reduce vehicle conflict at the roadside. The 20 metre separation from adjacent dwellinghouses is intended to protect the amenity of adjoining neighbours.

The sign requirements for rural selling places are intended to ensure the provision of limited information particularly related to property identification, whether the premises is open, and the range of produce offered for sale, in such a manner as can be clearly read by the passing motorist from a reasonable distance. Partly to encourage the replacement of existing substandard signs, a greater area and number of signs is now permitted compared to previous district schemes. For the 'pick your own' operation, a strict limitation on signs is imposed so as to discourage the impulse buyer.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

See definitions of ACCESSORY BUILDING, COVERAGE, COMMERCIAL LIVESTOCK, DOMESTIC LIVESTOCK, HEIGHT, YARDS - SECTION THREE - DEFINITIONS

7.5 SITING REQUIREMENTS

7.5.1 Front yards: 35 m minimum

7.5.2 Distance from dwellinghouse

No rural selling place shall be sited within 20 m of an existing dwellinghouse on a neighbouring site.

7.6 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 8 m.

7.7 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

7.8 SIGNS

Maximum permitted:

- (a) One signboard not exceeding 1m² in area for property identification purposes only.
- (b) One signboard not exceeding 2m² in area with a minimum lettering size of 150mm providing information on produce available for sale.
- (c) One signboard not exceeding 0.3m² in area, indicating only whether or not the premises is open for business.

Note: These signs may be combined as a single, or two signs, with maximum areas for each function as set out above.

In the case of a rural selling place which has been established only for the sale of produce harvested by the purchaser, and which has access from a major arterial road or a limited access arterial road listed in Schedule A, SECTION TEN - TRANSPORT, a sign not exceeding 0.5m² is permitted.

8. BUILDINGS ACCESSORY TO DWELLINGHOUSES OR TO THE USE OF THE LAND FOR FARMING - PREDOMINANT USE

8.1 SITING REQUIREMENTS

Front yard
20m minimum

Siting requirements have been designed to give maximum flexibility in the location of accessory buildings. Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape. Some siting requirements have been imposed only in respect of those buildings which need to be located away from residential buildings for health and nuisance considerations.

A limitation has been placed on the amount of land that can be covered in buildings to conserve the premium soils in this particular zone. 5% is considered to be generous enough to provide for flexibility in most farming operations. The Council has the power to grant dispensation from the requirement in exceptional cases. No limitation is placed on greenhouses utilising the soils of the site as these are not considered to detract from the potential of the land for the production of food.

See definition of COVERAGE, FACTORY FARMING, NON-CONFORMING, SITE - SECTION THREE - DEFINITIONS.

There are a number of non soil based productive activities (mostly factory farms) which have become established under past planning ordinances. These uses would not be able to become established under this Scheme because of the emphasis placed on protecting premium soils in the rural area. However special provision is made for existing developments. This provision gives recognition to the fact that these developments represent substantial capital investments and are significant activities in terms of their productive output.

The protection given to these activities exceeds that presently afforded to them under Sections 90 and 91 of the Town and Country Planning Act 1977.

Side and Rear yards

In the case of commercial livestock housing no building may be sited within 15m of any side or rear boundary.

Distance from Dwellinghouse

No milking shed, shearing shed, hay shed, domestic or commercial livestock housing, stable or loosebox whether permanent or relocatable shall be sited within 30m of any dwellinghouse.

Distance from Residential Zones

No commercial livestock housing shall be sited within 200m of any residential boundary.

8.2 SITE COVERAGE

Not more than 5% of the area of any site shall be covered by permanent buildings, provided that greenhouses utilising the soils of the site and not having concrete or otherwise permanently impervious floors shall be exempted from this site coverage limitation.

8.3 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 8m.

8.4 RECESSION PLANE APPLIES

Buildings shall not project beyond a building envelope constructed by recession plane specified in SECTION FOURTEEN - GENERAL ORDINANCES.

9. SPECIAL PROVISIONS FOR EXISTING NON SOIL RELATED PRODUCTIVE USES - PREDOMINANT USE

9.1 SCHEDULED LAND

Each use listed and described in Schedule A to the RURAL SECTION shall be a predominant use in the Rural H zone, within the site specified for that use where it complies with the following requirement:

9.2 SITE COVERAGE

Site coverage for non soil related productive uses shall not exceed 20% of the site.

9.3 SITING REQUIREMENTS

Distance from Dwelling house

No commercial livestock housing, mushroom sheds or composting areas shall be sited within 30m of any dwelling house.

Distance from Residential Zone

No commercial livestock housing, mushroom sheds or composting areas shall be sited within 200m of a residential zone.

Distance from Site Boundary

No commercial livestock housing, mushroom sheds or composting areas shall be sited within 15m of any site boundary.

9.3.1

Where any such use does not comply with all or any of the above requirements, the use and any proposal for the alteration, reconstruction or extension of the use on the specified site shall, failing the granting of any dispensation by the Council, be a conditional use.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

A notified application is required on a change of use to ensure a new situation is not created whereby existing amenities could be lowered as a result of the change of use.

Home occupations are provided to enable rural residents to carry out a variety of crafts, and other occupations at home. However, it is necessary to limit home occupations to those that do not conflict with the objective of rural zones to provide land for primary production and do not detract from the rural amenities. It is, however, recognised that the District's rural area does contain some smaller properties subdivided under the conditions applying under previous district schemes or prior to district planning controls taking effect. These properties are, in most cases, not economic farming units and are primarily used for residential purposes. The ordinance controls applying to home occupations in the Residential G zone are considered to be most appropriate in these cases.

The controls applying to home occupations permitted are designed to ensure that their generated characteristics do not detract from the rural amenities, including those of other rural residents, and to ensure that the land and buildings in the rural zones are available principally for primary production and for uses necessary and accessory to such production.

On site sales are not permitted because of the difficulty in controlling their scale and content and hence their effect on surrounding amenities. On site sales ancillary to a home occupation may be permitted as a conditional use in this zone.

Hours of operation are restricted to normal working hours and evenings, ie outside noise sensitive times and when lower noise levels generally prevail.

When assessing whether or not a home occupation meets the requirements of Ordinance 10.2.6, the Chief Health Inspector should be consulted.

9.4 SIGNS
Maximum permitted: one signboard not exceeding 1.5m² in area.

9.5 CHANGE OF USE
Any change of use from that specified in the Schedule to another non-soil related productive use shall be a conditional use.

10. HOME OCCUPATIONS - PREDOMINANT USE

10.1 SITES OF 4000M² AREA OR LESS
In the case of sites of 4000m² area or less, the ordinance controls for predominant use home occupations in the RESIDENTIAL G ZONE, SECTION 6, shall apply.

10.2 SITES GREATER THAN 4000M² AREA

10.2.1 Not more than one person, other than members of the household, shall be employed in the home occupation.

10.2.2 The home occupation may be carried out wholly or partly within a dwelling unit or building accessory to the dwelling unit or other permitted use provided that not more than one third of the gross floor area of any dwelling unit shall be used for non-residential purposes and, if carried out in an accessory building, not more than 36m² of the gross floor area of that building shall be utilised for the home occupation.

10.2.3 No goods shall be displayed for sale and no sales shall be made from the site.

10.2.4 No exterior indication of the home occupation or variation from the residential character of the household unit or the rural character of the locality shall be permitted (except for one sign as provided for in 10.2.11 below).

10.2.5 The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.

10.2.6 The home occupation activity shall not give rise to any noise nuisance. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.

10.2.7 The home occupation shall not give rise to any offensive fumes, dust, smell, glare, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.

10.2.8 No vibration arising from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.

10.2.9 The home occupation shall generate no more than 10 motor vehicle trips per working day (to or from the site). Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 motor vehicle trips.

10.2.10 Parking

All parking associated with a home occupation activity shall be accommodated on the site of the home occupation.

10.2.11 Signs

One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

A small sign is permitted to denote the site.

See definition of DOMESTIC LIVESTOCK - SECTION THREE - DEFINITIONS.

See definition of LAND USE CLASSIFICATION, HEIGHT, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN - which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, set out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detracton from amenities are met.

Section 3(d) of the Act declares the protection of land having a high value for food production to be a matter of national importance. The erection of any public utility on Class I or II soils would be inconsistent with that provision. The Council would expect authorities responsible for public utilities to have regard to the land quality, and wherever possible land other than Class I or II (which may mean siting in the Rural G or C zones) should be used for larger scale utilities.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

11. THE KEEPING OF DOMESTIC LIVESTOCK - PREDOMINANT USE

12. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK, BUILDING AND DISTRICT SUBSTATIONS, WATERWORKS PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, WASTE WATER AND STORMWATER PUMPING STATIONS, TELEPHONE EXCHANGES - PREDOMINANT USE

- 12.1 **PRE-CONDITION**
Electricity District Substations containing 66,000 volts or more outdoor switch gear area not permitted under this ordinance.
- 12.2 **CONSIDERATION OF LAND QUALITY**
Any public utility particularly those of a larger scale should only be established on other than Class I or II land.
- 12.3 **MINIMUM YARD REQUIREMENTS**
Front yard
20 m minimum, except in the case of electricity kiosks, where there is no minimum yard requirement.
- 12.4 **MAXIMUM BUILDING HEIGHT**
No part of any building shall exceed a maximum height of 8 m.
- 12.5 **RECESSION PLANE APPLICABLE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 12.6 **PARKING**
Except in the case of electricity kiosks and telephone exchanges sufficient hard standing area shall be provided to the satisfaction of the District Engineer to enable vehicles used for the regular servicing of utilities to be parked off the street. There is no parking requirement for electricity kiosks. For telephone exchanges, 1 parking space for every 2 persons employed on the site shall be provided.
- 12.7 **DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT**
- 12.7.1 **Electricity kiosks**
All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.
- 12.7.2 **All other public utilities**
All public utility buildings and structures shall be located, designed and fenced in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

See definitions of DWELLINGHOUSE, FARMING, FARMING UNIT - SECTION THREE - DEFINITIONS.

There are some 1200 houses existing in the rural part of the Waimairi District and it has been established that in general terms the rural sector is adequately if not over-stocked with dwellinghouses. This situation has largely been caused by a lack of planning control in previous District Schemes.

It is acknowledged that in some cases it will be necessary for further houses to be built. The Council has a responsibility in terms of S.3 (1)(e) of the Town and Country Planning Act 1977 to prevent urban development in rural areas. In this Scheme formal planning procedures are used to assess the need for additional houses. In this zone dwellinghouses are a conditional use where they are "necessary for farming". A proposed dwellinghouse not fulfilling this requirement is not provided for at all. The Council is also concerned to ensure that new dwellinghouses do not result in an over capitalisation of land to the extent that the investment in residential development exceeds that of the farming use.

13. DWELLINGHOUSES NECESSARY FOR FARMING - CONDITIONAL USE

13.1 CRITERIA FOR ASSESSMENT

The Council in considering a conditional use application for the erection of dwellinghouses necessary for farming shall in addition to taking account of the Overall Rural Objectives and the objectives for the Rural H zone, shall have regard to the following:

13.1.1 Effect of Dwellinghouses

The consequences the erection of a dwellinghouse will have on the value of the land. The Council will also take into account the presence and effect of any other dwellinghouse(s) on the site.

13.1.2 Custodial Management

Whether adequate evidence has been provided to establish the need for on site custodial and/or management function, including for example proof that there is no other suitable existing dwellinghouse either on the farming unit or sited close to the site which could reasonably be purchased to serve the same function.

13.1.3 Employment Capability

Whether the farming use is such that it will either:

- (a) provide full time employment for at least one person; or
- (b) in the case of part-time employment show that there will be a significant amount of production generated from the land having regard to the size and quality of the land, a significant capital commitment involved in the generation of productive output and that the potential use of the land for sustained production of food in an economic manner would not be inhibited by the erection of a dwellinghouse.

13.1.4 Commitment to Uses

Whether the farming use has already been established or whether there is sufficient evidence of the ability and intention to establish and sustain the use and that a dwellinghouse is necessary during the establishment period.

13.2 INFORMATION TO BE SUPPLIED WITH APPLICATION

To assist the Council in assessing the merits of any proposal based on the above criteria, such of the following information as is appropriate to the particular circumstances should be submitted at the time of lodging the notified application:

- (a) How long the applicant has owned the property.
- (b) The present land use and the work that has already been carried out on the land.
- (c) The scale and nature of the use proposed.
- (d) The applicant's experience in relation to the proposed farming use.

- (e) The suitability of the site for this use.
- (f) The need for a dwellinghouse to be located on this particular property.
- (g) A statement of the capital commitment associated with the implementation of the use.
- (h) In the case of a proposed farming use which has not been put fully into effect, a management plan setting out a detailed assessment of the programme of implementation of the proposed farming use.

13.3 CONDITIONS APPLICABLE

- 13.3.1 Where the Council grants its consent to a conditional use application for a dwellinghouse any conditions imposed will take account of the matters referred to in 13.1 and 13.2 above.
- 13.3.2 Christchurch International Airport Noise Exposure Line Ordinance 2.2 (SECTION TWELVE - SPECIAL PROVISIONS) will apply in cases where a dwellinghouse is to be sited within the Noise Exposure Line.
- 13.3.3 Height, Siting, Site Coverage and Other Building Requirements These shall normally be as for replacement dwellings in this zone - refer to Ordinance 5.4 - Rural H above.

14. THE REMOVAL OF ANY SAND, PEAT OR SHINGLE FROM A SITE WHERE THIS IS NECESSARY FOR FARMING - CONDITIONAL USE

In considering any application for the removal of any of the above the Council will have regard to the following:

- 14.1 **ASSESSMENT OF NEED**
Whether there is adequate evidence to indicate that the removal of any of the above will make the land more productive for farming purposes.
- 14.2 **EFFECT ON THE ENVIRONMENT**
Whether the proposal will cause:
 - (a) Any nuisance from wind or water erosion
 - (b) Any alteration of the flow of natural water, subsurface moisture conditions and discharge characteristics
 - (c) Any undue noise, traffic movement or dust nuisance
 - (d) Any significant detrimental effect to the visual amenities of the area.

The proposal must also meet the requirements of relevant Drainage Board and/or Catchment Board.
- 14.3 **INFORMATION TO BE SUPPLIED**
The following information must accompany any application for the removal of sand, peat or shingle:
 - (a) A plan together with an adequate description of the area(s) affected
 - (b) A statement of the staging (if any) proposed together with the method, form and hours of operation
 - (c) A statement of the method and form of rehabilitation intended to complete the operations
 - (d) A plan showing the final levels and surface conditions.

See definitions of FARMING - SECTION THREE - DEFINITIONS.

The District Scheme seeks to conserve the soil resources and preserve the topographical character of the District. The ordinances permit the reshaping of topography as part of normal farming activity as a predominant use. The actual removal of sand, peat or shingle from sites within this zone requires conditional use procedure. Apart from assessing the need and environmental effects, conditional use procedures are necessary to enable conditions to be tailored to the individual requirements of each proposal.

See definitions of: FARM PRODUCE, PROCESSING, FARMING, FACTORY FARMING, FARMING UNIT, LAND USE CLASSIFICATION, HEIGHT, COVERAGE - SECTION THREE - DEFINITIONS.

The purpose of this provision is to meet increased pressures for agricultural processing operations such as wineries, jam manufacture and packaging. The provision will allow, on a limited scale, opportunity for the growers of farm produce to add value to their primary produce.

In making provision in the Scheme for this use the Council is concerned for the need to protect the rural area from degradation by industrial uses. Once a processing use no longer has a direct relationship with the land on which it is situated it ought to be located in an industrial zone. For this reason the Council has required that those uses only be established on holdings in excess of 4 hectares and that the use be associated with a permitted use on the site in the zone.

In permitting these uses to become established a number of environmental factors have had to be dealt with. These have been dealt with by way of conditions which would normally apply to all applications. The conditional use procedure does allow a margin of flexibility to reflect individual circumstances.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

15. THE PROCESSING OF FARM PRODUCE - CONDITIONAL USE

15.1 PRE-CONDITIONS

- (a) The use is located on the same site as, and is associated with, a permitted use in the zone.
- (b) The holding on which the use is to be established is not less than 4 hectares in area, except that in the case of a winery for the production of red wine, this minimum may be reduced to 2 hectares.
- (c) The sale of processed farm produce complies with Ordinance 7 (Sale of Farm Produce) except that the limitation on the degree of processing provided by the definition of Farm Produce shall not apply.

15.2 CONDITIONS THAT SHALL NORMALLY APPLY

The following conditions shall apply to any application for the processing of farm produce provided that any of those conditions may be varied to suit the circumstances of the particular area.

15.2.1 Site Coverage and Maximum Building Size

ON CLASS I AND II LAND: No building or ancillary structure used for the processing of farm produce may exceed 500 m² provided that at no time may the total site coverage for all permanent buildings exceed 5%.

ON OTHER THAN CLASS I AND II LAND: No building or ancillary structure used for the processing of farm produce may exceed 500 m² provided that at no time may the total site coverage for all permanent buildings exceed 25%.

15.2.2 Maximum Building Height

No part of any building or related structure shall exceed a maximum height of 8 m.

15.2.3 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

15.2.4 Siting Requirements

Buildings and related structures shall be sited a minimum of 20 m from all site boundaries.

15.2.5 Water Pollution and Drainage

The use of any land or building shall comply with the requirement of the Water and Soil Conservation Act 1967, and any other relevant legislation and bylaws administered by the Christchurch Drainage Board, or the North Canterbury Catchment Board as the case may be.

15.2.6 Air Pollution

- (a) Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet standards applicable to the licensing of that process under the Act.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

The grape growing industry is a new development in the District and the Council accepts the need to provide for small wineries located on vineyards. The somewhat marginal nature of the particular activity in Canterbury justifies some crop importation which may not be the case for other farm processing.

- (b) Any use of land or buildings permitted in the zone involving processes other than scheduled processes (under the Clean Air Act 1972) shall adopt the best practicable means to collect, contain and minimise air pollution, particularly dust, smoke, odours including if necessary the provision of adequate control equipment, and shall render pollutants harmless, inoffensive and not likely to create annoyance or nuisance to nearby properties.

- 15.2.7 **Parking and Access**
All vehicles associated with the use of the site shall be accommodated on the site with sufficient manoeuvring area such that vehicles do not need to reverse off the site.
- 15.2.8 **Signs**
Maximum permitted: one signboard not exceeding 1.5m² in area. In the case of a vineyard bar permit applying to the site, a further sign not exceeding 1m² in area shall be permitted.
- 15.3 **OTHER FACTORS THE COUNCIL WILL TAKE INTO CONSIDERATION**
- 15.3.1 **Relationship of Proposed Use with Land**
The Council will be concerned to ensure that there is a strong relationship between the produce being processed and the production from the land. On-farm processing is intended for produce which is grown on the farming unit on which the processing plant is contained, although it is acknowledged that in some instances (eg wine making), there may be a case for importing limited quantities of produce from elsewhere for such purposes as blending or security against crop failure.
- 15.3.2 **Affect on Adjoining Land Uses**
In addition to the air pollution and noise limitations above, the Council will be concerned to ensure that any proposal for on-farm processing is not detrimental to adjoining land uses, eg residential areas, by reason of size, location or appearance of buildings, traffic generated by the processing or sale of processed produce.
- 15.3.3 **Sales of Processed Farm Produce**
On-site sales must always be ancillary to the processing and in the case of wineries, if a vineyard bar permit is proposed to be sought under the Winemakers Act 1981, this intention must be made clear in the notified planning application, and the Council may impose additional conditions relating to maximum area, off-street car parking, ancillary activities, etc as may be appropriate to the circumstances.

Provision, as a conditional use, is made for home occupations which do not meet all the requirements for a predominant use, but which are still appropriate in the zone. There are, however, a number of basic standards that must be maintained. On smaller sites, used primarily for residential purposes, subdivided under previous District Scheme requirements or prior to district planning, the ordinance controls for home occupations in the Residential G zone are considered to be more appropriate.

When assessing whether a home occupation meets the requirements of Ordinance 16.2.2 (c) the Chief Health Inspector should be consulted.

In order to maintain a high level of traffic service on regionally significant arterial roads in the rural area, visitor-attracting uses such as rural selling places and home occupation sales are not permitted from properties with access onto these roads.

Other standards are also generally required to be met although they may be varied for particular uses on particular sites where this does not detract from the amenities and objectives of the zone.

Provision for limited on site sales recognises the need for flexibility in meeting the needs of some home occupation activities, subject to the activity having no adverse effect on surrounding residential or rural amenities.

Hours of operation are restricted to normal working hours and evenings, ie outside noise sensitive times when lower noise levels generally prevail.

16. HOME OCCUPATIONS - CONDITIONAL USE

16.1 SITES OF 4000M² AREA OR LESS

In the case of sites of 4000m² area or less, the ordinance controls for conditional use home occupations in the RESIDENTIAL G zone, SECTION SIX, shall apply.

16.2 SITES GREATER THAN 4000M² AREA

16.2.1 Uses Permitted

Subject to compliance in all respects with the definition of Home Occupation in Section 3 - Definitions - any home occupation which does not meet all the performance standards specified in the conditions applying to predominant use home occupations.

16.2.2 Pre-conditions Applying to Home Occupations

- (a) The home occupation shall not give rise to any noise nuisance to neighbouring properties. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.
- (b) No vibration from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.
- (c) The home occupation shall not give rise to any offensive fumes, dust, smell, glare, vibration, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- (d) No goods shall be displayed for sale, and no sales shall be made from a site that has access from a major arterial road or limited access minor arterial road listed in Schedule A to SECTION TEN - TRANSPORT.

16.2.3 Conditions Generally Applying to Home Occupations

- (a) Not more than two persons, other than members of the household, shall be employed in the home occupation.
- (b) The home occupation may be carried out wholly or partly within a dwelling unit or within a building accessory to a dwelling unit provided that not more than one third of the gross floor area of any dwelling unit shall be used for other than residential purposes.

A small sign is permitted to denote the site and advertise goods for sale.

- (c) No goods shall be displayed for sale and no sales shall be made from the site except where an applicant can satisfy the Council that characteristics of the home occupation make on site sales necessary. In all such cases the applicant must satisfy the Council that the selling activity will not cause undue traffic or noise disturbance or in any other way detract from neighbourhood amenities.
- (d) No exterior indication of the home occupation which detracts from the residential character of the household unit or the rural character of the locality shall be permitted.
- (e) The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday except where the nature of the site and/or home occupation are such that these hours can be varied without resulting in a detracton from the amenities of the neighbourhood. No operations shall be permitted on Sundays or public holidays.
- (f) The home occupation shall not cause any increase in traffic generation which would cause a detracton from the amenities of neighbouring properties in the rural area.
- (g) Signs
One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident.
An additional 0.5m² area of signage is permitted where on-site advertising of home occupation goods for sale is required.

See definitions of FARMING, FARMING UNIT, SUBDIVISION - SECTION THREE - DEFINITIONS.

The creation of new lots will only be permitted where the Council is satisfied that the land will be better utilised for farming purposes in different sized farming units than at present existing. The Council will assess any application for subdivision against the objectives of the Scheme and by having regard to the necessity of the subdivision for the proposed utilisation of the land. Subdivision includes adjustments to boundaries where no additional lots are to be created. The provisions should ensure that one lot cannot be detrimentally affected to the benefit of the other.

17 SUBDIVISION FOR FARMING

- 17.1 SUBDIVISION CONFINED TO THE ADJUSTMENT OF BOUNDARIES WHERE NO ADDITIONAL LOTS OR TITLE(S) ARE TO BE CREATED
The Council will only consent to such subdivision where it is satisfied that the subdivision is in the best interests of farming or other permitted uses in the zone in respect of each lot involved.
- 17.2 The Council will consent to a subdivision of land where it is satisfied in respect of the following matters:
 - (a) Objectives
That the subdivision of land as proposed will not be in conflict with the overall rural objectives and the relevant objectives for this zone and that subdivision is necessary for the better utilisation of the land for farming purposes.

- (b) Size and Shape
That every lot to be created shall be of a suitable size and shape for both the proposed use and potential use of the land for other forms of primary production of food.
- (c) Employment Capability
That the farming use (either existing or to be established) necessitating the subdivision of the lot will either:
 - (i) provide full time employment for at least one person, or
 - (ii) in the case of part time employment will be such as to ensure a significant amount of production generated from the land having regard to the size and quality of the land, a significant capital commitment included in the generation of productive output and the potential use of the land for sustained production of food in an economic manner would not be inhibited by the creation of the lot.

17.3 INFORMATION TO BE SUPPLIED WITH APPLICATION

17.3.1 To assist the Council in assessing the merits of any proposed subdivision based on the above criteria, the following information as is appropriate to the particular circumstances should be submitted at the time of lodging a plan of subdivision.

- (a) The shape, size, and location of each of the lots to be created.
- (b) Evidence of ownership, or ownership subject to subdivisional approval, in respect of each of the lots to be created.
- (c) A statement of the present land use and the extent to which work has already been carried out on the land and evidence that the farming potential of the land will be significantly enhanced by the creation of the additional lots proposed.
- (d) The scale and nature of the farming or uses proposed on each of the lots to be created and the suitability of each lot for the uses proposed.
- (e) The experience of the owner, or owner in equity, for each of the lots to be created, in relation to the proposed farming use(s).
- (f) A statement of the capital commitment associated with the implementation of the use in respect of each of the lots to be created.
- (g) A development plan setting out a detailed assessment of the programme of implementation of the proposed farming use in respect of each of the lots to be created.

17.4 OTHER REQUIREMENTS

See general ordinance on subdivisions - SECTION NINE.

RURAL AP (AIRPORT PROTECTION) ZONE

ZONE STATEMENT

The Rural Airport Protection Zone is situated under the approach slopes of the runways of Christchurch International Airport. This zone is incorporated partly as a result of a requirement from the Christchurch City Council as the controlling authority of the Christchurch Airport, and is provided mainly because aircraft pass over it on landing and take-off at low altitudes and special controls are required to avoid impairment of the safe operation of aircraft and to ensure the full utilisation of the airport. Within this area there is relatively greater risk of aircraft accident than elsewhere. The area is also subject to high levels of aircraft noise.

While the Christchurch City Council requirement sought the zone to extend for a distance of 1500 metres from the threshold of each end of the main runway and 850 metres from the threshold of each end of the subsidiary runway, in the case of the subsidiary runway (S.E. end) the Council has extended the zone to the rural/urban zone boundary near Withells Road. This coincides with the airport protection zone of the Operative District Scheme, as established in the case of Jewell & Others 1959 and the Council considers that every effort must be made to prevent urban encroachment near the Airport and that the more restrictive controls of this zone compared to the Rural H zone are more appropriate in the circumstances.

The Rural Airport Protection zone includes a narrower range of uses than permitted in most other rural zones. Any use likely to have one or more of the following characteristics has been excluded:-

1. Where it requires large buildings or tall structures.
2. Where it promotes mass assembly of people.
3. Where it is labour intensive.
4. Where it releases any substances which would impair visibility or otherwise interfere with the operation of aircraft, including those creating smoke, dust and steam.
5. Where it concentrates dangerous substances.
6. Where it produces direct light beams or reflective glare which would interfere with the vision of the pilot.
7. Where it produces radio or electrical interference which would affect aircraft communication or navigational equipment.
8. Where it attracts birds.

Note: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

Reference should be made to Schedule B to the RURAL SECTION which sets out guidelines relating to the siting of buildings in the rural area.

The general ordinances include such matters as DISPENSATION AND WIAVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Farming (excluding vineyards)
 Reconstruction, replacement, alteration of existing dwellinghouses
 Sale of farm produce from a rural selling place
 Buildings accessory to farming (excluding glasshouses)
 Buildings accessory to existing dwellinghouses
 Home occupations
 The keeping of domestic livestock
 Public utilities
- 1.2 **CONDITIONAL USES**
 Dwellinghouses necessary for farming
 The removal of any sand, peat or shingle from the site necessary for farming
- 1.3 **SUBDIVISION**
 Subdivision for farming

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When considering conditional use applications the Council may vary either the provisions applying to these uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

3. PROVISIONS APPLYING TO PERMITTED USES

The provisions for predominant and conditional uses in the Rural AP zone, shall be the same as for those uses as set out in the Rural H zone, and the Rural H subdivision provisions shall also apply to this zone.

RURAL G (GENERAL) ZONE

ZONE STATEMENT

This is the most extensive of the Rural zones both in terms of area and the range of uses it accommodates. It contains much highly productive land but its distribution throughout the zone is not as uniform in nature as the land in Rural H. The predominant land class is Class II with lesser areas of Class IV being interspersed throughout this zone. The zone contains a large tract of "wetland" subclass "W", which runs from Mairehau and up through the Styx Basin to the north east of the District. Elsewhere, notably, Harewood and Burwood, the land has a subclassification of "S" denoting its tendency to summer moisture deficits which without the application of irrigation limits the lands' productivity. Also in the zone is the poorer land in the vicinity of the Johns Road Rural Industrial zone, particularly suited to activities that do not depend on the productive capacity of the soil.

Land use patterns reflect the more varied potential and versatility of the land so that a combination of horticultural, cash cropping and pastoral uses, including dairying is to be found in this zone. In addition, farming activities not dependent on the quality of land on which they are sited are also practised.

Because of the more varied nature of the land, the overall potential for production is not as high as for Rural H. It has not therefore been possible to protect the elite soils in this area by encompassing them in one tight zone and regulating the use of them in the same manner as in Rural H. The strategy in this zone has been to permit a wider range of uses that are compatible with the potential of the land, but in some cases limiting uses to particular land classes. As in other zones emphasis is also placed on the conservation of the rural landscape.

RURAL G ZONE OBJECTIVES:

In addition to the Overall Rural Objectives which are applicable to every zone, the following objectives apply specifically to the Rural G zone.

- (a) To promote those landuse activities which will utilise or continue to utilise the potential of Class I and II land of the Rural G zone for sustained food production and to prevent development that would unduly prejudice their potential and flexibility for future food production from these soils.
- (b) To provide for those land use activities which require to be sited in the rural area but which do not rely upon the quality of the land.
- (c) To protect the status of existing dwellinghouses and to encourage their use for farming and other appropriate rural activities.

Note: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinance as many of the uses are either qualified by their definition or controls related to them.

Reference should be made to SCHEDULE D to the RURAL SECTION which sets out guidelines relating to the siting of buildings in the rural area.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Farming
 Racing and riding stables, horse training
 Dog/cat breeding and boarding kennels
 Factory farming
 Woodlot forestry
 Conservation forestry
 Protection forestry
 Reconstruction, replacement, alteration of existing dwelling houses
 Family flat
 Sale of farm produce from a rural selling place
 Buildings accessory to farming
 Buildings accessory to existing dwelling houses
 Home occupation
 The keeping of domestic livestock
 Public utilities
- 1.2 CONDITIONAL USES
 Dwelling houses necessary for farming or factory farming
 Cemeteries and crematoria
 The processing of farm produce
 The removal of any sand, peat, or shingle from the site necessary for farming
 Home occupations
- 1.3 SUBDIVISION

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application, the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

See definition of FARMING - SECTION THREE - DEFINITIONS.

Farming generally includes agricultural and horticultural production, the use of pasture land for the production of livestock, stud farming, dairy farming.

The range of uses permitted by the definition of farming have been limited mostly for the purposes of landuse control in the Rural H zone. In the Rural G zone much of the land is also Class I and II and therefore the definition of farming in a restricted form is also applicable. However, in recognition the fact that the Rural G zone is interspersed with more varied land other uses such as factory farming are also permitted in certain circumstances as a predominant use (See Ordinance 4, 5, 6, 8 and 19 for examples.)

See definition of HEIGHT, COVERAGE, COMMERCIAL LIVESTOCK, LAND USE CLASSIFICATION - SECTION THREE - DEFINITIONS.

Such uses are traditionally found in rural areas and subject to them not being established on Class I and II land they are permitted in this zone. The establishment of such uses does not qualify for the erection of a new dwellinghouse. Accessory buildings for these uses are permitted. Such uses may utilise existing dwellinghouses. They may also occur as part of existing farming operations where part of the farming unit may consist of poorer quality soils.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

PROVISIONS APPLYING TO PERMITTED USES

3. FARMING - PREDOMINANT USE

4. RACING AND RIDING STABLES, HORSE TRAINING AND BUILDINGS ACCESSORY THERETO (EXCLUDING DWELLINGHOUSES) - PREDOMINANT USE

- 4.1 **PRE-CONDITION**
Such uses may only be established or located on land other than Class I or II.
- 4.2 **SITING REQUIREMENTS**
No stable or loosebox whether permanent or relocatable shall be sited within 30 m of any dwelling, within 200 m of any residential zone, 20 m of a front boundary and 15 m of any other boundary.
- 4.3 **MAXIMUM BUILDING HEIGHT**
No part of any building shall exceed a maximum height of 8 m.
- 4.4 **RECESSION PLANE APPLICABLE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 4.5 **SITE COVERAGE**
Not more than 20% of the site may be covered in buildings.
- 4.6 **PARKING, LOADING AND ACCESS, INCLUDING THE LOADING AND UNLOADING OF VEHICLES**
All vehicles associated with the use of the site shall be accommodated, including loading and unloading of vehicles, within the site boundaries.
- 4.7 **SIGNS**
Maximum permitted: one signboard not exceeding 1.5 m² in area.

See definition of HEIGHT, COVERAGE, COMMERCIAL LIVESTOCK, LAND USE CLASSIFICATION - SECTION THREE - DEFINITIONS.

Dog/cat breeding establishments and boarding establishments are another example of a use normally associated with rural areas. These uses are regarded as being accessory type uses and not a use which in the context of the Waimairi rural area justifies the erection of a new dwellinghouse. Accessory buildings other than dwellinghouses are permitted as a predominant use.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

See Definition of FACTORY FARMING, COMMERCIAL LIVESTOCK, COVERAGE, HEIGHT, LAND USE CLASSIFICATION - SECTION THREE - DEFINITIONS.

Factory farming is regarded as a suitable use of poorer quality land as it is not dependent on the quality of the soils for its productivity.

Separation distances have been designed to minimise possibilities of nuisance to adjoining properties and nearby residential zones.

Buildings and other structures should form a strong relationship with the land rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

The site coverage limitations are included more particularly to give effect to the objectives of the Scheme relating to rural landscape and amenity, and to avoid problems relating to effluent and stormwater disposal.

5. DOG/CAT BREEDING AND BOARDING ESTABLISHMENTS AND ACCESSORY BUILDINGS THERETO (EXCLUDING DWELLINGHOUSES) - PREDOMINANT USE

- 5.1 PRE-CONDITION
Such uses may only be established or located on land other than Class I and II.
- 5.2 SITTING REQUIREMENTS
No building or enclosure for the housing of animals may be sited within 200 m of any residential zone boundary, 30 m of any dwelling, 20 m of a front boundary and 15 m of any other boundary.
- 5.3 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a maximum height of 8 m.
- 5.4 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 5.5 SITE COVERAGE
Not more than 20% of the site may be covered in buildings.
- 5.6 SIGNS
Maximum permitted: one signboard not exceeding 1.5 m² in area.

6. FACTORY FARMING AND FACTORY FARM BUILDINGS (EXCLUDING DWELLINGHOUSES) - PREDOMINANT USE

- 6.1 PRE-CONDITION
Such uses may only be established or located on land other than Class I and II.
- 6.2 SITTING REQUIREMENTS FOR BUILDINGS
- 6.2.1 Distance from Residential Zones
No building for the housing of commercial livestock may be sited within 200 m of any residential zone boundary and in the case of the housing of pigs this distance shall be 600 m.
- 6.2.2 Distance from Boundaries
No building and no enclosure for the housing of commercial livestock may be sited within 20 m of any front boundary or 15 m of any other site boundary and in the case of the housing of pigs these distances shall be 30 m.

- 6.3 **MAXIMUM BUILDING HEIGHT**
No part of any building shall exceed a maximum height of 8 m.
- 6.4 **RECESSION PLANE APPLICABLE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 6.5 **SITE COVERAGE**
Not more than 20% of the site may be covered in factory farm buildings. A further 5% of the site may be covered with other farm buildings where farming activities other than factory farming carried out on the site.
- 6.6 **EFFLUENT DISPOSAL**
Where the factory farm's effluent disposal is to be carried out on site, sufficient information is to be supplied about the landform of the site and in particular the character of its subsoil to enable the capability for efficient and safe effluent disposal to be determined prior to the establishment of the use. In all cases any required water right must be obtained prior to the use.
- 6.7 **PARKING, LOADING AND ACCESS**
All vehicles associated with the use of the site shall be accommodated within the site boundaries.

See Definition of CONSERVATION FORESTRY, PROTECTION FORESTRY, FARMING UNIT - SECTION THREE - DEFINITIONS

This provision applies to all the land classes found in the Rural G zone. The 15% coverage limitation is seen to be sufficient to give a land owner flexibility in the provision of shelter belts.

See Definition of WOODLOT FORESTRY, LAND USE CLASSIFICATION, FARMING UNIT - SECTION THREE - DEFINITIONS.

Woodlot forestry provided it is not established on Class I, II or III land is intended to be an ancillary operation to other farming uses. The site coverage requirement is one way this objective can be achieved. Together with conservation forestry it is possible to achieve a maximum coverage of 35% of the farming unit on some land. Neither the Rural H or G zones are intended as forestry zones.

7. CONSERVATION FORESTRY, PROTECTION FORESTRY - PREDOMINANT USE

- 7.1 **MAXIMUM AREA**
Protection forestry may cover up to 15% of the farming unit.

8. WOODLOT FORESTRY - PREDOMINANT USE

- 8.1 **PRE-CONDITION**
Woodlot forestry is only permitted on land other than Class I, II or III.
- 8.2 **MAXIMUM AREA**
Woodlot forestry may cover up to 20% of the farming unit.

See definitions of COVERAGE, HEIGHT, NON-CONFORMING, YARD - SECTION THREE - DEFINITIONS.

Background research indicated that the existing housing stock is generally sufficient to serve present needs in the Rural area. The purpose of this ordinance is to protect the status of existing dwellinghouses. The ordinance provides certainty to renewal or upgrading of dwellinghouses. However it should be noted that building bylaws and health requirements will still need to be met, together with the requirements of the drainage authority as to levels and building location.

A time limit has been imposed on the reconstruction or replacement of dwellinghouses to overcome the problem of derelict dwellings being rehabilitated to circumvent the provisions of the scheme that require new dwellings erected in the Rural G zone to be necessary for farming.

The siting requirements have been designed so as not to disadvantage or cause undue hardship in cases where a dwellinghouse has been destroyed either wholly or partly through accidental causes. The scheme recognises that such dwellinghouses will have been erected under ordinances prevailing at the time of earlier District Schemes.

Family flats have been provided for in the rural area as a predominant use as an alternative to building a new dwellinghouse for the retiring farmer wishing to remain on the family land. Many of the small residential allotments scattered throughout the rural area have resulted from subdivision of family land to provide for a retiring farmer's dwellinghouse. These have over a period of time become alienated from rural use. A continuation of this sporadic type of subdivision is firmly resisted by this Scheme.

9. RECONSTRUCTION, REPLACEMENT, ALTERATION OF EXISTING HABITABLE DWELLINGHOUSES - PREDOMINANT USE

- 9.1 PRE-CONDITION
The reconstruction or replacement of dwellinghouses must commence within two years of being damaged, demolished or made uninhabitable irrespective of cause.
- 9.2 EXCEPTION TO NORMAL SITING REQUIREMENTS
- 9.2.1 Where any dwellinghouse on a site not complying with the current siting requirements for a dwellinghouse is being reconstructed or replaced because of fire or other natural disaster, the existing or similar siting may be retained, provided that the degree of non conformity is not increased.
- 9.2.2 In all other cases the siting requirements set out in 9.3 and 9.4 shall apply.
- 9.3 SITES OF LESS THAN 4000 m²
In the case of sites of less than 4000 m², the bulk and location requirements shall be the same as for a dwelling unit in the Residential G zone.
- 9.4 SITES GREATER THAN 4000 m²
- 9.4.1 Minimum Yard Requirements
Front Yards: 20 m.
- 9.4.2 Maximum building height
No part of any building shall exceed a maximum height of 8 m.
- 9.4.3 Recession plane applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 9.4.4 Site coverage
The maximum permitted site coverage including all buildings shall not exceed 5%.
- 9.5 CHRISTCHURCH INTERNATIONAL AIRPORT
NOISE EXPOSURE LINE
For any site located within the NOISE EXPOSURE LINE, special provisions apply - see SECTION TWELVE - SPECIAL PROVISIONS.

10. FAMILY FLAT - PREDOMINANT USE

- 10.1 The requirements are as for a family flat in the Residential G zone. See Ordinance 7 - SECTION SIX - RESIDENTIAL.

See definitions of FARMING, FARM PRODUCE, RURAL SELLING PLACE, FARMING UNIT, COVERAGE, SIGN - DEFINITIONS ORDINANCE - SECTION THREE

The conditions relating to the sale of farm produce are intended to restrict farmers to selling produce only from properties that they own or lease within the district boundary.

Note: Where produce is bought in from another part of the farming unit comprising land not adjacent to the site containing the rural selling place, the rural selling place must be registered under the Food Hygiene Regulations 1974 (and its subsequent amendments). Such registration requires detailed compliance with, among other things, ventilation, lighting, staff facilities, preparation rooms and hot water requirements, and a satisfactory drainage system.

Ordinance 12 of Section 4, page 45, BUILDINGS ACCESSORY TO DWELLINGHOUSES OR TO THE USE OF THE LAND FOR FARMING requires that not more than 5% of the site area shall be covered by permanent buildings. The purpose of this ordinance is to conserve soils of the zone for horticultural production.

Rural selling places should be designed and located such that they cause minimum disruption to the road users.

11. SALE OF FARM PRODUCE - PREDOMINANT USES

11.1. SALE OF FARM PRODUCE - PREDOMINANT USES

11.1.1 PRE-CONDITIONS

- (a) The offering of displaying of farm produce for sale shall only be undertaken in a rural selling place.
- (b) A rural selling place shall not have access from a major arterial road or a limited access minor arterial road listed in Schedule A to SECTION TEN - TRANSPORT.
- (c) Rural selling places may only be located on a farming unit and must always be under the same control as that farming unit. Farm produce offered or displayed for sale shall be confined to that grown on that farming unit.
- (d) There may be only one rural selling place per farming unit.
- (e) The maximum area of a rural selling place shall be 75m², plus 5m² for every hectare over 15 comprising the farming unit.
- (f) Rural selling places are deemed to be buildings accessory to the use of the land for farming for the purpose of calculating site coverage.
- (g) Any food preparation area, and any rural selling place, shall comply with the Food Hygiene Regulations 1974 unless exempted. Rural selling places which are exempted shall be contained within a structure that is roofed and enclosed on at least three sides and shall comply with the requirements of the Chief Environmental Health Officer.

11.2 MINIMUM PARKING

1 space per 5m² of rural selling place. A minimum of 20 off-road parking spaces will be required at any "pick your own" operation.

11.3 PARKING DESIGN REQUIREMENTS

- (a) All vehicles shall be able to manoeuvre on site such that vehicles do not have to reverse off the property.
- (b) The car parking spaces may be sited between the rural selling place and the front boundary.
- (c) The car park and access drives are to be located, designed, developed and maintained to the satisfaction of the District Engineer.

Acceleration and deceleration lanes have been required to ease traffic onto and off the site in the interests of reducing conflict between through traffic and traffic slowing down to gain entry to a rural selling place. (See SECTION TEN - TRANSPORT for details of road classifications.)

The 35 metre set back siting requirement is designed to encourage customers to drive onto the property when making purchases. This provision will reduce vehicle conflict at the roadside. The 20 metre separation from adjacent dwellinghouses is intended to protect the amenity of adjoining neighbours.

The sign requirements for rural selling places are intended to ensure the provision of limited information particularly related to property identification, whether the premises is open, and the range of produce offered for sale, in such a manner as can be clearly read by the passing motorist from a reasonable distance. Partly to encourage the replacement of existing substandard signs, a greater area and number of signs is now permitted compared to previous district schemes. For the 'pick your own' operation, a strict limitation on signs is imposed so as to discourage the impulse buyer.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

11.4 ACCELERATION AND DECELERATION LANES

On minor arterials sealed deceleration lanes, with tapers of 1 in 10, and acceleration lanes, with 1 in 5 tapers shall be provided by the Council at the expense of the owner of the rural selling place so that the road width at the entry/exits shall be up to a maximum of 7 m from the road centre line. The exact form and dimensions of such widening and access shall be to the satisfaction of the District Engineer.

On local distributors and minor access streets the carriageway shoulder shall be widened and sealed by the Council at the expense of the owner of the rural selling place, up to 5 m from the road centre line for a distance of 15 m of either side of the vehicle entrance. The exact form and dimensions of such widening and access shall be to the satisfaction of the District Engineer.

11.5 SITING REQUIREMENTS

11.5.1 Front yards: 35 m minimum

11.5.2 Distance from dwellinghouse

No rural selling place shall be sited within 20 m of an existing dwellinghouse on a neighbouring site.

11.6 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 8 m.

11.7 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

11.8 SIGNS

Maximum permitted:

- (a) One signboard not exceeding 1m² in area for property identification purposes only.
- (b) One signboard not exceeding 2m² in area with a minimum lettering size of 150mm providing information on produce available for sale.
- (c) One signboard not exceeding 0.3m² in area, indicating only whether or not the premises is open for business.

Note: These signs may be combined as a single, or two signs, with maximum areas for each function as set out above.

In the case of a rural selling place which has been established only for the sale of produce harvested by the purchaser, and which has access from a major arterial road or a limited access arterial road listed in Schedule A, SECTION TEN - TRANSPORT, a sign not exceeding 0.5m² is permitted.

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- 12 BUILDINGS ACCESSORY TO DWELLING HOUSES OR TO THE USE OF THE LAND FOR FARMING - PREDOMINANT USE
-
- 12.1 SITE COVERAGE
Not more than 5% of the area of any site shall be covered by permanent buildings, provided that greenhouses utilising the soils of the site and not having concrete or otherwise permanently impervious floors shall be exempted from this site coverage limitation.
- 12.2 SITING REQUIREMENTS
Front Yards
20m minimum.
Distance from Dwelling house
No milking shed, shearing shed, hay shed, domestic or commercial livestock housing, stable or loosebox whether permanent or relocatable shall be sited within 30m of any dwelling house.
Distance from Residential Zones and Site Boundaries
No commercial livestock housing shall be sited within 200m of any residential zone 20m of a front boundary and 15m of any other boundary.
- 12.3 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a maximum height of 8m.
- 12.4 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 12.5 PARKING LOADING AND ACCESS
All vehicles associated with the use shall be accommodated on site.

See Definitions of ACCESSORY BUILDING, COVERAGE, COMMERCIAL LIVESTOCK, DOMESTIC LIVESTOCK, HEIGHT - SECTION THREE - DEFINITIONS.

Siting requirements have been designed to give maximum flexibility in the location of accessory buildings. Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape. Some siting requirements have been imposed only in respect of those buildings which need to be located away from residential buildings for health and nuisance considerations.

A limitation has been placed on the amount of land that can be covered in buildings in this zone. 5% is considered to be generous enough to provide for flexibility in most farming operations. The Council has the power to grant a dispensation from the requirements in exceptional cases. No limitation is placed on greenhouses utilising the soils of the site as these are not considered to detract from the potential of the land for the production of food. An additional 20% site coverage is also permitted for factory farming on other than Class I and II land (Ordinance 6 of this zone).

Home occupations are provided to enable rural residents to carry out a variety of crafts, and other occupations at home. However, it is necessary to limit home occupations to those that do not conflict with the objective of rural zones to provide land for primary production and do not detract from the rural amenities. It is, however, recognised that the District's rural area does contain some smaller properties subdivided under the conditions applying under previous district schemes or prior to district planning controls taking effect. These properties are, in most cases, not economic farming units and are primarily used for residential purposes. The ordinance controls applying to home occupations in the Residential G zone are considered to be most appropriate in these cases.

The controls applying to home occupations permitted are designed to ensure that their generated characteristics do not detract from the rural amenities, including those of other rural residents, and to ensure that the land and buildings in the rural zones are available principally for primary production and for uses necessary and accessory to such production.

On site sales are not permitted because of the difficulty in controlling their scale and content and hence their effect on surrounding amenities. On site sales ancillary to a home occupation may be permitted as a conditional use in this zone.

Hours of operation are restricted to normal working hours and evenings, ie outside noise sensitive times and when lower noise levels generally prevail.

When assessing whether or not a home occupation meets the requirements of Ordinance 13.2.6, the Chief Health Inspector should be consulted.

A small sign is permitted to denote the site.

13. HOME OCCUPATIONS - PREDOMINANT USE

- 13.1 SITES OF 4000M² AREA OR LESS
In the case of sites of 4000m² area or less, the ordinance controls for predominant use home occupations in the RESIDENTIAL G ZONE, SECTION 6, shall apply.
- 13.2 SITES GREATER THAN 4000M² AREA
- 13.2.1 Not more than one person, other than members of the household, shall be employed in the home occupation.
- 13.2.2 The home occupation may be carried out wholly or partly within a dwelling unit or building accessory to the dwelling unit or other permitted use provided that not more than one third of the gross floor area of any dwelling unit shall be used for non-residential purposes and, if carried out in an accessory building, not more than 36m² of the gross floor area of that building shall be utilised for the home occupation.
- 13.2.3 No goods shall be displayed for sale and no sales shall be made from the site.
- 13.2.4 No exterior indication of the home occupation or variation from the residential character of the household unit or the rural character of the locality shall be permitted (except for one sign as provided for in 13.2.11 below).
- 13.2.5 The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.
- 13.2.6 The home occupation activity shall not give rise to any noise nuisance. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.
- 13.2.7 The home occupation shall not give rise to any offensive fumes, dust, smell, glare, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- 13.2.8 No vibration arising from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.
- 13.2.9 The home occupation shall generate no more than 10 motor vehicle trips per working day (to or from the site). Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 motor vehicle trips.
- 13.2.10 Parking
All parking associated with a home occupation activity shall be accommodated on the site of the home occupation.
- 13.2.11 Signs
One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

See definition of DOMESTIC LIVESTOCK - SECTION THREE - DEFINITIONS

See definition of LAND USE CLASSIFICATION, HEIGHT, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detracton from amenities are met.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

Reference should be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 3(d) of the Act declares the protection of land having a high value for food production to be a matter of national importance. The erection of any public utility on Class I or II soils would be inconsistent with that provision.

See definitions of DWELLINGHOUSE, FARMING, FARMING UNIT, FACTORY FARMING - SECTION THREE - DEFINITIONS.

There are some 1200 houses existing in the rural part of the Waimairi District and it has been established that in general terms the rural sector is adequately if not over-stocked with dwellinghouses. This situation has largely been caused by a lack of planning control in previous District Schemes.

14. THE KEEPING OF DOMESTIC LIVESTOCK - PREDOMINANT USE

15. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK, BUILDING AND DISTRICT SUBSTATIONS, WATERWORKS PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, WASTE WATER AND STORMWATER PUMPING STATIONS, TELEPHONE EXCHANGES - PREDOMINANT USE

15.1 PRECONDITIONS

15.1.1 Electricity district substations containing 66,000 volts or more outdoor switch gear are not permitted under this ordinance.

15.1.2 Public Utilities other than Electricity Kiosks may not be established on Class I or II land.

15.2 MINIMUM YARD REQUIREMENTS

Front yard

20 m minimum, except in the case of electricity kiosks where there is no minimum yard requirement.

15.3 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 8 m.

15.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

15.5 PARKING

Except in the case of electricity kiosks and telephone exchanges sufficient hard standing area shall be provided to the satisfaction of the District Engineer to enable vehicles used for the regular servicing of utilities to be parked off the street. There is no parking requirement for electricity kiosks. For telephone exchanges, 1 parking space for every 2 persons employed on the site shall be provided.

15.6 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT

15.6.1 Electricity Kiosks

All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

15.6.2 All other Public Utilities

All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

16. DWELLINGHOUSES NECESSARY FOR FARMING AND FACTORY FARMING - CONDITIONAL USE

16.1 CRITERIA FOR ASSESSMENT

The Council in considering a conditional use application for the erection of dwellinghouses necessary for farming shall in addition to taking account of the Overall Rural Objectives and the objectives for the Rural G zone, shall have regard to the following:

It is acknowledged that in some cases it will be necessary for further houses to be built. The Council has a responsibility in terms of S.3 (1)(e) of the Town and Country Planning Act 1977 to prevent urban development in rural areas. In this Scheme formal planning procedures are used to assess the need for any additional houses. In this zone dwellinghouses are permitted as a conditional use where they are "necessary for farming or factory farming". A proposed dwellinghouse not fulfilling this requirement is not provided for at all. The Council is also concerned to ensure that new dwellinghouses do not result in an over capitalisation of land to the extent that the investment in residential accommodation exceeds that of the farming or factory farming use.

16.1.1 Effect of Dwellinghouses

The consequences the erection of a dwelling will have on the value of the land. The Council will also take into account the presence and effect of any other dwellinghouse(s) on the site.

16.1.2 Custodial Management

Whether adequate evidence has been provided to establish the need for on-site custodial and/or management function, including for example proof that there is no other suitable existing dwellinghouse either on the farming unit or sited close to the site which could reasonably be purchased to serve the same function.

16.1.3 Employment Capability

Whether the farming or factory farming use is such that it will either:

- (a) provide full time employment for at least one person; or
- (b) in the case of part-time employment show that there will be a significant amount of production generated from the land having regard to the size and quality of the land, a significant capital commitment involved in the generation of productive output and that the potential use of the land for sustained production of food in an economic manner would not be inhibited by the erection of a dwellinghouse.

16.1.4 Commitment to Uses

Whether the farming or factory farming use has already been established or whether there is sufficient evidence of the ability and intention to establish and sustain the use and that a dwellinghouse is necessary during the establishment period.

16.2 INFORMATION TO BE SUPPLIED WITH APPLICATION

To assist the Council in assessing the merits of any proposal based on the above criteria, such of the following information as is appropriate to the particular circumstances should be submitted at the time of lodging the notified application:

- (a) How long the applicant has owned the property.
- (b) The present land use and the work that has already been carried out on the land.
- (c) The scale and nature of the use proposed.
- (d) The applicant's experience in relation to the proposed farming or factory farming use.
- (e) The suitability of the site for this use.
- (f) The need for a dwellinghouse to be located on this particular property.
- (g) A statement of the capital commitment associated with the implementation of the use.
- (h) In the case of a proposed farming use, which has not been put fully into effect, a management plan setting out a detailed assessment of the programme of implementation of the proposed farming use.

16.3 CONDITIONS APPLICABLE

- 16.3.1 Where the Council grants its consent to a conditional use application for a dwellinghouse any conditions imposed will take account of the matters referred to in 16.1 and 16.2 above.
- 16.3.2 Christchurch International Airport Noise Exposure Line
Ordinance 2.2 (SECTION TWELVE - SPECIAL PROVISIONS) will apply in cases where a dwellinghouse is sited within the Noise Exposure Line.
- 16.3.3 Height, Siting, Site Coverage and Other Building Requirements
These shall normally be as for replacement dwellings in this zone - refer to Ordinance 9.4 - RURAL G above.

See definition of LAND USE CLASSIFICATION - SECTION THREE - DEFINITIONS.

It is becoming increasingly difficult to find suitable sites for cemeteries because of their particular locational and physical requirements. The Council is firmly of the view that the rural area of the District is the most appropriate area in which to establish these facilities. These uses have been made a conditional use because of their potential effects on adjoining land uses. Each application will be examined on its merits checking for site suitability and compatibility with the objectives of the rural area and zoning.

An application must be made to the Council in respect of any new or replacement sign - refer Part Three - SECTION ELEVEN - AMENITIES.

17. CEMETERIES AND CREMATORIA - CONDITIONAL USE

- 17.1 PRE-CONDITION
These uses may not be established on Class I or II land.
- 17.2 SIGNS
Maximum permitted: one signboard not exceeding 1.5 m² in area for each road frontage.

See definitions of: FARM PRODUCE, PROCESSING, FARMING, FACTORY FARMING, FARMING UNIT, LAND USE CLASSIFICATION, HEIGHT, COVERAGE - SECTION THREE - DEFINITIONS.

The purpose of this provision is to meet increased pressures for agricultural processing operations such as wineries, jam manufacture and packaging. The provision will allow on a limited scale, opportunity for the growers of farm produce to add value to their primary produce.

In making provision in the Scheme for this use the Council is concerned for the need to protect the rural area from degradation by industrial uses. Once a processing use no longer has a direct relationship with the land on which it is situated it ought to be located in an industrial zone. For this reason the Council has required that those uses only be established on holdings in excess of 4 hectares and that the use be associated with a permitted use on the site in the zone.

In permitting these uses to become established a number of environmental factors have had to be dealt with. These have been dealt with by way of conditions which would normally apply to all applications. The conditional use procedure does allow a margin of flexibility to reflect individual circumstances.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

18. THE PROCESSING OF FARM PRODUCE - CONDITIONAL USE

18.1 PRE-CONDITIONS

- (a) The use is located on the same site as, and is associated with, a permitted use in the zone.
- (b) The holding on which the use is to be established is not less than 4 hectares in area, except that in the case of a winery for the production of red wine, this minimum may be reduced to 2 hectares.
- (c) The sale of processed farm produce complies with Ordinance 11 (Sale of Farm Produce) excepting that the limitation on the degree of processing provided by the definition of Farm Produce shall not apply.

18.2 CONDITIONS THAT SHALL NORMALLY APPLY

The following conditions shall apply to any application for the processing of farm produce provided that any of those conditions may be varied to suit the circumstances of the particular use.

18.2.1 Site Coverage and Maximum Building Size

ON CLASS I AND II LAND: No building or ancillary structure used for the processing of farm produce may exceed 500m² provided that at no time may the total site coverage for all permanent buildings exceed 5%.

ON OTHER THAN CLASS I AND II LAND: No building or ancillary structure used for the processing of farm produce may exceed 500m² provided that at no time may the total site coverage for all permanent buildings exceed 25%.

18.2.2 Maximum Building Height

No part of any building or related structure shall exceed a maximum height of 8 m.

18.2.3 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

18.2.4 Siting Requirements

Buildings and related structures shall be sited a minimum of 20 m from all site boundaries.

18.2.5 Water Pollution and Drainage

The use of any land or building shall comply with the requirement of the Water and Soil Conservation Act 1967, and any other relevant legislation and bylaws administered by the Christchurch Drainage Board, or the North Canterbury Catchment Board as the case may be.

18.2.6 Air Pollution

- (a) Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet standards applicable to the licensing of that process under the Act.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

The grape growing industry is a new development in the District and the Council accepts the need to provide for small wineries located on vineyards. The somewhat marginal nature of the particular activity in Canterbury justifies some crop importation which may not be the case for other farm processing.

The District Scheme seeks to conserve the soil resources and preserve the topographical character of the District. The ordinances permit the reshaping of topography as part of normal farming activity as a predominant use. The actual removal of sand, peat or shingle from sites within this zone requires conditional use procedure. Apart from assessing the need and environmental effects, conditional use is considered appropriate to allow conditions to be tailored to the individual requirements of each proposal.

(b) Any use of land or buildings permitted in the zone involving processes other than scheduled processes (under the Clean Air Act 1972) shall adopt the best practicable means to collect, contain and minimise air pollution, particularly dust, smoke, odours including if necessary the provision of adequate control equipment, and shall render pollutants harmless, inoffensive and not likely to create annoyance or nuisance to nearby properties.

18.2.7 Parking and Access
All vehicles associated with the use of the site shall be accommodated on the site with sufficient manoeuvring area such that vehicles do not need to reverse off the site.

18.2.8 Signs
Maximum permitted: one signboard not exceeding 1.5m² in area. In the case of a vineyard/permit applying to the site, a further sign not exceeding 1m² in area shall be permitted.

18.3 OTHER FACTORS THE COUNCIL WILL TAKE INTO CONSIDERATION

18.3.1 Relationship of Proposed Use with Land
The Council will be concerned to ensure that there is a strong relationship between the produce being processed and the production from the land. On-farm processing is intended for produce which is grown on the farming unit on which the processing plant is contained, although it is acknowledged that in some instances (eg wine making), there may be a case for importing limited quantities of produce from elsewhere for such purposes as blending or security against crop failure.

18.3.2 Affect on Adjoining Land Uses
In addition to the air pollution and noise limitations above, the Council will be concerned to ensure that any proposal for on-farm processing is not detrimental to adjoining land uses, eg residential areas, by reason of size, location or appearance of buildings, traffic generated by the processing or sale of processed produce.

18.3.3 Sales of Processed Farm Produce
On-site sales must always be ancillary to the processing and in the case of wineries, if a vineyard bar permit is proposed to be sought under the Winemakers Act 1981, this intention must be made clear in the notified planning application, and the Council may impose additional conditions relating to maximum area, off-street car parking, ancillary activities etc as may be appropriate to the circumstances.

19. THE REMOVAL OF ANY SAND, PEAT OR SHINGLE FROM A SITE WHERE THIS IS NECESSARY FOR FARMING - CONDITIONAL USE

19.1 ASSESSMENT OF NEED
Whether there is adequate evidence to indicate that the removal of any of the above will make the land more productive for farming purposes.

19.2 EFFECT ON THE ENVIRONMENT
Where the proposal will cause:
(a) Any nuisance from wind or water erosion
(b) Any alteration of the flow of natural water, subsurface moisture utilisation of the land for farming purposes
(c) Any undue noise, traffic movement or dust nuisance
(d) Any significant detrimental effect to the visual amenities of the area.

Provision, as a conditional use, is made for home occupations which do not meet all the requirements for a predominant use, but which are still appropriate in the zone. There are, however, a number of basic standards that must be maintained. On smaller sites, used primarily for residential purposes, subdivided under previous District Scheme requirements or prior to district planning, the ordinance controls for home occupations in the Residential G zone are considered to be more appropriate.

When assessing whether a home occupation meets the requirements of Ordinance 20.2.2 (c) the Chief Health Inspector should be consulted.

In order to maintain a high level of traffic service on regionally significant arterial roads in the rural area, visitor-attracting uses such as rural selling places and home occupation sales are not permitted from properties with access onto these roads.

Other standards are also generally required to be met although they may be varied for particular uses on particular sites where this does not detract from the amenities and objectives of the zone.

Provision for limited on site sales recognises the need for flexibility in meeting the needs of some home occupation activities, subject to the activity having no adverse effect on surrounding residential or rural amenities.

Hours of operation are restricted to normal working hours and evenings, ie outside noise sensitive times when lower noise levels generally prevail.

19.3 INFORMATION TO BE SUPPLIED

The following information must accompany any application for the removal of sand, peat or shingle:

- (a) A plan with an adequate description of the area(s) affected
- (b) A statement of the staging (if any) proposed together with the method, form and hours of operation
- (c) A statement of the method and form of rehabilitation intended to complete the operations
- (d) A plan showing the final levels and surface conditions.

20. HOME OCCUPATIONS - CONDITIONAL USE

20.1 SITES OF 4000M² AREA OR LESS

In the case of sites of 4000m² area or less, the ordinance controls for conditional use home occupation in the RESIDENTIAL G zone, SECTION SIX, shall apply.

20.2 SITES GREATER THAN 4000M² AREA

20.2.1 Uses Permitted

Subject to compliance in all respects with the definition of Home Occupation in Section 3 - Definitions - any home occupation which does not meet all the performance standards specified in the conditions applying to predominant use home occupations.

20.2.2 Pre-conditions Applying to Home Occupations

- (a) The home occupation shall not give rise to any noise nuisance to neighbouring properties. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.
- (b) No vibration from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.
- (c) The home occupation shall not give rise to any offensive fumes, dust, smell, glare, vibration, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- (d) No goods shall be displayed for sale, and no sales shall be made from a site that has access from a major arterial road or limited access minor arterial road listed in Schedule A to SECTION TEN - TRANSPORT.

- (c) No goods shall be displayed for sale and no sales shall be made from the site except where an applicant can satisfy the Council that characteristics of the home occupation make on site sales necessary. In all such cases the applicant must satisfy the Council that the selling activity will not cause undue traffic or noise disturbance or in any other way detract from neighbourhood amenities.
- (d) No exterior indication of the home occupation which detracts from the residential character of the household unit or the rural character of the locality shall be permitted.
- (e) The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday except where the nature of the site and/or home occupation are such that these hours can be varied without resulting in a detraction from the amenities of the neighbourhood. No operations shall be permitted on Sundays or public holidays.
- (f) The home occupation shall not cause any increase in traffic generation which would cause a detraction from the amenities of neighbouring properties in the rural area.
- (g) Signs
One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

An additional 0.5m² area of signage is permitted where on-site advertising of home occupation goods for sale is required.

A small sign is permitted to denote the site and advertise goods for sale.

See definitions of FARMING, FACTORY FARMING, FARMING UNIT, SUBDIVISION - SECTION THREE - DEFINITIONS.

The creation of new lots will only be permitted where the Council is satisfied that the land will be better utilised for farming purposes in different sized farming lots than at present existing. The Council will assess any application for subdivision against the objectives of the Scheme and by having regard to the necessity of the subdivision for the proposed utilization of the land.

Subdivision includes adjustments to boundaries where no additional lots are to be created. The provisions should ensure that one lot cannot be detrimentally affected to the benefit of the other.

21. SUBDIVISION FOR FARMING AND FACTORY FARMING

21.1 Subdivision Confined to the Adjustment of Boundaries where no Additional Lots or Titles are to be Created

The Council will only consent to such subdivision where it is satisfied that the subdivision is in the best interests of farming or other permitted use in the zone in respect of each lot involved.

21.2 In all other cases the Council will only consent to a subdivision of land where it is satisfied in respect of the following matters:

(a) Objectives

That the subdivision of land as proposed will not be in conflict with the overall rural objectives and the relevant objectives for this zone and that subdivision is necessary for the better utilisation of the land for farming or factory farming purposes.

(b) Size and Shape

That every lot to be created shall be of a suitable size and shape for both the proposed use and potential use of the land for other forms of primary production of food.

(c) Employment Capability

That the farming use (either existing or to be established) necessitating the subdivision of the lot will either:

- (i) provide full time employment for at least one person, or
- (ii) in the case of part-time employment will be such as to ensure a significant amount of production generated from the land having regard to the size and quality of the land, a significant capital commitment included in the generation of productive output and the potential use of the land for sustained production of food in an economic manner would not be inhibited by the creation of the lot.

21.3 INFORMATION TO BE SUPPLIED WITH APPLICATION

21.3.1 To assist the Council in assessing the merits of any proposed subdivision based on the above criteria, such of the following information as is appropriate to the particular circumstances should be submitted at the time of lodging a plan of subdivision.

- (a) The shape, size, and location of each of the lots to be created.
- (b) Evidence of ownership, or ownership subject to subdivisional approval, in respect of each of the lots to be created.
- (c) A statement of the present land use and the extent to which work has already been carried out on the land and evidence that the farming or factory farming potential of the land will be significantly enhanced by the creation of the additional lots proposed.

- (d) The scale and nature of the farming or factory farming uses proposed on each of the lots to be created and the suitability of each lot for the uses proposed.
- (e) The experience of the owner, or owner in equity, or each of the lots to be created, in relation to the proposed farming or factory farming use(s).
- (f) A statement of the capital commitment associated with the implementation of the use in respect of each of the lots to be created.
- (g) A development plan setting out a detailed assessment of the programme of implementation of the proposed farming or factory farming use in respect of each of the lots to be created.

21.4 OTHER REQUIREMENTS
See general ordinance on Subdivisions - SECTION NINE.

- (c) A statement of the present land use and the extent to which work has already been carried out on the land and evidence that the farming or factory farming potential of the land will be significantly enhanced by the creation of the additional lots proposed.
- (d) The scale and nature of the farming or factory farming uses proposed on each of the lots to be created and the suitability of each lot for the uses proposed.
- (e) The experience of the owner, or owner in equity, or each of the lots to be created, in relation to the proposed farming or factory farming use(s).
- (f) A statement of the capital commitment associated with the implementation of the use in respect of each of the lots to be created.
- (g) A development plan setting out a detailed assessment of the programme of implementation of the proposed farming or factory farming use in respect of each of the lots to be created.

20.4 OTHER REQUIREMENTS

See general ordinance on Subdivisions - SECTION NINE.

RURAL GT (GENERAL/TRANSFER STATION) ZONE

ZONE STATEMENT

This zone has as its purpose the recognition of the Northern Refuse Transfer Station and Resource Recovery Centre of the Christchurch Metropolitan Refuse Scheme, in Styx Mill Road, which received specified departure approval in 1983. The station was subsequently erected in accordance with that consent and opened in 1986.

Other land in the vicinity of the site in Styx Mill Road is zoned Rural G, and the Council considers it appropriate that this site should continue to have such zoning, while also providing for activities related to the Metropolitan Refuse Disposal Scheme.

As granting predominant use status to the use will mean that the specified departure consent will no longer apply, it is important that previously imposed conditions concerning the development and maintenance of the site, and site operation, be included in the Scheme.

RURAL GT ZONE OBJECTIVES

- a. To recognise the existence and operation of the Northern Transfer Station and Resource Recovery Centre of the Christchurch Metropolitan Refuse Disposal Scheme in Styx Mill Road.
- b. To protect and enhance the amenities of the locality by including those conditions previously confirmed by the Planning Tribunal and still relevant.
- c. To protect the Rural G zone from further encroachment by industrial type activities.

NOTE: The summary of permitted uses is a guide to the range of uses in this Zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

Reference should be made to Schedule B to the RURAL SECTION which sets out guidelines relating to the siting of buildings in the rural area.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
Transfer Station and Resource Recovery Centre, and uses and buildings accessory thereto.
All predominant uses in the Rural G zone.
- 1.2 **CONDITIONAL USES**
All conditional uses in the Rural G zone.
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

Refer to definitions of ACCESS, HEIGHT, LANDSCAPE TREATMENT, YARDS - SECTION THREE - DEFINITIONS

The Scheme includes the development plan approved by the Tribunal upon which was based the construction of the transfer station. This pre-condition acknowledges that there may be a need for further development of the site and also indicates that the Council considers that Scheme change procedures (rather than a specified departure application) would be appropriate in the event of development beyond the present zone boundary.

The yard and height limitations have been devised, taking into account existing development of the site, together with the need to protect the amenities of adjacent uses and the rural environment in which the station is located.

The security fencing requirement is imposed to ensure the containment of any litter within the site, and peripheral landscape treatment of the site is provided outside the fence for visual amenity reasons.

The purpose of setting back the entry gate is to allow for a limited number of vehicles which may arrive prior to the station being open for business, to be accommodated off the road.

PROVISIONS APPLYING TO PERMITTED USES

3. REFUSE TRANSFER STATION AND RESOURCE RECOVERY CENTRE AND ACCESSORY USES AND BUILDINGS - PREDOMINANT USE

3.1 PRE-CONDITION

Any further development of the site for this use shall generally comply with the spirit and intent of the site development plan approved by the Planning Tribunal in its decision no. C62/83 and included in SCHEDULE C to this SECTION. Any proposal to extend beyond the Rural GT zone will be considered as a Scheme change which the Council would initiate on request.

3.2 BULK AND LOCATION REQUIREMENTS

3.2.1 Yard Requirements

Subject to 3.1 above no building or outdoor storage shall be permitted within 30 m of any boundary of the site.

3.2.2 Maximum Building Height

No part of any building or related structure shall exceed a maximum height of 8.5 m.

3.2.3 Recession plane applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

3.3 FENCING REQUIREMENTS

3.3.1 A security fence, not less than 2 m in height, and located as shown in the site development plan included in SCHEDULE C to this SECTION, or as may be elsewhere approved from time to time by the District Engineer shall be provided and maintained at all times to the satisfaction of the District Engineer.

3.4 PARKING, LOADING AND ACCESS

3.4.1 Number of Parking Spaces required - 1 per staff

3.4.2 The driveways and yard areas as shown in the site development plan included in SCHEDULE C to this SECTION, or as may be elsewhere approved from time to time by the District Engineer shall be maintained at all times to the satisfaction of the District Engineer.

3.4.3 That any entry gate shall be set back a minimum of 25 m from the road.

The present landscape treatment of the site is considered satisfactory and this provision allows for any future development which may be proposed.

The Council believes it is important that these conditions, imposed by the Planning Tribunal and understood by all parties, shall continue to apply to the operation of the site. They are included in the Scheme as the departure consent and its conditions no longer has any effect with the use now being recognised in the Scheme. Other conditions which related to the establishment of the use are no longer considered relevant and have therefore not been included.

3.5 LANDSCAPE TREATMENT

- 3.5.1 That the landscape treatment, including mounding, that was approved by the Council and completed pursuant to the Specified Departure Application for the Station continue to be maintained to the satisfaction of the District Engineer at all times.
- 3.5.2 That in the case of further development of the site or proposals to make alterations to the landscaped area, a landscape plan shall first be approved by the District Engineer in accordance with the provisions of PART TWO (landscape treatment) SECTION 11 - AMENITIES.

3.6 CONDITIONS OF OPERATION

The following conditions of operation, which were confirmed by the Planning Tribunal in its decision C62/83 shall continue to apply to the satisfaction of the District Engineer.

3.6.1 Litter

- (a) The site shall be patrolled regularly for the purpose of picking up litter and shall be maintained in a litter-free condition at all times to the satisfaction of the District Engineer. Staff will co-operate with adjoining landowners to ensure that no nuisance is caused from this source.
- (b) The Metropolitan Refuse Disposal Committee shall ensure that traffic routes in the immediate vicinity of the transfer station site are patrolled, for the purpose of controlling and enforcing the proper containment of refuse on vehicles and for the maintaining of roads in the general locality free from litter to the satisfaction of the District Engineer.

3.6.2 Health

- (a) The site shall be operated at all times in such a manner that dust, odour, flies, rodents, birds and noise, do not cause nuisance beyond the boundaries of the site and in any event, that such matters are held to such levels as are considered satisfactory by the District Engineer.
- (b) Refuse shall be accepted at the site only during those times when the compacting plant is operational and in any case, only between 8.00 am to 5.00 pm on weekdays, 8.00 am to 5.00 pm on Saturdays, 10.00 am to 5.00 pm on Sundays or such other times and days agreed with the Council.

- (c) No toxic, chemical or liquid wastes shall be accepted at the site or any other waste matter which cannot be handled in such a way that it will not create a nuisance.
- (d) All refuse accepted at the site shall be deposited under the roofed area of the refuse building.
- (e) No refuse shall remain on the dumping floor overnight and all refuse shall be compacted into a compactor vehicle.
- (f) The dumping floor and surrounding area shall be thoroughly cleaned down, using high pressure hoses and such other equipment as may be necessary, at the cessation of each day's operations.
- (g) Regular inspections of the site shall be made for any indications of rodent activity and a rodent-baiting programme shall be instituted if and when necessary, to the satisfaction of the District Engineer.
- (h) Insecticide sprays, having residual power, shall if necessary be used to ensure that fly and other insect activity is eliminated as far as is practicable and in any case to the satisfaction of the District Engineer.
- (i) The refuse compartment of every compactor vehicle shall be thoroughly cleaned of all refuse remains after emptying refuse at the landfill site and before returning to the transfer station.

3.6.3 Recycling

- (a) All materials accepted on site for recycling shall basically be uncontaminated, nuisance-free materials containing or composing no noxious chemical, liquid or other wastes which would cause nuisance.
- (b) All materials accepted for recycling shall be stacked in such quantities and at such spacings and heights to be readily accessible for inspection for rodent or insect activity and dealt with accordingly.
- (c) No materials accepted for recycling shall be stacked outside the recycling building and compound or be allowed to accumulate in such a manner that the District Engineer determines to be unsightly.

3.6.4 Vehicle Noise

- (a) A speed limit of 20 kilometres per hour is to be imposed and enforced on the site in order to minimise noise from vehicle movements.
- (b) An adequate number of signs, clearly defining the maximum speed limit permitted on the site, shall be erected and located to the satisfaction of the District Engineer.
- (c) Noise levels at the boundaries of the site shall be no greater than the following expressed as "maximum levels" as defined by the Waimairi District Council in conformity with the methods of measurement defined in NZSS6801:1977 (this level being generally equivalent when analysed statistically to an L10GBA level).

	<u>WEEKDAYS & SATURDAYS</u>	<u>SUNDAYS</u>
7 am to 6 pm	55 dBA	-
9 am to 6 pm	-	50 dBA
6 pm to 10 pm	50 dBA	50 dBA
10 pm to 6 am	40 dBA	-
10 pm to 9 am	-	40 dBA

3.6.5 Sewerage and Stormwater

- (a) Sewer connections shall be provided and maintained for facilities on the site and in addition suitable traps and switch valves installed to collect waste water from putrescibles and other refuse associated with the compactor the washings from the floor of the reception area and surrounding aprons.
- (b) The stormwater collection shall be provided with safeguards to prevent any refuse laden water from gaining access to the stormwater systems.
- (c) Flood retention ponds shall be constructed and maintained on the lower levels of the site adequate to retain peak flood flows from the paved and roof areas to the requirements of the Christchurch Drainage Board.

4. ALL USES PREDOMINANT AND CONDITIONAL IN THE RURAL G ZONE

- 4.1 The provisions for all uses in this zone shall be as for the Rural G zone.

5. SUBDIVISION

- 5.1 The provision for subdivisions in this zone shall be as for the Rural G zone.

RURAL C (CONSERVATION) ZONE

ZONE STATEMENT

This zone includes the areas of relatively poorer classes of land within the District. The zone is characterised by the sand dune country to the east and north of the District and the stoney lands along the Waimakariri River margins. The soils of this zone are distinguishable from those of the Rural H and G zones by their proneness to wind erosion and general unsuitability for intensive cultivation.

The Rural C zone has its primary function a conservation role to maintain and enhance the stability of the land. The zone therefore makes provision for the continued expansion of forestry. Land within the zone is already extensively planted in productive pine plantations, notably in the Burwood and Chaney's areas. Forestry is seen as being the most productive use of the land within the zone although it is acknowledged that some areas are used and are suitable for light grazing without detriment to the stability of the soil.

In addition to the overall rural objectives which are applicable to every zone, the following objectives apply specifically to the Rural C zone.

RURAL C OBJECTIVES

- (a) To promote only those land use activities which utilise the soil characteristics of this zone without prejudicing the stability of the land.
- (b) To prevent erosion and maintain the stability of the soils of the zone.
- (c) To promote the use of the area for appropriate recreation purposes compatible with the conservation functions of the zone.

Note: The summary of permitted uses is only a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

Reference should be made to SCHEDULE B to the RURAL SECTION which sets out rural landscape guidelines relating to the siting of buildings in the rural area.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Production, woodlot, conservation and protection forestry
 Farming
 Buildings accessory to permitted uses but not including dwellinghouses
 Buildings accessory to dwellinghouses approved by conditional use
 Reconstruction, replacement, alteration of existing dwelling houses necessary for farming
 Sale of farm produce from a rural selling place
 Family flat
 Home occupation
 Keeping of domestic livestock
 Public utilities
 Protection and improvement works to river channels carried out or authorised by the North Canterbury Catchment Board
 Sand and shingle extraction from the Waimakariri riverbed carried out or authorised by the North Canterbury Catchment Board
 All predominant uses in Open Space C zone (see Section 5, p 7)
- 1.2 **CONDITIONAL USES**
 Timbermills and sawmills
 Dwelling houses necessary for management or custodial purposes relating to any predominant or conditional use
 The removal of any sand, peat, or shingle from the site necessary for farming
 Camping grounds
 Factory farming
 All conditional uses in Open Space C zone (see Section 5, p 7)
Home occupations
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application, the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

See Definitions of PRODUCTION FORESTRY, WOODLOT FORESTRY, CONSERVATION FORESTRY AND PROTECTION FORESTRY - SECTION THREE - DEFINITIONS

The Rural C zone is primarily a forestry/recreation zone reflecting both soil types and location of the zone along coastal and river margins. There are no site coverage limitations on forestry in this zone unlike in the Rural H and G zones where limitations have been imposed in recognition of the quality of their soils for the production of food.

See Definition of FARMING - SECTION THREE - DEFINITIONS.

Farming generally includes agricultural and horticultural production, the use of pasture land for the production of livestock, stud farming and dairy farming. There is a limitation imposed on the cultivation of soils at risk from erosion.

See definitions of ACCESSORY BUILDING, HEIGHT, COVERAGE, COMMERCIAL LIVESTOCK, DOMESTIC LIVESTOCK, YARD - SECTION THREE - DEFINITIONS.

This provision covers buildings accessory to both predominant and conditional uses in this zone. The provision excludes accessory buildings for dwellinghouses because of the presence within the zone of the unplanned settlement of Stewarts Gully. Separate provisions have therefore been made for accessory buildings for dwellinghouses.

Siting requirements have been designed to give maximum flexibility in the location of accessory buildings. Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape. Siting requirements have been imposed only in respect of those buildings which need to be located away from residential buildings for health and nuisance considerations.

PROVISIONS APPLYING TO PERMITTED USES

3. PRODUCTION, WOODLOT, CONSERVATION AND PROTECTION FORESTRY -
PREDOMINANT USE

4. FARMING - PREDOMINANT USE

4.1 PRE-CONDITION

Provided that cultivation of soils which are at risk from erosion following the removal or disturbance of soil cover shall not be permitted.

5. BUILDINGS ACCESSORY TO PERMITTED USES EXCLUDING DWELLINGHOUSES
- PREDOMINANT USE

5.1 SITING REQUIREMENTS

Front Yard
20 m minimum.

Side and Rear Yards

No commercial livestock housing shall be sited within 15 m of any side or rear boundary.

Distance from Dwellinghouse

No milking shed, shearing shed, hay shed, domestic or commercial livestock housing, stable or loosebox whether permanent or relocatable shall be sited within 30 m of any dwelling.

Distance from Residential Zones

No commercial livestock housing shall be sited within 200 m of any residential zone boundary.

5.2 SITE COVERAGE

Not more than 5% of the area of any site may be covered by permanent buildings, provided that in the case of greenhouses utilising the soil of the site and not having concrete or otherwise permanently impervious floors shall be excepted from this coverage limitation.

RURAL C

See definitions of ACCESSORY BUILDING, HEIGHT, YARD - SECTION THREE - DEFINITIONS.

Accessory buildings to a dwellinghouse as car garages and amenity or storage sheds are permitted as of right provided the dwelling is a legitimate rural land use. Dwellinghouses not necessary for farming or other permitted uses that are used purely as residential units in a rural locality (Stewarts Gully settlement) are not encouraged by this Scheme.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

See definitions of COVERAGE, HEIGHT, NON CONFORMING, YARD - SECTION THREE - DEFINITIONS.

The purpose of this ordinance is to provide certainty for renewal or upgrading of dwellinghouses. However it should be noted that building by-laws and health requirements will still need to be met. The provision in this zone has been restricted (c.f. Rural H and G) to dwellinghouses necessary for farming. The purpose of this is to give effect to the Council's policies in respect of Stewarts Gully and Kainga (See Residential K zone).

A time limit has been imposed on the reconstruction or replacement of dwellinghouses to overcome the problem of derelict dwellinghouses being rehabilitated to circumvent the provisions of the Scheme requiring that such works only apply to dwelling houses necessary for farming.

- 5.3 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a maximum height of 8 m.
- 5.4 RECESSION PLANE APPLIES
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

6. BUILDINGS ACCESSORY TO DWELLINGHOUSES - PREDOMINANT USE

- 6.1 PRE-CONDITION
Dwellinghouses must be either approved by a notified planning application or be necessary for farming or other permitted use in the zone.
- 6.2 MINIMUM YARD REQUIREMENTS
Front yard
7.5 m minimum.
- 6.3 MAXIMUM HEIGHT
No part of any building shall exceed a maximum height of 8 m.
- 6.4 RECESSION PLANE APPLIES
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

7. RECONSTRUCTION, REPLACEMENT, ALTERATION OF EXISTING HABITABLE DWELLINGHOUSES NECESSARY FOR FARMING - PREDOMINANT USE

- 7.1 PRE-CONDITIONS
Dwellinghouses must be required for custodial or managerial purposes and be sited on the farming unit. Reconstruction or replacement of dwellinghouses must commence within two years of being damaged, demolished or made uninhabitable irrespective of cause.
- 7.2 EXCEPTION TO NORMAL SITING REQUIREMENTS
Where any dwellinghouse on a site not complying with the current siting requirements for a dwellinghouse is being reconstructed or replaced because of fire or other natural disaster, the existing or similar siting may be retained, provided that the degree of non-conformity is not increased. In all other cases the siting requirements set out in 7.3 - 7.6 shall apply.
- 7.3 MINIMUM YARD REQUIREMENTS
Front Yards
20 m minimum.
- 7.4 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a maximum height of 8 m.
- 7.5 RECESSION PLANE APPLIES
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 7.6 SITE COVERAGE
The maximum permitted site coverage including all buildings shall not exceed 5%.

See definitions of FARMING, FARM PRODUCE, RURAL SELLING PLACE, FARMING UNIT, COVERAGE, SIGN - DEFINITIONS ORDINANCE - SECTION THREE

The conditions relating to the sale of farm produce are intended to restrict farmers to selling produce only from properties that they own or lease within the district boundary.

Note: Where produce is bought in from another part of the farming unit comprising land not adjacent to the site containing the rural selling place, the rural selling place must be registered under the Food Hygiene Regulations 1974 (and its subsequent amendments). Such registration requires detailed compliance with, among other things, ventilation, lighting, staff facilities, preparation rooms and hot water requirements, and a satisfactory drainage system.

Ordinance 12 of Section 4, page 45, BUILDINGS ACCESSORY TO DWELLINGHOUSES OR TO THE USE OF THE LAND FOR FARMING requires that not more than 5% of the site area shall be covered by permanent buildings. The purpose of this ordinance is to conserve soils of the zone for horticultural production.

Rural selling places should be designed and located such that they cause minimum disruption to the road users.

7.7 CHRISTCHURCH INTERNATIONAL AIRPORT

Noise Exposure Line

For any site located within the NOISE EXPOSURE LINE, special provisions apply - see SECTION TWELVE - SPECIAL PROVISIONS

8. SALE OF FARM PRODUCE - PREDOMINANT USES

8.1. SALE OF FARM PRODUCE - PREDOMINANT USES**8.1.1 PRE-CONDITIONS**

- (a) The offering or displaying of farm produce for sale shall only be undertaken in a rural selling place.
- (b) A rural selling place shall not have access from a major arterial road or a limited access minor arterial road listed in Schedule A to SECTION TEN - TRANSPORT.
- (c) Rural selling places may only be located on a farming unit and must always be under the same control as that farming unit. Farm produce offered or displayed for sale shall be confined to that grown on that farming unit.
- (d) There may be only one rural selling place per farming unit.
- (e) The maximum area of a rural selling place shall be 75m², plus 5m² for every hectare over 15 comprising the farming unit.
- (f) Rural selling places are deemed to be buildings accessory to the use of the land for farming for the purpose of calculating site coverage.
- (g) Any food preparation area, and any rural selling place, shall comply with the Food Hygiene Regulations 1974 unless exempted. Rural selling places which are exempted shall be contained within a structure that is roofed and enclosed on at least three sides and shall comply with the requirements of the Chief Environmental Health Officer.

8.2 MINIMUM PARKING

1 space per 5m² of rural selling place. A minimum of 20 off-road parking spaces will be required at any "pick your own" operation.

8.3 PARKING DESIGN REQUIREMENTS

- (a) All vehicles shall be able to manoeuvre on site such that vehicles do not have to reverse off the property.

Acceleration and deceleration lanes have been required to ease traffic onto and off the site in the interests of reducing conflict between through traffic and traffic slowing down to gain entry to a rural selling place. (See SECTION TEN – TRANSPORT for details of road classifications.)

The 35 metre set back siting requirement is designed to encourage customers to drive onto the property when making purchases. This provision will reduce vehicle conflict at the roadside. The 20 metre separation from adjacent dwellinghouses is intended to protect the amenity of adjoining neighbours.

The sign requirements for rural selling places are intended to ensure the provision of limited information particularly related to property identification, whether the premises is open, and the range of produce offered for sale, in such a manner as can be clearly read by the passing motorist from a reasonable distance. Partly to encourage the replacement of existing substandard signs, a greater area and number of

- (b) The car parking spaces may be sited between the rural selling place and the front boundary.
- (c) The car park and access drives are to be located, designed, developed and maintained to the satisfaction of the District Engineer.

8.4 ACCELERATION AND DECELERATION LANES

On minor arterials sealed deceleration lanes, with tapers of 1 in 10, and acceleration lanes, with 1 in 5 tapers shall be provided by the Council at the expense of the owner of the rural selling place so that the road width at the entry/exits shall be up to a maximum of 7 m from the road centre line. The exact form and dimensions of such widening and access shall be to the satisfaction of the District Engineer.

On local distributors and minor access streets the carriageway shoulder shall be widened and sealed by the Council at the expense of the owner of the rural selling place, up to 5 m from the road centre line for a distance of 15 m of either side of the vehicle entrance. The exact form and dimensions of such widening and access shall be to the satisfaction of the District Engineer.

8.5 SITING REQUIREMENTS

8.5.1 Front yards: 35 m minimum

8.5.2 Distance from dwellinghouse

No rural selling place shall be sited within 20 m of an existing dwellinghouse on a neighbouring site.

8.6 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 8 m.

8.7 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN – GENERAL ORDINANCES.

8.8 SIGNS

Maximum permitted:

- (a) One signboard not exceeding 1m² in area for property identification purposes only.

signs is now permitted compared to previous district schemes. For the 'pick your own' operation, a strict limitation on signs is imposed so as to discourage the impulse buyer.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Family flats have been provided for in the rural area as a predominant use as an alternative to building a new dwelling house for the retiring farmer wishing to remain on the family land. Many of the small residential allotments scattered throughout the rural area have resulted from subdivision of family land to provide for a retiring farmer's dwelling house. These have over a period of time become alienated from rural use. A continuation of this sporadic type of subdivision is firmly resisted by this Scheme.

(b) One signboard not exceeding $2m^2$ in area with a minimum lettering size of 150mm providing information on produce available for sale.

(c) One signboard not exceeding $0.3m^2$ in area, indicating only whether or not the premises is open for business.

Note: These signs may be combined as a single, or two signs, with maximum areas for each function as set out above.

In the case of a rural selling place which has been established only for the sale of produce harvested by the purchaser, and which has access from a major arterial road or a limited access arterial road listed in Schedule A, SECTION TEN - TRANSPORT, a sign not exceeding $0.5m^2$ is permitted.

9. FAMILY FLAT - PREDOMINANT USE

9.1 The requirements are as for a family flat in the Residential G zone. See Ordinance 7 - SECTION SIX - RESIDENTIAL.

Home occupations are provided to enable rural residents to carry out a variety of crafts, and other occupations at home. However, it is necessary to limit home occupations to those that do not conflict with the objective of rural zones to provide land for primary production and do not detract from the rural amenities. It is, however, recognised that the District's rural area does contain some smaller properties subdivided under the conditions applying under previous district schemes or prior to district planning controls taking effect. These properties are, in most cases, not economic farming units and are primarily used for residential purposes. The ordinance controls applying to home occupations in the Residential G zone are considered to be most appropriate in these cases.

The controls applying to home occupations permitted are designed to ensure that their generated characteristics do not detract from the rural amenities, including those of other rural residents, and to ensure that the land and buildings in the rural zones are available principally for primary production and for uses necessary and accessory to such production.

On site sales are not permitted because of the difficulty in controlling their scale and content and hence their effect on surrounding amenities. On site sales ancillary to a home occupation may be permitted as a conditional use in this zone.

Hours of operation are restricted to normal working hours and evenings, ie outside noise sensitive times and when lower noise levels generally prevail.

When assessing whether or not a home occupation meets the requirements of Ordinance 10.2.6, the Chief Health Inspector should be consulted.

A small sign is permitted to denote the site.

10. HOME OCCUPATIONS - PREDOMINANT USE

- 10.1 SITES OF 4000M² AREA OR LESS**
In the case of sites of 4000m² area or less, the ordinance controls for predominant use home occupations in the RESIDENTIAL G ZONE, SECTION 6, shall apply.
- 10.2 SITES GREATER THAN 4000M² AREA**
- 10.2.1** Not more than one person, other than members of the household, shall be employed in the home occupation.
- 10.2.2** The home occupation may be carried out wholly or partly within a dwelling unit or building accessory to the dwelling unit or other permitted use provided that not more than one third of the gross floor area of any dwelling unit shall be used for non-residential purposes and, if carried out in an accessory building, not more than 36m² of the gross floor area of that building shall be utilised for the home occupation.
- 10.2.3** No goods shall be displayed for sale and no sales shall be made from the site.
- 10.2.4** No exterior indication of the home occupation or variation from the residential character of the household unit or the rural character of the locality shall be permitted (except for one sign as provided for in 10.2.11 below).
- 10.2.5** The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.
- 10.2.6** The home occupation activity shall not give rise to any noise nuisance. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.
- 10.2.7** The home occupation shall not give rise to any offensive fumes, dust, smell, glare, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- 10.2.8** No vibration arising from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.
- 10.2.9** The home occupation shall generate no more than 10 motor vehicle trips per working day (to or from the site). Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 motor vehicle trips.
- 10.2.10** Parking
All parking associated with a home occupation activity shall be accommodated on the site of the home occupation.
- 10.2.11** Signs
One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

See definitions of LAND USE CLASSIFICATION, HEIGHT, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to SECTION THIRTEEN - UTILITY SERVICES which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detracton from amenities are met.

Buildings and other structures should form a strong relationship with the land, rather than with the roading network servicing that land. Hence, a minimum setback is required to encourage a greater awareness of building placement and its visual effects on the rural landscape.

Section 3(d) of the Act declares the protection of land having a high value for food production to be a matter of national importance. The erection of any public utility on Class I or II soils would be inconsistent with that provision.

The North Canterbury Catchment Board is required to carry out river protection works principally in association with the Waimakariri River Improvement Scheme. Works carried out include up-grading of the stopbanking system, protection planting, lateral bank protection, channel clearing and channel realignment.

The Lower Waimakariri Riverbed is an important source of sand and shingle. The removal of this material, although primarily for commercial purposes, does benefit river control work. The area is vested in the North Canterbury Catchment Board for river control purposes and the Board's consent is required before any material is removed from the area.

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11. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK, BUILDING AND DISTRICT SUBSTATIONS, WATER WORKS PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, WASTEWATER AND STORMWATER PUMPING STATIONS, TELEPHONE EXCHANGES - PREDOMINANT USE

11.1 PRE-CONDITIONS

11.1.1 Electricity District

Substations containing 66,000 volts or more outdoor switch gear are not permitted under this ordinance.

11.1.2 Public Utilities other than electricity kiosks may not be established on other than Class I or II land.

11.2 MINIMUM YARD REQUIREMENTS

Front yard 20 m except in the case of electricity kiosks, where there is no minimum yard requirement.

11.3 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 8 m.

11.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

11.5 PARKING

Except in the case of electricity kiosks and telephone exchanges sufficient hard standing area shall be provided to the satisfaction of the District Engineer to enable vehicles used for the regular servicing of utilities to be parked off the street. There is no parking requirement for electricity kiosks. For telephone exchanges, 1 parking space for every two persons employed on the site shall be provided.

11.6 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT

11.6.1 Electricity kiosks

All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

11.6.2 All other Public Utilities

All public utility buildings and structures shall be located, designed and fenced in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

12. ALL PREDOMINANT USES IN OPEN SPACE C ZONE - PREDOMINANT USE

The ordinances given for these uses in the Open Space C zone shall apply in each case.

13. PROTECTION AND IMPROVEMENT WORKS TO RIVER CHANNELS - PREDOMINANT USE

14. SAND AND SHINGLE EXTRACTION FROM THE WAIMAKARIRI RIVERBED - PREDOMINANT USE

14.1 River Control

The bed of the Waimakariri River is vested in the North Canterbury Catchment Board for river control purposes and the extraction of sand and shingle from the river requires the consent of the North Canterbury Catchment Board.

See definitions of HEIGHT, YARD - SECTION THREE - DEFINITIONS.

Timber mills and sawmills have been restricted by this ordinance to those in association with forestry within the zone. Emphasis in this zone is partly on forestry and therefore provision is made within the zone for its processing. The zone is not intended however to be a rural industrial type zone and hence the restriction on the source of timber.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

See definition of DWELLINGHOUSE, FARMING, FARMING UNIT - SECTION THREE - DEFINITIONS.

There are some 1200 houses existing in the rural part of the Waimairi District and it has been established that in general terms the rural sector is adequately if not over-stocked with dwellinghouses. This situation has largely been caused by a lack of planning control in previous District Schemes.

It is acknowledged that in some cases it will be necessary for further houses to be built. The Council has a responsibility in terms of S.3 (i)(e) of the Town and Country Planning Act 1977 to prevent urban development in rural areas. It has therefore been found necessary to use planning procedures to ensure that any additional houses are necessarily required to locate in the rural area. In the Rural C zone, dwellinghouses are permitted only as a conditional use and then only if they are needed for custodial or management purposes for permitted uses.

15. TIMBER MILLS AND SAWMILLS - CONDITIONAL USE

- 15.1 **PRE-CONDITIONS**
All timber for processing must be produced within the Waimairi District, and processing shall be limited to milling, sawing, treating, planing, dressing and pre-cutting.
- 15.2 **ACCESS AND LOCATION**
Any timber mill or sawmill shall be located and have access in a manner that will not prejudice the visual and recreational amenities of the zone, or the level of service on roads of the primary road network.
- 15.3 **WASTE DISPOSAL**
All tailings, sawdust, spoil, waste and effluent shall be so disposed of as to prevent pollution of any watercourse, stream, creek, underground strata and soil.
- 15.4 **MINIMUM YARD REQUIREMENT**
Front yard - 20 m.
- 15.5 **MAXIMUM BUILDING HEIGHT**
No part of any building shall exceed a maximum height of 8 m.
- 15.6 **RECESSION PLANE APPLICABLE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 15.7 **PARKING, LOADING, ACCESS**
All vehicles associated with the use shall be accommodated on site with sufficient manoeuvring area such that vehicles do not need to reverse off the property.
- 15.8 **SIGNS**
The provisions for timber mills in the Rural Industrial 1 zone shall apply in this zone.

16. DWELLINGHOUSES FOR PERMITTED USES NECESSARY FOR MANAGEMENT OR CUSTODIAL PURPOSES - CONDITIONAL USE

- 16.1 **CRITERIA FOR ASSESSMENT**
The Council in considering a conditional use application for the for the erection of dwellinghouses necessary for permitted uses shall in addition to taking account of the Overall Rural Objectives and the objectives for the Rural C zone, shall have regard to the following:
- 16.1.1 **Other Dwellinghouses**
The presence and the effect of any other dwellinghouse(s) on the site.
- 16.1.2 **Custodial Management**
Whether adequate evidence has been provided to establish the need for on-site custodial and/or management function, including for example proof that there is no other suitable existing dwellinghouse either on the site or located close to the site which could reasonably be purchased to serve the same function.
- 16.1.3 **Employment Capability**
Whether the use is such that it will either:

- (i) provide full-time employment for at least one person; or
- (ii) in the case of part-time employment shown that there will be a significant amount of production generated from the land having regard to the size and quality of the land, a significant capital commitment involved in the generation of productive output and in the case of farming the potential use of the land for sustained production of food in an economic manner would not be inhibited by the erection of a dwellinghouse.

16.1.4 Commitment of uses

Whether the use has already been established or whether there is sufficient evidence of the ability and intention to establish and sustain the use and that a dwellinghouse is necessary during the establishment period.

16.2 INFORMATION TO BE SUPPLIED WITH APPLICATION

To assist the Council in assessing the merits of any proposal based on the above criteria, such of the following information as is appropriate to the particular circumstances should be submitted at the time of lodging the notified application:

- (a) How long the applicant has owned the property.
- (b) The present land use and the work that has already been carried out on the land.
- (c) The scale and nature of the use proposed.
- (d) The applicant's experience in relation to the proposed use.
- (e) The suitability of the site for this use.
- (f) The need for a house to be located on this particular property.
- (g) A statement of the capital commitment associated with the implementation of the use.
- (h) In the case of a proposed use which has not been put fully into effect, a management plan setting out a detailed assessment of the programme of implementation of the proposed use.

16.3 CONDITIONS APPLICABLE

- 16.3.1 Where the Council grants its consent to a conditional use application for a dwellinghouse any conditions imposed will take account of the matters referred to in 16.1 and 16.2 above.
- 16.3.2 Christchurch International Airport Noise Exposure Line
See Ordinance 2.2 SECTION TWELVE - SPECIAL PROVISIONS in cases where a dwellinghouse or addition thereto is to be sited within the NOISE EXPOSURE LINE.
- 16.3.3 Height, Siting, Site Coverage and Other Building Requirements
These shall normally be as for replacement dwellinghouses in this zone - refer to Ordinance 7.3 - 7.6 - Rural C above.

See definition of FARMING - SECTION THREE - DEFINITIONS.

The District Scheme seeks to conserve the soil resources and preserve the topographical character of the District. The ordinances permit the reshaping of topography as part of normal farming activity as a predominant use. The actual removal of sand, peat or shingle from sites within this zone requires conditional use procedure. Apart from assessing the need and environmental effects, conditional use is considered appropriate to allow conditions to be tailored to the individual requirements of each proposal.

Provision for camping grounds has been made in the Rural C zone in recognition of the recreational potential of much of the land in this zone. Conditional use procedures are required to ensure the site is suitable and to ensure integration of the camping ground in such a manner that it does not detract from the conservation and amenity functions of the zone.

-
17. THE REMOVAL OF ANY SAND, PEAT OR SHINGLE FROM A SITE WHERE THIS IS NECESSARY FOR FARMING - CONDITIONAL USE
- In considering any application for the removal from the site of any sand, peat or shingle the Council shall have regard to the following matters:
- 17.1 ASSESSMENT OF NEED
Whether there is adequate evidence to indicate that the removal of any of the above will make the land more productive for farming purposes.
- 17.2 EFFECT ON THE ENVIRONMENT
Whether the proposal will cause:
- (a) Any nuisance from wind or water erosion
 - (b) Any alteration of the flow of natural water, subsurface moisture conditions and discharge characteristics
 - (c) Any undue noise, traffic movement or dust nuisance
 - (d) Any significant detrimental effect to the visual amenities of the area.
- 17.3 INFORMATION TO BE SUPPLIED
The following information must accompany any application for the removal of sand, peat, or shingle:
- (a) A plan together with an adequate description of the area(s) affected
 - (b) A statement of the staging (if any) proposed together with the method and form and hours of operation
 - (c) A statement of the method and form of rehabilitation intended to complete the operations
 - (d) A plan showing the final levels and surface conditions.
-
18. CAMPING GROUNDS - CONDITIONAL USE
- In considering any application for a camping ground the Council will have regard to the following matters:
- 18.1 LOCATION AND ACCESS
Any camping ground shall be located and have access in a manner that will not prejudice the visual and recreational amenities of the zone, or the level of service on roads of the primary network.
- 18.2 WATER POLLUTION AND DRAINAGE
The use of any land or building shall comply with the requirements of the Water and Soil Conservation Act 1967, legislation and bylaws administered by the Christchurch Drainage Board, North Canterbury Catchment Board or legislation administered by any other applicable authority.
- 18.3 DESIGN AND APPEARANCE
The form, scale, materials and colour of any buildings must be appropriate to the environment and be in keeping with the natural qualities of the setting.
- The layout of the camping ground is important from a functional point of view but must also ensure that the buildings do not detract from the natural features or qualities of the site.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Although a high proportion of the land in the Rural C zone is either in public ownership or of a sufficiently low lying nature to be of no agricultural value, there are isolated pockets of land that would lend themselves to some types of factory farming. Conditional use procedures are employed in this instance to ensure individual site suitability. The standard requirements which are used in both the Rural G zone and H zone are designed to ensure that any potential nuisance aspects associated with this type of farming are controlled.

See definition of FARMING, FARMING UNIT, COMMERCIAL FORESTRY, SUBDIVISION - SECTION THREE - DEFINITIONS.

The creation of new lots will only be permitted where the Council is satisfied that the land will be better utilised for farming or forestry purposes in different sized lots than at present. The Council will assess any application for subdivision against the objectives and policies and by having regard to the necessity of the subdivision for the proposed utilization of the land. Subdivision includes adjustments to boundaries where no additional lots are to be created. The provisions should ensure that one lot cannot be detrimentally affected to the benefit of the other.

- 18.4 MAXIMUM BUILDING HEIGHT
No part of any building or related structure shall exceed a maximum building height of 8 metres.
- 18.5 SITE FEATURES
A plan showing existing site features must be submitted with any application to establish a camping ground.
- 18.6 SIGNS
Signs not more than 1.5m² area in total and showing only the name of the camping ground and/or identification logo and directional information shall be permitted.

19. FACTORY FARMING - CONDITIONAL USE

- 19.1 SITING REQUIREMENTS FOR BUILDINGS
- 19.1.1 Distance from Residential Zones
No building for the housing of commercial livestock may be sited within 200m of any residential zone boundary and in the case of the housing of pigs these distances shall be 600m.
- 19.1.2 Distance from Boundaries
No building or enclosure for the housing of commercial livestock may be sited within 20m of any front boundary or 15m of any other site boundary and in the case of the housing of pigs these distances shall be 30m.
- 19.2 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a maximum height of 8m.
- 19.3 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 19.4 SITE COVERAGE
Not more than 20% of the site may be covered in factory farm buildings. A further 5% of the site may be covered with other farm buildings where farming activities other than factory farming are carried out on the site.
- 19.5 EFFLUENT DISPOSAL
Where the factory farm's effluent disposal is to be carried out on site, sufficient information is to be supplied about the landform of the site and in particular the character of its subsoil to enable the capability for efficient and safe effluent disposal to be determined prior to the establishment of the use. In all cases any required water right must be obtained prior to the establishment of the use.
- 19.6 PARKING, LOADING AND ACCESS
All vehicles associated with the use of the site shall be accommodated within the site boundaries.

Provision, as a conditional use, is made for home occupations which do not meet all the requirements for a predominant use, but which are still appropriate in the zone. There are, however, a number of basic standards that must be maintained. On smaller sites, used primarily for residential purposes, subdivided under previous District Scheme requirements or prior to district planning, the ordinance controls for home occupations in the Residential G zone are considered to be more appropriate.

When assessing whether a home occupation meets the requirements of Ordinance 20.2.2 (c) the Chief Health Inspector should be consulted.

In order to maintain a high level of traffic service on regionally significant arterial roads in the rural area, visitor-attracting uses such as rural selling places and home occupation sales are not permitted from properties with access onto these roads.

Other standards are also generally required to be met although they may be varied for particular uses on particular sites where this does not detract from the amenities and objectives of the zone.

Provision for limited on site sales recognises the need for flexibility in meeting the needs of some home occupation activities, subject to the activity having no adverse effect on surrounding residential or rural amenities.

Hours of operation are restricted to normal working hours and evenings, ie outside noise sensitive times when lower noise levels generally prevail.

20. HOME OCCUPATIONS - CONDITIONAL USE

20.1 SITES OF 4000M² AREA OR LESS

In the case of sites of 4000m² area or less, the ordinance controls for conditional use home occupations in the RESIDENTIAL G zone, SECTION SIX, shall apply.

20.2 SITES GREATER THAN 4000M² AREA

20.2.1 Uses Permitted

Subject to compliance in all respects with the definition of Home Occupation in Section 3 - Definitions - any home occupation which does not meet all the performance standards specified in the conditions applying to predominant use home occupations.

20.2.2 Pre-conditions Applying to Home Occupations

- (a) The home occupation shall not give rise to any noise nuisance to neighbouring properties. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.
- (b) No vibration from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.
- (c) The home occupation shall not give rise to any offensive fumes, dust, smell, glare, vibration, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- (d) No goods shall be displayed for sale, and no sales shall be made from a site that has access from a major arterial road or limited access minor arterial road listed in Schedule A to SECTION TEN - TRANSPORT.

20.2.3 Conditions Generally Applying to Home Occupations

- (a) Not more than two persons, other than members of the household, shall be employed in the home occupation.
- (b) The home occupation may be carried out wholly or partly within a dwelling unit or within a building accessory to a dwelling unit provided that not more than one third of the gross floor area of any dwelling unit shall be used for other than residential purposes.

A small sign is permitted to denote the site and advertise goods for sale.

- (c) No goods shall be displayed for sale and no sales shall be made from the site except where an applicant can satisfy the Council that characteristics of the home occupation make on site sales necessary. In all such cases the applicant must satisfy the Council that the selling activity will not cause undue traffic or noise disturbance or in any other way detract from neighbourhood amenities.
- (d) No exterior indication of the home occupation which detracts from the residential character of the household unit or the rural character of the locality shall be permitted.
- (e) The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday except where the nature of the site and/or home occupation are such that these hours can be varied without resulting in a detraction from the amenities of the neighbourhood. No operations shall be permitted on Sundays or public holidays.
- (f) The home occupation shall not cause any increase in traffic generation which would cause a detraction from the amenities of neighbouring properties in the rural area.
- (g) Signs
One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

An additional 0.5m² area of signage is permitted where on-site advertising of home occupation goods for sale is required.

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21. SUBDIVISION FOR FARMING OR PRODUCTION FORESTRY
-
- 21.1 Subdivision confined to the adjustment of boundaries where no additional lots or titles are to be created
The Council will only consent to such subdivision where it is satisfied that the subdivision is in the best interest of farming or other permitted use in the zone in respect of each lot involved.
- 21.2 The Council will consent to a subdivision of land where it is satisfied in respect of the following matters:
- (a) Objectives
That the subdivision of land as proposed will not be in conflict with the overall rural objectives and the relevant objectives for this zone and that subdivision is necessary for the better utilisation of the land for farming or forestry purposes.

- (b) Size and Shape
That every lot to be created shall be of a suitable size and shape for both the proposed use and potential use of the land for other forms of primary production or forestry purposes.
- (c) Employment Capability in the case of Farming
That the farming use (either existing or to be established) necessitating the subdivision of the lot will either:
 - (i) provide full time employment for at least one person, or
 - (ii) in the case of part-time employment will be such as to ensure a significant amount of production generated from the land having regard to the size and quality of the land, a significant capital commitment included in the generation of productive output and the potential use of the land for sustained production of food in an economic manner would not be inhibited by the creation of the lot.

21.3 INFORMATION TO BE SUPPLIED WITH APPLICATION

21.3.1 To assist the Council in assessing the merits of any proposed subdivision based on the above criteria, such of the following information as is appropriate to the particular circumstances should be submitted at the time of lodging a plan of subdivision.

- (a) The shape, size, and location of each of the lots to be created.
- (b) Evidence of ownership, or ownership subject to subdivisional approval, in respect of each of the lots to be created.
- (c) A statement of the present land use and the extent to which work has already been carried out on the land and evidence that the farming or forestry potential of the land will be significantly enhanced by the creation of the additional lots proposed.
- (d) The scale and nature of the farming or forestry uses proposed on each of the lots to be created and the suitability of each lot for the uses proposed.
- (e) The experience of the owner, or owner in equity, of each of the lots to be created in relation to the proposed farming or forestry.
- (f) A statement of the capital commitment associated with the implementation of the use in respect of each of the lots to be created.
- (g) A development plan setting out a detailed assessment of the programme of implementation of the proposed farming or forestry in respect of each of the lots to be created.

21.4 OTHER REQUIREMENTS

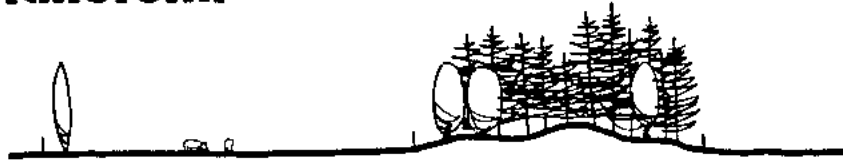
See general ordinance on Subdivisions, SECTION NINE.

SCHEDULE A

EXISTING NON SOIL RELATED PRODUCTIVE USES

<u>DESCRIPTION</u>	<u>ADDRESS</u>	<u>USE</u>	<u>OWNER</u> (as at 31 October 1983)
Pt. Lot 2, D. P. 16442 2.8325 ha.	190 Prestons Road	Poultry Farm	Bentley Poultry Farm Ltd.
Lot 1, D. P. 20542 0.9207 ha.	379 Prestons Road	Poultry Farm	R. L. Jackson Ltd.
Lot 2, D. P. 42373 5.9429 ha.	381 Prestons Road	Poultry Farm	R. L. Jackson Ltd.
Pt. Lot 24A, D. P. 834 3.364ha	46 Walters Road	Commercial Growers	R. Macklan & Sons
Lot 2, D. P. 26126 Lot 6, Pt. 3, D. P. 30772, 4.7445 ha.	258 Lake Terrace Road	Poultry Farm	Burwood Poultry Processors
Lot 1, D. P. 24593 4.047ha.	390 Marshland Road	Mushroom Farm	Marshland Mushrooms Ltd.
Lot 2, D. P. 14025 3.2367 ha.	538 Marshland Road	Poultry Farm	Siddal & Sons Ltd.
Lot 2, D. P. 36198 9748 m2	130 Hawthornden Rd	Poultry Farm	J. L. Stuchridge

landform



By retaining minor variations in landform, possibly reinforced by planting, we increase the diversity and interest in our rural landscapes.



Removing subtle landform changes reduces opportunities for a diverse and varied rural landscape.

vegetation



Further planting which is in scale and character with existing planting will be more successful in reducing the dominance of buildings in the landscape.

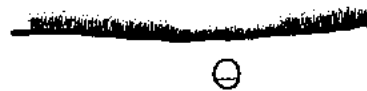


Planting which is out of scale and out of character with existing planting emphasises dominant changes to the rural landscape.

waterbodies



Retention of existing natural water-bodies is another way of retaining interest and diversity in our rural landscapes, as well as providing wildlife habitats.



Loss of an existing landscape feature does not necessarily mean a gain in production.

SCHEDULE B

RURAL LANDSCAPE GUIDELINES

The intention of these guidelines is to assist property owners to conserve the character of the rural landscape while allowing for inevitable change.

An awareness of those features which combine to form the landscape character of the rural area can assist in ensuring that changes are in sympathy with this character.

Landscape character is the unique quality inherent in a particular environment. It is made up of the combination of identifiable features both natural and man-made. These features can be placed into four broad groups: landform, vegetation, waterbodies, built elements.

Reference should also be made to Part Two - SECTION ELEVEN - AMENITIES where a discussion on landscape treatment includes an outline of general landscape principles and guidelines.

1. **LANDFORM:**
Includes all natural topographical features such as swales, dunes, river terraces.

The existing natural topography of the landscape should be conserved as an historical link with the processes which have formed the local landscape. This is particularly important on the Canterbury Plains where topographical differences are relatively subtle compared to the more dramatic topography of Banks Peninsula or the Southern Alps.

Any land uses, changes or development should be in sympathy with the existing topography of the site.

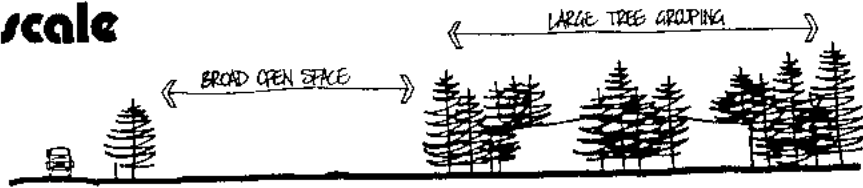
2. **VEGETATION:**
This includes planting arising in natural associations with certain landforms (e.g. dunes) or waterbodies (e.g. wetlands, streams) as well as planting associated with landuses (e.g. hedges, shelter belts, woodlots, plantations, crops, pasture).

Because of the flatness of the landform, vegetation is often the most important contributing feature to the character of any area on the Canterbury Plains. Poplar or macrocarpa shelter belts frequently provide much of the enclosure and definition in the landscape along with the meandering lines of willows which frequently define watercourses and wetland areas.

Any planned changes in the landscape should be in sympathy with existing vegetation. The presence of certain types of vegetation in an area should be used as an indicator as to the type of vegetation that can be appropriately and sympathetically introduced into this environment.

3. **WATERBODIES:**
These include all natural water courses, streams, creeks, rivers, ponds, wetlands, estuaries, sea.

scale



Large scale landscapes with broad open spaces and significant groups of trees can absorb large structures.



Small scale landscapes, with varied and detailed spaces, landform or vegetation, will be less successful in absorbing a large structure.

siting



Buildings grouped in a harmonious cluster form a better relationship with their surroundings than scattered buildings.



Buildings scattered over a site change the character of a large area of rural land to a more urban nature and may require more services, access roads, etc.

Naturally occurring waterbodies are strong and significant features in the landscape. Their actions have made the major contribution in forming the Canterbury Plains landscape. They provide landmarks which divide the plains into defined units and on a smaller scale they contribute to the local character of an area. Waterbodies are most often the features which interrelate with topography and vegetation to create habitat conditions for wildlife.

Any development imposed on the landscape should be in sympathy with existing natural waterbodies and with an awareness of their importance as landscape and habitat features.

4. BUILT ELEMENTS:

Include all those man-made structures associated with landuse: fences, sheds, dwellings, roadways, bridges. Because these features are constructed their forms contrast with the natural features of the landscape.

To conserve the character of the rural landscape a well designed structure will be in harmony with and subordinate to the natural features of the surrounding environment. To achieve this end, planning and designing for structures in the rural landscape should take into account the following factors:

- Scale
- Siting
- Form
- Colour
- Materials
- Vegetation

Scale

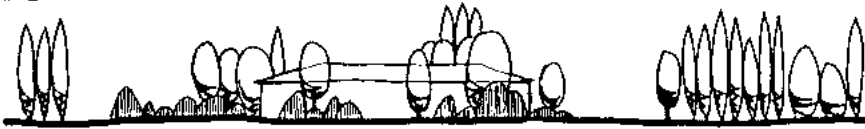
All development should be in scale with its surroundings. A broad scale landscape with large groups of significant trees is capable of visually absorbing a large structure whereas in a small scale, detailed landscape with small enclosed spaces a large structure will appear inappropriate and out of scale with its surroundings.

Siting

All structures should be placed on the site to form a strong relationship with the surrounding rural landscape rather than with the roads that serve the site. This means that rural buildings should be subordinate to their setting. When buildings, particularly dwellings, are sited close to rural roads their dominance imparts an urban character to the immediate locality. Built further from the road, they are less dominant in the landscape, and landuse activities, such as grazing, cropping or orcharding can continue on all sides of them.

Buildings such as dwellings, implement sheds, storage and work sheds should be grouped together in a logical and functional fashion rather than scattered around the site. This means that built development is contained in one area and the need for separate access or driveways across farmland is reduced.

form



Long, low structures are subordinate to the surrounding vegetation and rural character.



Taller structures are more dominant than their surroundings, and therefore appear intrusive

colour

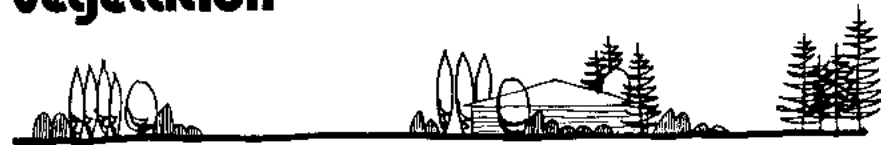


Dark colours blend into their surroundings and become less dominant.

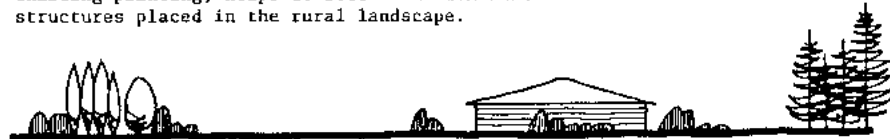


Light colours are more intrusive and will appear dominant to the surrounding landscape.

vegetation



Vegetation appropriate in scale, and in harmony with existing planting, helps to reduce the dominance of structures placed in the rural landscape.



B Lack of appropriate planting gives undue prominence to built structures in the landscape.

A strong relationship between the buildings in terms of siting, form, colour and materials will establish an harmonious grouping and combined with the use of appropriate vegetation will enable the built structures to fit sympathetically into and conserve the visual quality of the rural landscape.

Form

Long low forms with a simple roofline or groups of structures with related rooflines will appear more appropriate. Two storey structures standing alone are seldom successful unless sited a great distance from roading networks, or in association with existing strong vertical elements, such as large scale vegetation.

Colour

Darker, more earthy tones, tend to relate to the colour of the surrounding rural landscape more successfully than lighter brighter colours. Harmonious colour schemes will also be more appropriate than those relying on strong colour contrasts for their effect.

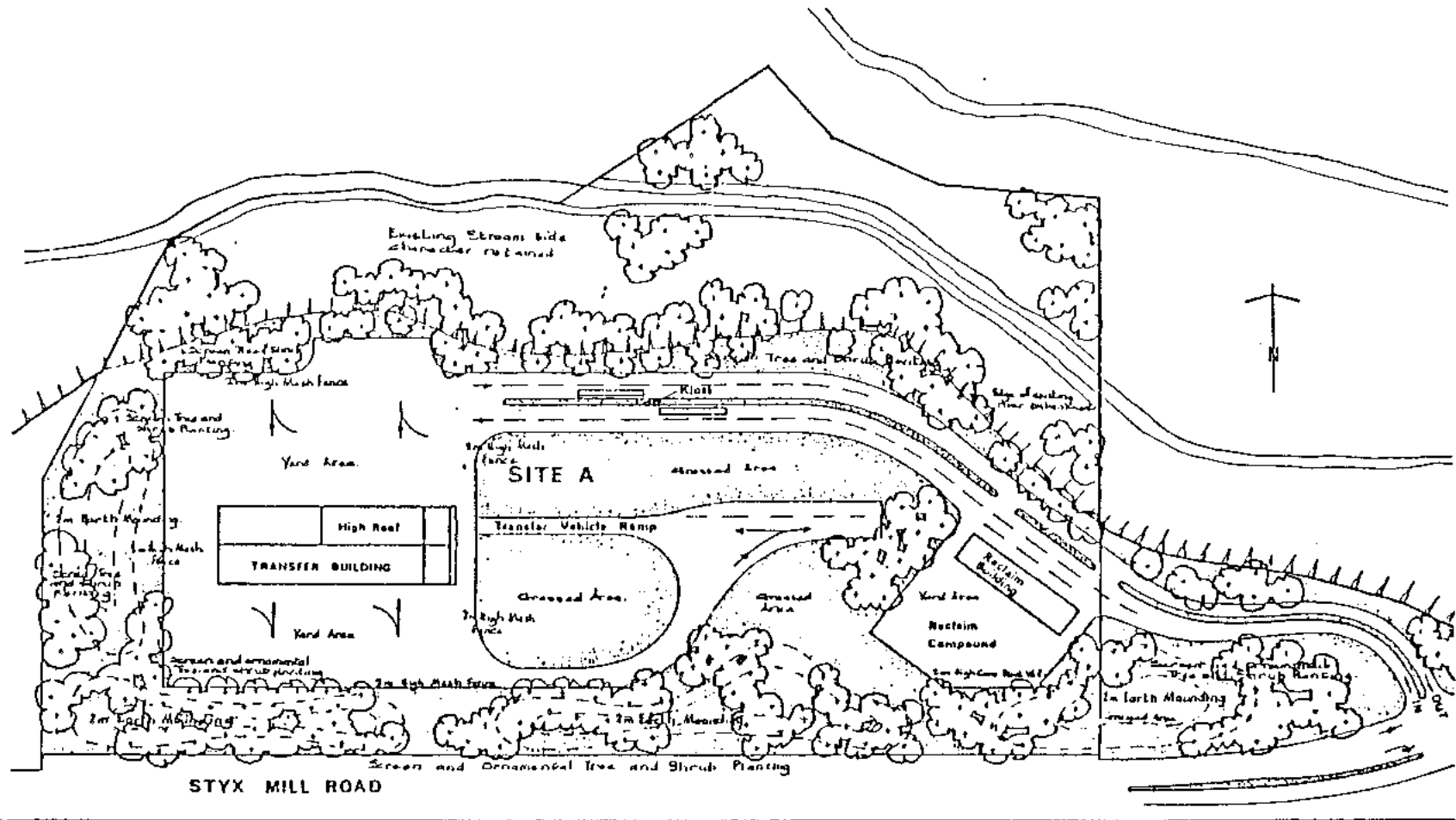
Materials

Building materials of the land - e.g. brick, stone, slate or wood, are usually more successful visually than "artificial" materials e.g. concrete, summerhill stone, cement fibre sheets. The choice of building materials provides an opportunity to reflect the surrounding natural order enabling a building to appear part of the landscape rather than being imposed upon it.

Vegetation

Planting is an integral part of the design process, helping to fit any built elements into the existing local landscape pattern. Species appropriate to the scale of the rural landscape and relating to those already existing in the locality will be more successful in fitting any proposal into its surroundings.

RURAL
SCHEDULE C



GABRIEL PORTER & PARTNERS

CHRISTCHURCH METROPOLITAN REFUSE DISPOSAL COMMISSION
NORTHERN TRANSFER STATION ALTERNATIVE SITE A

GENERAL LAYOUT AND
LANDSCAPING PROPOSALS

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OPEN SPACE AND RESERVES

BACKGROUND

Introduction

This section of the District Scheme deals mostly with land in the District vested under the Reserves Act 1977 and also with land presently held by the Council or other public authorities for other purposes but which will in time be made available for recreational use.

Such is the importance of public open space to the community that one of the prime functions of this scheme will be to ensure that this resource is afforded a high level of protection. Public open space within the District provides not only land which is valued for its recreational opportunities but also for the visual relief and contrasts it brings to the urban environment.

In preparing its open space provisions the Council has given protection to existing public open space and recreational facilities by zoning the resource. This means that redevelopment or reallocation of these resources can only occur following a public debate. To alter the zoning provisions, scheme change procedures would be needed. These procedures provide for public objection and give hearing and appeal rights.

In this section of the Scheme the Council has also tried to draw a balance between providing for recreation and providing protection of open space. The Council has placed a value on the open space aspect of reserve land, a value which surpasses any recreational value or other values that may be attached to such land. The Council does however, recognise that many forms of recreation may be compatible with the protection of open space. This scheme section does not and indeed could not comprehensively purport to provide for all the recreational needs of the District. Recreation is the pursuit of a vast range of activities in an individual's leisure time. These activities may be active or passive and take place outdoors or indoors, on public or privately owned land. Recreational activities also vary greatly in their degree of social contact, personal cost, energy required and in their demands for community facilities. Many aspects of recreation which for the above reasons have not been dealt with in this scheme section either have been dealt with elsewhere in the scheme or simply cannot be provided for in the scheme.

PARKS AND RESERVES

In common with other local urban authorities much of Waimairi's reserve provisions are contributed to and used on the basis of the total metropolitan distribution of facilities. Through its policies of the previous District Scheme the Council directed its attention to providing an even distribution of reserves. That scheme divided open space into two categories; Neighbourhood and Regional. Neighbourhood open space was intended to serve the residents from the locality in which the reserve was sited. The open space standard in that scheme for Neighbourhood reserves was 1.86 hectares per 1,000 population. Regional open space catered for the wider recreational needs of both the District and Metropolitan Christchurch. Provision for regional reserves was based on a standard of 6.4 hectares per 1,000 population. The current situation shows that the District has achieved a ratio of 6.1 hectares/1000 for neighbourhood, and 14.9 hectares/1000 for regional using the criteria of that Scheme. More recently in addition to providing an even distribution of reserves, the Council's concern has been directed at ensuring that maintenance and administration of existing reserves was appropriate in terms of use and function.

PLANNING ISSUES

Protection of Open Space

This District Scheme proposes to zone those reserves vested in the Council and also that land to be made available for recreation at a future date. Zoning will give certainty as to what type of development is permitted to occur on various reserves and gives certainty to the future of the reserve.

The need for zoning has arisen from difficulties encountered during the administration of the previous District Scheme. That Scheme saw a steady erosion of the protection given to public open space caused by legislative changes to the Town and Country Planning Act and the uncertainty of the meaning to be attached to open space designations. The Reserves Act 1977, however did to some extent improve the situation but did not provide an overall approach to the provision and co-ordination of reserves within the District.

The Reserves Act 1977 and Town and Country Planning Act 1977

The relationship between these two Acts is not an easy one to determine. Generally, the District Scheme under the Town and Country Planning Act 1977 must in planning for the community as a whole be responsible for the identification and protection of reserves within the District. The Reserves Act 1977 through management plans required by it to be prepared for individual reserves must be concerned with matters of detail in terms of direction and management.

Buildings on Reserves

Buildings, whether they be community facilities such as playcentres, scout dens or recreation orientated facilities such as clubrooms and changing rooms have given rise to policy conflicts in the past. Buildings on reserves tend to impose on the open space value of reserves. Also, there is always the fear that a building or an organisation because of its ownership of a facility can dominate a reserve to the exclusion of others.

Ancillary liquor licences being held by clubs in association with social facilities have also required the Council to look seriously at the place of social facilities associated with club facilities on reserves. The operation of liquor licences can cause additional demands for parking beyond those for players and spectators and leads to requests for extensions to buildings to permit enlarged social facilities. The Council has also been concerned with effects such facilities may have on neighbours.

The design, materials and colour of buildings in the past have not always been in harmony with their surroundings. It is important if the open space character of reserves is to be retained to ensure that buildings are sited and designed in harmony with their surroundings.

Conservation and Recreational Values

It is becoming increasingly important to recognise the need to conserve land, open space, water, vegetation, wildlife, cultural, scientific and historic features as well as meeting human needs for different recreational experiences. It is also important to recognise that in some cases there may be conflicts between conservation values and recreational values. For example the Waimairi coastal area represents a significant resource worthy of conservation and recreational use could result in a permanent loss of that resource. Obvious signs, such as trampling of vegetation and dune erosion in some areas demonstrate the fragility of the resource. The District Scheme must establish priorities and the value of the resource in relation to recreational values.

STRATEGY

OVERALL OPEN SPACE OBJECTIVES

- (a) To ensure that land is safeguarded within each part of the District to meet the community's present and future open space and recreational needs.
- (b) To ensure that a wide range of recreational activities can be accommodated within the District.
- (c) To maintain a wide choice of recreational opportunity and an appropriate level of access to these.
- (d) To conserve those areas within the District which have special interest from amenity, scientific and conservation points of view and only permit those activities which are consistent with the conservation of those areas.
- (e) To recognise the changing needs of recreation over time.

ZONING POLICY

In providing for the present and future recreational open space needs of both the people of the District and wider metropolitan Christchurch the Council has based its zoning policy on the following assumptions:

- (a) That existing reserves and recreational facilities largely represent amenities which few neighbourhoods can afford to lose.
- (b) That in zoning public land for open space the existing facilities and the public generally are given greater protection than afforded by designation procedures used in past district schemes.
- (c) That zoning should provide for a range of recreational activities and that the type of activities permitted within each zone should be clearly stated.
- (d) That the potential of publicly and privately owned land other than reserves to be made available for recreation in the future be thoroughly investigated.
- (e) That open space zoning can be used as a positive means of conserving and protecting areas of scenic, ecological, scientific or natural importance.

To achieve the overall open space objectives the Council has adopted the principle of zoning open space as follows:

- (a) OPEN SPACE C (CONSERVATION): The purpose of this zoning is to give recognition and protection to those public lands having as their primary attraction inherent natural qualities.
- (b) OPEN SPACE A (ACTIVE RECREATION): This zone principally makes provision for active and organised sporting activities within the District.
- (c) OPEN SPACE N (NEIGHBOURHOOD): This zoning provides protection for those reserves which are primarily intended for the use and enjoyment of those residents in whose locality they are situated.

- (d) OPEN SPACE F (PROPOSED RECREATION): This zoning gives notice of future recreational land the potential of which has still to be determined.
- (e) OPEN SPACE GS (GROYNES AND SPENCER PARK): Gives recognition and protection to two distinctive reserves in the District.

RELATIONSHIP OF OPEN SPACE ZONES WITH RESERVES CONTRIBUTION POLICY

SECTION NINE of the Scheme dealing with subdivision sets out the Council's policy in respect of reserves contributions. This policy is based on a three tier hierarchy of reserves consisting of Neighbourhood Reserves, District Parks and Regional Parks. This hierarchy is seen as being appropriate in terms of the Councils acquisition policy. The Open Space zones refines this hierarchy for planning purposes. It should also be noted that the Open Space Zones also control land not vested in the Council as reserves under the Reserves Act 1977. The relationship is approximately as follows:

<u>OPEN SPACE ZONE</u>	<u>RELATIONSHIP WITH RESERVE HIERARCHY</u>
Conservation	Most of this land does not vest as reserve e.g. Waimairi foreshore, Styx River.
Active Recreation	<u>DISTRICT PARKS</u> e.g. Burnside, Jellie Parks.
Neighbourhood	<u>NEIGHBOURHOOD RESERVES</u> e.g. Juniper and Ashworth Reserves.
Proposed Recreation	Could contain reserves from any part of the hierarchy.
Groynes and Spencer Park ..	<u>REGIONAL RECREATION</u>

OPEN SPACE C (CONSERVATION) ZONE

The purpose of this zoning is to give recognition and protection to those reserves that have as their primary feature inherent natural qualities. These qualities which make up the landscape character essentially reflect an environment created by natural forces and are evidenced in terms of vegetation, topography and water bodies. Examples are the Waimairi coastal area and the Brooklands Lagoon. Most of these areas are located outside the urban area and serve the needs of the population of the metropolitan area generally.

The provisions of this zoning emphasise the conservation of the natural resource and amenities. The provisions permit only that development which is essential for the protection of the environment (for example, planting and dune stabilization) and facilities necessary for recreational enjoyment (for example changing sheds and toilet facilities).

Recreational uses permitted within these zones are limited to those which have little environmental consequence and have as their primary purposes the enjoyment of the natural qualities of the area.

OPEN SPACE C ZONING OBJECTIVES

- (a) To maintain and enhance the landscape character of the zones.
- (b) To minimise the impact of man's activities within the zone by ensuring that all development is appropriate by its siting, scale, design and is in character with the surrounding area.
- (c) To protect areas of ecological and scenic significance.
- (d) To promote only those recreational pursuits compatible with the conservation functions of the zones.
- (e) To provide opportunity for limited public access into these zones so they may be enjoyed for the qualities they offer provided that access is not detrimental to the amenities of that zone.

Note: (a) The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

(b) Unless specified to the contrary in the provisions applying to permitted uses it is implicit that all site development involving earthworks including the reshaping of topography is permitted where it is part of the reserve development for establishing permitted uses.

(c) Unless specified to the contrary in the provisions applying to permitted uses signs are permitted in this zone. Control as to the use and type of sign will be dealt with by management plans under the Reserves Act 1977 where appropriate.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES

Amenity planting, dune stabilisation, conservation forestry, protection forestry
Boating, boat launching ramps, jetties
Car parking (informal)
Minor accessory buildings for permitted uses
Observation areas, viewing platforms and related structures
Passive recreation
Picnic areas
Public utilities limited to electricity kiosk and building substations
Walking tracks, horse trails and related structures
Wildlife refuge
Protection improvement works to river channels carried out or authorised by the North Canterbury Catchment Board
Public conveniences

1.2 CONDITIONAL USES

Life-saving pavilions
Camping areas
Car parks, formed and sealed
Caretakers accommodation
Information centres
Grazing

2. GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

See definitions of AMENITY PLANTING; CONSERVATION FORESTRY; PROTECTION FORESTRY - SECTION THREE DEFINITIONS

Provision for these uses recognises that planting may be necessary to enhance the natural amenities of the zone and in some areas essential for restoring natural ecological systems (for example sand dunes). Forestry is carried out in some parts of this zone notably in the coastal area. Its contribution towards providing soil stability and a recreational setting is also recognised through its predominant use status.

See definition of BOATING - SECTION THREE DEFINITIONS.

The emphasis in this zone is on passive recreation where this can be satisfactorily accommodated within the existing natural environment. Opportunities for boating within the zoning are not great but as a form of passive recreation is considered appropriate provided that motor powered craft are not permitted. Powered craft can be a disruptive element within the type of environment this zone seeks to promote. Provision is made in the Open Space A and GS zones for this use.

The need for sealed car parking in areas set aside for recreational use needs to be demonstrated. This will be done through conditional use procedures. Up to six sealed spaces have been made a predominant use to avoid unnecessary applications for minor cases or where a few spaces are required for example for disabled persons parking.

See definition of ACCESSORY BUILDING - SECTION THREE - DEFINITIONS.

This provision covers small accessory buildings which may be required from time to time to house implements, fire fighting equipment, machinery etc. The maximum size limit gives an indication as to the scale of building envisaged.

Dispensation of the maximum area may be appropriate in some circumstances provided that the Council can be satisfied that the design and appearance of the proposed structure is located and designed in a manner appropriate to its setting.

PROVISIONS APPLYING TO PERMITTED USES

3. AMENITY PLANTING, DUNE STABILISATION, CONSERVATION FORESTRY, PROTECTION FORESTRY - PREDOMINANT USE

4. BOATING (EXCLUDING MOTOR POWERED) BOAT LAUNCHING RAMPS, JETTIES - PREDOMINANT USE

5. CAR PARKING (INFORMAL) - PREDOMINANT USE

5.1 PRE-CONDITION
Not more than 6 spaces may be sealed in any area to be used for car parking.

6. MINOR ACCESSORY BUILDINGS FOR PERMITTED USES - PREDOMINANT USE

6.1 MAXIMUM SIZE
The maximum size of any building shall not exceed 25 m2.

Observation areas and viewing platforms are an effective means of providing visual access to an area without the need to provide physical access. This is particularly useful where physical access is either difficult to provide or undesirable from an ecological point of view.

Controls are imposed to ensure that these structures do not detract from the natural qualities of the site.

This provision provides for recreation which does not involve participating perceptibly in an organised activity. It includes activities likely to be individual or family orientated in nature such as walking, swimming and picnicking.

Related structures include facilities such as tables, signs, rubbish receptacles and barbecues where appropriate.

Care has to be exercised with buildings to ensure that these are successfully integrated with their surroundings. The controls are designed to check those elements most likely to affect the landscape character of the area.

7. OBSERVATION AREAS, VIEWING PLATFORMS AND RELATED STRUCTURES - PREDOMINANT USE

7.1 CONSENT REQUIRED

7.1.1 The establishment of observation areas and the erection of viewing platforms and related structures requires the consent of the Council to a non-notified planning application as provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.

7.1.2 The non-notified application is required in respect of matters relating to design and appearance, conservation of landscape and preservation of areas of special amenity.

7.2 CRITERIA FOR ASSESSMENT

In considering any application for a non-notified planning application the Council shall have regard to the following:

- (a) Location: that the siting is appropriate to and does not detract from natural features and qualities of the site.
- (b) Design: form, scale, materials, colour, must be appropriate to the natural qualities of the environment and be responsive to the natural qualities of the setting.
- (c) Effect on observed area: that observation is able to occur without loss of quality, character or viability of the important area.

8. PASSIVE RECREATION - PREDOMINANT USE

9. PICNIC AREAS AND RELATED STRUCTURES - PREDOMINANT USE

10. PUBLIC CONVENIENCES - PREDOMINANT USES

10.1 CONSENT REQUIRED

10.1.1 The establishment of public conveniences requires the consent of the Council to a non-notified planning application as provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.

10.1.2 The non notified application is required in respect of matters relating to design and appearance, conservation of landscape and preservation of areas of special amenity.

10.2 CRITERIA FOR ASSESSMENT

In considering any application for a non-notified planning application the Council shall have regard to the following:

- (a) Need : that the need in the chosen location has been sufficiently demonstrated.
- (b) Location : siting is important not only from a functional point of view but also to ensure that the buildings do not detract from the natural features or qualities of the site.
- (c) Design: form, scale, materials and colour, must be appropriate to the environment and be in keeping with the natural qualities of the setting.
- (d) Sewage Disposal: to be satisfactory not only from a health risk viewpoint but also from an environmental and aesthetic point of view.

 11. WALKING TRACKS, HORSE TRAILS AND RELATED STRUCTURES - PREDOMINANT USE

11.1 CONSENT REQUIRED

11.1.1 The establishment of walking and horse trails requires the consent of the Council to a non-notified planning application as provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES, except in respect of Bottle Lake forest.

11.1.2 The non notified application is required in respect of matters relating to the conservation of landscape and protection of areas of special amenity.

11.2 CRITERIA FOR ASSESSMENT

In considering any application for a non-notified planning application the Council shall have regard to the following:

- (a) Location: the Council will be concerned to ensure that the location and form of walking or horse trails has regard to the protection of environmentally sensitive areas.
- (b) Design: form, scale, materials and colour of any related structures must have regard to the natural qualities of the setting.

Walking and horse trails are considered appropriate forms of recreation within the zone. Both are passive and provided they are properly designed should present few problems. Related structures include signs, bridges, boardwalks and similar structures required by trails. Marked trails provide a controlled experience of the natural environment and should therefore be carefully designed to create a sequential learning experience. A check on the location of these trails has been provided to ensure that environmentally sensitive areas are not subjected to damage from pedestrians or horse traffic. For example, an insensitively located walkway or horse trail on the coastal sand dunes could lead to erosion problems. The Council is also concerned to ensure that horse trails and walking trails are separately located in the interests of public safety.

The nature of this zoning is such that it comprises pockets of land significant in terms of wildlife. It is envisaged that some of the areas may require physical controls on public access for the purposes of wildlife protection.

The North Canterbury Catchment Board is required to carry out river protection works principally in association with the Waimakariri River Improvement Scheme. Works carried out include upgrading of the stopbanking system, protection planting, lateral bank protection, channel clearing and channel realignment.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detraction from amenities are met.

The principal control in the case of kiosks and building substations is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Buildings, even though they may be utilitarian, must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Protection of amenities for neighbours is achieved through stated floor area and height controls and recession plane provisions. Site size is not stated but need only be sufficient to meet the minimum yard requirements and off street parking, the latter provision being to ensure service vehicles can be accommodated on the site.

12. WILDLIFE REFUGE - PREDOMINANT USE

13. PROTECTION IMPROVEMENT WORKS TO RIVER CHANNELS CARRIED OUT OR AUTHORISED BY NORTH CANTERBURY CATCHMENT BOARD - PREDOMINANT USE

14. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK AND BUILDING SUBSTATIONS - PREDOMINANT USE

- 14.1 **MINIMUM YARD REQUIREMENTS**
Front Yard
6 m except in the case of electricity kiosks where there is no minimum yard required.
- 14.2 **MAXIMUM BUILDING HEIGHT**
No part of any building shall exceed a height of 7.5 m.
- 14.3 **MAXIMUM FLOOR AREA**
Electricity kiosks 12 m²
Electricity building substations 50 m²
- 14.4 **RECESSION PLANE APPLICABLE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 14.5 **PARKING**
1 space, except in the case of electricity kiosks where there is no parking requirement.
- 14.6 **DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT**
- 14.6.1 **Electricity Kiosks**
All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.
- 14.6.2 **All Other Public Utilities**
All public utility buildings and structure shall be located and finished in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

These can have a significant effect on the immediate area around them. Of prime concern is that these structures be suitably located. The Council in assessing any application for ramps or jetties will pay close attention to details such as the distance from wildlife areas, scale, types of vessel being catered for, details of design and the general appropriateness of the structures to that area.

See definition of CAMPING GROUND - SECTION THREE - DEFINITIONS.

The prime purpose of the conditional use in this instance is to ensure the site proposed is suitable not only from a functional point of view but also an environmental one. The purpose of the camping must be primarily for the public to enjoy the amenities provided by the zone. Particular attention will be focused on the impact of the proposal on the amenities of the area and the zone. This use is not intended to provide for a holiday recreation centre. It is envisaged that such a camping area will only provide basic amenities necessary for the health and convenience of campers.

15. BOAT LAUNCHING RAMPS, JETTIES, LIFE-SAVING PAVILIONS - CONDITIONAL USE

15.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to:

- (a) Demonstration of Need
The Council when considering an application must be satisfied that the need for the facility has been sufficiently demonstrated.
- (b) Location
The Council must be satisfied that the location of the facility has the least visual impact on the water body concerned.
- (c) Design
The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

16. CAMPING AREAS - CONDITIONAL USE

16.1 DEVELOPMENT PLAN REQUIRED

Any application for this use must be accompanied by a development plan.

16.2 INFORMATION TO BE SUPPLIED AS PART OF DEVELOPMENT PLAN

- (a) The development plan shall include a statement of the objectives of the proposed development.
- (b) The development plan shall show any proposed buildings, facilities, structures, camping sites, utility services, car parking, traffic circulation and landscape treatment.

16.3 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to:

- (a) Location
The Council is concerned that the proposed location has a minimal effect on the landscape character.
- (b) Design
The Council will be looking for a proposal which is low key and with its main emphasis being on providing basic facilities to enable campers to enjoy the environment in which they will be situated.
- (c) Sewage Disposal
To be satisfactory from a health risk standpoint and also from an environmental and aesthetic viewpoint.

The need for car parking facilities must be demonstrated in any application because the presence of motor vehicles and car parks can be intrusive in this zone. The car park serves as an important focus within this zone as it will tend to determine where access will be available and where amenities such as picnicking will occur. Of particular concern is that car parks should not be permitted to detract from the natural qualities of the surrounding environment. Car parks should be subservient to the landscape character and be divided into smaller scale areas by techniques such as planting or mounding rather than formed as large scale hard surface areas.

These zones are located outside the urban area of the District. This Scheme is particularly concerned with the relationship of dwellinghouses in the non urban area to the use of the land (c.f. dwellinghouse provisions in the Rural zones).

In addition to assessing the need for the dwellinghouse the Council must be satisfied that siting, design, colour and materials are sensitive and responsive to and in scale with the locality.

The establishment of information centres is important from both a learning experience and a reserves management point of view. The maximum size limit has been set at a level which gives an indication of the scale of facility envisaged by this Scheme. In addition to the need for such a centre the Council must also be satisfied as to the suitability and appropriateness of siting, design, materials and colour.

Because of the effects of past grazing practices on the coastal area and the environmentally sensitive nature of the land in this zone grazing is to be controlled by conditional use procedures. The Council is particularly concerned that the site selected for grazing is suitable and the type of livestock appropriate to the environment.

17. CAR PARKS FORMED, SEALED AND EXCEEDING SIX SPACES - CONDITIONAL USE

17.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:

- (a) Demonstration of Need
The Council in considering an application must be satisfied as to the need for a car parking facility.
- (b) Design of Access, Traffic Circulation and Parking
Their appropriateness of the number of spaces and design shall be determined at the time the application is considered.
- (c) Location
As well as examining the application from a functional point of view the Council will also consider the application in the context of the setting. Car parking must be integrated into its setting in such a way that it does not detract from the qualities of that setting.

18. CARETAKERS ACCOMMODATION NECESSARY FOR CUSTODIAL MANAGEMENT - CONDITIONAL USE

18.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:

- (a) Assessment of Need
The Council in considering a conditional use application for the erection of a dwellinghouse necessary for custodial purposes shall in addition to taking into account the zone objectives shall be satisfied that the need for the dwellinghouse has been sufficiently demonstrated.
- (b) Design
The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

19. INFORMATION CENTRES (SUPERVISED) - CONDITIONAL USE

19.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:

- (a) Maximum Size
The maximum area of any building shall not exceed 50 m².
- (b) Demonstration of Need
The Council in considering any application must be satisfied that the need for the centre has been sufficiently demonstrated. The Council will take into account the proximity of any other information centre which could serve the same function and will also take into account the presence of other buildings either existing or proposed with which such a centre could be combined.

20. GRAZING - CONDITIONAL USE

In considering any application for grazing the Council will have regard to:

- 20.1 The suitability of the site for the use with reference to the environmental sensitivity of the site.
- 20.2 The stock control measures being undertaken to ensure protection of adjoining land.

OPEN SPACE A (ACTIVE RECREATION) ZONE

This zoning permits a wider range of uses when compared with the other open space zones provided within the District. The zoning has mostly been applied to reserves which are greater than one hectare in area and generally located within the urban area. The urban focus of these reserves together with their size makes these reserves suitable to meet many of the varied recreational needs of the community.

Principally, these zones make provision for active and organised sporting activities such as tennis, cricket, football, softball and hockey. Provision has also been made in the zone for general family orientated recreation. Of all the open space zones this is also the most appropriate zone in terms of providing for indoor and hard court recreational facilities.

The establishment of community orientated facilities and clubrooms is provided for in this zone by way of conditional use in order to safeguard the open space value of these reserves. Also under scrutiny at the time any building is being considered for a reserve is its siting, design, form and colour to ensure a harmonious integration with the reserve and surrounding environment.

OPEN SPACE A ZONING OBJECTIVES

- (a) To protect the open space value of reserves within the urban area.
- (b) To provide for a wide range of active recreational pursuits.
- (c) To provide for recreational activities reliant on buildings as their focus provided that these buildings do not detract from the character of the reserve or neighbourhood.

- Note: (a) The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.
- (b) Unless specified to the contrary in the provisions applying to permitted uses it is implicit that all site development involving earthworks including the reshaping of topography is permitted where it is part of the reserve development for establishing permitted uses.
- (c) Unless specified to the contrary in provisions applying to permitted uses, signs are permitted in this zone. Control on the use and type of sign will be dealt with by management plans under the Reserves Act 1977 where appropriate.

1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES

Amenity planting, dune stabilisation, protection forestry, conservation forestry
 Boating
 Caretakers and groundsman's accommodation
 Car parking (informal)
 Children's playgrounds including related structures
 Circuses, fairs, fetes, concerts
 Golf courses
 Farming
 Pedestrian ways and cycleways
 Picnic areas including related structures
 Passive recreation
 Public conveniences
 Sports grounds, playing fields, tennis courts, bowling greens
 Accessory buildings not exceeding 100 m2 for any permitted use
 Boat ramps, jetties
 Swimming baths, pools including facilities for the convenience of patrons
 Protection and improvement works to river channels
 Public utilities limited to electricity kiosk and building substations

1.2 CONDITIONAL USES

Buildings of a public or community nature used for non profit making purposes within the terms of the Reserves Act 1977
 Car parks (formed and sealed)
 Grazing

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still being achieved in any given case.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

See definition of AMENITY PLANTING, CONSERVATION FORESTRY, PROTECTION FORESTRY - SECTION THREE - DEFINITIONS.

Provision for this use within the zone recognises that planting may be either desirable or necessary to enhance the natural amenities of the zone. Planting is often a useful and aesthetic means of providing shelter and screening. Selection of trees should have regard to scale as these reserves provide opportunity for large species to be planted in an otherwise flat urban area where significant vertical scale is difficult to achieve because of small section sizes.

See definition of BOATING - SECTION THREE - DEFINITIONS.

This provision is likely to apply to very few of the District's reserves. Jellie Park is one example of a reserve that does provide limited opportunity for boating as a recreational activity. The zoning has also been applied to the northern part of the Brooklands Lagoon which is already used extensively for power boating in association with water skiing.

The need for sealed car parking in areas set aside for recreational use needs to be demonstrated. This will be done through conditional use procedures. Up to six spaces have been made a predominant use to avoid unnecessary applications for minor cases or where a few spaces are required, for example for disabled persons parking.

PROVISIONS APPLYING TO PERMITTED USES

3. AMENITY PLANTING, DUNE STABILISATION, CONSERVATION FORESTRY, PROTECTION FORESTRY - PREDOMINANT USE

- 3.1 PRE-CONDITION
That all planting programmes in urban areas be carried out in accordance with an approved concept plan.

4. BOATING - PREDOMINANT USE

5. CARETAKERS OR GROUNDSMAN'S ACCOMMODATION - PREDOMINANT USE

- 5.1 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 5.2 MINIMUM YARD REQUIREMENTS
Front yard: 10 m.

6. CAR PARKING (INFORMAL) - PREDOMINANT USE

- 6.1 PRE-CONDITION
Not more than 6 spaces may be sealed in any area to be used for car parking.

Some controls on children's playgrounds have been imposed. This has been necessary to reduce potential nuisance to adjoining residential sections. Separation distances and height restrictions have been imposed to provide a degree of privacy to adjoining residents.

These uses are considered appropriate from time to time on reserves with this zoning. These are all community uses with an urban focus often requiring large amounts of open space. The Council will assess such application on its merits and will take into account such factors as duration of the use, safety, noise, nuisance, cleaning operations, insurance, water and toilet facilities.

While this provision is unlikely to lead to the creation of any full scale golf courses this provision also permits the establishment of mini-golf courses of the family orientated type.

See definition of FARMING - SECTION THREE DEFINITIONS.

Farming is a predominant use in this zone because not all reserves are fully developed for recreational use. In these cases farming can provide a productive interim use. The provision also permits a low cost form of vegetation management on large reserves under utilised during off-seasons.

7. CHILDRENS PLAYGROUNDS, INCLUDING RELATED STRUCTURES - PREDOMINANT USES

7.1 LOCATION

7.1.1 Playground equipment and or related structures shall not be sited closer than 2.5 m to any adjoining residential property.

7.2 MAXIMUM HEIGHT

7.2.1 No playground equipment shall exceed a height determined by a 45o angle originating at ground level at the boundary of any reserve.

7.3 DESIGN CONSIDERATIONS

The following are matters which should be taken into consideration during the design stage of children's playgrounds:

- (a) The equipment should be visible from public areas for supervision purposes.
- (b) Equipment should be safe but not restrictive in the play experience being offered.
- (c) Design and materials should relate to the site and surroundings.
- (d) Equipment should where practicable be constructed and finished in vandal resistant materials.

8. CIRCUSES, FETES, DISPLAYS, FAIRS, CONCERTS - PREDOMINANT USE

8.1 PRE-CONDITION

The above uses shall be subject to the written consent being obtained from the Council and compliance with any conditions of the consent.

9. GOLF COURSES - PREDOMINANT USE

10. FARMING

Reserves often provide a safe and convenient setting for cycle and pedestrian routes. The Council in considering the provision of these facilities will have regard to the suitability of the reserve from a safety point of view.

Related structures with reference to picnic areas are likely to include facilities such as barbecues, picnic tables, seating, rubbish receptacles and signs.

It is the Council's policy to ensure that as far as is practicable that picnic areas will be located so as to avoid conflict with neighbouring properties and related to areas of use and close to facilities such as water, public conveniences and parking.

This provision provides for recreation which does not involve participating perceptibly in an organised activity. It includes activities likely to be individual or family orientated in nature such as walking, swimming and picnicking.

Control on the establishment of these facilities has been imposed to ensure that these facilities are successfully integrated with their surroundings. It is the Council's policy to ensure that all aspects relating to landscape and design and external appearance of buildings are assessed when considering the erection of any building on a reserve.

11. PEDESTRIAN WAYS AND CYCLEWAYS - PREDOMINANT USE

12. PICNIC AREAS INCLUDING RELATED STRUCTURES - PREDOMINANT USE

13. PASSIVE RECREATION - PREDOMINANT USE

14. PUBLIC CONVENIENCES - PREDOMINANT USE

14.1 CONSENT REQUIRED

14.1.1 The establishment of public conveniences requires the consent of the Council to a non-notified planning application provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.

14.1.2 The non-notified application is required in respect of matters relating to design and appearance of buildings and conservation of areas of special amenity.

14.2 CRITERIA FOR ASSESSMENT

In considering any application for a non notified planning application the Council will have regard to the following matters:

- (a) Location : The Council will take into account not only the accessibility of the facility to members of the public but also the suitability of the siting from a visual point of view.
- (b) Design : the Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

Sports grounds and playing fields are by and large the most dominant usage of reserves within this zoning. Fields will generally be established to national standards in respect of sizes and orientation. Where practicable the Council will encourage multiple use of fields. Related structures include goal posts and other fixed sporting equipment.

Control on the establishment of these facilities has been imposed to ensure that these facilities are successfully integrated with their surroundings. It is the Council's policy to ensure that all aspects relating to landscape and design and external appearance of buildings are assessed when considering the erection of any building on a reserve.

These facilities may be a necessary adjunct to boating being a predominant use. The Council is concerned to see that any ancillary structures do not dominate the water body to its detriment. Careful consideration is therefore required to matters relating to design and location.

Swimming pools are heavy traffic generating uses hence the requirement for car parking in association with the use.

15. SPORTS GROUNDS, PLAYING FIELDS, TENNIS COURTS, BOWLING GREENS AND RELATED STRUCTURES - PREDOMINANT USE

16. ACCESSORY BUILDINGS NOT EXCEEDING 100 m² - PREDOMINANT USE

16.1 CONSENT REQUIRED

16.1.1 The establishment of accessory buildings requires the consent of the Council to a non-notified planning application provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.

16.1.2 The non-notified application is required in respect of matters relating to design and appearance of buildings and conservation of areas of special amenity.

16.2 CRITERIA FOR ASSESSMENT

In considering any application for a non notified planning application the Council will have regard to the following matters:

(a) Location : The Council will take into account not only the accessibility of the facility to members of the public but also the suitability of the siting from a visual point of view.

(b) Design: the Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

17. BOAT RAMPS, JETTIES - PREDOMINANT USE

18. SWIMMING BATHS, POOLS, INCLUDING FACILITIES FOR PATRONS - PREDOMINANT USE

18.1 PARKING REQUIREMENT

One car parking space to be provided for every 5 persons the pool is designed to accommodate.

18.2 DESIGN OF PARKING AREAS

Refer to DESIGN OF PARKING AND LOADING AREAS - ORDINANCE 11 - SECTION TEN - TRANSPORT.

18.3 OTHER ORDINANCES APPLY

Ordinances 6 and 22 of this zone shall apply, as appropriate in respect of the provision of car parking.

The North Canterbury Catchment Board is required to carry out river protection works principally in association with the Waimakariri River Improvement Scheme. Works carried out include upgrading of the stopbanking system, protection planting, lateral bank protection, channel clearing and channel realignment.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detraction from amenities are met.

The principal control in the case of kiosks and building substations is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Buildings, even though they may be utilitarian, must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Protection of amenities for neighbours is achieved through stated floor area and height controls and recession plane provisions. Site size is not stated but need only be sufficient to meet the minimum yard requirements and off street parking, the latter provision being to ensure service vehicles can be accommodated on the site.

19. PROTECTION AND IMPROVEMENT WORKS TO RIVER CHANNELS CARRIED OUT OR AUTHORIZED BY THE NORTH CANTERBURY CATCHMENT BOARD - PREDOMINANT USE

20. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK AND BUILDING SUBSTATIONS - PREDOMINANT USE

- 20.1 MINIMUM YARD REQUIREMENTS
 Front Yard:
 6m except in the case of electricity kiosks where there is no minimum yard requirement.
- 20.2 MAXIMUM BUILDING HEIGHT
 No part of any building shall exceed a height of 7.5 m.
- 20.3 MAXIMUM FLOOR AREA
- | | |
|----------------------------------|-------------------|
| Electricity kiosks | 12 m ² |
| Electricity building substations | 50 m ² |
- 20.4 RECESSION PLANE APPLICABLE
 Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 20.5 PARKING
 1 space, except in the case of electricity kiosks where there is no parking requirement.
- 20.6 DESIGN, APPEARANCE AND LANDSCAPE TREATMENT
- 20.6.1 Electricity Kiosks
 All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.
- 20.6.2 All Other Public Utilities
 All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

This is a fairly wide ranging provision which recognises the urban focus of reserves within the zoning. The Council will need to make decisions in respect of the appropriateness of the organisations concerned when considering the allocation of reserve land for community purposes in its capacity as land owner. Nevertheless the Council through its District Scheme is concerned to preserve the amenities of the neighbourhood and to ensure that reserves do not lose their open space character. Anticipated uses includes such things as accessory buildings, playcentres, kindergartens, clubrooms and scout dens. These uses are all in some way dependent in part on the open space as a requisite part of their operations.

The benefits of providing car parking facilities on a reserve need to be weighed against the possible detriment to the reserve. As a matter of policy the Council would prefer not to see the establishment of car parking on reserves.

Because of the effects of past grazing practices on the coastal area and the environmentally sensitive nature of the land in this zone grazing is to be controlled by conditional use procedures. The Council is particularly concerned that the site selected for grazing is suitable and the type of livestock appropriate to the environment.

21. BUILDINGS OF A PUBLIC OR COMMUNITY NATURE USED FOR NON PROFIT MAKING PURPOSES WITHIN THE TERMS OF THE RESERVES ACT 1977 - CONDITIONAL USE

21.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:

- (a) Demonstration of need
The Council when considering an application must be satisfied that the need for the building on the reserve has been sufficiently demonstrated.
- (b) Recession plane applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- (c) Design and appearance
The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.
- (d) Traffic circulation, access and parking
An assessment as to the need to provide for vehicles will be made at the time of an application.

22. FORMED CAR PARKING, SEALED AND IN EXCESS OF SIX SPACES - CONDITIONAL USE

22.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:

- (a) Demonstration of need
The Council in considering an application must be satisfied as to the need for a car parking facility on a reserve.
- (b) Design of access, traffic circulation and parking
Standards shall be as set out in SECTION TEN - TRANSPORT. The appropriateness of the number of spaces shall be determined at the time the application is considered.
- (c) Location
As well as examining the application from a functional point of view the Council will also consider the application in the context of the park setting. Car parking must be integrated into the park in such a way that it minimises any detracton from the qualities of the park or its setting.

23. GRAZING - CONDITIONAL USE

In considering any application for grazing the Council will have regard to:

- 23.1 The suitability of the site for the use with reference to the environmental sensitivity of the site.
- 23.2 The stock control measures being undertaken to ensure protection of adjoining land.

OPEN SPACE N (NEIGHBOURHOOD) ZONE

This zoning covers those reserves which are primarily intended for the use and enjoyment of those residents in whose locality they are situated. These reserves are generally small in area, usually less than 1 hectare. Their predominant functions are children's play areas, accessways and areas of visual amenity and planting. This scheme seeks to protect these smaller reserves so that they may continue to fulfil their neighbourhood open space role. Facilities on these reserves have therefore been largely restricted to those which are essential for the enjoyment of the reserves. As a general rule, the Council does not consider the erection of buildings on these reserves as appropriate.

OPEN SPACE N ZONING OBJECTIVES

To protect smaller reserves for the use and enjoyment of the neighbourhood which they serve.

To provide opportunities for pedestrian and cycle access through smaller reserves, where this can be done having regard to the safety of the public.

To maintain and enhance the landscape character of the zones.

To permit only those buildings which of necessity must establish on neighbourhood reserves.

To accommodate children's playgrounds.

Note: (a) The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

(b) Unless specified to the contrary in the provisions applying to permitted uses it is implicit that all site development involving earthworks including the reshaping of topography is permitted where it is part of the reserve development for establishing permitted uses.

(c) Unless specified to the contrary in the provisions applying to permitted uses, signs are permitted in this zone. Control on the use and type of sign will be dealt with by management plans under the Reserves Act 1977 where appropriate.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES

Amenity planting
 Childrens playgrounds
 Pedestrian ways and cycleways
 Passive recreation
 Picnic areas - informal
 Public conveniences
 Sports grounds and playing fields
 Public utilities limited to electricity kiosks and building substations

1.2 CONDITIONAL USES

Buildings of a public or community nature used for non profit making purposes within the terms of the Reserves Act 1977.

2. GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

PROVISIONS APPLYING TO PERMITTED USES

See definition of AMENITY PLANTING - SECTION THREE - DEFINITIONS.

This provision recognises the importance of amenity planting as being an integral part of the development of these types of reserves. Amenity planting will be used to enhance the visual attractiveness of these reserves as well as have regard to the need to provide shelter and habitats for birds.

Some controls on this use have been imposed to reduce potential conflicts with adjoining residential sections. Separation distances and height restrictions have been imposed to provide a degree of privacy to adjoining residents.

3. AMENITY PLANTING - PREDOMINANT USE

3.1 PRE-CONDITION

That all planting programmes be in accordance with a concept plan.

4. CHILDREN'S PLAYGROUNDS INCLUDING RELATED STRUCTURES - PREDOMINANT USE

4.1 LOCATION

4.1.1 Playground equipment and or related structures shall not be sited closer than 2.5 m to any adjoining residential property.

4.2 MAXIMUM HEIGHT

No playground equipment shall exceed a height determined by a 45o angle originating at ground level at the boundary of any reserve.

4.3 DESIGN CONSIDERATION

The following are matters which should be taken into consideration during the design stage of children's playgrounds-

- (a) The equipment should be visible from a public area for supervision purposes.
- (b) Equipment should be safe but not restrictive in the play experience being offered.
- (c) Design and materials should relate to the site and surroundings.
- (d) Equipment should where practicable be constructed and finished in vandal resistant materials.

Reserves often provide a safe, pleasant and convenient setting for cycle and pedestrian routes. Provision of these facilities will depend on the suitability of the reserve from a traffic safety point of view.

This provision provides for recreation which does not involve participating perceptibly in an organised activity. It includes activities likely to be individual or family orientated in nature such as walking and picnicking.

This provision is not intended to cater for organised picnics but rather is directed at families and people wishing to advantage themselves of the amenities of these reserves for family orientated picnics, lunches etc. Related facilities in this instance is likely to include seating, rubbish receptacles and signs.

By and large these reserves are too small for this use nevertheless provision has been made to allow the establishment of practice fields on the larger reserves having this zoning.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detraction from amenities are met.

The principal control in the case of kiosks and building substations is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Buildings, even though they may be utilitarian, must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Protection of amenities for neighbours is achieved through stated floor area and height controls and recession plane provisions. Site size is not stated but need only be sufficient to meet the minimum yard requirements and off street parking, the latter provision being to ensure service vehicles can be accommodated on the site.

5. PEDESTRIAN WAYS AND CYCLEWAYS - PREDOMINANT USE

6. PASSIVE RECREATION - PREDOMINANT USE

7. PICNIC AREAS (INFORMAL) INCLUDING RELATED STRUCTURES - PREDOMINANT USE

8. SPORTS GROUNDS, PLAYING FIELDS AND RELATED STRUCTURES - PREDOMINANT USE

9. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK AND BUILDING SUBSTATIONS - PREDOMINANT USE

9.1 MINIMUM YARD REQUIREMENTS

Front yard

6 m except in the case of electricity kiosks where there is no minimum yard requirement.

9.2 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a height of 7.5 m.

9.3 MAXIMUM FLOOR AREA

Electricity kiosks	12 m ²
Electricity building substations	50 m ²

9.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

9.5 PARKING

1 space, except in the case of electricity kiosks where there is no parking requirement.

9.6 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT

9.6.1 Electricity Kiosks

All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

9.6.2 All other Public Utilities

All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

 10. BUILDINGS OF A PUBLIC OR COMMUNITY NATURE USED FOR NON PROFIT MAKING PURPOSES WITHIN THE TERMS OF THE RESERVES ACT 1977 - CONDITIONAL USE

10.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:-

(a) Demonstration of Need

The Council when considering any application must be satisfied that the need for the facility on the reserve has been sufficiently demonstrated.

(b) Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

(c) Design and Appearance

The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

(d) Access, Traffic Circulation and Parking

These matters will be determined at the time of an application being lodged. Requirements will be determined with reference to the nature of the use proposed for the building.

Although provision is made in this zone for buildings on neighbourhood reserves it is the Council's policy not to permit buildings on these reserves unless it is absolutely necessary. These reserves are generally too small to permit buildings on them as such buildings would compromise their open space value. Conditional use procedures will ensure that should the Council wish to permit a building on one of these reserves, the interests of the third parties will not be compromised.

OPEN SPACE P (PROPOSED RECREATION) ZONE

This zoning has been applied to those areas within the District which will in the future, become available for recreational use. Included in this zoning are undeveloped reserves such as the Styx Basin, and Murchison Park.

Because landuse capability and future options regarding these lands have yet to be explored the only predominant uses within this zoning are the uses presently being carried out. Any future development will be determined through conditional use procedures which will require the Council's consent to an overall development plan for the sites involved. In the event that the Council considers that one of the existing open space zonings is not appropriate the Council may initiate scheme change procedures as an alternative course of action.

OPEN SPACE P ZONING OBJECTIVES

- (a) To afford protection to the present users of the land.
- (b) To ensure that the future recreational use of the land occurs in a comprehensively planned manner.

Note: The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.C., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
Existing uses may continue.
Any use predominant in RURAL G
- 1.2 CONDITIONAL USE
Recreation established by a development plan.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

PROVISIONS APPLICABLE TO PERMITTED USE

3. EXISTING USES MAY CONTINUE - PREDOMINANT USE

- 3.1 Any use established prior to the date of public notification of this scheme may continue on the site or sites owned or leased for that use and covered by the zoning OPEN SPACE P (PROPOSED RECREATION).

4. ANY PREDOMINANT USE IN THE RURAL G ZONE - PREDOMINANT USE

The provisions applying to predominant uses in the RURAL G zone apply. (See SECTION FOUR - RURAL)

5. RECREATION ESTABLISHED BY A DEVELOPMENT PLAN - CONDITIONAL USE

5.1 INFORMATION TO BE SUPPLIED AS PART OF DEVELOPMENT PLAN

- (a) The development plan shall state the objectives of the proposed recreational development.
- (b) The development plan shall show the staging (if applicable) of the implementation of the development plan.
- (c) The development plan shall show all site works required to establish the use.
- (d) The development plan shall show all buildings, car parking, traffic circulation, structures and landscape treatment proposed.

OPEN SPACE GS (GROYNES SPENCER PARK) ZONE

OPEN SPACE GS ZONING OBJECTIVES

This zoning has been designed to protect two recreational areas within the District, Spencer Park and the Groynes. These two areas have been distinguished from other open space zones because of their distinctive characteristics. Both these recreational areas are of regional significance because of their high visitor attracting capabilities. Spencer Park attracts upwards of 300,000 people annually (370,000 in 1983) and the Groynes attracts up to 265,000 people annually (a figure that is steadily increasing).

Both these recreational areas have much in common when examined from a functional point of view. For example both areas require on site custodial management, access control and crowd control. In terms of amenities and facilities offered both recreational areas also have much in common. For example both offer areas for informal and organised picnicking, opportunity for water based recreation, walking and the pursuit of other forms of passive recreational activities.

While both areas have aspects of administration and use in common they each are quite different in character and have quite distinct identities.

The Groynes is unified by the southern branch of the Waimakariri River which runs through the length of the area. Because of its location the area has a character associated with a river margin environment. The dominant features of this character are: river vegetation, water and associated wildlife.

Recent surveys of users have found that people are attracted by the natural qualities of the area. Use of the area involves the informal exploration and enjoyment of the natural features while walking, picnicking, swimming, boating, and observing the wildlife.

Built features in the area are of a low density and are associated with administration or passive recreation, for example the rangers houses, barns, walking tracks, stiles, fences, signs and seating.

The location of Spencer Park next to the beach means that a major attraction is adjacent to the park. The character of the park itself is derived from its intensive public use. Areas are given over to specific uses such as the camping areas typified by open areas associated with amenity buildings, cabins, holiday flats, offices. A large picnic area with central space and perimeter parking provides a more formal space for passive recreation. The relatively high density of buildings, and vehicle accessways reflect the intensity of use and the more highly organised, more formal treatment of the park.

Attractions to the area also include those other than the natural qualities of the area, e.g. the wildlife zoo and mini golf.

While the District Schemes can protect these recreational areas in general terms the unique character of each can only be developed through a sensitive approach to preparation and implementation of management plans under the Reserves Act. The provisions that follow for this zone provide the broad framework for protection and control. Uses are permissive and do not necessarily indicate the development that will occur at either recreational area.

The recreation facilities and attractions at the Groynes represent a unique regional recreation resource. The Groynes recreation area is located within the Green Belt Area of the Regional Scheme. Recreation attractions and facilities are provided for in The Green Belt Area of the Regional Scheme and a range of ancillary visitor facilities are provided for in the Open Space Zone of the District Scheme which covers the Groynes. Variation No. 22 provides for additional recreation facilities and a limited amount of travellers' accommodation ancillary to the development of the Groynes for recreational purposes. This provision will complement the unique and site specific regional attraction provided by the Groynes recreation resource in accordance with both the policy provisions of the District Scheme, and the objectives of The Green belt Area of the Regional Scheme. The Green Belt Area of the Regional Scheme provides for the accommodation of recreational activities requiring extensive areas of open space and permits limited commercial development where this is "necessary to the operation of recreation, likely to remain so and will not add to or create a nucleus for the formation of unplanned settlement".

The Council considers that the way in which the Groynes has been developed over recent years is such that restaurants, reception facilities, places of assembly and some restricted hotels are appropriate particularly when part of sports facilities. The Council believes that the Groynes location provides a unique recreation and tourist attraction in the region and that provided safeguards are included in respect of building design, appearance, flood protection, vehicle access and effluent disposal, then the area is well suited for a combination of private and publicly developed tourist and recreation facilities.

The Council is conscious of the need for sensitive design and development and has limited the area of the Groynes where travellers accommodation or similar development is appropriate. In addition all such development is to be in accordance with the Development Plan (Schedule A) and subject to Council assessment in terms of siting, building design and effluent disposal.

Note: (a) The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

It is important to note that the provision for hotels is qualified and must be ancillary to recreation uses.

(b) Unless specified to the contrary in the provisions applying to permitted uses, it is implicit that all site development involving earthworks including the reshaping of topography is permitted where it is part of the reserve development for establishing permitted uses.

(c) Unless specified to the contrary in provisions applying to permitted uses, signs are permitted in this zone. Control on the use and type of sign will be dealt with by management plans under the Reserves Act 1977 where appropriate.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Indoor sports facilities, tennis courts and golf courses
Hotels, subject to the sale of liquor only to those for the time being living on the premises or who are present for the purpose of dining, restaurants, conference facilities and place of assembly all of which must be ancillary to or incorporate at least two of the sports facilities listed above
 Rural based manufacturing demonstration complexes ancillary to and part of a tourist house premises including shops for the sale of produce processed on the site. Any such manufacturing demonstration complex is restricted to the manufacture of cheese, ice-cream and similar dairy produce, wine and honey
 Accessory buildings less than 100m².
 Amenity planting, dune stabilisation, conservation forestry, protection forestry
 Boating
 Camping ground addition to and development of Spencer Park, Hibburt Park, Brooklands Motor Camp
 Car parking (informal)
 Caretakers/rangers accommodation
 Grazing
 Information centres
 Passive recreation
 Picnic areas/related facilities
 Public conveniences
 Play equipment
 Public utilities limited to electricity kiosk and building substations
Cafes
 Walking trails, horse trails
 Wildlife refuge
 Farm parks
 Zoo, aviary - Spencer Park
 Oxidation pond - Spencer Park
 Surf life-saving pavilions - Spencer Park
 Public utilities limited to electricity kiosk and building substations
 Observation areas, viewing platforms and related structures - Spencer Park
- 1.2 CONDITIONAL USES
 Camping areas - the Groyne
 Car parks formed and sealed exceeding 6 spaces
 Accessory buildings exceeding 100m² in area
 Restaurant, reception facilities, places of assembly - the Groyne
 Building of a public or community nature used for non-profit making purposes within the terms of the Reserves Act 1977.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

The zone is not intended to provide for this type of use throughout the area but only within a specific part of the zone. The rural based demonstration uses are permitted only where they are ancillary to the main use. The rural based demonstration activities are restricted to the processing of specific primary produce for the purpose of demonstrating to visitors and tourists how NZ primary produce is manufactured and marketed. The range of products is strictly limited as is the scale of any retail activity for the sale of these products from the site.

This pre-condition is imposed to ensure the use is developed in a comprehensive manner having regard to building design, set back from Johns Road, access and the relationship to other uses in the Groynes area. In addition, the plan should include details of all new roading as per the development plan, pedestrian access points, the location and shape of buildings and all off-street parking.

The yard requirements are designed to keep development well set back from the Johns Road frontage.

SECTION 14 - GENERAL ORDINANCES contains details of recession planes based on sunlight admission adjusted to the orientation of the site. The purpose of imposing the control is to protect adjoining zones from undue shading.

Details of design requirements which are generally applicable throughout the District are contained under SECTION TEN - TRANSPORT. Of particular concern is the protection of the traffic function of Johns Road.

As part of any development for the Groynes the Council will undertake to close the existing Groynes entrance on Johns Road (refer plan) and to construct a new road link and access based on the Development Plan, part of the Ordinance.

Section 36(4) and (5) of the Town and Country Planning Act 1977 provides the Council with powers to exercise discretion in respect of design and appearance (refer to PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES). The special nature of this zone warrants insistence upon a high standard of design and appearance of buildings and site development already evident in the case of existing developed sites. This should be aided by prior approval of the development plan, Schedule A.

2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.

3. INDOOR SPORTS FACILITIES, TENNIS COURTS AND GOLF COURSES, HOTELS, SUBJECT TO THE SALE OF LIQUOR ONLY TO THOSE FOR THE TIME BEING LIVING ON THE PREMISES OR WHO ARE PRESENT FOR THE PURPOSE OF DINING, RESTAURANTS, CONFERENCE FACILITIES AND PLACES OF ASSEMBLY ALL OF WHICH MUST BE ANCILLARY TO OR INCORPORATE AT LEAST TWO OF THE SPORTS FACILITIES LISTED ABOVE; RURAL BASED MANUFACTURING DEMONSTRATION COMPLEXES ANCILLARY TO AND PART OF A TOURIST HOUSE PREMISES INCLUDING SHOPS FOR THE SALE OF PRODUCE PROCESSED ON THE SITE. ANY SUCH MANUFACTURING DEMONSTRATION COMPLEX IS RESTRICTED TO THE MANUFACTURE OF CHEESE, ICE-CREAM AND SIMILAR DIARY PRODUCE, WINE AND HONEY

3.1 PRE-CONDITION
No such use shall be permitted to establish other than on Lot 1, DP 5697 and RS 40702 and unless the Council has approved a development plan in accordance with the development plan and explanatory statement included in Schedule A, and no such use shall be permitted to establish otherwise than on Lot 1, DP 5697 and RS 40702 and unless sewage effluent from any such use is able to be disposed of by connection to the Christchurch Drainage Board system at Belfast.

3.2 BULK AND LOCATION REQUIREMENTS
Subject to the requirements of the development plan included in SCHEDULE A to this SECTION, the following bulk and location requirements shall apply in respect of redevelopment or additions to the above use in this zone.

3.2.1 Minimum Yard Requirements
All yards - 10m, provided that no building shall be sited within 50m of Johns Road.

3.2.2 Maximum Building Height
The maximum permitted building height is 10m.

3.2.3 Recession Plane Applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

3.2.4 Maximum Area of Shop Ancillary to a Manufacturing Demonstration Complex
100m².

3.3 PARKING, ACCESS AND LOADING
3.3.1 Maximum Number of Car Parking Spaces Required
(a) Accommodation - as for the Commercial H zone.
(b) Restaurant and Conference facilities - as for the Commercial H zone.
(c) Rural based manufacturing demonstration complexes - 3 spaces per 100m² of display area.

3.3.2 Access and Loading
(a) For design of access, traffic circulation, parking areas and loading facilities see SECTION TEN - TRANSPORT.
(b) There shall be no access from Johns Road.

3.4 DESIGN AND APPEARANCE
(a) The design of any new, additional or redevelopment of sites shall be to the satisfaction of the District Engineer and shall be in accordance with Ordinance 3.1 above.

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Large scale trees are a valuable asset in this kind of zone. Tall trees provide vegetation in scale with building development and link buildings into an overall landscape pattern. Broad scale planting can define spaces within a site, segregate work and storage areas and screen unsightly activities from areas of public usage. A sufficient area of the site is required to enable both large trees and lower plant material to be established.

In addition to the minimum requirements, in this zone lawn areas are also encouraged on sites to assist in achieving the parkland environment, one of the objectives of the zone.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES.

For amenity purposes control of the use of front yards and yards adjacent to public places and residential zones is necessary. Outdoor storage is not considered appropriate between any building and street frontage as such storage can be visually obtrusive and detract from the amenities of the area.

SCHEDULE A of the Commercial zone provisions sets out the noise levels permitted in this zone in respect of the operation of this use where it adjoins public open space or a rural zone.

The stopbank along the South Branch of the Groynes, including the stopbank within the land covered by Variation 22, must be considered a secondary but integral part of the Waimakariri River protection system. Any buildings, landscaping, parking areas or other development extending over the line of the stopbank should incorporate the existing river protection works into their design.

The requirements of the relevant drainage and water authority ensure that any development can dispose of effluent in a way that is sound from both an environmental and public health point of view. The Council, through the District Scheme, wishes to draw the attention of developers to the requirements of the Christchurch Drainage Board. Any major travellers accommodation development or visitor-orientated facility located at the Groynes in accordance with the Development Plan will require sewage effluent to be disposed of through the Christchurch Drainage Board's Belfast plan. Should the disposal of effluent from any such complex exceed the currently existing and planned capacity of the plan, then the additional cost required to increase the system to accommodate such development will have to be met by the developer.

These requirements ensure that any activity permitted in the zone will not employ any processes or use any equipment that will result in unacceptable levels of air pollution.

Glare, especially from the reflection of natural light, can create a nuisance to neighbours and a danger to motorists. All building materials should be arranged and finished in such a way as to avoid the objectionable spill of light.

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(b) The District Engineer when assessing any application will take into account the design and appearance guidelines set out in PART FOUR - SECTION ELEVEN - AMENITIES.

3.5 LANDSCAPE TREATMENT

3.5.1 Minimum Requirements

A minimum of 8% of the area set aside for buildings and off-street parking as shown on the plan (Schedule A), shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces.

3.5.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.5.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

3.6 SCREENING OF RUBBISH AND STORAGE FACILITIES

A visual barrier of sufficient height (being at least 1.2 m) or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property, any area used or intended to be used for the storage of refuse, containers, by-products or raw materials.

3.7 NOISE CONTROL

Refer to SCHEDULE A, COMMERCIAL ZONE - NOISE PERFORMANCE STANDARDS, Section 7, page 57. The Commercial H zone standards (page 57) shall apply, to be measured at the boundaries of Lot 1, D.P. 5697 and R.S. 40702.

3.8 DEVELOPMENT ADJACENT TO AND OVER STOPBANK

Buildings, landscaping, earthworks, parking areas and roading or any other development are permitted adjacent to and over the stopbank on R.S.5536 provided the operational characteristics of the stopbank are retained. The procedure in Section 14, 2.4 with referral to the North Canterbury Catchment Board is deemed to apply.

3.9 WATER POLLUTION AND DRAINAGE

The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, and any other relevant legislation and by-laws administered by the Christchurch Drainage Board or North Canterbury Catchment Board as the case may be.

3.10 AIR POLLUTION

Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972 shall meet the standards applicable to the licensing of that process under the Act.

The Scheme acknowledges the need for permitted uses to identify their premises and advertise with appropriate limitation. Strict controls are set for the Johns Road frontage.

An application must be made to the Council in respect of any new or replacement sign - refer to PART THREE - SECTION ELEVEN - AMENITIES.

- 3.11 **GLARE**
Any use of the land shall be so conducted and buildings shall be so designed that direct and indirect illumination arising from a permitted activity does not cause annoyance or nuisance beyond the site.
- 3.12 **VIBRATION**
No use shall involve any process which could result in vibrations being felt beyond the site.
- 3.13 **SIGNS**
- 3.13.1 **Free Standing Signs**
- a) The maximum area of a sign shall be 3m² for both illuminated and other signs and the maximum dimension of any side of the sign face shall be 2.5m.
 - b) The maximum height of the sign and the framework supporting it or incorporated in the sign shall be 6m.
 - c) Only one free standing sign shall be permitted along the Johns Road frontage, such sign being limited to an identification and directional sign in respect of any licensed tourist house premises complex and the Groynes recreational area. One further free standing sign shall be permitted along the Groynes Entrance Road. Additional signs may be permitted at the discretion of the Council and subject to a non-notified planning application.
 - d) A sign externally lit with lighting incorporated into the structure of a sign is permitted.
- 3.13.2 **Other Signs**
- a) No part of a sign shall protrude above the parapet or eave line of the wall of a building to which it is attached.
 - b) The total area of all signs on a building (inclusive of the area of painted signs on the face of a building but not including window signs) shall not exceed 10% of the area of the external wall of the building on which the sign is written or attached.
 - c) Projecting signs attached to buildings:
 - i. The maximum area of a sign attached to a building shall be 2.5m².
- 3.14 **HOURS OF OPERATION**
Refer Section 14 Part 11 Licensed Premises for restriction on hours of operation in some localities.

The size, location, design and finish of buildings within recreational areas can have an important effect on the atmosphere of the recreational experience. Buildings can have a dominating effect, suggesting formality and control if not carefully sited. The purpose of the non-notified application is to ensure that the design and appearance of a building to be established in these recreational areas is appropriate to the setting and that the location is not only appropriate for the building's intended use but also in keeping with the landscape.

See definition of AMENITY PLANTING; CONSERVATION FORESTRY, PROTECTION FORESTRY - SECTION THREE - DEFINITIONS

Provision for these uses within the zone recognises that planting may be necessary in these zones to enhance the natural features within the zone. At the Groynes emphasis on planting has focused on reflecting the natural order while at Spencer Park planting is largely used to create visual interest and shelter.

See definition of BOATING - SECTION THREE - DEFINITIONS.

With much of the emphasis in the Groynes being the attraction of the water, boating is considered to be an appropriate use particularly where light craft are used to explore the natural environment.

The camping ground has been developed as an integral part of the Spencer Park concept and represents a major recreation resource. The Council provides an intensively developed holiday camp with full facilities of a very high standard. The camping ground is fully established with additional facilities mostly being provided to meet changing needs of the public and to meet the higher standards demanded by them. Predominant use status with no controls is considered appropriate in this instance as the park now has a prepared management plan under the Reserves Act 1977 which has a comprehensive section dealing with camping ground development.

4. BUILDINGS ACCESSORY TO PREDOMINANT USES - PREDOMINANT USE

- 4.1 MAXIMUM AREA
Maximum floor area shall not exceed 100 m².
- 4.2 CONSENT REQUIRED
- 4.2.1 The establishment of buildings accessory to predominant uses requires the consent of the Council to a non notified planning application as provided for in PART TWO - SECTION FOURTEEN GENERAL ORDINANCE.
- 4.2.2 The non notified application is required in respect of matters relating to design and appearance of buildings and the conservation of the landscape and preservation of areas of special amenity.
- 4.3 CRITERIA FOR ASSESSMENT
In considering a non notified planning application the Council will have regard to the following matters:
- (a) Location: the Council will take into account the appropriateness of the setting in which building is to be sited.
- (b) Design: the Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

5. AMENITY PLANTING, DUNE STABILISATION, CONSERVATION FORESTRY, PROTECTION FORESTRY - PREDOMINANT USE

6. BOATING - PREDOMINANT USE

7. SPENCER PARK AND HIBBURT PARK CAMPING GROUND AND BROOKLANDS MOTOR CAMP: DEVELOPMENT INCLUDING ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS - PREDOMINANT USE

The need for sealed car parking in areas set aside for recreational use needs to be demonstrated. This will be done through conditional use procedures. Up to six sealed spaces have been made a predominant use to avoid unnecessary applications for minor cases or where a few spaces are required for example for disabled persons parking.

The size, location, design and finish of buildings within recreational areas can have an important effect on the atmosphere of the recreational experience. Buildings can have a dominating effect, suggesting formality and control if not carefully sited. The purpose of the non-notified application is to ensure that the design and appearance of a building to be established in these recreational areas is appropriate to the setting and that the location is not only appropriate for the buildings intended use but also in keeping with the landscape.

See definition of: GRAZING - SECTION THREE - DEFINITIONS.

Grazing is a permitted use in this zone for the purpose of land management.

The establishment of manned information centres on reserves of this scale are seen as being important from both a learning experience and a reserves management point of view. A maximum building size has been stated to indicate the scale of facility envisaged. A degree of flexibility above this maximum is available through dispensation procedures.

8. CAR PARKING (INFORMAL) - PREDOMINANT USE

8.1 PRE-CONDITION

Not more than 6 spaces may be sealed in any area to be used for car parking.

9. CARETAKERS AND RANGERS ACCOMMODATION - PREDOMINANT USE

9.1 CONSENT REQUIRED

9.1.1 The erection of additional caretakers and rangers accommodation requires the consent of the Council to a non-notified planning application provided for in PART TWO - SECTION FOURTEEN GENERAL ORDINANCES.

9.1.2 The non notified application is required in respect of matters relating to design and appearance conservation of landscape and preservation of areas of special amenity.

9.2 CRITERIA FOR ASSESSMENT

In considering a non-notified planning application the Council will have regard to the following matters:

- (a) Location: The Council will take into account the appropriateness of the setting in which the building is to be sited.
- (b) Design: The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

10. GRAZING - PREDOMINANT USE

11. INFORMATION CENTRES (SUPERVISED) - PREDOMINANT USE

11.1 MAXIMUM SIZE

The maximum size of any such building shall not exceed 50 m².

11.2 CONSENT REQUIRED

11.2.1 The erection of an information centre requires consent of the Council to a non-notified planning application as provided for in PART TWO - SECTION FOURTEEN GENERAL ORDINANCES.

11.2.2 The non notified application is required in respect of matters relating to the conservation of landscape and protection of areas of special amenity.

11.3 CRITERIA FOR ASSESSMENT

In considering a non-notified application for an information centre the Council will have regard to the following matters:

This provision provides for recreation which does not involve participating perceptibly in an organised activity. It includes activities likely to be individual or family orientated in nature such as walking, swimming and picnicking.

Picnicking is one of the prime recreational pursuits within these reserves. Related facilities include all those facilities necessary or desirable for the enjoyment of this pursuit. Anticipated facilities include amenities such as rubbish receptacles, picnic tables and barbecues.

Care has to be exercised with buildings to ensure they are integrated with their environment both functionally and environmentally. The non-notified planning application is designed to check those aspects most likely to affect the qualities of the zone.

- (a) Location: The Council will take into account the appropriateness of the siting of the building in terms of its siting whilst recognising the need for such a building to be prominently located.
- (b) Design: The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

12. PASSIVE RECREATION - PREDOMINANT USE

13. PICNIC AREAS AND RELATED FACILITIES - PREDOMINANT USE

14. PUBLIC CONVENIENCES - PREDOMINANT USE

14.1 CONSENT REQUIRED

- 14.1.1 The establishment of public conveniences requires the consent of the Council to a non-notified planning application provided for in PART TWO - SECTION FOURTEEN GENERAL - ORDINANCES.
- 14.1.2 The non notified application is required in respect of matters relating to design and appearance of buildings, conservation of landscape and areas of special amenity.

14.2 CRITERIA FOR ASSESSMENT

- In considering a non-notified planning application the Council shall have regard to the following matters:
- (a) Location: Siting should be functional as well as giving due recognition to the need to ensure that the building does not detract from the natural features or qualities of the site.
 - (b) Design: Form, scale, materials and colour, must be appropriate to the environment and in keeping with the natural qualities of the setting.
 - (c) Sewage Disposal: To be satisfactory from an environmental and health risk point of view.

15. RECREATIONAL AND PLAY EQUIPMENT - PREDOMINANT USE

Cafes are seen as being an appropriate use on these reserves because they are ancillary to the recreational use of the land. The size limit ensures that they are not the primary attraction of the reserve.

The walking and horse trails are both considered appropriate forms of recreation within the zone. Both are passive and provided these are properly designed these should present few problems. Related structures within this context refer to signs, bridges, boardwalks and such like. Marked trails provide a controlled experience of the natural environment and should therefore be carefully designed to create a sequential learning experience.

The nature of this zoning is such that it comprises pockets of land significant in terms of wildlife. It is envisaged that some of the areas may require physical controls on public access for the purposes of wildlife protection.

16. CAFES - PREDOMINANT USE

- 16.1 MAXIMUM SIZE
The maximum floor area shall not exceed 150m².
- 16.2 CONSENT REQUIRED
- 16.2.1 The establishment of cafes requires the consent of the Council to a non-notified planning application provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.
- 16.2.2 The non-notified application is required in respect of matters relating to design and appearance of buildings, conservation of landscape and preservation of areas of special amenity.
- 16.3 CRITERIA FOR ASSESSMENT
In considering a non-notified planning application the Council shall have regard to the following matters:
- (a) **Location:** The siting shall be such that it does not detract from the qualities of its setting or from the natural amenities of the area.
 - (b) **Design:** Form, scale, materials and colour must be appropriate to the environment and in keeping with the natural qualities of the setting.
 - (c) **Sewage and Sullage Disposal:** To be satisfactory from an environmental and health risk point of view.

17. WALKING TRAILS/HORSE TRAILS AND RELATED STRUCTURES - PREDOMINANT USE

18. WILDLIFE REFUGE - PREDOMINANT USE

19. FARM PARKS - PREDOMINANT USE

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detraction from amenities are met.

The principal control in the case of kiosks and building substations is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Buildings, even though they may be utilitarian, must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Protection of amenities for neighbours is achieved through stated floor area and height controls and recession plane provisions. Site size is not stated but need only be sufficient to meet the minimum yard requirements and off street parking, the latter provision being to ensure service vehicles can be accommodated on the site.

20. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSKS AND BUILDING SUBSTATIONS - PREDOMINANT USE

- 20.1 MINIMUM YARD REQUIREMENTS
Front yard
6 m except in the case of electricity kiosks where there is no minimum yard requirement.
- 20.2 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a height of 7.5 m.
- 20.3 MAXIMUM FLOOR AREA
Electricity kiosks 12 m²
Electricity building substations 50 m²
- 20.4 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 20.5 PARKING
1 space, except in the case of electricity kiosks where there is no parking requirement.
- 20.6 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT
- 20.6.1 Electricity Kiosks
All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.
- 20.6.2 All other Public Utilities
All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

21. OXIDATION POND, ZOO, AVIARY - SPENCER PARK - PREDOMINANT USE

22. SURF LIFE-SAVING PAVILION - SPENCER PARK - PREDOMINANT USE

- 22.1 CONSENT REQUIRED
- 22.1.1 The establishment of a surf life-saving pavilion requires the consent of the Council to a non-notified planning application, as provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.
- 22.1.2 The non-notified planning application is required in respect of matters relating to location, design and appearance.

Observation areas and viewing platforms are an effective means of providing visual access to an area without the need to provide physical access. This is particularly useful where physical access is either difficult to provide or undesirable from an ecological point of view.

Controls are imposed to ensure that these structures do not detract from the natural qualities of the site.

22.2 CRITERIA FOR ASSESSMENT

In considering any application for a non-notified planning application the Council shall have regard to the following matters:

- (a) Demonstration of Need: The Council when considering an application must be satisfied that the need for the facility has been sufficiently demonstrated.
- (b) Location: The Council must be satisfied that the location of the facility has the least visual impact.
- (c) Design: The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

23. OBSERVATION AREAS, VIEWING PLATFORMS AND RELATED STRUCTURES, SPENCER PARK - PREDOMINANT USE

23.1 CONSENT REQUIRED

- 23.1.1 The establishment of observation areas and the erection of viewing platforms and related structures requires the consent of the Council to a non-notified planning application as provided for in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.
- 23.1.2 The non-notified application is required in respect of matters relating to design and appearance, conservation of landscape and preservation of areas of special amenity.

23.2 CRITERIA FOR ASSESSMENT

In considering any application for a non-notified planning application the Council shall have regard to the following:

- (a) Location: that the siting is appropriate to and does not detract from natural features and qualities of the site.
- (b) Design: form, scale, materials, colour must be appropriate to the natural qualities of the environment and be responsive to the natural qualities of the setting.
- (c) Effect on observed area: that observation is able to occur without loss of quality, character or viability of the important area.

The prime purpose of the conditional use in this instance is to ensure the site proposed is suitable not only from a functional point of view but also an environmental one. The purpose of the camping must be primarily for the public to enjoy the amenities provided by the zone. Particular attention will be focused on the impact of the proposal on the amenities of the area and the zone. This use is not intended to provide for a holiday recreation centre. The amenities associated with the camping area would therefore be basic in nature, for example, basic cooking, showering and management facilities.

The benefits of providing sealed car parking spaces on a reserve need to be weighed against the possible detriment to the natural amenities of the reserve.

24. CAMPING AREA - THE GROYNES - CONDITIONAL USE

- 24.1 **DEVELOPMENT PLAN REQUIRED**
Any application for this use must be accompanied by a development plan.
- 24.2 **INFORMATION TO BE SUPPLIED AS PART OF DEVELOPMENT PLAN**
- (a) The development plan shall state the objectives of the proposed development.
 - (b) The development plan shall show any proposed buildings, facilities, structures, camping sites, utility services, car parking, traffic circulation and landscape treatment.
- 24.3 **CRITERIA FOR ASSESSMENT**
In considering any application the Council shall have regard to the following matters:
- (a) Location: The Council is concerned that the proposed location has a minimal effect on the landscape character.
 - (b) Design: The Council will be looking for a proposal which is low key and with its main emphasis being on providing basic facilities to enable campers to enjoy the environment in which they will be situated.
 - (c) Sewage and Sullage Disposal: To be satisfactory from a health risk standpoint and also from an environmental and aesthetic viewpoint.

25. CAR PARKING - FORMED, SEALED AND EXCEEDING SIX SPACES - CONDITIONAL USE

- 25.1 **CRITERIA FOR ASSESSMENT**
In considering any application the Council shall have regard to the following matters:
- (a) Demonstration of need
The Council in considering an application must be satisfied as to the need for a car parking facility on a reserve.
 - (b) Design of Access, Traffic Circulation and Parking
The appropriateness of the number of spaces shall be determined at the time the application is considered.
 - (c) Location
As well as examining the application from a functional point of view the Council will also consider the application in the context of the park setting. Car parking must be integrated into the park in such a way that it minimises any detracting from the qualities of the park or its setting.

From time to time it will be necessary for accessory buildings to be erected on reserves in association with a permitted use. There are no rigid controls specified in order to provide flexibility in future decision making. Nevertheless because the dominant theme of this zoning is "open space" it has been considered necessary to make provision for accessory buildings by way of conditional use. In considering such applications the Council is concerned to ensure that the building is necessary and that it is satisfactorily integrated into its intended setting.

The Council considers that the way in which the Groynes has been developed in recent years is such that restaurants, reception facilities and/or places of assembly are an appropriate use. Safeguards in respect of design and appearance of proposed buildings and health matters are designed to ensure that these facilities are suitably integrated into the Scheme.

26. ACCESSORY BUILDINGS EXCEEDING 100m² - CONDITIONAL USE

26.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following matters:

- (a) Demonstration of need
The Council when considering an application must be satisfied that the need for the building on the reserve has been sufficiently demonstrated.
- (b) Design and appearance
The Council must be satisfied that the form, scale, materials and colour are appropriate and in keeping with the qualities of the setting.

27. RESTAURANT, RECEPTION FACILITIES PLACES OF ASSEMBLY - THE GROYNES - CONDITIONAL USE

27.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following matters:

- (a) Location: The Council is concerned that the proposed location has a minimal effect on landscape character.
- (b) Design: The Council will be looking for a proposal which is low key and with its main emphasis being on providing basic facilities to enable users of the Groynes to enjoy the environment in which they will be situated.
- (c) Sewage and Sullage Disposal: To be satisfactory from a health risk standpoint and also from an environmental and aesthetic viewpoint.
- (d) Hours of operation Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.

28. BUILDINGS OF A PUBLIC OR COMMUNITY NATURE USED FOR NON PROFIT MAKING PURPOSES WITHIN THE TERMS OF THE RESERVES ACT 1977 - CONDITIONAL USE

28.1 CRITERIA FOR ASSESSMENT

In considering any application the Council shall have regard to the following:

- (a) Demonstration of need
The Council when considering an application must be satisfied that the need for the building on the reserve has been sufficiently demonstrated.
- (b) Recession plane applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- (c) Design and appearance
The Council must be satisfied that the form, scale, materials and colours are appropriate and in keeping with the qualities of the setting.
- (d) Traffic circulation, access and parking
An assessment as to the need to provide for vehicles will be made at the time of the application.

SCHEDULE A

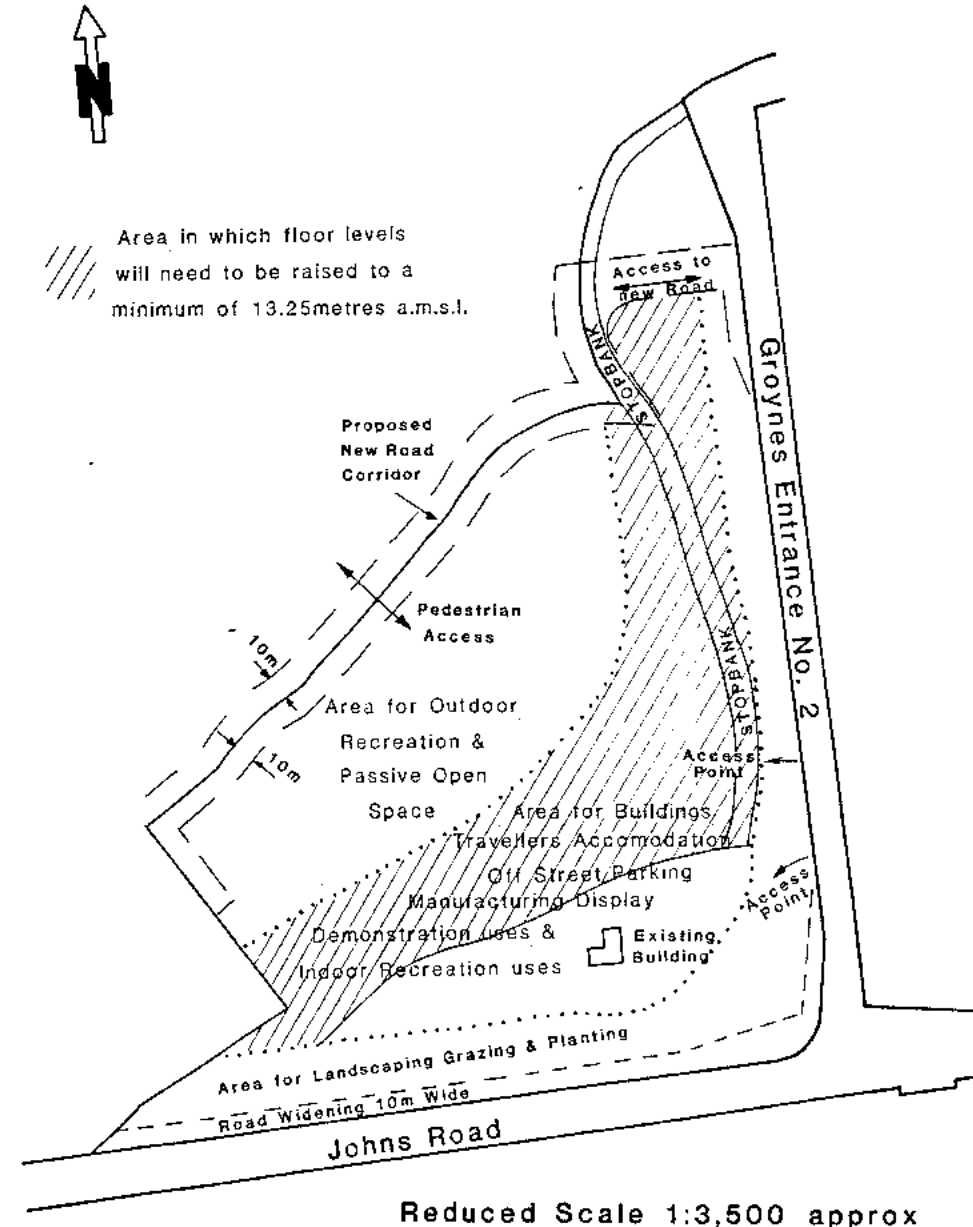
OPEN SPACE GS ZONE - DEVELOPMENT PLAN

Specified development criteria for Licenced Tourist House Premises and ancillary uses.

The development plan included in this Schedule applies to the area of the Open Space GS zone being Lot 1, D.P. 5697 (C.T. 349/157) and R.S. 40702 (C.T. 16K/483). The plan has the following intentions:-

- a. To ensure that the buildings and associated off-street parking areas are appropriately located within the zone so as to encourage comprehensive development for any licensed tourist house premises and ancillary uses.
- b. To recognise and make best use of the site topography. This should keep all buildings back from the road frontages and ensure full regard for substantial buffer planting.
- c. To utilise the new Groynes Entrance No. 2 Road for all vehicle access to the Groynes activities. The plan makes provision for the new access road to the Groynes (west end) and protects a corridor for this road.
- d. To enhance the Open Space GS zone (Groynes) by generally limiting the area available for building and encouraging development to be on a comprehensive rather than ad hoc basis.
- e. To ensure that the uses and activities developed on the land the subject of this Schedule have regard to and are designed in sympathy with the type and form of development within the main Groynes recreation area.
- f. To recognise and encourage a gradual change in development from any major building development to the existing Groynes recreation and open space facilities.
- g. To ensure that there is integration and ease of pedestrian movement between the public recreation and associated visitor facilities part of any private travellers' accommodation and recreation development at the Groynes.
- h. To ensure buildings are sited so that floor levels are clear of flooding in view of previous flooding of the lower part of the site.
- i. To ensure the continuity of the stopbank parallel to the Groynes entrance No. 2 road as an operational barrier to flood waters.

DEVELOPMENT PLAN - O/S GS ZONE



Reduced Scale 1:3,500 approx

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RESIDENTIAL OVERVIEW

BACKGROUND

The major urban residential areas within the District form part of the greater Christchurch metropolitan area - the north and west suburbs of Upper Riccarton, Addington, Fendalton, Ilam, Avonhead, Burnside, Bishopdale and Redwood, and a thin urban ribbon from Mairehau east across to Parklands. These areas house of the 70,413 people who live in the District.

Outside the Christchurch metropolitan area, Belfast (population 2,000) and the smaller settlements of Brooklands, Spencerville (1,000) and Kainga/Stewarts Gully (400), are the only significant places of existing residential development.

The District's residential areas predominantly comprise low density forms of housing with the single family dwelling on its own section being the most common form of development in all areas. A trend towards 2 unit apartments was evident from the 1960's through to the mid 1970's, but in the past year or so when there has been a significant brief upsurge in building activity (following a major downturn), most new residential development has been in the form of single dwellings.

Despite the suburban nature of residential Waimairi some areas are quite different in character to others. There are older areas of mature development with some redevelopment occurring (e.g. Fendalton, Middleton) areas of more recent development, now maturing (e.g. Bishopdale) areas of new development (e.g. parts of Avonhead, Redwood, South Belfast and Parklands) and the "country" residential areas of Spencerville - Brooklands, and Kainga - Stewarts Gully, which have a rural residential character.

Some larger areas in the District remain undeveloped, and of these, the "Sandringham" area (Travis Swamp) on Travis Road is the largest. It lies partly in the City and partly in Waimairi, and the part covered by this Scheme could be developed to accommodate around 5000 people at normal single unit densities. An integrated approach to development will be pursued, in co-ordination with the City Council, but at present it appears unlikely that any development would take place until Parklands approaches capacity.

PLANNING ISSUES

URBAN FRINGE PRESSURES:

In the past the urban areas of Waimairi have steadily been expanding onto the higher quality farmland at the urban fringe. The population has grown 75% between 1961 and 1981. Development pressures and historical factors have resulted in a pattern of uses over many parts of the rural area that can adversely affect the orderly and proper use of a valuable rural resource. The Council's planning efforts must be directed towards providing an adequate and viable framework in the rural areas and at containment within the urban area. Residential zoning is intended to provide a fixed framework in terms of both area extent and future growth requirements. The existing rate of development is around 10 hectares per annum in new land development, and at this rate there is enough land zoned, but not necessarily serviced, to meet demands for the next thirty years or so. The bulk of this land lies in Redwood, Parklands, Avonhead and Papanui. In many areas pockets of residential land remain undeveloped, although more recently it has been difficult to discern a pattern from year to year to provide an indication of the rate of development and its likely timing. Obviously, rates of development above 10 hectares per annum will shorten the supply, and also may extend new development activity into a greater number of separate development

projects over the urban area. Some account will be taken of the effect of this possibility on such aspects as demand for services, recreation and reserve planning, arterial roading, and other aspects requiring a commitment of public investment. An important alternative in this context is the extent to which increased densities and redevelopment within the existing urban area will affect the rate at which new land development proceeds. The Council is committed as a matter of policy to the encouragement of residential redevelopment, the more efficient use of existing services and urban facilities, and the improvement of development opportunities in built up areas.

ENVIRONMENTAL CHARACTER AND AMENITY:

Waimairi contains some of the more highly valued and presumably more desirable residential districts in the metropolitan area. On the whole, the District lacks the variety and interest of the hill suburbs, but the preponderance of trees over most of the urban area and particularly the inner suburbs, provides scale, interest, amenity, and a contrast to what would be larger unrelieved expanses of residential development. The Council recognises the importance of visual amenity in the development of a distinctive and interesting urban environment, by attempting to focus on both the retention of the character of these parts of the District which are distinctive and interesting, and the encouragement of further development that will enhance these and other areas. Those elements that contribute to the street scene do not relate solely to tree planting, so that the manner in which subsidiary items such as fencing, walls, footpath location and design, are dealt with has a significant bearing. In the past it has been suggested that fixed front yard requirements have been responsible for rather monotonous housing development, and that front yard planting provides the necessary relief. Equally however, variation in the yard requirements, and the use made of the front yard for garaging on some sites will provide similar interest, scale, and variety in the street.

Some parts of the District are significant due to their unique characteristics. For example, Deans Bush and Riccarton House are part of a unique botanical and historic reserve. Memorial Avenue and Fendalton Road are important for their function as the main tourist entry into Christchurch with high standards of visual amenity and Memorial Avenue for its commemorative status. While the planning scheme has appropriate means of providing for and protecting reserves it is more difficult to protect the special qualities of Memorial Avenue and Fendalton Road. As features, these roads traverse the District and are subject to a number of uses and pressures along their lengths. The Council aims to preserve their open residential character by excluding commercial and non-residential uses (with the exception of the Commercial E, Commercial S, and Residential GP zones between Otara Street and Clyde Road and the Commercial HI zone accommodating the Commodore Airport Hotel), and continuing with street planting and other improvements appropriate to the nature and function of these roads.

Widening of Fendalton Road between the railway line and Clyde Road will also take into account the principles set out in SECTION TWELVE - SPECIAL PROVISIONS and the explanatory statement of SECTION THIRTEEN. In particular, every endeavour will be made to protect

existing notable trees and other vegetation, as well as providing for new planting in the design and construction of the widened road.

It is intended also to recognise the landscape character of parts of Fendalton, and to provide means to both encourage and enforce the retention of those qualities that contribute to the character of the area. While all the residential areas are covered by one residential zone, in order to achieve this those properties having access to particular streets are covered by special conditions. This is based on provisions that control the retention of trees, some limitations on flat development, and particular controls over subdivision. The streets affected by these provisions are listed in SCHEDULE A TO SECTION TWELVE - SPECIAL PROVISIONS. **Fendalton Road is subject to these provisions as well as the additional controls imposed in recognition of its status as a main tourist entry into Christchurch of high amenity standard. Uses excluded from Fendalton Road are therefore more extensive than from other scheduled streets.**

SITE DEVELOPMENT, SUNLIGHT AND OUTLOOK

Some of the features that provide Waimairi with its distinctive character are also seen as potential problems in many cases. The flat nature of the District and the taller trees do not provide as great an opportunity for siting requirements for dwellings to take advantage of sunlight and views, as hilly or sloping topography might. Isolation and protection from neighbouring buildings on the flat land can be achieved only through separation, either by distance (choosing larger sites of suitable shape), by screening using walls or fences, and by incorporating solid walls in house designs as a means of obtaining visual and aural privacy. The increasing use of smaller sites for residential purposes, and the greater variety of housing types and buildings accommodated on these sites, has brought to attention some of the adverse effects of building layout within the site and its effects on neighbours. Two basic provisions have been incorporated in the scheme in an effort to rationalise site development and if possible improve amenity for adjoining sites:

- (a) On residential sites, for re-development, part of the living court and open space requirements previously required to be distributed around the site boundaries, may now be "pooled" or concentrated within a specific area of the site, if that concentration does not force the siting of the building outside certain constraints. This is controlled by coverage and court restrictions in combination with;
- (b) The adoption of basic sunlight, outlook and amenity provisions based on height and bulk limits to be set according to the azimuth and altitude of the sun in relation to the boundaries of the site. This results in a recession plane requirement applied throughout the residential zone.

PERMITTED RESIDENTIAL USES

Zoning controls have generally been applied in the past on a fairly selective basis with stipulated uses characterised by the zone purpose, e.g. residential, commercial etc. More recently attempts have been made to assess uses on the basis of the effect they may have on the area, its neighbouring uses, and the amenities of the zone. Controls established in such cases pay more attention to the consequences inherent in any given use rather than

categorising uses by type. There are sound reasons in the public interest for permitting a wider range of uses in residential zones and adopting a more flexible approach to their establishment and operation. Recent technological changes have improved work processes and technologies in many cases, lowering noise levels and improving waste quality and disposal methods. Changing desires and patterns of employment and emphasis on energy conservation all point to the desirability of permitting a wider range of uses in the zone. Small businesses, craft activities, small printing workshops, repair and servicing undertakings are typical examples of occupations and activities that allow people to integrate their work with family responsibilities, possibly make some contribution to energy conservation, and produce greater variety, interest and scope in the suburban environment. Three aspects are important however:

- (a) Such an approach needs to ensure that the overall distribution of commercial zones is not threatened by too strong a growth in retail or retail related functions throughout the residential zone, and
- (b) Care must be exercised to retain the emphasis on small activities. It would be reasonable to expect some of these undertakings to grow, but it must be realised that significant growth of these activities within the residential zone is not provided for.
- (c) The non-residential uses permitted to establish must not have detrimental effects on the residential environment by reason of such aspects as noise, traffic generation and appearance.

Other areas of concern within the residential zone relate to uses in proximity to local shopping centres. Growth and development of local centres is not even, and there is considerable variation in size and level of activity. Pressures for parking area extensions adjacent to some centres places stress on neighbouring residential uses. On the one hand the scheme must provide adequately for such uses, but it must also recognise the uncertainty to which appropriately zoned residential properties will be subject. Administration of the former scheme has highlighted some of these problems and the review aims at greater control and predictability in cases where expansion and associated parking difficulties exist. In the former scheme, areas for public parking could be provided contiguous to centres by way of a conditional use application, but there were two problems with this approach. Firstly it was difficult to determine the extent to which "contiguous" permitted parking areas to be expanded in the residential area, and secondly there was uncertainty regarding the direction in which any parking may be provided. In this Scheme, where centres have been, or are likely to be under pressure to provide parking, a defined sub-zone, will be used. This will provide for parking as a permitted use in addition to those uses permitted in the residential zone.

The District also contains two large and important institutions being the University and Teachers College. The land requirements of both these institutions while fixed some years ago, has fluctuated, and expansion of both into adjoining residential properties has occurred, creating some uncertainty for nearby residential properties. Both are designated in the Scheme and are subject to further designation procedures where any expansion is proposed to be undertaken.

The Council is concerned to ensure that, particularly at the residential interface, building development remains in scale with the residential environment. It will continue to monitor closely proposals for development adjoining residential properties. The University has provided an explanatory statement in respect of its requirement to designate land for University purposes and the statement gives some assurances in this respect. (See SCHEDULE A to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES.)

More recently, alternative uses for the Teachers College have been discussed, particularly those facilities likely to become available as a result of cutting back in teacher trainee numbers. The Council favours its retention for educative or community purposes if this is possible. As a matter of policy the Council will be seeking a co-operative approach to the reaching of any solutions.

OPEN SPACE AND RECREATION:

In common with other urban local authorities much of Waimairi's reserve provision is contributed and used on the basis of the total metropolitan distribution of facilities, and interdependence in the provision of such facilities must be recognised. Details of the management of reserves and open space held under the Reserves Act are covered under that Act, but the District Scheme provides a framework within which overall provision is controlled. In some cases the use of smaller reserves for outdoor based activities (sports clubs, scouts etc.) may cause problems through noise, parking on street and access, and the District Scheme may best provide for limitations and controls on these activities. Similarly provision for small local reserves, both active and passive, is made in the Scheme in accordance with development patterns and needs. In the older areas, and in neighbourhoods where age structures have changed markedly, open space use may alter. In these cases open space becomes more important for its visual amenity value or as a passive asset, rather than as active recreation or

play space. While SECTION FIVE of the Scheme deals specifically with reserves and open space zones throughout the District, provision has been made for parks and playgrounds in the residential zones as an interim control of newly acquired reserve land until it receives an appropriate open space zoning.

TRANSPORTATION AND TRAFFIC CIRCULATION:

Waimairi covers a large proportion of the metropolitan periphery, and is dissected by many of the major urban transportation corridors. These include the South Island Main Trunk railway and the urban sections of State Highway One (the Main North Road and part of Cranford Street) and the proposed northern arterial. Other major routes within residential areas are Fendalton Road/Memorial Avenue, and parts of Riccarton and Blenheim Roads. These major routes are part of the overall transportation network having origins and destinations beyond the District Council boundaries. The Scheme's transportation framework is therefore subject to urban planning factors beyond the confines of the District itself. In particular it is subject to the Communications Section of the Regional Planning Scheme. These aspects are dealt with in SECTION TEN - TRANSPORT.

The transportation network can have a major affect on the amenities of adjacent residential properties. This scheme seeks to reduce the conflicts between standards that may be appropriate to a residential zone, and the demands of the transportation network.

A relaxation of siting controls for some uses should reduce potential traffic effects at the local level. Permitted solid structures including garages and enclosed courts in front yards should not only assist with aural screening but also allow greater site utilisation. Planting, particularly dense evergreen species, can also act as both a noise and pollution filter.

Early recognition of the problem may be the best method of control. Layout of new subdivisions will be required to take this matter into account. In older areas where route changes and gradually increasing traffic flows have had an effect on residential values some street closures, amenity streets and By-law controls (like that already in use for Stratford Street) will be further investigated. Certain activities can also give rise to traffic related problems. Reserves, and halls in residential areas are often the subject of complaints regarding street parking, property access, and noise. The University generates quite intense local traffic much of which avoids local distributor streets preferring access via less frequented routes not designed for such a function. Again local conditions may be significantly improved by slow street proposals, vehicular exclusion over some parts, and closures based on cul-de-sac designs.

COMMUNITY INTEREST AND PUBLIC INVOLVEMENT:

A high level of public involvement has been maintained by previous Schemes, in that a considerable number of uses in the residential zones involved notified or non-notified applications for consents. While there are advantages in administering schemes in this way the costs in both time and money can be considerable. Also a degree of certainty in what may be permitted is lost without significant advantage, as many uses considered in this way are capable of being covered by stipulated conditions in the Scheme. There are here, obvious conflicts between perceived levels of of neighbourhood amenity and the desirable degree of public involvement in local planning matters, but the Council in adopting a policy of operating with a more flexible scheme, believes that the standards of control it contains can more than adequately provide for, or even improve existing standards of residential amenity.

SERVICES; PROVISION AND RENEWAL

Major services are the responsibility not only of the District Council but also other authorities like the Christchurch Drainage Board and the Municipal Electricity Department. The adequate provision of services is fundamental to expansion and development of residential land, and may in some cases be the overriding determinant of when development may proceed. Improvement areas, redevelopment of streets and comprehensive developments also provide opportunities to re-examine services particularly the undergrounding of power and telephone lines, which while required in new subdivisions, have less often been contemplated in existing areas.

Some parts of Waimairi also suffer considerable detraction from overhead high voltage power lines and pylons. The Council believes that much greater care is required in the selection of routes and while the policies of the Electricity Division of the Ministry of Energy are obviously important, such aspects as residential amenity, and detraction caused by pylon siting, are given insufficient weight. The Council firmly supports policies that would require undergrounding of high voltage lines.

STRATEGYOVERALL RESIDENTIAL OBJECTIVES

The following matters of national importance have been adopted from Section 3 of the Town and Country Planning Act 1977, as being relevant to the urban areas of the Waimairi District. Each will apply in particular to the residential area.

- (a) The conservation, protection and enhancement of the physical, cultural and social environment.
- (b) The wise use and management of New Zealand's resources.
- (c) The preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.
- (d) The avoidance of encroachment of urban development on, and the protection of, land having a high actual or potential value for the production of food.
- (e) The prevention of sporadic subdivision and urban development in rural areas.
- (f) The avoidance of unnecessary expansion of urban areas into rural areas, in or adjoining cities.
- (g) The relationship of the Maori people and their culture and traditions with their ancestral land.

Further objectives applying to the planning and development of residential land within the District are:

- (h) To provide where appropriate, adequate land for future residential needs (with reference to the life of the Scheme), while protecting those areas of high actual or potential value for food production and significant environmental character.
- (i) To provide for the widest range of dwelling and allotment types in residential areas in order to accommodate a variety of needs, preferences and lifestyles.
- (j) To preserve, and encourage, the retention of older housing in sound condition.
- (k) To provide for more intensive residential development where such development does not detract from the amenities of the area and existing services and recreational facilities are adequate.
- (l) To ensure that all multi-unit development has adequate open space about buildings for the purposes of amenity, access, off-street parking, privacy, and greater opportunity for the admission of daylight and sunshine.

RESIDENTIAL

- (m) To allow a variety of uses into residential areas where these benefit both the individual and the community but do not detract from the amenities of the area.
- (n) To protect residential areas from the intrusion of incompatible uses which may affect the safety, health and amenity of the inhabitants.
- (o) To allow for flexibility and freedom of choice in the siting of accessory buildings but at the same time to ensure that the location of accessory buildings has regard to both the visual amenities of the neighbourhood and in particular those affecting adjoining and adjacent properties.
- (p) To encourage the conservation of existing environmental amenity through recognition and preservation of the characteristics that provide it; and to ensure that development controls in both newer and older areas are appropriate in terms of maintaining visual amenity, street scene and tangible and intangible community assets.
- (q) To provide, where appropriate, for the retention of the existing character of those rural settlements having an urban based residential purpose.
- (r) To provide for the use of residentially zoned land for those productive farming purposes which would not detract from the amenities of the residential zone.

RESIDENTIAL ZONING POLICY

In the achievement of these overall residential objectives the principle emphasis is on zoning to establish the broad pattern, within which development, land use controls, and subdivisional requirements will be administered.

Five residential zones are proposed:

- (a) A general urban zone covering the metropolitan residential area.
- (b) A subsidiary Residential General Parking zone.
- (c) A special Residential G1 zone for the larger areas of undeveloped land.
- (d) A special Residential zone for the settlement of Kainga.
- (e) A special Residential zone for the Brooklands and Spencerville area.

These zones are:

RESIDENTIAL	G	(General zone)
RESIDENTIAL	GP	(Parking zone)
RESIDENTIAL	G1	(General zone requiring comprehensive plan)
RESIDENTIAL	K	(Kainga)
RESIDENTIAL	BS	(Brooklands/Spencerville)

RESIDENTIAL G (GENERAL) ZONE

ZONE STATEMENT

This zone comprises the whole of the suburban residential area of the District, including Belfast, with the exception of a number of undeveloped areas which are separately zoned. The outlying Kainga settlement is also excluded. The zone incorporates the Residential A and B zones of the former Scheme. A detailed discussion of the characteristics of the zone and the proposals of the Council for it is given in the Residential Overview.

The purpose of this zone is to provide for a range of residential uses within Waimairi. The zone is based on:

- (a) Recognition of the suburban residential nature of much of Waimairi, and the maintenance and encouragement of urban residential amenity;
- (b) Reflecting within the zone the existing development pattern and landscape character of certain parts of the District, in order to prevent development detrimental to the maintenance or enhancement of that character;
- (c) Providing for as wide a range as possible of permitted uses within the zone both for residential and associated uses.

RESIDENTIAL G ZONE OBJECTIVES

1. The delineation of a general residential zone based on the existing characteristics of the residential areas.
2. Provision for freedom of development within a framework that preserves definable amenity standards for neighbouring properties.
3. Preservation of a landscape character and amenity of the Fendalton area.
4. A range of permitted uses be provided that are both appropriate and desirable for suburban residential development.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition of controls relating to them.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Dwelling unit
 Dwelling unit alterations and additions
 Dwelling unit conversion
 3 units maximum
 2 units maximum on Scheduled streets
 Dwelling units in linked and separate buildings
 3 units maximum
 2 units on Scheduled streets
 Elderly persons housing; six units maximum
 Family flat
 Homes for the aged, convalescent homes and supervised institutional homes
 Pre-school facilities
 Home occupations
 Health practices
 Parks, playgrounds
 Public utilities
 Buildings accessory to predominant uses
 Radio, tv aerials
 Farming and buildings accessory to farming
 Direct sale of home garden produce
 Private hospitals, schools and educational facilities existing at 31st October 1983 and extensions and additions to same
- 1.2 **CONDITIONAL USES**
 Four or more dwelling units
 Three or more dwelling units on Schedule Streets
 Dwelling unit conversion:
 Four or more dwelling units
 Three or more dwelling units on Scheduled Streets
 Elderly persons housing, seven or more units
 Travellers accommodation and hostels
 Private hospitals
 Health centres
 Veterinary clinics
 Schools and educational facilities
 Places of worship and places of assembly
 Dairies
 Sand, peat, soil and shingle removal
 Poultry farms, reconstruction etc.
 Public utilities
 Sale of farm produce from a rural selling place
 Home occupations
 Camping grounds and caravan parks
- 1.3 **SUBDIVISION**

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.
- 2.3 **Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.**

PROVISIONS APPLYING TO PERMITTED USES

3.0 DWELLING UNIT - PREDOMINANT USE
ADDITIONS AND ALTERATIONS TO DWELLING UNIT - PREDOMINANT USE

3.1 Minimum Site Size

Existing site at 31 October 1983 or;
 500 m² exclusive of access strip to a rear site

3.2 Minimum Yard Requirements

Front Site	Corner Site	Rear Site
Road Boundary 4.5	Road Boundary 4.5	One Boundary 3.0
Side Boundary 2.7	Road Boundary 3.0	
Side Boundary 1.8	Side Boundary 1.8	Other Boundaries 1.8
Rear Boundary 3.0	Side Boundary 2.7	

Each dwelling shall have an amenity court of not less than 55 m² with a minimum dimension of 4.5 m designed to receive sunshine during mid winter and located conveniently near to the main living area of the unit.

3.3 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

3.4 Site Coverage

Maximum coverage: 40%
 On any site where there is no provision for a garage, site coverage may not exceed 40% less 17.05 m².

3.5 Access, Parking and Manoeuvring

- (a) 2 parking spaces required. One space per unit must be capable of having a garage built over it with minimum internal dimensions of 3.1 m x 5.5 m.

Refer to definitions of ACCESS, COVERAGE, DWELLING UNIT, SHAPE FACTOR, SITE, YARD - SECTION THREE - DEFINITIONS.

The basis of these requirements is the relatively unrestricted development of existing sites. Existing sites at the date of public notification of this Scheme of less than 500 m² will be able to be developed where all other requirements of the Scheme are met, or dispensations or waivers given in respect of any matter under SECTION FOURTEEN - GENERAL ORDINANCES.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirement of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting.

In addition a 1.8 m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the bylaw requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

The Scheme prevents sites without garaging being brought up to maximum site coverage requirements. The purpose of this is to prevent the circumventing of the site coverage requirements by building up to maximum site coverage and then applying for a dispensation to accommodate garaging on the site.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn around space must therefore be provided on rear sites and also on front sites on all classes of roads in the primary road network. Refer to SECTION TEN TRANSPORT. Siting requirements for garages are set out under Ordinance 12 (accessory buildings) below.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

Refer to definitions of ACCESS, AMENITY COURT, COVERAGE, DWELLING UNIT, SERVICE COURT, SHAPE FACTOR, SITE, YARD - SECTION THREE - DEFINITIONS.

The basic suitability of dwellings for conversion may be more a matter of compliance with Bylaws than scheme provisions but the ordinances are intended to allow the conversion of complying buildings to flats. This is consistent with the Council's approach in providing opportunity to further develop existing properties and increase densities within the urban area. It is not intended that any substantial alterations be made which would allow an otherwise unsuitable dwelling to be used. It is recognised however that alterations to the outline and bulk of a building may be necessary for the provision of suitable essential services.

- (b) On rear sites and on all sites having access to the Primary Road network as defined in SECTION TEN - TRANSPORT, sufficient space must be provided for the purposes of manoeuvring and turning a vehicle within the site, to discourage reversing of vehicles onto the street.

3.6 Special Provisions Applicable to Certain Sites

3.6.1 Christchurch International Airport Noise Exposure Line

Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.

3.6.2 Additional Provisions applying to properties fronting certain streets in Fendalton.

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

3.6.3 Development Limitations Brooklands/Spencerville

Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

4.0 CONVERSION OF EXISTING DWELLING UNIT - PREDOMINANT USE

4.1 Number of Dwelling Units

3 units maximum, provided that 2 units only shall be permitted on sites fronting streets included in SCHEDULE A TO SECTION TWELVE - SPECIAL PROVISIONS.

4.2 Minimum Site Size

300 m² per household unit exclusive of any access strip to a rear site.

4.3 Minimum Yard Requirements

Front yards:	4.5 m	except on a corner site where one front yard may be 3.0 m.
All other yards:	1.8 m	

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirement of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting.

In addition a 1.8 m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the bylaw requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings. This should provide sufficient flexibility for building conversions.

Amenity and service space shall be provided for separate units. Aggregation of the amenity provisions is permitted where they cannot be related to the units they serve and it is undesirable in terms of what is intended to be achieved.

For reasons of traffic safety, reversing manoeuvres from driveways must be avoided, in particular from rear sites. Adequate turn around space must therefore be provided on rear sites and also on front sites on all classes of roads in the primary road network. Refer SECTION TEN - TRANSPORT. Siting requirements for garages are set out under Ordinance 14 (accessory buildings) below.

4.4 Recession Plane Applicable

No addition or alteration to any existing dwelling shall project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

4.5 Site Coverage

Maximum coverage: 40%

4.6 Amenity and Service Courts

(a) Amenity Court

Not less than 55 m² per unit with a minimum side dimension of 4.5 m designed to receive sunshine during mid-winter and wherever practicable, located conveniently near to the main living area of each unit. Aggregation of the courts is permitted only where the layout or existing buildings or trees prevents separate court provision. The outdoor living space shall be screened by a wall, screen or planting at least 1.5 m in height, designed to ensure privacy from the road, adjoining houses or units. Any wall or screen shall be constructed with materials which harmonise with those of the unit.

(b) Service Court:

Not less than 10 m² per unit, with a minimum side dimension of 1.5 m. Service courts must be located conveniently near to the units they are intended to serve.

4.7 Access Parking and Manoeuvring

(a) 2 parking spaces per household unit. One space per unit must be capable of having a garage built over it with minimum internal dimensions of 3.1 m x 5.5 m.

(b) On rear sites and on all sites having access to the Primary Road network as defined in SECTION TEN - TRANSPORT, sufficient space must be provided for the purpose of permitting the manoeuvring and turning of a vehicle within the site to discourage reversing of vehicles onto the street.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

4.8 Special Provisions Applicable to Certain Sites

4.8.1 Christchurch International Airport Noise Exposure Line

Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.

4.8.2 Additional Provisions Applying to Properties Fronting Certain Streets in Fendalton.

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

4.8.3 Development Limitations Brooklands/Spencerville

Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

Refer to definitions of ACCESS, COVERAGE, DWELLING UNIT, GARAGE, AMENITY COURT, SERVICE COURT, SHAPE FACTOR, SITE, YARD - SECTION THREE - DEFINITIONS.

Reasonable development of vacant sites consistent with an overall density of 100 persons per hectare is permitted as a predominant use. An objective of the Scheme is to protect and reinforce the landscape character of parts of Fendalton and in order to achieve this, development of more than two units on sites with frontages to streets identified in Schedule A to Section Twelve - Special Provisions will be conditional uses to provide the opportunity to apply individual conditions to proposals.

The shape factor requirement is to ensure that each site contains a suitable building area sufficient to accommodate a range of design options for multi-unit development. It also acts as a mechanism for providing a mix of single and multi-unit sections in new subdivisions. The reduction down to a 15m shape factor requirement combined with a larger site area for sites created before 31 October 1983 (the date of notification of the District Scheme Second Review) is in recognition of the considerable number of long, narrow existing sections in the District, subdivided under the 50 foot (15.23m) minimum frontage requirements of the first and second District Schemes. Design flexibility (eg in positioning of garages, car park spaces and amenity courts) can be retained on narrower sites provided the site is large overall.

5.0 DWELLING UNITS IN LINKED AND SEPARATE BUILDINGS - PREDOMINANT USE

5.1 Number of Household Units

3 units maximum, provided that 2 units only shall be permitted on sites fronting streets included in SCHEDULE A TO SECTION TWELVE - SPECIAL PROVISIONS.

5.2 Minimum Site Size

- (a) Existing sites at 31 October 1983 meeting the 15m but not 18m shape factor specified in 5.3 below, other than corner sites:
375m² per unit exclusive of any access strip to a rear site.
- (b) All other sites:
300m² per unit exclusive of any access strip to a rear site.

5.3 Shape Factor

- (a) Existing sites at 31 October 1983, other than corner sites, with a minimum site area of 750m²:
The site shall be able to contain a square, with a minimum side dimension of 15m, located on any part of the site except over the front yard.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirement of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of building from the street, continuity in street appearance, and an area suitable for planting.

In addition a 1.8 m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the bylaw requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

The scheme prevents sites without garaging being brought up to maximum site coverage requirements. The purpose of this is to prevent the circumventing of the site coverage requirements of building up to maximum site coverage and then applying for a dispensation to accommodate garaging on the site.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

Each unit shall be provided with separate amenity and service courts to provide private outdoor space and a sufficient area of service needs. They must be related to the units they serve.

Separation distances are required to retain an acceptable level of visual privacy. These distances may be relaxed where adequate screening has been included in the site design.

- (b) Corner sites created before 31 October 1983:
No shape factor is required.
- (c) Corner sites created after 31 October 1983:
The site shall be able to contain a square, with a minimum side dimension of 14m, located on any part of the site except over the front yard.
- (d) All other sites:
The site shall be able to contain a square with a minimum side dimension of 18m, located on any part of the site, except over the front yard.

5.4 Minimum Yard Requirements

- Front yards: 4.5 m except on a corner site where one front yard may be 3.0 m.
- All other yards: 1.8 m

5.5 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

5.6 Site Coverage

Maximum coverage: 40%

On any site where there is no provision for a garage, site coverage may not exceed 40% less 17.05 m².

5.7 Amenity and Service Courts

(a) Amenity Court

Not less than 55 m² per unit with a minimum side dimension of 4.5 m designed to receive sunshine during mid-winter and located conveniently near to the main living area of each unit. The outdoor living space shall be screened by a wall, screen or planting at least 1.5 m in height, designed to ensure privacy from the road, adjoining houses or units. Any wall or screen shall be constructed with materials which harmonise with those of the unit.

(b) Service Court:

Not less than 10 m² per unit, with a minimum side dimension of 1.5 m. Service courts must be located conveniently near to the units they are intended to serve.

5.8 On Site Privacy

Separated units on the same site shall be separated for a minimum distance of 3.6m and where a window of a habitable room of one unit faces a window of a habitable room of another unit the minimum distance between windows shall be 6 m.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, particularly from rear sites. Adequate turn around space must therefore be provided on rear sites and also on front sites on all classes of roads in the Primary Road network. Refer SECTION TEN TRANSPORT.

Siting requirements for garages are set out under Ordinance 14 (accessory buildings) below.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL REQUIREMENTS.

5.9 Access, Parking and Loading

- (a) 2 parking spaces allocated to each household unit. One space per unit must be capable of having a garage built over it with minimum internal dimensions of 3.1 m x 5.5 m.
- (b) On rear sites and on all sites having access to the Primary Road network as defined in SECTION TEN - TRANSPORT, sufficient space must be provided for the purposes of manoeuvring and turning a vehicle within the site, to discourage reversing of vehicles onto the street.

5.10 Special Provisions Applicable to Certain Sites

5.10.1 Christchurch International Airport Noise Exposure Line

Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.

5.10.2 Additional Provisions applying to properties fronting certain streets in Fendalton.

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

5.10.3 Development Limitations Brooklands/Spencerville

Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

6.0 ELDERLY PERSONS HOUSING: SIX UNITS MAXIMUM - PREDOMINANT USE

6.1 Pre Condition

In the case of Elderly Persons Housing being developed by persons or bodies other than the Crown or a local authority, an appropriate bond shall be entered into to ensure that the use of the units is limited to elderly persons.

Refer to definitions of ACCESS, COVERAGE, ELDERLY PERSONS HOUSING, LANDSCAPE TREATMENT, PERMANENT PLANTING, AMENITY COURT, SERVICE COURT, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

It is desirable that the active elderly be accommodated in circumstances that retain maximum participation in the community, and convenient access to facilities. Previous emphasis on larger developments only, could be seen as being inconsistent with the objectives of suitable location and maximum community integration and this Scheme encourages smaller development by permitting up to six units as of right.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirements of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting. In addition a 1.8 m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the bylaw requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

Service and amenity space provisions have been set at lower minima compared to other multi - unit developments, recognising the reduced need for open space about the units. A higher site coverage is permitted for the same reason

To protect adjoining properties from the "barrack-like" appearance a row of units can present, steps in the plan of the units are required.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, particularly from rear sites. Adequate turn-around space must therefore be provided on rear sites and also on front sites on all classes of roads in the Primary Road network. Refer SECTION TEN TRANSPORT.

- 6.2 Minimum Yard Requirements**
 Front yards: 4.5 m
 All other yards: 1.8 m

- 6.3 Recession Plane Applicable**
 Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

- 6.4 Site Coverage**
 Maximum coverage: 50%

6.5 Amenity and Service Courts

- (a) Amenity Courts
 Not less than 10 m² with a minimum side dimension of 3 m.
- (b) Service Court:
 Not less than 5 m² per unit, with a minimum side dimension of 2 m. Provided that amenity space and service space shall be located conveniently near to the units they serve shall not be part of the same open space provision unless separately screened, and adjoining spaces for each unit shall be screened to provide privacy, particularly for exterior doors.

6.6 Design Appearance

- (a) The maximum number of units which can be constructed in line without a minimum step in plan of at least 2.5 m is two.
- (b) Where separated units are 6 m or more apart, a 2.5 m step in plan is not required except that where garages or carports are located within this space they shall be stepped a minimum of 1.8 m from the line of the units.

6.7 Access Parking and Manoeuvring

- (a) One parking space for every four persons accommodated on the site.
- (b) Where, on any site garaging is to be provided at the rear of any housing unit, no building may be erected such that it would prevent vehicular access to that area being obtained.

Siting requirements for garages are set out under Ordinance 14 (accessory buildings) below.

These standards have been reduced, recognising that vehicle ownership and use may not be as high as for other multi-unit developments.

Permitted signs are limited to matters of information and the provision of directions. "Advertising" is not considered appropriate in this zone.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

It is the Council's policy to encourage a sympathetic and coordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

(c) On rear sites and on all sites having access to the Primary Road network as defined in SECTION TEN - TRANSPORT, sufficient space must be provided for the purpose of permitting the manoeuvring and turning of a vehicle within the site to discourage reversing of vehicles onto the street.

- 6.8 Signs**
Signs not exceeding 0.5 m² in total denoting only the name and purpose of the premises and directional details shall be permitted.
- 6.9 Landscape Treatment**
- 6.9.1 Minimum Requirement**
A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting.
- 6.9.3 Landscape Plan**
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
- 6.9.3 Landscape Bond**
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.
- 6.10 Special Provisions Applicable to Certain Sites**
- 6.10.1 Christchurch International Airport Noise Exposure Line**
Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.
- 6.10.2 Additional Provisions applying to properties fronting certain streets in Fendalton.**
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.
- 6.10.3 Development Limitations Brooklands/Spencerville**
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

Refer to definitions of ACCESS, ACCESSORY BUILDING, COVERAGE, SITE, YARD - SECTION THREE - DEFINITIONS.

Council policy provides for the maximum opportunity to make further, or more intensive, use of existing properties for family accommodation. They are intended to be separate buildings for immediate and economically dependent relatives of the occupiers of the main dwellings. The building shall be of a relocatable type and must be removed from the site when the dependent relative or relatives no longer required. In this respect, the building shall be deemed to be a temporary building, pursuant to Section 642 of the Local Government Act 1974.

Temporary buildings must be located so as not to affect the existing street amenities.

These requirements are similar to those for the main dwelling. The one storey limitation is required in order that a building is not installed, or does not become so large (through any addition that it cannot be ultimately removed.

Family flats will be required to be such that they leave the existing dwelling with adequate outside open space.

A size limitation is imposed because of the temporary nature of the use and the less stringent requirements which apply than is the case for linked and separate units (Ordinance 5).

One further parking space is considered desirable but in particular circumstances where it would not be necessary the Council may waive the requirement.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

7.0 FAMILY FLAT - PREDOMINANT USE

- 7.1 Pre Condition**
A family flat shall be permitted under this ordinance to be erected only on a site containing a single dwelling unit.
- 7.2 Caveat Required**
A caveat will be required to ensure the removal of the family flat when no longer required for the purpose for this ordinance.
- 7.3 Siting Requirement**
Front yard: 4.5 m
Minimum distance from existing dwelling unit: 3.6 m
Minimum distance from any site boundary: 1.8 m
- 7.4 Recession Plane Applicable**
No family flat shall project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES and each flat shall be limited to one storey.
- 7.5 Site Coverage**
Maximum coverage: 40 %
- 7.6 Maximum Family Flat Size**
50 m² exclusive of terraces, sundecks and verandahs
- 7.7 Access, Parking and Manoeuvring**
1 additional parking space.
- 7.8 Special Provisions Applicable to Certain Sites**
- 7.8.1 Christchurch International Airport Noise Exposure Line**
Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.
- 7.8.2 Additional Provisions applying to properties fronting certain streets in Fendalton.**
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

Refer to definitions of ACCESS, COVERAGE, DWELLING UNIT, HOME FOR THE AGED, INSTITUTIONAL FAMILY HOMES, LANDSCAPE TREATMENT, PERMANENT PLANTING, SERVICE COURT, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

In many instances, larger institutional accommodation requires extensive site areas but the opportunity to provide smaller, more localised convalescent homes through conversion of suitable houses or new buildings should be available throughout the zone. The shape factor requirement is to ensure that each site contains a suitable building area.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirements of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting.

Stipulated minimum yard distances provide both access around the site as well as separation from neighbours.

A higher site coverage is permitted for homes for the aged and convalescent homes because of a lesser need for open space on site and in relation to adjacent properties.

Service areas should not be located against adjoining boundaries.

Council policy requires no reversing on to any street for such uses and in view of the frequency of visitor and service traffic adequate controls are necessary. For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, particularly from rear sites. Adequate turn-around space must therefore be provided. Siting requirements for garages are set out under Ordinance 14 (accessory buildings) below.

7.8.3 Development Limitations Brooklands/Spencerville
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

8. HOMES FOR THE AGED, CONVALESCENT HOMES AND SUPERVISED INSTITUTIONAL HOMES - PREDOMINANT USE

- 8.1 PRE-CONDITION
That accommodation be provided for not more than 12 residents including any parents or live-in staff.
- 8.2 MINIMUM SITE SIZE
800 m² minimum area exclusive of any access strip to a rear site.
- 8.3 SHAPE FACTOR
Each site shall be able to contain a square with a minimum side dimension of 20 m located on any part of the site except over the front yard.
- 8.4 MINIMUM YARD REQUIREMENTS
- | | |
|-------------------|-------|
| <u>Front site</u> | |
| Front yards: | 4.5 m |
| Side yards: | 3 m |
| Rear yard: | 6 m |
|
 | |
| <u>Rear site</u> | |
| All yards | 3 m |
- 8.5 RECEPTION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 8.6 SITE COVERAGE
Maximum coverage:
(a) Homes for the aged, convalescent homes 50%
(b) Supervised institutional homes 40%.
- 8.7 SERVICE COURT
Homes for the aged and convalescent homes shall be provided with a service court of 40 m² with a minimum dimension of 5 m shall be provided.
- 8.8 ACCESS, PARKING AND MANOEUVRING
(a) Homes for the aged and convalescent homes
(i) 4 spaces per 10 patients or 1.5 spaces per staff on duty, whichever is the greater.
(ii) No structure is to be erected or placed that would prevent vehicular access to the rear yard, or to any yard on a rear site.
(iii) Space must also be provided for the purposes of manoeuvring and turning a vehicle within the site, to prevent the reversing of vehicles onto the street.

It is the Council's policy to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Permitted signs are limited to matters and information and the provision of directions. "Advertising" is not considered appropriate in this zone.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

Refer to definitions of ACCESS, COVERAGE, PRE-SCHOOL FACILITY, SHAPE FACTOR, SITE, YARD - SECTION THREE - DEFINITIONS.

Adequate facilities for the day care of infants are an essential part of national pre-school health and education policies. Like schools, kindergartens, play centres and day care centres are also part of residential zone facilities. Provision is therefore made for such facilities throughout the residential zone.

The shape factor requirement is to ensure that each site contains a suitable building area.

(b) Supervised Institutional homes
3 spaces minimum

8.9 LANDSCAPE TREATMENT

Minimum Requirement

A minimum of 10% of the site shall be in permanent planting, including trees at a rate of 1 tree per 10 m² of area of permanent planting.

Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

8.10 SIGNS

Signs not exceeding 1.0m² in total denoting only the name and purpose of the premises, hours of visiting and directional details shall be permitted.

8.11 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES

8.11.1 Christchurch International Airport Noise Exposure Line

Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.

8.11.2 Additional Provisions applying to properties fronting certain streets in Fendalton

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

8.11.3 Development Limitations Brooklands/Spencerville

Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

9. PRE-SCHOOL FACILITIES - PREDOMINANT USE

9.1 **PRE-CONDITION**

No pre-school facilities may be established on sites, any part of which are located within 39 metres of or with legal or physical frontage to Memorial Avenue or Fendalton Road.

9.2 MINIMUM SITE SIZE

500 m² minimum area exclusive of any access strip to a rear site.

9.3 SHAPE FACTOR

Each site shall be able to contain a square with a minimum side dimension of 14 m, located on any part of the site except over the front yard.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirements of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting.

Non residential uses have imposed upon them slightly larger yard requirements, recognising that use of the site may be more intensive, and unobstructed space should be available around the site. A lower percentage of the site than that for residential uses may be built over for the same reason.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

Where specially designed, half the area between the building and the street frontage may be used for parking and access. This is based on the premise that such space will be of less use as play or amenity space for such developments and parking may unnecessarily restrict available space for activity purposes. Where it is possible for reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn-around space must therefore be provided on rear and front sites.

Generally licensing under the Child Care Centres Regulations 1960 will apply to most uses in this category but this provision, if not enforced through approvals by health or educational authorities, is required as a safety provision for the children as a prevention for wandering onto adjoining properties.

Permitted signs are limited to matters of information and the provision of directions. "Advertising" is not considered appropriate in this zone.

An application must be made to the Council in respect of any new or replacement signs - refer to Part Three - SECTION ELEVEN.

It is the Council's policy to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

9.4 MINIMUM YARD REQUIREMENTS

Front site	
Front yards:	4.5 m
Side yards:	3 m
Rear yard:	5 m
Rear site	
All yards:	3 m

9.5 RECESSION PLANE APPLIES

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

9.6 SITE COVERAGE

Maximum coverage : 40%.

9.7 ACCESS PARKING AND MANOEUVRING

- (a) 1 parking space per staff member.
- (b) Parking and access may occupy up to 50% of the area forward of any building but proper and adequate facilities shall be provided for vehicles to set down and pick up children.
- (c) Sufficient manoeuvring space shall be provided such that vehicles do not need to reverse onto or off the site.

9.8 FENCING REQUIREMENT

The site shall be fenced and gates fitted with self-closing devices to provide for the safety of children. The design of the fencing must not be out of scale with, or detract from the residential environment, and must be shown on the plans submitted for a building permit.

9.9 SIGNS

Signs not exceeding a total area of 1.0 m² may be erected denoting only the name and purpose of the premises, hours of operation, supervising officer's name and qualifications, and directional information.

9.10 LANDSCAPE TREATMENT

9.10.1 Minimum Requirement

A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting.

9.10.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

9.10.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

The objective of greater flexibility within the zone for the establishment of ancillary uses has resulted in a policy to allow the use of a complying dwelling unit for self employed occupations which do not detract from surrounding residential amenities as a predominant use.

A doctor operating from the dwelling unit in which he/she resides, or buildings accessory to the dwelling unit, and complying with all the conditions of Ordinance 10 comes within the definition of a home occupation.

The controls applying to home occupations permitted are designed to ensure that their generated characteristics are not significantly different from those of other permitted uses in the zone.

On site sales are not permitted because of the difficulty in controlling their scale and content and hence their effect on surrounding residential amenities. On site sales ancillary to a home occupation are however provided for as a conditional use in this zone (see Ordinance 31 HOME OCCUPATIONS - CONDITIONAL USE).

Hours of operation are restricted to normal working hours and evenings, i.e. outside noise sensitive times when lower noise levels generally prevail.

When assessing whether or not a home occupation meets the requirement of Ordinance 10.2.6, the Chief Health Inspector should be consulted.

9.11 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES

- 9.11.1 Additional Provisions applying to properties fronting certain streets in Fendalton
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.
- 9.11.2 Development limitations Brooklands/Spencerville
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

10. HOME OCCUPATIONS - PREDOMINANT USE

- 10.1 Types of uses permitted
Subject to compliance in all respects with the definition of Home Occupation in SECTION THREE - DEFINITIONS, the following types of home occupations are permitted:
- Art studio
 - Photography
 - Plan drawing
 - Clerical work
 - Typing
 - The professional office of a person following a calling or vocation whose rules permit only limited advertising of his or her occupation or place of business
 - Outwork for clothing manufacturers
 - Private teaching of not more than 5 persons at any one time
 - Any other home occupation that meets all the performance standards specified in 10.2, 10.3 and 10.4 below.
- 10.2 Conditions applying to home occupations
- 10.2.1 Not more than one person, other than members of the household, shall be employed in the home occupation.
- 10.2.2 The home occupation may be carried out wholly or partly within a dwelling unit or within a building accessory to a dwelling unit provided that not more than one third of a dwelling unit shall be used for other than residential purposes.
- 10.2.3 No goods shall be displayed for sale and no sales shall be made from the site.
- 10.2.4 No exterior storage of materials, or any other exterior indication of the home occupation or variation from the residential character of the household unit or the neighbourhood shall be permitted (except for one sign as provided for in 10.4 below).
- 10.2.5 The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.
- 10.2.6 The home occupation activity shall not give rise to any noise nuisance. Impulsive or impact noises shall not be a predominant feature of any activity, (e.g. hammering, rivetting, outside telephone bells). Where applicable, the building shall be soundproofed to a standard to enable this condition to be met.

Additional parking is required to cater for the more intensive use likely to be made of the site.

Small signs are permitted to denote the site.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Refer to definitions of HEALTH PRACTICE, HEALTH CONSULTANT, ACCESS, COVERAGE, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

This provision applies to both single practices and smaller medical centres (defined as "Health Practices") accommodating up to three health consultants, plus staff. The development conditions are designed to ensure that such facilities are integrated satisfactorily into the residential environment. The larger "Health Centres" however may not be suitable in all localities and will require approval through conditional use applications.

Where located close to shopping centres or local shops, health facilities are required to be sited on the same side of the road as the shops in order to discourage across street pedestrian movement in the interest of road safety.

- 10.2.7 The home occupation shall not give rise to any offensive fumes, dust, smell, glare, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- 10.2.8 No vibration arising from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.
- 10.2.9 The home occupation shall generate no more than 10 motor vehicle trips per working day, except in the case of home occupations operated from rear sections where no heavy vehicle motor trips associated with the home occupation activity shall be permitted. Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 motor vehicle trips.
- 10.3 ACCESS, PARKING AND MANOEUVRING
- (a) Number of parking spaces In addition to those required for the dwelling unit:
- i. Teaching: 1 space per teacher not residing on the site and 1 space for every 2 adult pupils taught at any one time.
 - ii. In all other cases: 1 space if a person other than a household member is employed in a home occupation.
 - iii. Home occupations based on an appointment system: 2 spaces and a further one space if a person other than a household member is employed in the home occupation.
- (b) Sufficient manoeuvring space shall be provided such that vehicles do not need to reverse onto or off the site.
- 10.4 SIGNS
- One sign per home occupation is permitted with a maximum area of 0.5 m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

11. HEALTH PRACTICES - PREDOMINANT USE

- 11.1 PRE-CONDITIONS
- 11.1.1 Health practices may be either free standing or operated ancillary to a dwelling unit but shall be limited to a maximum of 3 health consultants, plus staff. Where sited within 500 m of a Commercial L, L1, D or D1 zone, any health practice shall be located on the same side of the street as that zone and where the commercial zone is at the intersection of two streets, the health practice shall be located on the same side of both streets as that zone.
- 11.1.2 **Except as provided for in any other zone, no health practices may be established on sites, any part of which are located within 39 metres of or with legal or physical frontage to Memorial Avenue or Fendalton Road.**
- 11.2 MINIMUM SITE SIZE
- 500 m² minimum area exclusive of any access strip to a rear site.

The shape factor requirement is to ensure that each site contains a suitable building area.

11.3 SHAPE FACTOR

Each site shall be able to contain a square with a minimum side dimension of 14m located on any part of the site except over the front yard.

The minimum front yard is the same as for other uses in this zone although in order to accommodate necessary off street car parking a greater depth of frontage may often be appropriate. Other yard requirements are greater than for residential uses, recognising the more intensive use of the site and the need for greater separation from residential neighbours.

11.4 MINIMUM YARD REQUIREMENTS

Front site

Front yards: 4.5 m

Side yards: 3 m

Rear yard: 6 m

Rear site

All yards: 3 m

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

In addition to the recession plane requirements which in particular relate to shading of adjoining properties, it is the Council's policy to ensure the maintenance of adequate open spaces about buildings on each site. Considerable flexibility is provided however. Up to 40% of each site may be built on or over any part of the site, provided other restrictions are complied with.

Parking provision is determined by the number of practitioners, and a minimum is set. As with other more intensive vehicle generators in the zone, adequate controls are required. For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn-around space must therefore be provided.

Permitted signs are limited to matters of information and the provision of directions. Product advertising is not considered appropriate in this zone.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

It is the Council's policy to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. For this use planting is particularly important in respect of car parking areas, including both shrub planting to provide low level screening, and trees to provide vertical elements thus helping to reduce the scale of large sealed areas. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

11.5 RECESSION PLANE APPLIES

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

11.6 SITE COVERAGE

Maximum coverage: 40%.

11.7 ACCESS, PARKING AND MANOEUVRING

- (a) Minimum parking: 6 spaces per health consultant operating from the premises.
- (b) Entry and exit provisions must be such that sufficient space is provided for the purposes of permitting the manoeuvring and turning of a vehicle within the site, to discourage the reversing of vehicles on to the street.

11.8 SIGNS

Signs not exceeding 1.0 m² in total shall be permitted denoting only the name, qualifications of the health consultant(s), purpose of the premises, hours of operation and direction details.

11.9 LANDSCAPE TREATMENT

11.9.1 Minimum Requirement

A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting.

11.9.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

11.9.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

11.10 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES.

11.10.1 Additional Provisions applying to properties fronting certain streets in Fendalton

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

11.10.2 Development Limitations Brooklands / Spencerville

Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

This provides for the interim use of newly acquired land for recreational purposes. The Council will from time to time introduce scheme changes to provide these areas with an appropriate open space zoning.

See definitions of ACCESS, HEIGHT, LANDSCAPE TREATMENT, PERMANENT PLANTING, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977, sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detraction from amenities are met.

The principal control in the case of kiosks and building substations is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Local water and waste water installations are limited to a floor area of 80 m² and controlled by height and landscape performance standards.

Buildings, even though they may be utilitarian, must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Protection of amenities for neighbours is achieved through stated floor area and height controls and recession plane provisions. Site size is not stated but need only be sufficient to meet the minimum yard requirements and off street parking, the latter provision being to ensure service vehicles can be accommodated on the site.

12. PARKS, PLAYGROUNDS - PREDOMINANT USE

12.1 PROVISIONS APPLICABLE

The permitted uses and provisions applicable thereto shall be the same as for the permitted uses in the OPEN SPACE (N) NEIGHBOURHOOD ZONE - SECTION FIVE.

13. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK AND BUILDING SUBSTATIONS, WATER WORKS PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, WASTE WATER AND STORMWATER PUMPING STATIONS - PREDOMINANT USE

13.1 MINIMUM YARD REQUIREMENTS

Front yard

6 m except in the case of electricity kiosks where there is no minimum yard requirement.

13.2 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a height of 7.5 m.

13.3 MAXIMUM FLOOR AREA

Electricity kiosks	12 m ²
Electricity building substations	50 m ²
Other public utilities	80 m ²

13.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

13.5 PARKING

1 space, except in the case of electricity kiosks where there is no parking requirement.

13.6 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT

13.6.1 Electricity Kiosks

All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

13.6.2 All other Public Utilities

All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the residential environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

Refer to definitions of ACCESS, ACCESSORY BUILDING, COVERAGE, SITE, YARD - SECTION THREE - DEFINITIONS.

The siting provisions for accessory buildings are generally less stringent than for principal uses, and subject to the normal recession plane requirement, together with any bylaw limitations, there are no yard requirements other than for front yards. The policy for permitting side entry garages in front yards has been established for some years and is now provided for in this ordinance, subject to coverage, access, design, appearance and landscape controls imposed in order to protect and enhance the amenity of both the street and the neighbourhood. For approved conditional uses where accessory buildings have not been included in the notified application consent, provision is made for accessory buildings to be predominant uses - refer to PART FIVE - SECTION FOURTEEN - GENERAL ORDINANCES.

To ensure that buildings do not encroach into the front yard to the extent that their bulk or location could detrimentally affect the on site manoeuvring space or the streetscape qualities, a maximum building area has been specified.

The purpose of the side entry requirement for garages in front yards or yards facing an access strip or right of way is to ensure that an adequate on site area for loading, unloading and servicing of vehicles is available, to provide better visibility for vehicles leaving the site and for reasons of appearance, security, safety and, in the case of an access strip or right of way, to reduce potential conflicts between neighbours.

14.0 BUILDINGS ACCESSORY TO PREDOMINANT USES - PREDOMINANT USE

14.1 Maximum Area

The total area of accessory buildings, shall not exceed 85 m² on sites up to 650m². On sites larger than 650m² floorspace may increase at a rate of 5m² for every additional 100m² of site area provided however that for flats on a site of 650m² or less, the total floor area of accessory buildings (excluding outdoor swimming pools) shall not exceed 30m² above the required garagable parking space. On a site over 650m² the total floor area of accessory buildings (excluding outdoor swimming pools) for flats shall not exceed 30m² above the required garagable parking space plus 5m² of floorspace for every additional 100m² of site area.

To calculate total floorspace all areas where the height from the floor to the roof exceeds 1.8 m shall be included.

14.2 Minimum Yard Requirements

Front yard

4.5m provided that a garage may be sited in the front yard but not less than 2m from a front boundary.

14.3 Recession Plane Applicable

Accessory buildings shall not project beyond a building envelope as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

14.4 Maximum Site Coverage

The total site coverage for all buildings shall not exceed that stipulated for the principal use to which the accessory building is accessory, provided also that where a garage is located in the front yard the maximum size of the garage shall be 40m².

14.5 Access Requirements

14.5.1 General

Where access is directly onto a major or minor arterial road defined in SCHEDULE A SECTION TEN - TRANSPORT sufficient space for a manoeuvring area shall be provided to enable forward access to the street.

14.5.2 Special Requirements for Garages

For garages wholly or partly sited within 5.5m of the front boundary of a site or land used for obtaining vehicular access to a site, access shall be by an indirect driveway and there shall be a minimum distance of 5.5m between the nearest point of the garage opening and the boundary of the road, access strip or right of way, measured at right angles to the garage opening. There shall be sufficient manoeuvring space available to enable forward access to the street.

Refer to PART FOUR - SECTION ELEVEN - AMENITIES for further design and appearance guidelines. The Council's powers of discretion relating to design and appearance, and procedures available for the review of decisions are given in PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES.

It is the Council's policy to encourage a sympathetic and coordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

The Council considers that amateur radio transmission and reception is an acceptable hobby in a residential area and ought to be provided for. The controls included in this Scheme have been developed in other localities and have been generally accepted by the community.

14.6 Design and Appearance
Where a garage is proposed to be erected wholly or partly in the front yard the design and appearance shall be to the satisfaction of the District Engineer and shall take into account the following matters:

- (a) Where practicable a garage shall appear to be part of the principal building or joined to it, for example with a fence or gateway.
- (b) Construction, materials and colour must be in harmony with those of the principal building.
- (c) All garages must be screened from direct public view or otherwise suitably enhanced, by suitable screen fencing and/or planting.
- (d) All planting between the garage and adjoining properties must be selected and maintained so that it does not give rise to shading nuisance.
- (e) In the case where there is no existing suitable screening as required in (c) above, the Council shall require the owner to enter into a bond to the estimated value of the completion of the work prior to the issue of a building permit for the garage.

14.7 Landscape Treatment
Where a garage is proposed to be erected wholly or partly in the front yard, landscape treatment is required, and a detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES. The landscape plan shall be for the area of the front yard.

14.8 Amenities of Neighbours
Walls of buildings facing internal boundaries shall not exceed 9.0m in length when located within 1.8m of internal boundaries.

14.9 Special Provisions Applicable to Certain Sites

14.9.1 Additional Provisions applying to properties fronting certain streets in Fendalton

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

15.0 RADIO, TELEVISION AERIALS AND ANTENNAE ACCESSORY TO PREDOMINANT USES
-- PREDOMINANT USE

15.1 CONTROLS APPLICABLE
Radio and television masts and antennae:

- (a) Not exceeding 6.3 m above the point of its attachment or base support may be erected as a predominant use without restriction.

The purpose of the controls is to allow safe and adequate radio aerial facilities, designed to be as unobtrusive as practicable. In addition the ordinance places a limitation on television reception aerials in the case of multi unit and motel development, for amenity reasons, on the basis that shared facilities can be planned for at the time of building construction.

- (b) Exceeding 6.3 m above the point of its attachment or base support but not exceeding 17 m above ground level may be erected as a predominant use provided that:
- (i) The centre of the structure shall be located at least 6 m from all boundaries; and
 - (ii) No part of the structure extends beyond the site boundary; and
 - (iii) The mast or antenna is unguyed above 10 m; and
 - (iv) Where the antenna is other than simple wire dipole the distance from the centre of the mast to the furthest element tip shall not exceed 7.5 m; and
 - (v) The mast which supports the antenna shall have a cross-section diagonal measurement not greater than 226 mm for a distance of 6 m from ground level and 142 mm between a height of 6 m and the maximum permitted height; and
 - (vi) Any temporary extendable structure is nested at all times when not in use; and
 - (vii) The position and finish is designed to minimise impact on outlook from surrounding properties; and
 - (viii) There is only one such structure on any one site.

Refer to definitions of ACCESSORY BUILDINGS, COVERAGE, COMMERCIAL LIVESTOCK, DOMESTIC LIVESTOCK, FARMING, HEIGHT, YARD - SECTION THREE - DEFINITIONS

The Scheme acknowledges that some land within residential zones will continue to be used for farming, and provides for this subject to protection of residentially used sites in the vicinity by means of minimum distances to activities which may be incompatible.

Refer to definition of HOME GARDEN PRODUCE - SECTION THREE - DEFINITIONS.

This ordinance provides for the home gardener to dispose of surplus produce 'at the gate'. As this is seen as a small scale operation only, the normal requirements of rural selling places do not apply.

Refer to definition of PLACE OF ASSEMBLY - SECTION THREE - DEFINITIONS.

Once a private hospital, school or educational facility has become established on a site, the question of site suitability for the use is substantially reduced and hence a conditional use application for further additions/extensions (which would require the Council to assess site suitability) is not appropriate, except where expansion beyond the existing site is proposed.

The Council recognises and supports the trend for schools and other educational facilities, especially costly and more specialised facilities, to be used by the wider community, thereby maximising utilisation of the resource. Where this results in extensive use of a facility at noise sensitive times (i.e. evenings and weekends) and there are traffic implications, the generated characteristics of the use are more similar to those applying to places of assembly than schools and educational facilities. The question of site suitability is a relevant consideration and a conditional use application is, therefore, appropriate. Refer to definition of PLACE OF ASSEMBLY - SECTION THREE - DEFINITIONS.

16. FARMING AND BUILDINGS ACCESSORY TO FARMING - PREDOMINANT USE

- 16.1 PRE-CONDITION
Commercial livestock housing shall not be permitted unless sited a minimum of 200 m from any boundary of the site which is adjacent to land also included in the Residential G zone, any Commercial zone, or the Industrial L, L1 and G zones.
- 16.2 BULK AND LOCATION REQUIREMENTS AND OTHER DEVELOPMENT CONDITIONS
Subject to 16.1 above, all requirements and conditions shall be as for farming and for buildings accessory to the use of the land for farming in the Rural H zone.

17. DIRECT SALE OF HOME GARDEN PRODUCE - PREDOMINANT USE

- 17.1 Home gardeners may dispose of any surplus produce by direct sale to the public provided that any sign advertising such sales shall be displayed on a temporary basis and only at such times as produce is available for sale.

18. PRIVATE HOSPITALS, SCHOOLS AND EDUCATIONAL FACILITIES - EXISTING AT 31ST OCTOBER 1983 AND EXTENSIONS AND ADDITIONS TO THE SAME - PREDOMINANT USE

- 18.1 PRE-CONDITION
Extensions and additions beyond an existing site shall be assessed as a conditional use and ORDINANCES 23 and 24 shall apply to private hospitals and private schools and educational facilities respectively.
- 18.2 All conditions and requirements for private hospitals, schools and educational facility proposals (which are provided for as a conditional use in the Residential G zone under ORDINANCES 23 and 24 respectively), shall also apply to extensions and buildings/structures additional to existing private hospitals, schools and educational facilities, except where a school or educational facility is to be used for more than 8 hours per week outside the hours 8 a.m. to 6 p.m. Monday to Saturday by persons other than staff or school pupils or for meetings of groups other than school support groups (i.e. school committees and parent/teacher associations and school calendar events). In such cases the facility shall be considered as a PLACE OF ASSEMBLY. ORDINANCE 25 shall apply and the use will, as a consequence, be conditional rather than predominant.

Refer to definitions of ACCESS, AMENITY COURT, COVERAGE, DWELLING UNIT, SERVICE COURT, SHAPE FACTOR, SITE, YARD - SECTION THREE - DEFINITIONS.

Site density has been established at 300 m² per household unit as a general level of density that equates to approximately 100 persons/site hectare throughout the District. Development controls must recognise that:

- (i) That residential areas of the District are covered by one residential zone.
- (ii) No areas have been selected as having attributes that make them particularly suitable for more intensive development.

Controls have been developed on the basis that more intensive development must be suitable for implementation throughout the District and recognise that development must be appropriate within the suburban Waimairi environment.

In general the standards shall be used as a guide in the assessment of any application.

The shape factor requirement is to ensure that each site contains a suitable building area.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirements of previous District Schemes. A 4.5 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting. In addition a 1.8 m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the bylaw requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

**19.0 FOUR OR MORE DWELLING UNITS
THREE OR MORE DWELLING UNITS ON SCHEDULED STREETS
- CONDITIONAL USE**

- 19.1 Minimum Site Size**
300 m² per unit exclusive of any access strip to a rear site.

19.2 Shape Factor

Every site shall be able to contain a square with a minimum side dimension of 20 m located on any part of the site except over the front yard except in the case of corner sites which should be able to contain a square with a minimum dimension of 16 m.

19.3 Minimum Yard Requirements

Front yards: 4.5 m except on a corner site where one front yard may be 3.0 m.
All other yards: 1.8 m

19.4 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

- 19.5 Site Coverage**
Maximum Coverage: 45%

Each unit shall be provided with separate amenity and service courts to provide private outdoor space and sufficient area for service needs. They must be related to the units they serve.

Separation distances are required to retain an acceptable level of visual privacy. These distances shall not apply where adequate screening has been included in the site design.

Where it is possible for reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn around space must therefore be provided. Siting requirements for garages are set out under Ordinance 14 (accessory buildings) above.

The Council's policies in respect of these Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

19.6 Amenity and Service Courts

- (a) **Amenity Court**
Not less than 55 m² per unit with a minimum side dimension of 4.5 m, designed to receive sunshine during mid winter and located near to the main living area of each unit. The outdoor living space shall be screened by a wall, screen or planting at least 1.5 m in height, designed to ensure privacy from the road, adjoining houses or units. Any wall or screen shall be constructed with materials which harmonise with those of the unit.
- (b) **Service Court**
Not less than 10 m² per unit, with a minimum side dimension of 1.5 m. Service courts must be located conveniently near to the units they are intended to serve.

19.7 On Site Privacy

Separated units on the same site shall be separated for a minimum distance of 3.6m and where a window of a habitable room of one unit faces a window of a habitable room of another unit the minimum distance between windows shall be 6m.

19.8 Access, Parking and Manoeuvring

- (a) 2 car parks for every unit. One space per unit must be capable of having a garage built over it with minimum internal dimensions of 3.1 m x 5.5 m.
- (b) On all sites sufficient space must be provided for the purposes of permitting manoeuvring and turning of a vehicle within the site to discourage reversing of vehicles onto the street.

19.9 Special Provisions Applicable to Certain Sites

- 19.9.1 **Christchurch International Airport Noise Exposure Line**
Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.
- 19.9.2 **Additional Provisions applying to properties fronting certain streets in Fendalton.**
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.
- 19.9.3 **Development Limitations Brooklands/Spencerville**
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

The basic requirement as to the suitability of dwellings for conversion may be a more a matter of compliance with bylaws and building regulations than planning controls. However, these controls are imposed to ensure recognition of basic open space, parking and sunlight provisions. All are consistent with controls for the zone overall, and the policies applying to complying dwelling units apply.

Dispensation procedure (PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES) is available where existing buildings may not be able to fully comply with the Scheme requirements.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn around space must therefore be provided on rear sites, and also on front sites on all classes of roads in the Primary Road network. Refer to SECTION TEN - TRANSPORT. Siting requirements for garages are set out under Ordinance 12 (accessory buildings) above.

20.0 DWELLING UNIT CONVERSION 4 OR MORE UNITS 3 OR MORE UNITS ON SCHEDULED STREETS - CONDITIONAL USE

- 20.1 Minimum Site Size**
225 m² per household unit exclusive of any access strip to a rear site.
- 20.2 Minimum Yard Requirements**
Front yards: 4.5 m except on a corner site where one front yard may be 3.0 m.
All other yards: 1.8 m
- 20.3 Recession Plane Applicable**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 20.4 Site Coverage**
Maximum coverage: 45%
- 20.5 Amenity and Service Courts**
- (a) **Amenity Court**
Not less than 55 m² per unit with a minimum side dimension of 4.5 m, designed to receive sunshine during mid winter and where practicable located conveniently near to the main living area of each unit. Aggregation of the courts is permitted only where the layout or existing buildings or trees prevents separate provision. The outdoor living space shall be screened by a wall, screen or planting at least 1.5 m in height designed to ensure privacy from the road, adjoining houses or units. Any wall or screen shall be constructed with materials which harmonise with the unit.
- (b) **Service Court**
Not less than 10 m² per unit, with a minimum side dimension of 1.5 m. Service courts must be located conveniently near to the units they are intended to serve.
- 20.6 Access Parking and Manoeuvring**
- (a) Two car parking spaces per household unit. One space per unit must be capable of having a garage built over it with minimum internal dimensions of 3.1 m x 5.5 m.
- (b) On rear sites and on all sites having access to the Primary Road network as defined in SECTION TEN - TRANSPORT, sufficient space must be provided for the purposes of manoeuvring and the turning of a vehicle within the site to discourage reversing of vehicles onto the street.

The Council's policies in respect of these special provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

Refer to definitions of ACCESS, ELDERLY PERSONS HOUSING, AMENITY COURTS, SERVICE COURT, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

It is desirable that the active elderly be accommodated in circumstances that retain maximum participation in the community, and convenient access to facilities. This Scheme encourages smaller developments by permitting up to six units as of right, but in order to test site suitability and reserve the right to impose further conditions to protect the amenities of the residential locality, larger developments have been made conditional uses.

The 4.5 m front yard follows previous schemes and allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting. In addition a 1.8 m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the bylaw requirements.

20.7 Special Provisions Applicable to Certain Sites

- 20.7.1 Christchurch International Airport Noise Exposure Line
Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.
- 20.7.2 Additional Provisions applying to properties fronting certain streets in Fendalton.
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.
- 20.7.3 Development Limitations Brooklands/Spencerville
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

21. ELDERLY PERSONS HOUSING: SEVEN UNITS OR MORE - CONDITIONAL USE

- 21.1 MINIMUM SITE SIZE
No minimum.
- 21.2 MINIMUM YARD REQUIREMENTS
- | | |
|------------------|-------|
| Front yards: | 4.5 m |
| All other yards: | 1.8 m |

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

Lower minima have been set for service and amenity space provisions than for other multi-unit developments, recognising the reduced need for open space about the dwelling.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn-around space must therefore be provided. Siting requirements for garages are set out under Ordinance 12 (accessory buildings) above.

It is the Council's policy to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

Permitted signs are limited to matters and information and the provision of directions. "Advertising" is not considered appropriate in this zone.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

21.3 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

21.4 SITE COVERAGE
Maximum site coverage: 50%

21.5 AMENITY AND SERVICE COURTS
(a) Amenity Court
10 m²; with a minimum side dimension of 3 m.
(b) Service Court
5 m²; with a minimum side dimension of 2 m.

Provided that amenity courts and service courts shall not be part of the same open space provision unless separately screened, and adjoining spaces for each unit shall be screened to provide privacy, particularly for exterior doors.

21.6 ACCESS, PARKING AND MANOEUVRING
(a) 1 parking space for every 4 persons accommodated on the site.
(b) Where, on any site, garaging is to be provided at the rear of any housing unit, no building may be erected such that it would prevent vehicular access to that area being obtained.
(c) On all sites sufficient space must be provided for the purpose of permitting the manoeuvring and turning a vehicle within the site to discourage reversing of vehicles onto the street.

21.7 LANDSCAPE TREATMENT
Minimum Requirement
A minimum of 10% of the site shall be in permanent planting, including trees at a rate of 1 tree per 10 m² of area of permanent planting.

Landscape Plan
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

Landscape Bond
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

21.8 SIGNS
Signs not exceeding 1.0 m² in total denoting only the name and purpose of the premises, hours of visiting and directional details shall be permitted.

21.9 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES

21.9.1 Christchurch International Airport Noise Exposure Line

Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.

21.9.2 Additional Provisions applying to properties fronting certain streets in Fendalton

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

21.9.3 Development Limitations Brooklands/Spencerville

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

22. TRAVELLERS ACCOMMODATION AND HOSTELS - CONDITIONAL USE

22.1 PRE-CONDITIONS

22.1.1 Except as further excluded below the use of sites for travellers' accommodation and hostels is limited to those with legal and physical frontage to major and minor arterials and local distributors.

22.1.2 No travellers' accommodation nor hostels may be established on any street listed in SCHEDULE A TO SECTION TWELVE - SPECIAL PROVISIONS.

22.1.3 Except as provided for in any other zone, no travellers' accommodation nor hostels may be established on sites any part of which are located within 39m of Memorial Avenue or on sites with legal or physical frontage to Memorial Avenue.

22.2 MINIMUM SITE SIZE
900m² exclusive of any access strip to a rear site.

22.3 SITE AREA REQUIREMENT
150m² for every accommodation unit, 225m² for manager's accommodation.

22.4 SHAPE FACTOR
Each site shall be able to contain a square with a minimum side dimension of 20m located on any part of the site except over the front yard.

22.5 MINIMUM YARD REQUIREMENTS
Front yards: 4.5m
All other yards: 1.8m

Refer to definitions of ACCESS, COVERAGE, LANDSCAPE TREATMENT, PERMANENT PLANTING, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

While many smaller sites in the District may be suitable for motel development a shape limitation has been imposed to ensure that smaller sites will permit location on site of all facilities associated with such a use, particularly parking. It is intended that these controls may be varied in the circumstances that apply in any particular case.

The use is limited to the primary road network in order that those streets where residential and access functions predominate may be kept free from commercially based residential uses.

In the case of scheduled streets and Memorial Avenue, however, this use is not considered appropriate because of its 'commercial' nature. Memorial Avenue is so named to commemorate the men and women of the New Zealand Armed Forces who gave their lives in the Second World War, and the Council does not consider that further commercial development should be permitted with access to or ready visibility from the Avenue. This aspect is further referred to in the Residential Overview (Section 6, p. 2).

Higher population densities are permitted for the accommodation portion of the development, but that for the permanent living unit of the manager has been set at the level for dwelling units.

The shape factor requirement is to ensure that each site contains a suitable building area.

Most existing development in residential areas conforms to a siting pattern resulting from widespread adherence to the minimum front yard requirements of previous District Schemes. A 4.5m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting.

In addition a 1.8m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the by-law requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

Coverage is similar to that for more intensive dwelling unit development.

Privacy and separation between units is covered by controls relating to window openings in facing walls. This is based on requiring a lower standard than would operate where buildings were permanently occupied.

For reasons for traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn-around space must therefore be provided. Siting requirements for garages are set out under Ordinance 12 (accessory buildings) above.

It is the Council's policy to endeavour to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

- 22.6 RECESION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 22.7 SITE COVERAGE
Maximum coverage: 55%.
- 22.8 ON SITE PRIVACY
Where building design or site layout permit a direct sight line from the windows of one unit into the windows of another unit then a minimum separation distance between those windows is required as follows:
- (a) 6m where windows of habitable rooms face.
 - (b) 4m where other windows face.
- 22.9 ACCESS, PARKING AND MANOEUVRING
- (a) 1 parking space for every unit; plus 1 visitor park for every 5 units for travellers accommodation or 0.75 spaces per guest bed plus 0.5 spaces per staff member for hostels.
 - (b) Where, on any site, garaging is to be provided at the rear of any accommodation unit, no building may be erected such that it would prevent vehicular access to that yard being obtained.
 - (c) On all sites sufficient space must be provided for the purposes of permitting the manoeuvring and turning of a vehicle within the site to discourage reversing of vehicles onto the street.
- 22.10 LANDSCAPE TREATMENT
- 22.10.1 Minimum Requirement
A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10m² of area of permanent planting.
- 22.10.2 Landscape Plan
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
- 22.10.3 Landscape Bond
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

Large motel developments may provide for conference facilities. An arbitrary limit on size is not stated but the Council will take into account the area of existing dining or interior recreation space that may be provided in any proposal.

Motel signs, particularly if illuminated, may detract from the amenities and cause annoyance to neighbours. This ordinance is intended to protect adjoining properties.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Refer to definitions of HEALTH PRACTICE, HEALTH CENTRE, HEALTH CONSULTANT, ACCESS, COVERAGE, SHAPE FACTOR, LANDSCAPE TREATMENT, PERMANENT PLANTING, SITE, SIGN, YARD - SECTION THREE - DEFINITIONS.

Provision for private hospitals and larger medical centres (defined as "Health Centres") as conditional uses recognises the need for larger institutions to be the subject of a site suitability check. Those uses, unless on a suitable site can have detrimental effects on the amenities of the neighbourhood. For example, nuisance generated by traffic. Smaller health practices; medical practices and medical centres (defined as "health practices") are provided for as of right subject to appropriate conditions designed to eliminate any effects on neighbourhood amenities. (Ordinance 11 above.)

Where located close to shopping centres or local shops, health facilities are required to be sited on the same side of the road as the shops in order to discourage across street pedestrian movement in the interest of road safety.

The shape factor requirement is to ensure that each site contains a suitable building area.

Such developments will generally comprise larger buildings, not necessarily residential in appearance, and a 10 metre front yard has therefore been adopted as a minimum distance for buildings from the street frontage. Other yards are required to facilitate access and maintain a degree of separation from neighbours.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

22.11 CONFERENCE FACILITIES

The provision of these facilities may be considered by the Council as part of the application depending on the site area and the provision made for additional parking, noise attenuation and access to and from the site.

22.12 SIGNS

Signs not more than 1.0 m² in total shall be permitted showing only the name of the premises and vacancy and directional information. If illuminated it may not be sited so that it causes interference or annoyance to neighbouring residential properties.

23. PRIVATE HOSPITALS, HEALTH CENTRES, VETERINARY CLINICS - CONDITIONAL USE

23.1 PRE-CONDITIONS

23.1.1 The long term boarding of animals is prohibited. Where sited within 500 m of a Commercial L, L1, D or D1 zone any health centre shall be located on the same side of the street as that zone. Where the Commercial zone is at the intersection of two streets, the health centre shall be located on the same side of both streets as that zone.

23.1.2 Except as provided for in any other zone, no health centre or veterinary clinic may be established on sites, any part of which are located within 39 metres of or with legal or physical frontage to Memorial Avenue or Fendalton Road. Private hospitals in existence at 31 October 1983 are able to expand as a conditional use, however no new private hospitals may be established on sites, any part of which are located within 39 metres of or with legal or physical frontage to Memorial Avenue or Fendalton Road.

23.2 MINIMUM SITE SIZE

900 m² minimum area.

23.3 SHAPE FACTOR

Each site shall contain a square with a minimum side dimension of 20 m located on any part of the site except over the front yard.

23.4 MINIMUM YARD REQUIREMENTS

Front site

Front yards: 10 m

Side yards: 3 m

Rear yard: 6 m

Rear site

All yards: 3m

23.5 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided. Adequate turn-around space must therefore be provided along with set down provisions for passengers.

It is the Council's policy to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Permitted signs are limited to matters of information and the provision of directions. Product advertising is not considered appropriate in this zone.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

- 23.6 SITE COVERAGE
Maximum coverage: 50%
- 23.7 SERVICE SPACE
A service space of 40 m² with a minimum dimension of 5 m shall be provided.
- 23.8 ACCESS, PARKING AND MANOEUVRING
- (a) Number of Parking Spaces
- (i) Private Hospitals
4 spaces per 10 patients or 1.5 spaces per staff on duty, whichever is the greater.
- (ii) Health Centres
6 spaces per health consultant operating from the premises.
- (b) No structure is to be erected or placed such that it would prevent vehicular access to the rear yard, or to any yard on a rear site.
- (c) Space must also be provided for the purposes of permitting the manoeuvring and turning of a vehicle within the site to discourage the reversing of vehicles onto the street.
- (d) Proper and adequate facilities must be provided for vehicles to pick up and set down passengers, without interfering with the principal function of the street from which access is provided.
- 23.9 LANDSCAPE TREATMENT
- 23.9.1 Minimum Requirement
A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting.
- 23.9.2 Landscape Plan
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
- 23.9.3 Landscape Bond
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting plan.
- 23.10 SIGNS
Signs not exceeding 1.0 m² in total shall be permitted denoting only the name and purpose of the premises and other necessary information relating to its use, control or ownership.
- 23.11 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES
- 23.11.1 Christchurch International Airport Noise Exposure Line
Refer to PART ONE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites located within the Christchurch International Airport Noise Exposure Line as delineated on the planning maps.

- 23.11.2 Additional Provisions applying to properties fronting certain streets in Fendalton
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.
- 23.11.3 Development Limitations Brooklands/Spencerville
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

24. **SCHOOLS AND EDUCATION FACILITIES - CONDITIONAL USE**

- 24.1 MINIMUM SITE SIZE
1600 m² minimum area exclusive of any access strip to a rear site.
- 24.2 LOCATION REQUIREMENT
- 24.2.1 The use of sites under this ordinance shall not be permitted on any site having legal and physical frontage to the streets listed in SCHEDULE A - SECTION TWELVE - SPECIAL PROVISIONS.
- 24.2.2 **Schools and educational facilities in existence at 31 October 1983 are able to expand as a conditional use, however no new schools or education facilities, may be established on sites, any part of which are located within 39 metres of or with legal or physical frontage to Memorial Avenue.**
- 24.3 Where a school or educational facility is to be used for more than 8 hours per week outside the hours 8 am - 6 pm Monday to Saturday by persons other than school staff and pupils or for meetings of groups other than school support groups (i.e. school committees and parent/teacher associations and school calendar events) the facility shall be considered as a PLACE OF ASSEMBLY - ORDINANCE 22 shall apply.

Refer to definition of ACCESS, COVERAGE, LANDSCAPE TREATMENT, PERMANENT PLANTING, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

Incorporation of smaller private (and state) schooling into the community is important, and need not rely on the availability of larger sites capable of comprehensive development.

Falling rolls and the possibility of significant changes in the educational system in adjusting to this situation may also provide other opportunities. The standards and controls set out in the ordinance may be varied where the Council is satisfied in any particular case it is warranted in the circumstances. They may also apply to designated educational facilities.

The Council recognises and supports the trend for schools and educational facilities, especially costly and more specialised facilities, to be used by the wider community, thereby maximising utilisation of the resource. However, where this results in extensive use of a facility at noise sensitive times (i.e. evenings and weekends) and there are traffic implications, the generated characteristics are more those applying to places of assembly than schools and educational facilities.

The shape factor requirement is to ensure that each site contains a suitable building area.

Such developments will generally comprise larger buildings, not residential in appearance and a 10 metre front yard has therefore been adopted as a minimum distance for buildings from the street frontage. Other yards are required to facilitate access and maintain a degree of separation for neighbours.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

The coverage control will be particularly important on smaller sites to permit sufficient play space.

For reasons of traffic safety, reversing manoeuvres from driveways should be avoided. Adequate turn-around space must therefore be provided along with set down provisions for passengers.

Permitted signs are limited to matters of information and the provision of directions. Product advertising is not considered appropriate in this zone.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

It is the Council's policy to endeavour to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

- 24.3 **SHAPE FACTOR**
Each site shall contain a square of minimum side dimension of 40 m located on any part of the site except over the front yard.
- 24.4 **MINIMUM YARD REQUIREMENTS**
Front site
Front yards: 10 m
Side yards: 5 m
Rear yard: 9 m

Rear site
All yards: 9 m
- 24.5 **RECESSION PLANE APPLICABLE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 24.6 **SITE COVERAGE**
Maximum site coverage: 40%
- 24.7 **ACCESS, PARKING AND MANOEUVRING**
(a) **Number of Spaces**
(i) Primary schools: 1 space per staff member
(ii) Secondary schools: 1.2 spaces per staff member
(iii) Tertiary Educational Establishments: 2 spaces per staff member
(b) Space must also be provided either for separate entry and exit of vehicular traffic, or for the purposes of manoeuvring and turning a vehicle within the site to prevent the reversing of vehicles on to the street.
(c) Proper and adequate facilities must be provided for vehicles to pick up and set down passengers, without interfering with the principal function of the street from which access is provided.
- 24.8 **SIGNS**
Signs not exceeding a total of 1.5 m² may be erected.
- 24.9 **LANDSCAPE TREATMENT**
24.9.1 **Minimum requirement**
A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting.
24.9.2 **Landscape Plan**
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provision of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
24.9.3 **Landscape Bond**
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.
- 24.10 **SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES**
24.10.1 **Development Limitations Brooklands/Spencerville**
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

Refer to definitions of ACCESS, COVERAGE, LANDSCAPE TREATMENT, PERMANENT PLANTING, PLACE OF ASSEMBLY, PLACE OF WORSHIP, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

These uses are permitted, subject to conditional use approval, throughout the Residential G zone, recognising their general acceptance as a necessary part of social life in urban areas. Such uses, particularly large public halls, can create problems such as noise and traffic late at night and access problems to adjoining properties during the day, particularly if insufficient parking is provided. Accordingly substantial setbacks from boundaries together with off street parking are required for these uses. These activities are also provided for in industrial zones and are permitted there as of right, recognising the lesser likelihood of incompatibility with neighbours.

Because of the nature of the use a greater than usual front yard has been required. This is for amenity purposes and to permit the location of on-site parking between the building and the road. Other yards are required in order to provide a minimum separation distance from neighbouring residential properties.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

Coverage of 50% of the site is permitted. This reflects the less than continuous use usual for these buildings. In addition open space around the site will be achieved through required yards and parking areas.

For reasons of traffic safety, reversing manoeuvres from driveways are discouraged. Adequate turn-around space must therefore be provided to avoid this.

A sign is permitted for purposes of identification and other details.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

25. PLACES OF WORSHIP, PLACES OF ASSEMBLY - CONDITIONAL USE

25.1 PRE-CONDITION

Except as provided for in any other zone, no places of assembly may be established on sites, any part of which are located within 39 metres of or with legal or physical frontage to Memorial Avenue or Fendalton Road.

25.2 MINIMUM SITE SIZE

1500 m² minimum area exclusive of any access strip to a rear site.

25.3 SHAPE FACTOR

Each site shall be able to contain a square with a minimum side dimension of 30 m located on any part of the site except the front yard.

25.4 MINIMUM YARD REQUIREMENTS

Front site
 Front yard: 10 m
 Side yards: 5 m
 Rear yard: 9 m
Rear site
 All yards: 9 m

25.5 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

25.6 SITE COVERAGE

Maximum coverage: 50%.

25.7 ACCESS, PARKING AND MANOEUVRING

- (a) 15 spaces for every 100 m² of gross floor area except for bar areas where the requirement shall be as for bar areas for licensed hotels and taverns in the Commercial H zone.
- (b) 1 loading or service space is required to be installed adjacent to any service door or entrance in the building, or in any accessory building used for storage or servicing uses, or provision made at the main door if this is to be the service entry also.
- (c) Where complementary uses occur on the same site, (e.g Church and Church hall) the Council may assess car parking requirements based on the area of the larger building only.

25.8 SIGNS

One sign not exceeding 1.0 m², showing the name of the premises and other necessary information relating to its use, control or ownership.

It is the Council's policy to endeavour to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

Noise transmission represents the greatest single source of problems from such uses. Although not frequent, it can cause problems and this control is designed to minimise this. Measurement is to be at the boundaries of the site.

Lighting should be designed to ensure that no direct light falls on adjacent properties or on to the street. Hoods, shades, and height of poles, or positions of lights on exterior walls must be such that the source of the light is not obtrusive beyond the site.

The Council's policies in respect of these special provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

Refer to definitions of ACCESS, ACCESSORY BUILDING, COVERAGE, DAIRY, SHAPE FACTOR, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

Dairies are provided for throughout the Residential G zone as a conditional use in order that their proposed location may be subject to scrutiny and that aspects relating to the manner of provision are satisfactorily covered. The major matters to be taken into account as far as location is concerned are that unco-ordinated and incremental extensions to existing shopping centres do not occur, that the need for the use, taking into account existing facilities has been demonstrated, and that the siting is appropriate from a traffic viewpoint. This site size is the normal single unit minimum throughout the zone. The limitation in respect of Memorial Avenue is based on the Council's policy not to permit commercial uses on the Avenue, in order to maintain the meaning and function of that road.

25.9 LANDSCAPE TREATMENT

25.9.1 Minimum Requirement

A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting.

25.9.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

25.9.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

25.10 NOISE

The Council may impose conditions relating to noise attenuation and hours of operation where it considers this necessary.

25.11 AMENITY

No exterior lighting shall be permitted which would tend to cause an annoyance to adjacent properties or the neighbourhood.

25.12 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES

25.12.1 Additional Provisions applying to properties fronting certain streets in Fendalton.

Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.

25.12.2 Development Limitations Brooklands/Spencerville

Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

25.13 **Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.**

26. DAIRIES - CONDITIONAL USE

26.1 PRE-CONDITION

No site having legal or physical frontage to or within 39 metres of Memorial Avenue or Fendalton Road may be used for this purpose.

26.2 MINIMUM SITE SIZE

500 m² exclusive of any access strip to a rear site.

The front yard requirement is designed to provide for a wider footpath outside such shops for access reasons and space to permit some planting, seating or other street furniture. Other yards ensure a minimum separation distance from buildings on adjoining sites.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

Normal commercial parking standards are applied. It may be provided on-site in accordance with SECTION FOURTEEN - GENERAL ORDINANCES or on streets through special formation and applied as a condition of approval. Applicants will be required to satisfy the Council that they have taken the loading provision into account.

Verandahs are a traditional part of New Zealand's commercial architecture. They provide shelter for the pedestrian and protect window displays from excessive sunlight.

The purpose of a sign control is to prevent the proliferation of unco-ordinated signs over the building. Viewed from the side and front the nature and type of premises should be plainly visible and advertising should be restricted to smaller proprietary signs and those that are portable and for daily display.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

26.3 MINIMUM YARD REQUIREMENTS

Front yard

The front line of any shop may be sited no closer than 1.5 m from the road boundary.

All other yards

1.8 m

26.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

26.5 SITE COVERAGE

(a) Maximum site coverage: 40%

(b) Any existing building converted and partly or wholly used for a dairy is not to result in the demand for a replacement building which increases site coverage above 40%.

26.6 ACCESS, PARKING AND MANOEUVRING

(a) Parking: 5 spaces per 100 m² of gross floor area.

(b) Loading: 1 space may be required depending on the accessibility of the premises to the street, any interruption in the parking formation, the proximity of adjacent driveways, or the possibility of providing it in relation to other uses.

26.7 VERANDAH REQUIREMENT

(a) A verandah of a depth at least equal to the dimension of the front yard and of a minimum height of 2.8 m shall be provided.

(b) A verandah may have supporting posts provided they are erected within the site.

26.8 SIGNS

(a) Signs will be permitted along the fascia of the verandah and on the front wall below the verandah.

(b) Signs above verandah levels shall be limited to those displaying the name of the building or of the business operating from that building. Such signs shall not be permitted to cover more than 70% of the facade of the building above verandah level.

(c) Signs on the side of the building shall not exceed a total area of 2.5 m², shall contain minimal advertising, and with emphasis on the word "dairy".

These controls are to retain acceptable site and building appearance.

The Council's policies in respect of these Special Provisions are set out in detail in SECTION TWELVE - SPECIAL PROVISIONS.

The District Scheme seeks to conserve the soil resources and preserve the topographical character of the District. The removal of material and reshaping of topography requires a conditional use firstly to ensure that the proposed work is necessary and secondly to control possible nuisance if an application can be justified. Within the residential zones the number of variables that can arise justify the need to use conditional use procedures to allow conditions to be tailored to the individual requirements of each proposal.

26.9 ADDITIONAL REQUIREMENTS

- (a) A condition may be imposed that specifies a minimum window area on the front wall.
- (b) No dairy will be permitted to establish without there being provided a sufficient area, whether covered or not, for the storage of crates, boxes and other items, screened from public view, and in such a location as not to be a nuisance or distraction to adjoining sites or from any road or public open space.

26.10 SPECIAL PROVISIONS APPLICABLE TO CERTAIN SITES

- 26.10.1 Additional Provisions applying to properties fronting certain streets in Fendalton
Refer to PART TWO - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites having frontage to streets listed in Schedule A thereto.
- 26.10.2 Development Limitations Brooklands/Spencerville
Refer to PART THREE - SECTION TWELVE - SPECIAL PROVISIONS in respect of sites zoned Residential G and located in the Brooklands and Spencerville localities.

 27. SAND, PEAT, SOIL AND SHINGLE REMOVAL; RECONTOURING OF LAND
 - CONDITIONAL USE

27.1 EXCLUSIONS

This ordinance shall not apply in respect of excavations for the creation of foundations for purposes of construction covered by the issue of a building permit, or for access formation and formation of private residential gardens. The use shall be predominant where it is part of an approved concept plan or scheme plan of subdivision.

27.2 CRITERIA FOR ASSESSMENT

In considering any application for the removal from the site of any sand, peat, soil or shingle and/or recontouring, the Council shall have regard to the following matters:

- (1) Assessment of Need: Whether there is adequate evidence to indicate that the removal of any of the above is necessary for the establishment of a permitted use or uses.
- (2) Effect on the Environment : Whether the proposal will cause:
 - (a) Any nuisance from wind erosion or water erosion.
 - (b) Any alteration of the flow of natural water, subsurface moisture conditions and discharge characteristics.
 - (c) Any undue noise, traffic movement or dust nuisance.
 - (d) Any significant detrimental effect on the visual amenities of an area.

27.3 INFORMATION TO BE SUPPLIED

The following information must accompany any application for the removal of any sand, soil, peat or shingle and/or recontouring:

- (a) A plan together with an adequate description of the area(s) affected.
- (b) A statement of the staging (if any) proposed together with the method and form and hours of operation.

- (c) A statement of the method and form of rehabilitation.
- (d) A plan showing the final levels and surface conditions.

Existing poultry farms have had their status confirmed in the Residential G zone. SCHEDULE A to the RESIDENTIAL SECTION lists those farms included and their descriptions. The matters set out are to be used by the Council as a guide in setting standards for each case.

28. RECONSTRUCTION, ALTERATION, OR ENLARGEMENT OF EXISTING
POULTRY FARMS - CONDITIONAL USE

- 28.1 SCHEDULED LAND
Each poultry farm listed and described in SCHEDULE A to this Section shall be a conditional use in the RESIDENTIAL G zone, within the site specified for that use.
- 28.2 SITE COVERAGE
Site coverage for such uses shall not exceed 20% of the site.
- 28.3 SITING REQUIREMENTS
No poultry sheds may be sited within 30 m of any dwellinghouse or within 15 m of any site boundary.
- 28.4 ADDITIONAL REQUIREMENTS
In the assessment of any proposal the Council shall also have regard to:
- (a) The method, frequency and removal of litter.
 - (b) Access for service vehicles and loading provision.

29. PUBLIC UTILITIES LIMITED TO DISTRICT ELECTRICITY SUBSTATIONS,
TELEPHONE EXCHANGES, WATER WORKS AND WASTE WATER PUMPING STATIONS NOT
INCLUDED AS PREDOMINANT USE - CONDITIONAL USE

- 29.1 PRE-CONDITION
No District Electricity Substations containing 66,000 volts or more outdoor switchgear is permitted by this ordinance.
- 29.2 MINIMUM YARD REQUIREMENTS
Front yard
6 m
- Side and rear yards
3 m except that in the case of District Electricity Substations where coolers are installed, such uses shall be sited a minimum of 5 m from side or rear boundaries.
- 29.3 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 29.4 ACCESS, PARKING AND LOADING
- (a) 1 parking space per 2 staff.
 - (b) Off street loading to be provided for vehicles servicing the utility.
- 29.5 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT
- (i) All buildings shall be designed and finished so that they contribute to the visual quality of the neighbourhood within which they are situated.
 - (ii) Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

See definition of ACCESS, LANDSCAPE TREATMENT, PERMANENT PLANTING, YARD - SECTION THREE - DEFINITIONS

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

While smaller public utilities are permitted as of right (Ordinance 13 above), conditional use procedures are required for larger facilities. These are likely to contain more equipment, may have staff working within them and more regular servicing visits.

These controls are based on providing sufficient yards, variable depending on the type of equipment installed. Buildings even though they may be utilitarian must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Staff parking is required for any employees permanently or regularly on site along with loading space to keep service vehicles off the street.

Refer to definitions of FARMING, FARM PRODUCE, FARMING UNIT, RURAL SELLING PLACE, SIGN - SECTION THREE DEFINITIONS.

Larger 'commercial' farming operations located in Residential zones may wish to dispose of produce direct to the consumer in rural areas. Because of possible detrimental effect on residential neighbours, particularly traffic, notified applications (conditional use) are required for this use.

The provision for home occupations not complying in all respects with the predominant use standards as a conditional use recognises that on some sites in the Residential G zone operations which, for example, generate more traffic, may be accommodated, e.g. on large sites with considerable separation from adjoining properties and ample space for on-site car parking.

It is considered appropriate to provide for Council discretion to vary the controls requiring that there be no nuisance, vibration beyond the site, or other objectionable activity pursuant to Ordinance 2.2 of Section 6 of the Scheme. This is because a reduction in those standards would be contrary to the Scheme's intention of ensuring that home occupation activities do not detract from the amenities of the surrounding neighbourhood.

When assessing whether a home occupation meets the requirements of Ordinance 31.3.2, the Chief Health Inspector should be consulted.

The controls applying to home occupations are designed to ensure that their generated characteristics are not significantly different from those of predominant uses in the zone.

Provision for limited on site sales recognises the need for flexibility in meeting the needs of some home occupation activities, subject to the activity having no adverse effect on surrounding residential amenities.

Hours of operation are restricted to normal working hours and evenings, i.e. outside noise sensitive times when lower noise levels generally prevail.

30. SALE OF FARM PRODUCE FROM A RURAL SELLING PLACE - CONDITIONAL USE

- 30.1 **PRE-CONDITION**
The sale of farm produce is not permitted from a rural selling place that would have access from a major arterial road or Limited Access Minor Arterial Road listed in Schedule A to SECTION TEN - TRANSPORT
- 30.2 **BULK AND LOCATION REQUIREMENTS**
In considering any conditional use application the Council shall be guided by the provisions applying to the sale of farm produce in the Rural H and G zones.

31. HOME OCCUPATIONS - CONDITIONAL USE

- 31.1 **TYPES OF USE PERMITTED**
Subject to compliance in all respects with the definition of Home Occupation in SECTION 3 - DEFINITIONS, any home occupation which does not meet the ordinance controls for predominant use home occupations.
- 31.2 **PRE-CONDITIONS APPLYING TO HOME OCCUPATIONS**
- 31.2.1 The home occupation shall not give rise to any noise nuisances. Impulsive or impact noises shall not be a predominant feature of any activity (e.g. hammering, rivetting, outside telephone bells). Where applicable the building shall be soundproofed to a standard to enable this condition to be met.
- 31.2.2 No vibration from any home occupation shall be felt beyond the site of the home occupation activity.
- 31.2.3 The home occupation shall not give rise to any offensive fumes, dust, smell, glare, vibration, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.
- 31.3 **CONDITIONS APPLYING TO HOME OCCUPATIONS**
- 31.3.1 Not more than one person, other than members of the household, shall be employed in the home occupation.
- 31.3.2 The home occupation may be carried out wholly or partly within a dwelling unit or within a building accessory to a dwelling unit provided that not more than one third of the dwelling unit shall be used for other than residential purposes.
- 31.3.3 No on site sales shall be permitted except where an applicant can satisfy the Council that characteristics unique to the site make it the only suitable selling place, or that sales are necessarily ancillary to the home occupation. In all such cases the applicant must satisfy the Council that the selling activity will not cause undue traffic or noise disturbance or in any way detract from neighbourhood amenities.
- 31.3.4 No exterior storage of materials or any other exterior indication of the home occupation or variation from the residential character of the household unit or the neighbourhood shall be permitted (except for a sign as provided for in 31.4 below).
- 31.3.5 The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.

Additional parking is required to cater for the more intensive use likely to be made of the site.

Small signs are permitted to denote the site.

An application must be made to the Council in respect of any new or replacement sign - refer to PART THREE - SECTION ELEVEN AMENITIES.

This use is limited to the primary road network in order that those streets where residential and access functions predominate may be kept free from commercially based residential uses.

As camping grounds and caravan parks are high visitor attracting uses, it is important that the possible effect of them on the adjoining land uses be considered.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings and structures.

- 31.3.6 No home occupation activity shall be such as to exceed the ambient noise levels existing in the area. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.
- 31.3.7 The home occupation shall generate no more than 10 motor vehicle trips per working day, including a maximum of no more than two heavy vehicle movements, except in the case of home occupations operated from rear sections where no heavy vehicle movement trips associated with the home occupation shall be permitted. Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 vehicle trips.
- 31.4 ACCESS, PARKING AND MANOEUVRING
- a) Number of car parking spaces required
In addition to those required for the dwelling unit:
- i) Teaching: 1 space per teacher not residing on the site and 1 space for every 2 adult pupils taught at any one time.
 - ii) In all other cases: 1 space if a person other than a household member is employed in the home occupation. Where on site sales are undertaken, one additional space must be provided.
 - iii) Home occupations based on an appointment system: 2 spaces and a further one space if a person other than a household member is employed in the home occupation.
- b) Sufficient manoeuvring space shall be provided such that vehicles do not need to reverse onto or off the site.
- 31.5 SIGNS
One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, times of attendance, occupation and/or qualifications of the resident. No on site advertising of home occupation goods for sale is permitted.

32. CAMPING GROUNDS - CONDITIONAL USE

- 32.1 PRE-CONDITIONS
- 32.1.1 The use of sites for camping grounds is limited to those with legal and physical frontages to major and minor arterials and local distributors.
- 32.1.2 No camping grounds may be established on any street listed in Schedule A to Section Twelve - SPECIAL PROVISIONS.
- 32.1.3 Except as provided for in any other zone, no camping grounds may be established on sites with legal or physical frontage to Memorial Avenue.
- 32.2 GENERAL CONSIDERATIONS
In considering any application the Council shall have regard to the following factors:
1. The effect the use will have on the adjoining residential properties.
 2. The adequacy of access and traffic circulation and motor vehicle parking on the site.
 3. The suitability of site location with respect to other land uses in the immediate neighbourhood.
- 32.3 RECESSION PLANE REQUIREMENTS
Building shall not project beyond a building envelope as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

An application must be made to the Council in respect of any new or replacement sign - refer to PART THREE - SECTION ELEVEN - AMENITIES.

Refer to definition of SITE, SHAPE FACTOR, SUBDIVISION - SECTION THREE - DEFINITIONS.

Refer also to SECTION NINE - SUBDIVISION.

The standards for subdivision throughout the Residential G zone are set out below and reflect the minimum areas set out for the various uses listed in the ordinance. In general no frontage minima are used, but each site must contain a suitably shaped building area. This is controlled by the shape factor, specified as a square of minimum dimension within the boundaries of each lot.

32.4 LANDSCAPE PLAN REQUIRED
As part of the application a detailed landscape plan and programme of development shall be provided to the satisfaction of the District Engineer in accordance with PART TWO (Landscape Treatment) SECTION ELEVEN - AMENITIES.

32.5 SIGNS
Signs not more than 1m² area in total and showing only the name of the camping ground and/or identification logo and directional information shall be permitted.

33. SUBDIVISION

33.1 MINIMUM STANDARDS AVAILABLE

33.1.1 Shape Factor
No minimum dimensions for frontages have been specified, except for minimum widths for access to rear lots. In place of minimum dimensions each lot created is required to contain a shape of minimum dimension appropriate to the use for which it is intended.

Some uses within the zone have shape factors specified in the ordinances. Where this occurs this shape factor has been repeated as a subdivisional control for that particular use. For other cases a shape factor is specified only as part of these subdivisional controls. Each site must contain a square of minimum side dimensions as specified in the Standards. A shape factor in the case of front sites must be able to be accommodated on the site at a distance of at least 4.5m from the front boundary.

All minimum site area requirements are exclusive of any access strip(s) to a rear site(s).

33.1.2 STANDARDS

- | | | |
|-----|----------------------------------|--|
| (a) | Dwelling unit:
any site: | 500m ² minimum area;
600m ² average area; for subdivisions in excess of 3 lots. Every site shall be able to contain a square with a minimum side dimension of 17m except in the case of corner sites which should be able to contain a square with a minimum side dimension of 14m. |
| (b) | Two dwelling units:
any site: | 600m ²
Every site shall be able to contain a square with a minimum side dimension of 18m, except in the case of corner sites which should be able to contain a square with a minimum dimension of 14m. |

(c)	Three dwelling units: any site:	900m ² Every site shall be able to contain a square with a minimum dimension of 18m except in the case of corner sites which should be able to contain a square with a minimum dimension of 14m.
(d)	More than 3 dwelling units: any site:	300m ² minimum area per unit Every site shall be able to contain a square with a minimum side dimension of 20m except in the case of corner sites which should be able to contain a square with a minimum dimension of 16m.
(e)	Medical Centres: any site:	500m ² minimum area Every site shall be able to contain a square with a minimum side dimension of 15m.
(f)	Homes for the aged: any site:	800m ² minimum area Every site shall be able to contain a square with a side dimension of 20m.
(g)	Travellers Accommodation and Hostels: any site:	900m ² minimum area Every site shall be able to contain a square with a minimum side dimension of 20 m.
(h)	Schools: any site:	1500m ² minimum area Every site shall be able to contain a square with a minimum side dimension of 40 m.
(i)	Places of Worship: any site:	1500m ² minimum area Every site shall be able to contain a square with a minimum side dimension of 40 m.
(j)	Halls and Places of Assembly: any site:	1500m ² minimum area Every site shall be able to contain a square with a minimum side dimension of 30m ² any site.
(k)	Dairies: Front site only:	500m ² minimum area Every site shall be able to contain a square only with a minimum side dimension of 15m ² .
(l)	Width of access:	The width of access to any site is dependent on the potential number of dwelling units that the access is required to serve. The potential number of dwelling units is to be assessed on the basis of 1 unit for every 300m ² of area included within a site, exclusive of access. The following table lists

these minimum requirements. Access widths foruses other than residential will be based on either the potential unit assessment or on a particular standard appropriate for the use intended.

ACCESS TO REAR LOTS

Number of potential units	Total width of access	Traffic lane width	Parking lane width	MINIMUM WIDTH			
				Footpath	Amenity# strip	Street lighting	Turning head dia.
1 - 4	4.0	1 x 3.0	(metal only)	-	-	-	-
5 - 9	6.0*	1 x 3.0	1 x 1.5*	-	1 x 0.5*	-	-
10 - 15	7.0*	1 x 3.5	1 x 1.8*	1 x 1.2	1 x 0.5*	Yes	18.0+

Notes

* The Council may allow a reduction in width depending on the overall layout, having regard to the length of carriageway, the provision of passing bays, the grouping of parking facilities, and the provision of suitable amenity areas.

+ The Council may also allow alternative layouts suitable for the turning of vehicles.

Amenity strips must be free of services for planting.

33.1.3 SPECIAL PROVISION COTTONWOOD STREET TO QUEENSPARK DRIVE WALKWAY

Subdivision of part of the land formerly known as Parklands Reserve, with access from Cottonwood Street shall include provision for a public walkway between Cottonwood Street and Queenspark Drive.

33.2 ADDITIONAL REQUIREMENTS

Refer SECTION NINE - SUBDIVISION.

RESIDENTIAL GP (GENERAL PARKING) SUBSIDIARY ZONE**ZONE STATEMENT**

This zone has as its purpose the provision of parking as a predominant use in addition to the uses ordinarily included in the Residential General zone. It is applied adjacent to retail and commercial centres where parking is insufficient, and standards of traffic and access will benefit from the creation of additional parking.

STRATEGY**"RGP" ZONE OBJECTIVES**

- (a) The delineation of specific areas for the expansion of public parking adjacent to commercial centres.
- (b) The improvement of access to commercial premises, and the movement of traffic on affected streets, by the provision of areas for formed car parking.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Parking areas.
 All predominant uses in the Residential G zone.
- 1.2 **CONDITIONAL USES**
 All conditional uses in the Residential G zone.
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

Refer to definition of PARKING AREAS, PUBLIC PARKING - SECTION THREE - DEFINITIONS.

This subzone is applied in the Scheme to land adjoining commercial facilities where parking is restricted, and limited defined expansion of parking on to adjoining properties is justified. The predominant use of such land for parking is not available on any other sites in any of the residential zones.

Sites used for parking purposes must be developed in a manner that recognises some deleterious effects may be created which could affect adjoining residential properties. A high standard of landscape treatment, fencing and general development is therefore required by the Scheme.

A buffer/amenity strip is required to provide a measure of screening, physical separation and to preserve the residential character of the adjoining properties. Where practicable, the Council would expect existing site vegetation to be retained as part of the development of a site for car parking.

3. PARKING AREA - PREDOMINANT USE

3.1 REQUIRED SITE

Only sites zoned Residential General Parking may be used for this purpose. Sites so zoned have the notation "RGP" applied to them on the planning maps. In all other respects the uses are those for the Residential General zone.

3.2 BUFFER/AMENITY STRIP

3.2.1 A buffer/amenity strip with a minimum width of 2.5 metres shall be provided along all boundaries adjoining a Residential G zone, except where provision can be made for only a single row of car parks, in which case a buffer/amenity strip with a minimum width of 2 m must be provided along all boundaries adjoining a Residential G zone.

3.2.2 **In the Residential GP zone established by Change 11 the Memorial Avenue frontage shall be landscaped from the northern boundary to a line 2 metres to the south of the line of proposed road widening, the said landscaping to be otherwise carried out in accordance with these ordinances and the existing mature trees, namely Quercus Paliistris (Pin Oak), Quercus Robur (English Oak) and Acer Pseudoplatanus (Sycamore), shall be retained unless such retention is certified by a qualified landscape architect or tree surgeon, in either case in practice on his own account in Christchurch, to be inappropriate or impracticable.**

3.2.3 The buffer/amenity strip or landscape area shall be protected from vehicle protrusion by a physical barrier designed in such a manner that vehicles do not overhang by more than 0.500 m into the buffer/amenity area.

3.3 LANDSCAPE TREATMENT

3.3.1 Minimum Requirement

A minimum of 8% of the site shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces. **Where a buffer/amenity strip is required in accordance with ordinance 3.2 this shall be in permanent planting and the buffer/amenity strip, or landscaping area established in accordance with ordinance 3.2.2, can be included as part of the 8% landscape treatment required.**

3.3.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of Part Two (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.3.3 Landscape Bond

Prior to the commencement of car park construction a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

Parking areas are created for shorter term customer parking (and some staff vehicles), and should not generally be used for long term service vehicle parking, and must not be used for storage for commercial uses. Some trade vehicles may be required to be garaged in loading docks and therefore enclosed loading areas or buildings are permitted. The phrase "in close proximity to" means a distance generally of within 3 or 4 metres.

Design standards must be adequate to ensure that as far as possible the effects of the development of sites for this purpose is limited to the parking area. Access should be as far from residential property boundaries as possible.

3.4 LIMITATION ON BUILDINGS

No building may be erected on any land used for parking under this ordinance.

3.5 ACCESS, PARKING AND MANOEUVRING

All parking areas must comply with the standards and design criteria contained in SECTION TEN - TRANSPORT.

4. ALL USES PREDOMINANT AND CONDITIONAL IN THE RESIDENTIAL G ZONE

4.1 The provisions for all uses in this zone shall be as for the Residential G zone.

5. SUBDIVISION

5.1 The provision for subdivisions in this zone shall be as for the Residential G zone.

RESIDENTIAL G1 COMPREHENSIVE ZONE

ZONE STATEMENT

The provisions of this zone cover three larger areas of residential land. These are:

- (a) The land north of Lamach Street, north of Waimairi Beach.
- (b) Sandringham (Travis Swamp).

This zone provides for the same range of uses as the Residential G zone, but is used in the Scheme to ensure that the method and timing of development is consistent and co-ordinated between the territorial and other public authorities involved in the development process.

In view of the low lying nature of some parts of the zone and the problems of co-ordinating services and other aspects of development, a comprehensive development plan will be required.

STRATEGY

RESIDENTIAL G1 ZONE OBJECTIVES

The policies for promoting and controlling development are based on:

- (a) The achievement of an overall approach to planning and the co-ordination of development proposals.
- (b) The provision of suitable areas within the land covered by the zone for residential, recreational, commercial and local employment opportunities.
- (c) The achievement of an innovative and functional design and the opportunity to provide for improved layouts.

RESIDENTIAL G1 ZONING POLICY

The achievement of these overall objectives will be secured by the following policies:

- (a) The provision of a comprehensive development plan for approval by the Council for the particular areas and showing in schematic form the provision for such of the following uses as are considered appropriate:
 - residential development
 - community facilities
 - recreation areas
 - commercial areas
 - local employment areas
- (b) To require developers to demonstrate that account has been taken of the policies and intentions of the supply authorities for public utility services.
- (c) That the development proposal is appropriately timed in terms of the availability of land for development and the provision of bulk services.

 1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
Any predominant use in the Residential G zone subject to a comprehensive development plan first being approved by the Council.
- 1.2 **CONDITIONAL USES**
Any conditional use in the Residential G zone subject to a comprehensive development plan first being approved by the Council.
- 1.3 **SUBDIVISION**
As for the Residential G zone, subject to a comprehensive development plan first being approved by the Council.

 2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

PROVISIONS APPLYING TO USES

3. ALL USES PREDOMINANT AND CONDITIONAL IN THE RESIDENTIAL G ZONE

- 3.1 The provisions for all uses in this zone shall be as for the Residential G zone subject to Ordinance 5 below.

4. SUBDIVISION

- 4.1 The provisions for subdivisions in this zone shall be as for the Residential G zone subject to Ordinance 5 below.

5. COMPREHENSIVE DEVELOPMENT PLAN

- 5.1 No use or subdivision permitted in the Residential G zone shall be permitted in this zone until the Council has approved a comprehensive development plan for the whole of the land comprising area (a), (b) or (c) as set out in the Zone Statement as a concept plan pursuant to Section 276 of the Local Government Act 1974.
- 5.2 In considering a comprehensive development plan, the Council shall have regard to the following:
- (a) The zoning policy for the Residential G1 zone.
 - (b) Roading pattern and access details.
 - (c) The pattern of subdivision for the zone and the location and design of roading.
 - (d) Adequate provision for effluent disposal and water supply.
 - (e) The location of open space and its linkage with other reserves and public areas.
 - (f) Such other matters as the Council considers appropriate.

In the Sandringham area the Council considers that provision for a commercial area and a local employment zone may be appropriate. A Scheme change will be initiated to allow for such activities if satisfactory provision is made for them in the comprehensive development plan.

RESIDENTIAL UR ZONE

ZONE STATEMENT

This zone is on the south site of Riccarton Road and covers that part of Church Corner which is least developed commercially. Apart from an existing block of shops and two old buildings of local historical interest, the land is vacant. The main commercial development in the area is on the north side of Riccarton Road, and is zoned Commercial D (existing Church Corner shopping centre) and Commercial D1 (Bush Inn site and site of proposed Maximart). In addition, there is existing commercial development on the south side of Riccarton Road but separated from the Upper Riccarton Residential Zone by Hansons Lane and located within the Paparua County Council area.

The Upper Riccarton Residential Zone provisions recognise the need on traffic and town planning grounds to prohibit further commercial development on the south side of Riccarton Road. Provision within the zone is made for the full range of permitted uses in the Residential G zone, except dairies. In addition, no upper limit has been set on the number of dwelling units that may be erected on a site as a predominant use, subject to meeting the relevant ordinance requirements. This reflects the Council's view that given the proximity to the central city, and a wide range of local shopping and community facilities, the zone could, if carefully designed with suitable buffer planting, screening etc. be successfully developed for comprehensive townhouse-style residential purposes. Travellers' accommodation is also a predominant use in the zone.

There is considerable potential for further development within the zone which will be required to be in accordance with a comprehensive development plan to be approved by the Council prior to any development taking place.

RESIDENTIAL UR ZONE OBJECTIVES

- (a) To protect the traffic function of Riccarton Road.
- (b) To in particular encourage multi-unit residential development and travellers' accommodation in the zone.
- (c) To encourage retention, if possible, of either or both of the two existing brick buildings in the zone which are of local historic interest (thought to have been the meat curing works of the original Hansons store and a saddlery).

Note: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
Any predominant use in the Residential G zone
Four or more dwelling units
Travellers accommodation and hostels
- 1.2 **CONDITIONAL USES**
Any conditional use in the Residential G zone, except dairies.
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.

PROVISIONS APPLYING TO PERMITTED USES

3. ANY PREDOMINANT USE IN THE RESIDENTIAL G ZONE - PREDOMINANT USE

- 3.1 Subject to Ordinance 6 the ordinances for these uses shall be as for the Residential G zone.

It is important that with comprehensive residential developments site layout is carefully considered and, in particular, vehicle obstruction of accessways does not occur. Providing parking space in front of garages for unloading, car servicing etc. should ensure that this is the case.

The fact that the Upper Riccarton Residential zone is presently in single ownership provides the opportunity for the Council to consider its development in a comprehensive manner. The Council will be particularly concerned to ensure that development does not adversely affect the local traffic environment and that a high standard of amenity within the zone is achieved.

The two old brick buildings within the zone are thought to have been the meat curing works of the original Hansons Store and a saddlery. Although not included in the Scheme's list of protected items, they are of considerable local historic interest. It may be possible to incorporate them as a feature of possible new developments within the zone, e.g. as part of a place of assembly, or restaurant operating as part of a travellers' accommodation complex. It is, however, acknowledged that this may not be practical with some potential types of development, e.g. residential development. Together with the protected historic Bush Inn hotel opposite, the retention of the buildings will help retain an element of continuity with the past when further development takes place.

Dairies are not considered appropriate in this zone which is not designed to accommodate visitor-attracting retail uses, primarily for reasons of traffic safety.

Refer to definition of SUBDIVISION, SITE - SECTION THREE - DEFINITIONS

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4. FOUR OR MORE DWELLING UNITS - PREDOMINANT USE
- 4.1 Subject to Ordinance 6, the ordinances for this use shall be as for the Residential G zone except that the following additional requirements shall apply:
- 4.1.1 Amenity Courts
Any dwelling unit without rooms on the ground floor may, instead of providing an amenity court with a minimum area of 35m² and minimum side dimension of 5m, provide a balcony or balconies with a minimum dimension of 5m, provide a balcony or balconies with a minimum dimension of 1.5m and a combined minimum area of 6m².
- 4.1.2 Parking
Sufficient space must be provided in front of all garages accessory to dwelling units to park a 90 percentile car as illustrated on p. 34 of SECTION 10 - TRANSPORT - without obstructing vehicular or pedestrian access to any other dwelling unit or garage on the site.
-
5. TRAVELLERS' ACCOMMODATION AND HOSTELS PREDOMINANT USE
- 5.1 Subject to Ordinance 6, the ordinances for this use shall be as for the Residential G zone.
-
6. COMPREHENSIVE DEVELOPMENT PLAN
- 6.1 No development shall be permitted in this zone before a comprehensive development plan is first approved by the Council. This plan should set out in general terms such matters as the proposed layout and design of buildings, location of car parking areas, proposed access points and proposed landscape treatment. In particular, it should make provision for:
- a) No vehicle access to the zone from Riccarton Road.
 - b) If practicable, incorporating either or both of the two existing brick buildings on the south-east corner of Hansons Lane and Riccarton Road into any new development in the zone.
-
7. ANY CONDITIONAL USE IN THE RESIDENTIAL G ZONE, EXCEPT DAIRIES - CONDITIONAL USE
- 7.1 Subject to Ordinance 6 the ordinances for these uses shall be as for the Residential G zone.
-
8. SUBDIVISION
- 8.1 Pre-condition
No subdivision shall be permitted prior to a comprehensive development plan for the zone as required by Ordinance 6 first being approved by the Council.
- 8.2 Subdivision Standards
Subject to Ordinance 8.1 above, the standards shall be as for the Residential G zone.

RESIDENTIAL K (KAINGA) ZONE

ZONE STATEMENT

Change No.28 to the former Scheme for the first time gave planning recognition to the settlement of Kainga, which had previously, together with neighbouring Stewarts Gully, been included in the Rural zone. The provisions in this Scheme closely follow those of Change No.28.

The Kainga-Stewarts Gully locality has two distinct areas of closely settled residential development; Kainga (population 275) and Stewarts Gully (population 200). Formerly holiday settlements, Kainga in particular is now almost entirely occupied by permanent residents including young families as well as older age groups, and the same is true but to a lesser extent in Stewarts Gully, where a number of "baches" remain.

With the exception of a number of separate 800 m2 lots in Kainga Road the subdivision of building sites is on an informal basis and many of the roads are not legally constituted. The subdivisional layout is not satisfactory in some parts of the settlement and many sections are substandard in terms of normal residential zone requirements. In Stewarts Gully roading standards are considered very poor.

With some notable exceptions, the housing stock of the area can be described as being old and of lower than average quality. This is particularly evident in the ex Railway property known as Pikes Track and in western Stewarts Gully. While most possess the basic amenities many do not comply with present day building bylaw standards.

The Council's efforts to require removal of unsatisfactory houses have been protracted and not always successful and the "existing use rights" provisions of the Town and Country Planning Act 1977 may further limit such action.

Present sewage and sullage disposal systems, while not at present a health nuisance, nevertheless give rise to considerable concern from the public health point of view. Half of the Kainga dwellings have septic tanks installed, but Stewarts Gully has only a small number, with the remaining properties in both areas being on a night soil collection service. With the changing population structure, the night soil system is not regarded as being satisfactory by present-day standards.

The land is not suitable for septic tank disposal, due to poor soakage, high water table and soil type (Waikuku sand), which is not capable of adequate nitrate stopping and thus unable to prevent pollution of the primary aquifers below. Existing septic tanks will eventually fail and may cause serious problems under such conditions. Long term, if either Kainga or Stewarts Gully is to remain as a settlement area, alternative methods of sewage and sullage disposal will need to be found. These could take the form of either local "package" plants, or connection to the projected sewage treatment works at Chanays, and in either case inclusion within the area of the Christchurch Drainage Board would be required. There would be a considerable cost to the community of providing such systems and the equitable apportionment of such costs would need to be resolved. Stormwater drainage is entirely lacking and water supply while for the most part is adequate in Kainga and eastern Stewarts Gully, is poor in western Stewarts Gully and Pikes Track.

With the exception of a number of freehold properties in Kainga Road all of the residentially occupied land in the Kainga-Stewarts Gully locality is owned by two public authorities and one private company. These residents have no title to the land they reside on. Short term lease agreements in every case means that there is little security of tenure for residents and improvements in this respect is one of their prime concerns.

After carrying out detailed studies for the Kainga/Stewarts Gully locality the Council considered various possible planning solutions and after discussion with the residents it concluded that Kainga should be given a specialised form of residential zoning, but that Stewarts Gully should remain rural. This would indicate the long-term future of the Stewarts Gully area as being for those uses provided for in the Rural "C" zone, while at the same time affording protection to present occupiers by virtue of the existing use provisions of the Town and Country Planning Act. For Kainga it is considered that recognition should be given to the district's long-term residential future and that subject to the provision of suitable services, the legalising of the existing informal subdivision pattern would be appropriate. Redevelopment and upgrading of existing dwellings could be encouraged, and in order to achieve this, a special residential zone would be created.

RESIDENTIAL K ZONE OBJECTIVES

The Residential "K" zone has the following special objectives in addition to the overall residential objectives set out in the Residential Overview in this SECTION:

- (a) To recognise, through the District Scheme, the long-term future of Kainga as a planned residential settlement.
- (b) To encourage, in the long term the gradual phasing out of residential use, those parts of the Kainga-Stewarts Gully locality not included in this zone.
- (c) To preserve and promote the "rural village" character of the settlement and to recognise that this provides a life style different from suburban Christchurch.
- (d) To prevent any increase in the total number of dwellings in the Kainga-Stewarts Gully locality in order to preserve the area's character and so as not to endanger the urban containment policies of the Regional Planning Scheme.
- (e) To encourage the improvement of existing properties including replacement, where appropriate, by new dwellings.
- (f) To encourage the provision of services adequate to meet minimum health standards, yet appropriate to the lifestyle of the area.
- (g) To provide subdivisional controls which would allow for greater security of tenure than exists at present, and which would take account of the "rural village" character and lifestyle.

- (h) To encourage, where appropriate, the rationalisation of existing informal subdivision boundaries in order to improve the shape and size of sections.
- (i) To promote the use of adjacent and nearby lands for recreational use, including the provision of adequate public access to the Waimakariri River bank.
- (j) To ensure that buildings are not located in areas which are likely to be flooded or prone to ponding of stormwater.

One of the more important features of the zone provision, is the limitation on the total number of dwellings. The size of the zone has been set to reflect the total number of dwellings in both the Kainga and Stewarts Gully locality, by providing sufficient room to replace the often substandard dwellings in Stewarts Gully (zoned rural) within an expanded Residential K zone.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Dwelling unit
 Additions and alterations to existing dwelling unit
 Parks, playgrounds
Buildings accessory to predominant uses
- 1.2 CONDITIONAL USES
 Places of Worship
Places of Assembly
 Dairies
Public Utilities
- 1.3 SUBDIVISION

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

Refer to definitions of ACCESS; COVERAGE; DWELLING UNIT; HOME OCCUPATION; SITE; YARD - SECTION THREE - DEFINITIONS.

The zone is based on formalising the existing development at Kainga, and does not include Stewarts Gully. The provisions are designed to maintain the rural and less formal characteristics of the existing development. However, most of the land is held at present on lease from public and local authorities and as many of the roads are not legalised separate freehold title could not in any event be obtained. The Council policies are directed at permitting future building subject to satisfactory effluent and stormwater disposal.

"Boundary" for the purposes of this zone includes existing informal boundaries until they are subsequently defined as legal title boundaries.

This provides for the interim use of newly acquired land for recreational purposes. The Council will from time to time introduce scheme changes to provide these areas with an appropriate open space zoning.

3. DWELLING UNIT - PREDOMINANT USE

3.1 PRE-CONDITION

No additional dwelling may be erected on either a new site or existing site not built upon as at 31 October 1980, provided such site conforms to the subdivisional requirements of this zone, and provided also that the Council is satisfied that appropriate legal arrangements have been made to ensure that an existing dwelling unit in the Kainga-Stewarts Gully locality, as defined in SCHEDULE A to THIS SECTION but outside the Residential "K" zone will be demolished and the land returned to the leasing authority, on or before completion of the dwelling unit on the site in the Residential "K" zone, and provided that provision for sewage, sullage and stormwater disposal is made to the satisfaction of the District Engineer.

3.2 BULK AND LOCATION REQUIREMENTS AND OTHER DEVELOPMENT CONDITIONS

The provisions of the Residential G zone shall apply.

4. ADDITIONS AND ALTERATIONS TO EXISTING DWELLING UNIT - PREDOMINANT USE

4.1 BULK AND LOCATION REQUIREMENTS AND OTHER DEVELOPMENT CONDITIONS

The provisions of the Residential G zone shall apply. For small sites where full compliance is impracticable the Council may grant dispensations in appropriate circumstances - refer to PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES.

5. PARKS, PLAYGROUNDS - PREDOMINANT USE

5.1 PROVISIONS APPLICABLE

The permitted uses and provisions applicable thereto shall be the same as for the permitted uses in SECTION FIVE - OPEN SPACE (N) NEIGHBOURHOOD ZONE.

6. BUILDING ACCESSORY TO PREDOMINANT USES - PREDOMINANT USE

6.1 BULK AND LOCATION REQUIREMENTS AND DEVELOPMENT CONDITIONS

All requirements and conditions shall be as for Buildings Accessory to Predominant Uses in the Residential G zone (Ordinance 14).

7. PUBLIC UTILITIES LIMITED TO ELECTRICITY KIOSK AND BUILDING SUBSTATIONS, WATERWORKS PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, WASTE WATER AND STORMWATER PUMPING STATIONS - PREDOMINANT USE

7.1 BULK AND LOCATION REQUIREMENTS AND DEVELOPMENT CONDITIONS

All requirements and conditions shall be as for Predominant Use Public Utilities in the Residential G zone (Ordinance 13).

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- 8. PUBLIC UTILITIES LIMITED TO DISTRICT ELECTRICITY SUBSTATIONS, TELEPHONE EXCHANGES, WATERWORKS AND WASTE WATER PUMPING STATIONS NOT INCLUDED AS PREDOMINANT USE - CONDITIONAL USE**
-
- 8.1 BULK AND LOCATION REQUIREMENTS AND DEVELOPMENT CONDITIONS**
All requirements and conditions shall be as for Conditional Use Public Utilities in the Residential G zone (Ordinance 29).
-
- 9. DAIRIES - CONDITIONAL USE**
-
- 9.1 BULK AND LOCATION REQUIREMENTS AND DEVELOPMENT CONDITIONS**
All other requirements and conditions shall be as for Dairies in the Residential G zone (Ordinance 26).
-
- 10. PLACES OF WORSHIP, PLACES OF ASSEMBLY - CONDITIONAL USE**
-
- 10.1 BULK AND LOCATION REQUIREMENTS AND OTHER DEVELOPMENT CONDITIONS**
All requirements and conditions shall be as for Places of Worship and Places of Assembly in the Residential G zone (Ordinance 25).
-
- 11. SUBDIVISION**
-
- 11.1 CONSENT**
The Council will consent to a subdivision of land in the Residential K zone where it is satisfied that the matters set out below have been met.
- 11.2 OBJECTIVES**
That the subdivision of land as proposed will not conflict with the overall residential objectives and the objectives applying to this zone.
- 11.3 MINIMUM SITE SIZE**
500m² (where there is a reticulated sewerage system or other system not involving discharge to ground and approval by the District Engineer), provided that the Council may grant a dispensation in respect of the minimum area, where it is satisfied that this will result in better utilisation of otherwise unusable land, that the size and shape of the site is suitable for residential purposes, that there would be no significant gain to the community by the enforcement of the provision. PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES.
- 11.4 EXISTING "INFORMAL" SITES**
Existing "informal" subdivisions which meet the above minimum requirements will be legalised only after provision for sewage, sullage and stormwater disposal has been made to the satisfaction of the Council. The Council may grant a dispensation in respect of the minimum area, where it is satisfied that this will result in better utilisation of otherwise unusable land, that the size and shape of the site is suitable for residential purposes, that there would be no significant gain to the community by the enforcement of the provision. Refer to PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES.

Refer to definitions of SITE, SUBDIVISION - SECTION THREE - DEFINITIONS. Refer also to SECTION NINE - SUBDIVISION.

- 11.5 **NEW RESIDENTIAL SITES**
Subdivision of other land within the zone for residential purposes will also be permitted only if all of the following conditions have been satisfied.
- (i) Sewage, sullage, stormwater disposal has been provided to the satisfaction of the Council.
 - (ii) Adequate water supply has been provided to the satisfaction of the Council.
 - (iii) That for every new section created, an existing residential section in the Kainga-Stewarts Gully locality (see Appendix K), but outside the Residential "K" zone, shall be cleared and the lease permanently relinquished, the Council to be satisfied that adequate legal safeguards have been provided to ensure that this occurs.
 - (iv) Requirements of the North Canterbury Catchment Board in respect of minimum distances from the Board's stopbanks.
- 11.6 **OTHER PERMITTED USES**
The subdivision standards for other permitted uses in the zone shall be the same as for the appropriate uses in the Residential G zone. FOURTEEN shall also apply.

RESIDENTIAL GT (GENERAL, TECHNOLOGY PARK) ZONE

ZONE STATEMENT

This zone is a composite zone applying to that part of Pt. Lot 5, D.P. 1137 (C.T. 6R/574) which had been zoned Rural in the Operative Scheme and had been proposed as Residential G1 in the Review as notified, the balance of the land being Residential G in this Scheme. Adjacent land to the north had been zoned "Technology Park" to allow for the comprehensive development of a zone for high technology and related uses.

While the land comprising the Residential GT zone would be a useful addition to the proposed Technology Park, it would also be suitable for uses permitted in the Residential G zone being part of a larger property included in this zone. So that the option of either high technology or residential uses remains, the Residential GT Zoning has been applied, a zone which incorporates all of the uses (predominant and conditional) which are included in both the Residential G zone and the Technology Park Zone.

The objectives for this zone include those of the Residential G and Technology Park Zones, as applicable.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES, CONDITIONAL USES AND SUBDIVISION

As for the Residential G and Technology Park Zones.

2. GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone, which are either set out in detail below or cross-referenced to other Scheme Sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

2.2 When considering a conditional use application the Council may vary either the provisions applying to those uses or the matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

PROVISIONS APPLYING TO PERMITTED USES

3. ALL PREDOMINANT AND CONDITIONAL USES AND SUBDIVISION

The provisions applying shall be as for these uses/subdivision in the Residential G and Technology Park zones.

RESIDENTIAL L ZONE

ZONE STATEMENT

This zone comprises the area generally bounded by Styx Mill Road, Barnes Road, Cavendish Road and the Main Trunk Railway. It does include a very small area of land north of Styx Mill Road, although only a limited range of uses can take place on that area of land.

The purpose of the zone is to provide for a low-density residential development incorporating many of the characteristics of a rural lifestyle or rural area but retaining the services and amenities of a residential area. The zone is based on:

- a. A recognition that no provision is made in Waimairi for this type of development and that such a development would have the advantage of reducing the pressure for small holdings and residential sites in the Green Belt, as well as providing for lower density residential lifestyle.
- b. Reflecting within the zone the existing character of the area including the rural outlook, use of the water resource to provide for increased visual and passive amenity and the opportunity for large sites which allow for activities common to small rural holdings such as very light grazing or keeping of limited numbers of livestock.
- c. To develop within the zone the opportunity for extensive walkways and bridle ways to be linked into the major Styx Basin Recreation area thus further enhancing the rural character of the residential use.
- d. Providing for only a limited range of permitted uses within the zone, and restricting the level of future development in the zone, be it by way of additional dwellings or subdivision.
- e. Restricting land to the north of Styx Mill Road to Open Space A and C uses with the intent that such area is an appropriate area to be used (if available) as a reserve contribution under Section 285 of the Local Government Act 1974 in respect of any subdivision into allotments for residential purposes of other land in the zone to give effect to and further the objective set out in paragraph (c).

Part of the existing character of the area derives from the intensive farming activities which are carried out in nearby rural zones. Future occupiers of the Residential L zone will need to be aware of and should accept the continued existence of these activities and their particular characteristics.

RESIDENTIAL L ZONE OBJECTIVES

The Residential L zone has the following special objectives:-

- a. Delineation of the zone based on a specific area and concept.
- b. To preserve and promote the "rural village" character of the settlement and to recognise that this provides a lifestyle different from suburban Christchurch.
- c. Achievement of the concept by co-ordination of development proposals.
- d. To encourage the provision of services adequate to meet minimum health standards, yet appropriate to the lifestyle of the area.
- e. The achievement of an innovative and functional design based on the concept of:-
 - low density development
 - large residential lots
 - opportunity for limited grazing and housing of domestic livestock
 - major emphasis on the natural resources in the area being the present rural amenity, the water resources, the land contour and the northerly aspect
 - a roading concept based on limited traffic volumes, narrow streets and lanes and generally a rural rather than urban design standard
 - to service the majority of the lots from the internal roading system
 - to limit the number of dwellings that can be built

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them. In this respect it is pointed out that not all of the predominant uses in the Open Space A and C zones are provided.

1. SUMMARY OF PERMITTED USES	
1.1	<p>PREDOMINANT USES</p> <p>Dwelling unit Dwelling unit alterations and additions</p> <p>Home occupations Health practices and health centres Generally the predominant uses for the Open Space A and C zones Public utilities Buildings accessory to predominant uses Radio, T.V. aerials The keeping of domestic livestock and grazing Protection forestry Direct sale of home grown produce Transfer Station and Resource Recovery centre, and uses and buildings accessory thereto</p>
1.2	<p>CONTROLLED USES</p> <p>Family Flat Buildings for the sale of sections</p>
1.3	<p>CONDITIONAL USES</p> <p>Pre-school facilities Home occupations Veterinary Clinics Places of Worship and associated Halls</p>
1.4	<p>SUBDIVISION</p>
2. GENERAL ORDINANCES APPLICABLE	
2.1	<p>In addition to the provisions specifically applying to uses in this zone which which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.</p>
2.2	<p>In the case of conditional uses the Council may vary either the provisions applying to specified uses or the general ordinances, only where it is satisfied that such variation will result in better site development without detracting from the intentions of the Scheme or the amenities of the neighbourhood.</p>

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

Refer to definitions of ACCESS, COVERAGE, DWELLING UNIT, SHAPE FACTOR, SITE, YARD - SECTION THREE DEFINITIONS.
The basis of these requirements is the minimum lot size for subdivision or dispensations or waivers are given in respect of any matter under SECTION FOURTEEN - GENERAL ORDINANCES.

A shape factor requirement is to ensure that each site contains a suitable building area.

The majority of uses in the District Scheme conform to a siting pattern resulting from widespread adherence to the minimum front yard requirement of previous District Schemes. A 6 m front yard has been adopted in this Scheme for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting. It also provides for a more rural character and setting. In addition, a 4m yard requirement is applied to internal boundaries to provide separation between buildings and to avoid conflict with the by-law requirements.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

A site coverage requirement in conjunction with other controls provides for adequate open space about buildings.

Section 6

3. GENERAL PRE-CONDITION - ALL ZONE USES

3.1 LIMITATIONS ON USE
All predominant uses are permitted in that part of the zone south of Styx Mill Road. Only those uses set out in Ordinances 8, 9 10 and 15 below are permitted in that part of the zone north of Styx Mill Road, as realigned.

3.2 FENCING
No fence shall project beyond a recession plane commencing 1 m above any road boundary and directed across the site at an angle of 25 degrees.

4. DWELLING UNIT - PREDOMINANT USE ADDITIONS AND ALTERATIONS TO DWELLING UNIT - PREDOMINANT USE

4.1 PRE-CONDITION
No dwelling unit is to be erected within 20 m of Styx Mill Road between the points marked x and y on planning map 19. Point x is 160 m east of the intersection of Cavendish Road and Styx Mill Road and point y is a further 384 m east of point x, this being 80 m west of the entrance of the northern transfer station.

4.2 SHAPE FACTOR
Each site shall be able to contain a square with a minimum side dimension of 25 m located on any part of the site.

4.3 MINIMUM YARD REQUIREMENTS
Front yards: 6m
All other yards: 4m

4.4 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

4.5 SITE COVERAGE
Maximum coverage: 30%

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For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn-around space must therefore be provided on rear sites and also on front sites on all classes of roads in the primary road network. Refer to SECTION TEN – TRANSPORT. Siting requirements for garages are set out under Ordinance 10 (Accessory Buildings) below.

4.6 ACCESS, PARKING AND MANOEUVRENG

(a) 2 parking spaces required. **One space per unit must be capable of having a garage built over it with minimum internal dimensions of 3.1 m x 5.5 m.**

(b) On rear sites and on all sites having access to the primary road network as defined in SECTION TEN – TRANSPORT, sufficient space must be provided for the purposes of manoeuvring and turning a vehicle within the site, to discourage reversing of vehicles into the street.

Refer to definitions of ACCESSORY BUILDING, COVERAGE, DWELLING UNIT, HOME OCCUPATION, SIGN, YARD – SECTION THREE – DEFINITIONS. Also see Ordinance 10 (Accessory Buildings) below for siting requirements.

6. HOME OCCUPATIONS – PREDOMINANT USE

6.1 TYPES OF USES PERMITTED

Subject to compliance in all respects with the definition of Home Occupations in SECTION THREE – DEFINITIONS, the following types of home occupations are permitted:

Art studio
Photography
Plan drawing
Clerical work
Typing

The professional office of a person following a calling or vocation whose rules permit only limited advertising of his or her occupation or place of business

Outwork for clothing manufacturers

Private teaching of not more than 5 persons at any one time

Any other home occupation that meets all the performance standards specified in 6.2 below.

6.2 CONDITIONS APPLYING TO HOME OCCUPATIONS

- 6.2.1 Not more than one person, other than members of the household, shall be employed in the home occupation.
- 6.2.2 The home occupation may be carried out wholly or partly within a dwelling unit or within a building accessory to a dwelling unit provided that not more than one third of a dwelling unit shall be used for other than residential purposes.
- 6.2.3 No goods shall be displayed for sale and no sales shall be made from the site.
- 6.2.4 No exterior storage of materials, or any other exterior indication of the home occupation or variation from the residential character of the household unit or the neighbourhood shall be permitted (except for one sign as provided for in 6.4 below).
- 6.2.5 The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.
- 6.2.6 The home occupation activity shall not give rise to any noise nuisance. Impulsive or impact noises shall not be a predominant feature of any activity (e.g. hammering, rivetting, outside telephone bells). Where applicable, the building shall be soundproofed to a standard to enable this condition to be met.
- 6.2.7 The home occupation shall not give rise to any offensive fumes, dust, smell, glare, electrical discharge or other objectionable elements which detracts from the amenities of the neighbourhood.
- 6.2.8 No vibration arising from any home occupation activity shall be felt beyond the boundaries of the site of the home occupation activity.

The objective of some flexibility within the zone for the establishment of subsidiary or associated uses has resulted in a policy to allow the use of a complying dwelling unit for self employed occupations as a predominant use. Additional parking is required to cater for the more intensive use likely to be made of the site.

Small signs are permitted to denote the use.

Refer to definitions of HEALTH PRACTICE, HEALTH CONSULTANT, ACCESS, COVERAGE, SHAPE FACTOR, SIGN, SITE YARD - SECTION THREE - DEFINITIONS.

This provision applies to both single practices and smaller medical centres (defined as "Health Practices") accommodating up to three health consultants, plus staff. The development conditions are designed to ensure that such facilities are integrated satisfactorily into the residential environment.

The minimum yard requirements are the same as for other uses in this zone although in order to accommodate necessary off-street car parking a greater depth of frontage may often be appropriate.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

6.2.9 The home occupation shall generate no more than 10 motor vehicle trips per working day, except in the case of home occupations operated from rear sections where no heavy vehicle motor trips associated with the home occupation activity shall be permitted. Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 motor vehicle trips.

6.3 ACCESS, PARKING AND MANOEUVRING

(a) Number of Parking Spaces

In addition to those required for the dwelling unit:

- i. Teaching: 1 space per teacher not residing on the site and 1 space for every 2 adult pupils taught at any one time.
- ii. In all other cases: 1 space if a person other than a household member is employed in a home occupation.
- iii. Home occupations based on an appointment system: 2 spaces and a further one space if a person other than a household member is employed in the home occupation.

6.4 SIGNS

One sign per home occupation is permitted with a maximum area of 0.5 m² giving only the name, times of attendance, occupation and/or qualifications of the resident.

7. HEALTH PRACTICES AND HEALTH CENTRES - PREDOMINANT USE

7.1 PRE-CONDITION

Health practices and health centres may be either free-standing or operated ancillary to a dwelling unit.

7.2 MINIMUM SITE SIZE
2500 m²

7.3 SHAPE FACTOR

Each site shall be able to contain a square with a minimum side dimension of 25 m located on any part of the site except over the front yard.

7.4 MINIMUM YARD REQUIREMENTS

Front yards:	6m
Other yards:	4m

7.5 RECESSION PLANE APPLIES

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

In addition to the recession plane requirements which in particular relate to shading of adjoining properties, it is the Council's policy to ensure the maintenance of adequate open spaces about buildings on each site. Considerable flexibility is provided, however. Up to 30% of each site may be built on or over any part of the site, provided other restrictions are complied with.

Parking provision is determined by the number of practitioners, and a minimum is set. As with other more intensive vehicle generators in the zone, adequate controls are required. For reasons of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turn-around space must therefore be provided.

Permitted signs are limited to matters of information and the provision of directions. Product advertising is not considered appropriate in this zone.

It is the Council's policy to encourage a sympathetic and co-ordinated design approach to the overall appearance of the residential area. For this use planting is particularly important in respect of car parking areas, including both shrub planting to provide low level screening, and trees to provide vertical elements thus helping to reduce the scale of large sealed areas. Landscape principles and guidelines are described in PART TWO - SECTION ELEVEN - AMENITIES.

This provides for a wide range of open space and recreation activities conducive to a rural area and in particular the area of the zone north of Styx Mill Road.

- 7.6 SITE COVERAGE
Maximum coverage: 30%
- 7.7 ACCESS, PARKING AND MANOEUVRING
(a) Minimum Parking: 6 spaces per health consultant operating from the premises.
(b) Entry and exit provisions must be such that sufficient space is provided for the purposes of permitting the manoeuvring and turning of a vehicle within the site, to discourage the reversing of vehicles onto the street.
- 7.8 SIGNS
Signs not exceeding 1.0m² in total shall be permitted denoting only the name, qualifications of the health consultant(s), purpose of the premises, hours of operation and direction details.
- 7.9 LANDSCAPE TREATMENT
7.9.1 Minimum Requirement
A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10m² of area of permanent planting.
- 7.9.2 Landscape Plan
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
- 7.9.3 Landscape Bond
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.
-
8. THE PREDOMINANT USES FOR THE OPEN SPACE A AND C ZONES - PREDOMINANT USES
8.1 PROVISIONS APPLICABLE
The permitted uses and provisions applicable thereto shall be the same as for the predominant uses in the OPEN SPACE A (ACTIVE) and OPEN SPACE C (CONSERVATION) ZONES except that the following uses are excluded:-

- Circuses, fairs, fetes and concerts
- Sportsgrounds and playing fields
- Swimming baths and pools including facilities for the convenience of patrons.

See definitions of ACCESS, HEIGHT, LANDSCAPE TREATMENT, PERMANENT PLANTING, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977 sets out certain aspects of public utility services which are deemed to be predominant uses in all zones. Examples include power lines, pylons, gas, water, drainage and sewer pipes. The District Scheme recognises further works which are a necessary part of these services and provides for them in most instances as predominant uses as long as certain conditions designed to minimise any detraction from amenities are met.

The principal control in the case of kiosks and building substations is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Local water and waste water installations are limited to a floor area of 80m² and controlled by height and landscape performance standards.

Buildings, even though they may be utilitarian, must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

9. PUBLIC UTILITIES: ELECTRICITY KIOSK AND BUILDING SUBSTATIONS, WATER WORKS, PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, WASTE WATER AND STORMWATER PUMPING STATIONS - PREDOMINANT USE
-
- 9.1 MINIMUM YARD REQUIREMENTS
Front Yard:
 10m except in the case of electricity kiosks where there is no minimum yard requirement.
- 9.2 MAXIMUM BUILDING HEIGHT
 No part of any building shall exceed a height of 7.5 m.
- 9.3 MAXIMUM FLOOR AREA
- | | |
|----------------------------------|------------------|
| Electricity kiosks | 12m ² |
| Electricity building substations | 50m ² |
| Other public utilities | 80m ² |
- 9.4 RECESION PLANE APPLICABLE
 Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 9.5 PARKING
 1 space, except in the case of electricity kiosks where there is no parking requirement.
- 9.6 DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT
- 9.6.1 Electricity Kiosks
 All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

Protection of amenities for neighbours is achieved through stated floor area and height controls and recession plane provisions. Site size is not stated but need only be sufficient to meet the minimum yard requirements and off-street parking, the later provision being to ensure service vehicles can be accommodated on the site.

Refer to definitions of ACCESS, ACCESSORY BUILDING, PRINCIPAL BUILDING, COVERAGE, GARAGE, LANDSCAPE TREATMENT, PERMANENT PLANTING, SITE, YARD - SECTION THREE - DEFINITIONS.

Accessory buildings include but are not limited to greenhouses, covered swimming pools and garages.

The site provisions for accessory buildings are generally less stringent than for principal uses, and subject to the normal recession plane requirement, together with any by-law limitations, there are no yard requirements other than for front yards. The policy of permitting side entry garages in front yards has been established for some years and is now provided for in this ordinance, subject to coverage, access, design, appearance and landscape controls imposed in order to protect and enhance the amenity of both the street and the neighbourhood. For approved conditional uses where accessory buildings have not been included in the notified application consent, provision is made for accessory buildings to be predominant uses - refer to PART FIVE - SECTION FOURTEEN - GENERAL ORDINANCES.

9.6.2 All Other Public Utilities

All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the rural environment. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.

10. BUILDINGS ACCESSORY TO A PREDOMINANT USE - PREDOMINANT USE

10.1 MAXIMUM AREA

Buildings accessory to attached or separate dwelling units - maximum area 225m². For all other accessory buildings the maximum floor area shall be 60m² except where otherwise specifically provided for in this ordinance.

10.2 MINIMUM YARD REQUIREMENTS

Front yard:	5m
Side yard:	3m

10.3 RECESSION PLANE APPLICABLE

Accessory buildings shall not project beyond a building envelope as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

10.4 MAXIMUM SITE COVERAGE

The total site coverage for all buildings shall not exceed that stipulated for the principal use to which the accessory building is accessory.

10.5 ACCESS REQUIREMENTS

10.5.1 General

Where access is directly onto a major or minor arterial road defined in SCHEDULE A SECTION TEN - TRANSPORT, sufficient space for a manoeuvring area shall be provided to enable forward access to the street.

The Council considers that amateur radio transmission and reception is an acceptable hobby in a residential area and ought to be provided for. The controls included in this Scheme have been developed in other localities and have been generally accepted by the community.

The purpose of the controls is to allow safe and adequate radio aerial facilities, designed to be unobtrusive as practicable. In addition the ordinance places a limitation on television reception aerials in the case of multi unit for amenity reasons, on the basis that shared facilities can be planned for at the time of building construction.

See definition of GRAZING and DOMESTIC LIVESTOCK - SECTION THREE - DEFINITIONS.

The Council's General Bylaw imposes limitations on the location of grazing animals and housing for such animals, in relation to residential property boundaries.

Planting for amenity and conservation reasons is an important aspect of establishing the character of the zone.

11. RADIO, TELEVISION AERIALS AND ANTENNAE ACCESSORY TO PREDOMINANT USES - PREDOMINANT USE

11.1 CONTROLS APPLICABLE

Radio and television masts and antennae:-

- (a) Not exceeding 6.3 m above the point of its attachment or base support may be erected as a predominant use without restriction.
- (b) Exceeding 6.3 m above the point of its attachment or base support but not exceeding 17 m above ground level may be erected as a predominant use provided that:-
 - i. The centre of the structure shall be located at least 20 m from all road boundaries and 6 m from all internal boundaries; and
 - ii. No part of the structure extends beyond any site boundary; and
 - iii. The mast or antenna is unguyed above 10 m; and
 - iv. Where the antenna is other than simple wire dipole the distance from the centre of the mast to the furthest element tip shall not exceed 7.5 m; and
 - v. The mast which supports the antenna shall have a cross-section diagonal measurement not greater than 226 mm for a distance of 6 m and the maximum permitted height; and
 - vi. Any temporarily extendable structure is nested at all times when not in use; and
 - vii. The position and finish is designed to minimise impact on outlook from surrounding properties; and
 - viii. There is only one such structure on any one site.

12. THE KEEPING OF DOMESTIC LIVESTOCK AND GRAZING - PREDOMINANT USE

Accessory buildings - maximum size 10m², to be designed to the satisfaction of the District Engineer.

13. PROTECTION FORESTRY - PREDOMINANT USE

13.1 MAXIMUM AREA

Protection forestry may cover up to 20% of any dwelling unit site or up to 100% of any site set aside only for recreation or reserve purposes.

Refer to definition of HOME GARDEN PRODUCE - SECTION THREE -- DEFINITIONS
This ordinance provides for the home gardener to dispose of surplus produce "at the gate". As this is seen as a small scale operation only, the normal requirements of rural selling places do not apply.

The purpose of this provision is to allow an office to be established to undertake the display and sale of sites in the zone. This operation will be limited to a maximum life of 5 years with the opportunity to apply to Council for the extension of the tenure on an annual basis for a further 5 years.

Refer to definitions of ACCESS, ACCESSORY BUILDING, COVERAGE, SITE, YARD - SECTION THREE -- DEFINITIONS.

Council policy provides for the maximum opportunity to make further, or more intensive, use of existing properties for family accommodation. They are intended to be separate buildings for immediate and economically dependent relatives of the occupiers of the main dwellings. The building

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14. **DIRECT SALE OF HOME GARDEN PRODUCE - PREDOMINANT USE**
- 14.1 Home gardeners may dispose of any surplus produce by direct sale to the public provided that any sign advertising such sales shall be displayed on a temporary basis and only at such times as produce is available for sale.
-
15. **TRANSFER STATION AND RESOURCE RECOVERY CENTRE, AND USES AND BUILDINGS ACCESSORY THERETO - PREDOMINANT USE**
- 15.1 **PRE-CONDITION**
Such uses are restricted to the north side of Styx Mill Road.
- 15.2 The requirements are the same as for those uses in the Rural GT (General/Transfer Station) zone.
-
16. **BUILDINGS FOR THE SALE OF SECTIONS LIMITED TO ONE SUCH BUILDING FOR THE ZONE - CONTROLLED USE**
- 16.1 **PRE-CONDITION**
The establishment of any such building will require the prior consent of the Council by way of a non-notified application. This application is required in respect of building design, landscaping and vehicle access.
- 16.2 **PERIOD OF CONSENT**
The use will be restricted to a maximum life of 5 years with the opportunity to apply to Council for an extension of time on an annual basis for a further 5 years.
- 16.3 **CRITERIA FOR ASSESSMENT**
- (a) If the building is to be retained for a predominant use at the completion of its tenure as an office, then the building must comply with the same standards as for a dwelling unit.
- (b) If the building is to be removed then the standards applicable are those for a temporary building.
- 16.4 **MINIMUM YARD REQUIREMENTS**
- | | |
|--------------|------|
| Front yards: | 6 m |
| Other yards: | 4 m. |
-
17. **FAMILY FLAT - CONTROLLED USE**
- 17.1 **PRE-CONDITION**
- (a) Any proposal for a family flat shall be by way of a non-notified application.
- (b) A family flat shall be permitted under this ordinance to be erected only on a site containing a single dwelling unit.
- (c) No family flat is to be erected within 20 m of Styx Mill Road between the points marked x and y on planning map I9. Point x is 160 m east of the

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must be removed from the site when the dependent relative or relatives no longer require it. In this respect, the building shall be deemed to be a temporary building, pursuant to Section 642 of the Local Government Act 1974.

Temporary buildings must be located so as not to affect the existing street amenities or the amenities of the zone in general. For this reason, Family Flats are a controlled use.

These requirements are similar to those for the main dwelling.

The one storey limitation is required in order that a building is not installed or does not become so large (through any addition) that it cannot be ultimately removed.

Family flats will be required to be such that they leave the existing dwelling with adequate outside open space.

A size limitation is imposed because of the possible temporary nature of the use and the less stringent requirements which apply than is the case for linked and separate units.

One further parking space is considered desirable but in particular circumstances where it would not be necessary the Council may waive the requirement.

Refer to definitions of ACCESS, COVERAGE, PRE-SCHOOL FACILITY, SHAPE FACTOR, SITE, YARD - SECTION THREE - DEFINITIONS.

Adequate facilities for the day care of infants are an essential part of national pre-school health and education policies.

intersection of Cavendish Road and Styx Mill Road and point y is a further 384 m east of point x, this being 80 m west of the entrance of the Northern Transfer Station.

- 17.2 CAVEAT REQUIRED
A caveat will be required to ensure the removal of the family flat when no longer required for the purpose for this ordinance.
- 17.3 SITING REQUIREMENT
No family flat shall be located forward of the existing dwelling unit on the site.
- | | |
|---|-----|
| Minimum distance from existing dwelling unit: | 3 m |
| Minimum distance from any internal boundary: | 4 m |
| Minimum distance from any front boundary: | 6 m |
- 17.4 RECESSION PLANE APPLICABLE
No family flat shall project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES and each flat shall be limited to one storey.
- 17.5 SITE COVERAGE
Maximum coverage: 30%
- 17.6 MAXIMUM FAMILY FLAT SIZE
120m²
- 17.7 ACCESS, PARKING AND MANOEUVRING
1 additional parking space.
- 17.8 DESIGN AND APPEARANCE
In considering any application for a family flat the Council shall have regard to the following matter:
(a) Construction methods and colours should be in harmony with those of the principal building.
-
18. PRE-SCHOOL FACILITIES - CONDITIONAL USE
- 18.1 MINIMUM SITE SIZE
2000m²
- 18.2 SHAPE FACTOR
Each site shall be able to contain a square with a minimum side dimension of 25 m, located on any part of the site except over the front yard.

The majority of uses in the District conform to a siting pattern resulting from widespread adherence to the minimum front yard requirements of previous District Schemes. A 6 m front yard has been adopted in this Scheme to provide continuity with past planning policies, and for amenity reasons. It allows for privacy, separation of buildings from the street, continuity in street appearance, and an area suitable for planting. It also provides for a more rural character and setting. Non-residential uses have imposed upon them slightly larger yard requirements, recognising that use of the site may be more intensive, and unobstructed space should be available around the site. A lower percentage of the site than that for residential uses may be built over for the same reason.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

Where specially designed, half the area between the building and the street frontage may be used for parking and access. This is based on the premise that such space will be of less use as play or amenity space for such developments and parking may unnecessarily restrict available space for activity purposes.

Where it is possible for reason of traffic safety, reversing manoeuvres from driveways should be avoided, in particular from rear sites. Adequate turnaround space must therefore be provided on rear and front sites.

Generally licensing under the Child Care Centres Regulations 1960 will apply to most uses in this category but this provision, if not enforced through approvals by health or educational authorities, is required as a safety provision for the children as a prevention for wandering onto adjoining properties.

The provision for home occupations not complying in all respects with the predominant use standards as a conditional use recognises that on some sites in the Residential L zone operations which, for example, generate more traffic, may be accommodated, e.g. on large sites with considerable separation from adjoining properties and ample space for on-site car parking.

It is not considered appropriate to provide for Council discretion to vary the controls requiring that there be no nuisance, vibration beyond the site, or other objectionable activity pursuant to Ordinance 2.2 of Section

18.3 MINIMUM YARD REQUIREMENTS

Front yards: 6m
Other yards: 4m.

18.4 RECESSION PLANE APPLIES

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCE.

18.5 SITE COVERAGE

Maximum coverage: 30%

18.6 ACCESS, PARKING AND MANOEUVRING

- (a) 1 parking space per staff member.
- (b) Parking and access may occupy up to 50% of the area forward of any building but proper and adequate facilities shall be provided for vehicles to set down and pick up children.
- (c) Sufficient manoeuvring space shall be provided such that vehicles do not need to reverse onto or off the site.

18.7 FENCING REQUIREMENT

The site shall be fenced and gates fitted with self-closing devices to provide for the safety of children. The design of the fencing must not be out of scale with, or detract from the residential environment, and must be shown on the plans submitted for a building permit.

19. HOME OCCUPATIONS - CONDITIONAL USE

19.1 TYPES OF USE PERMITTED

Subject to compliance in all respects with the definition of Home Occupation in SECTION 3 - DEFINITIONS, any home occupation which does not meet the ordinance controls for predominant use home occupations.

19.2 PRE-CONDITIONS APPLYING TO HOME OCCUPATIONS

- 19.2.1 The home occupation shall not give rise to any noise nuisances. Impulsive or impact noises shall not be a predominant feature of any activity (e.g.

6 of the Scheme. This is because a reduction in those standards would be contrary to the Scheme's intention of ensuring that home occupation activities do not detract from the amenities of the surrounding neighbourhood.

When assessing whether a home occupation meets the requirements of Ordinance 18.2.3, the Chief Health Inspector should be consulted.

The controls applying to home occupations are designed to ensure that their generated characteristics are not significantly different from those of predominant uses in the zone.

Provision for limited on site sales recognises the need for flexibility in meeting the needs of some home occupation activities, subject to the activity having no adverse effect on surrounding residential amenities.

Hours of operation are restricted to normal working hours and evenings, i.e. outside noise sensitive times when lower noise levels generally prevail.

hammering, rivetting, outside telephone bells). Where applicable the building shall be soundproofed to a standard to enable this condition to be met.

19.2.2 No vibration from any home occupation shall be felt beyond the site of the home occupation activity.

19.2.3 The home occupation shall not give rise to any offensive fumes, dust, smell, glare, vibration, electrical discharge or other objectionable element which detracts from the amenities of the neighbourhood.

19.3 CONDITIONS APPLYING TO HOME OCCUPATIONS

19.3.1 Not more than one person, other than members of the household, shall be employed in the home occupation.

19.3.2 The home occupation may be carried out wholly or partly within a dwelling unit or within a building accessory to a dwelling unit provided that not more than one third of the dwelling unit shall be used for other than residential purposes.

19.3.3 No on site sales shall be permitted except where an applicant can satisfy the the Council that characteristics unique to the site make it the only suitable selling place, or that sales are necessarily ancillary to the home occupation. In all such cases the applicant must satisfy the Council that the selling activity will not cause undue traffic or noise disturbance or in any way detract from neighbourhood amenities.

19.3.4 No exterior storage of materials or any other exterior indication of the home occupation or variation from the residential character of the household unit or the neighbourhood shall be permitted.

19.3.5 The hours of operation shall be limited to between 0800 hours and 2100 hours Monday to Saturday only. No operations shall be permitted on Sundays or public holidays.

19.3.6 No home occupation activity shall be such as to exceed the ambient noise levels existing in the area. Where applicable the building in which the home occupation is carried out shall be soundproofed to a standard to enable this condition to be met.

19.3.7 The home occupation shall generate no more than 10 motor vehicle trips per day, including a maximum of no more than two heavy vehicle movements, except in the case of home occupations operated from rear sections where no heavy vehicle movement trips associated with the home occupation shall be permitted. Motor vehicle trips associated with persons residing or employed on the site shall not be included in the calculation of the 10 vehicle trips.

19.4 ACCESS, PARKING AND MANOEUVRING

(a) Number of Car Parking Spaces Required

In addition to those required for the dwelling unit:-

- i. Teaching: 1 space per teacher not residing on the site and 1 space for every 2 adult pupils taught at any one time.
- ii. In all other cases: 1 space if a person other than a household member is employed in the home occupation. Where on site sales are undertaken, one additional space must be provided.
- iii. Home occupations based on an appointment system: 2 spaces and a further one space if a person other than a household member is employed in the home occupation.

(b) Sufficient manoeuvring space shall be provided such that vehicles do not need to reverse onto or off the site.

19.5 SIGNS

One sign per home occupation is permitted with a maximum area of 0.5m² giving only the name, time of attendance, occupation and/or qualifications of the resident.

No on site advertising of home occupation goods for sale is permitted.

20. VETERINARY CLINICS ACCESSORY TO AND ON THE SAME SITE AS A DWELLING UNIT - CONDITIONAL USE

20.1 PRE-CONDITION

The long term boarding of animals is prohibited.

20.2 MINIMUM SITE SIZE

2000 m².

20.3 SHAPE FACTOR

Each site shall contain a square with a minimum side dimension of 25m located on any part of the site except over the front yard.

The area is considered to be well located to service the veterinary needs of the locality and is an area where considerable numbers of livestock could be kept. Conditions are imposed to ensure any veterinary clinic has full regard to residential amenities and is accessory to the main residential uses permitted in the zone.

- 20.4 MINIMUM YARD REQUIREMENTS
Front yards: 6m
Other yards: 4m.
- 20.5 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 20.6 SITE COVERAGE
Maximum coverage: 30%
- 20.7 SERVICE SPACE
A service space of 40m² with a minimum dimension of 5m shall be provided.
- 20.8 ACCESS, PARKING AND MANOEUVRING
- (a) Number of Parking Spaces
 - i. Veterinary Clinics:
5 spaces per veterinary surgeon plus 1 per 2 staff.
 - (b) No structure is to be erected or placed such that it would prevent vehicular access to the rear yard, or to any yard on a rear site.
 - (c) Space must be provided for the purposes of permitting the manoeuvring and turning of a vehicle within the site to discourage the reversing of vehicles onto the street.
 - (d) Proper and adequate facilities must be provided for vehicles to pick up and set down animals, without interfering with the principal function of the street from which access is provided.
- 20.9 LANDSCAPE TREATMENT
- 20.9.1 Minimum Requirement
A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10m² of area of permanent planting.
- 20.9.2 Landscape Plan
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
- 20.9.3 Landscape Bond
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting plan.

20.10 SIGNS
 Signs not exceeding 1.0m² in total shall be permitted denoting only the name and purpose of the premises and other necessary information relating to its use, control or ownership.

21. PLACES OF WORSHIP AND ASSOCIATED HALLS - CONDITIONAL USE

21.1 The requirements are the same as for places of worship in the Residential G zone.

22. SUBDIVISION

22.1 STANDARDS

(a) **Minimum Site Size**
The minimum site size shall be 1500m². The minimum site size of lots with frontage to Cavendish Road shall be 2000m². The minimum site size shall not apply for any public utilities.

(b) **Shape Factor**
 Every site shall be able to contain a square with a minimum dimension of 25 m except in the case of sites created for public utilities or reserves.

22.2 ADDITIONAL REQUIREMENTS

The provisions of SECTION NINE - SUBDIVISION Ordinance 5.1 shall apply except that the average road reserve widths for minor residential roads and cul de sacs shall be 15.0 m and the footpath requirement for roads shall be 1 x 1.5 m.

Refer to definitions of SITE, SUBDIVISION - SECTION THREE - DEFINITIONS.
 Refer also to SECTION NINE - SUBDIVISION.

The objective of the zone is to provide for residential living of low density in keeping with the characteristics of rural areas. This includes narrow roads, limited seal, grass berms and for this reason the use of formalised kerb and channel will be minimised where possible and alternative methods of stormwater drainage will be encouraged. Fifteen metre wide roads will also be encouraged. These standards are designed to maintain the rural character.

Scheme Statement

RESIDENTIAL BS (BROOKLANDS/SPENCERVILLE) ZONE

ZONE STATEMENT

Brooklands and Spencerville are small communities comprising, at the time of writing (1989), approximately 175 and 70 dwellings respectively, sited on low-lying coastal land between the Styx River and Brooklands Lagoon. The zoning in the area provides for further extension of the residential development, subject to approval of a satisfactory sewage disposal system. A comprehensive sewerage system was commissioned in February 1989 and it is expected that the total number of houses in the two settlements will gradually increase to approximately 600.

Drainage and flooding problems are experienced regularly in the area. Sustained high groundwater levels occur each winter, and prolonged surface ponding remains in local hollows after heavy or sustained rainfall. Furthermore, extreme high tide levels in Brooklands Lagoon pose a flood hazard to some existing houses and large areas of vacant land.

A programme of improvements to stormwater drainage is considered necessary, particularly, given the anticipated increase in residential development. The area has been given a special form of residential zoning because the stormwater drainage system to be implemented is not compatible with normal residential subdivision standards. A subsoil drain and swale system is proposed in which roof stormwater is piped to a soakage chamber at the road boundary. Subsoil drains laid on the sides of the road under a shallow grassed swale collect the seepage from the soakage chamber. This is considered to be more appropriate than the conventional kerb and channel system in which roof stormwater is piped directly to a channel in the road because:-

RESIDENTIAL BS

Ordinance

- i. It is more in keeping with the existing "rural village" character of the area;
- ii It allows development in keeping with existing road levels.

The ordinance controls for the zone are designed to be compatible with the proposed subsoil drain and swale drainage system, and to retain the open "rural village" aspect. Specifically, they set:-

- i a minimum site size of 1000 m² for further residential development (compared with 500 m² in the Residential G zone);
- ii a maximum site coverage of 25% (compared with 40% in the Residential G zone); and
- iii a minimum road reserve width of 20 m (compared with the normal subdivision minimum of 12m).

Furthermore, the wide grass swale rather than conventional concrete kerb and channel will enhance the rural, open aspect characteristic of the area.

RESIDENTIAL BS ZONE OBJECTIVES

The Residential BS zone has the following special objectives in addition to the overall residential objectives set out in the Residential Overview in this Section.

- a To preserve and promote the "rural village" character of Brooklands and Spencerville and recognise that this provides a lifestyle different from suburban Christchurch.
- b To protect against drainage and flooding problems by implementation of a comprehensive subsoil drain and swale stormwater drainage system and other appropriate drainage works.

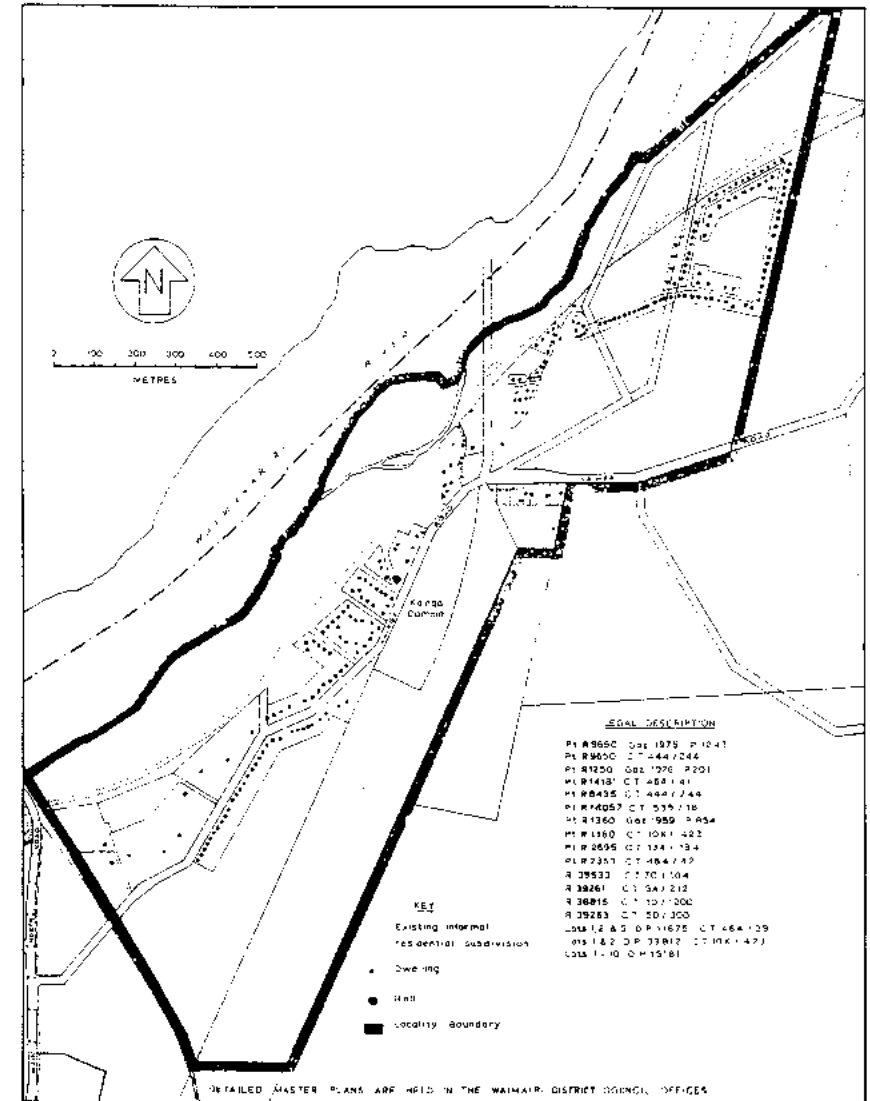
SCHEDULE A

EXISTING POULTRY FARMS IN THE RESIDENTIAL G ZONE

<u>Description</u>	<u>Address</u>	<u>Use</u>	<u>Owner as at 31st October 1983</u>
Lot 2, D.P. 24831 (1.62 ha)	103 Burwood Road	Poultry Farm	M.E. & K.M. Fraemohs
Lot 3, D.P. 34331 (3.72ha)	467 Bower Avenue	Poultry Farm	Bower Egg Farm Limited
Lot 95, D.P. 40197 (1.38 ha)	128 Inwoods Road	Poultry Farm	R.J. Cockerill Limited

SCHEDULE B

KAINGA — STEWARTS GULLY LOCALITY MAP



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COMMERCIAL TRENDS

Compared with some overseas situations such as in the United States and Canada, New Zealand has a high ratio of retail stores for its population size although this ratio has fallen over the last decade. There are now fewer, but larger stores, particularly in the retail food sector where it has been estimated that a decline of about 30% in number of outlets has occurred in the past 20 years.

Recent trends have included the continuing emphasis on the shopping mall as opposed to ribbon development of shops along street frontages and higher freight costs forcing manufacturers and distributors to become more selective in their servicing of retail outlets. While these trends have favoured larger operators, selected areas of retail business have been more greatly affected than others. It has been the grocery dairy, mixed business where the most intense competition for the consumer's dollar has been taking place.

In New Zealand and overseas growth has occurred in the marketing of services rather than products. Past growth has included the expansion of the numbers of hairdressing salons, health studios, restaurants, fast food operators and travel agents.

The United States has seen the development of a number of marketing approaches starting with the department store in the 1860's, the variety store, the supermarket, the discount department store and more recently the home improvement centre.

Other trends occurring overseas and in New Zealand include the blurring of the distinction between retail and wholesale purchase of products with factories opening showrooms or otherwise providing direct purchasing facilities. With changes in the profitability of certain traditional operations, these uses have expanded into other fields, for example service stations into the mixed business area and dairies or fish and chip shops into video games.

Technology, particularly the use of computer facilities, has also influenced the commercial sector and may significantly affect future shopping behaviour. Computers have allowed the development of bank and credit card facilities and provided the ability to monitor stock movement by way of check-out computer terminals on a daily basis. The biggest technology impact likely in the future may be the use of the home T.V. set to order goods and services from home. This would reduce even further the necessity aspect of shopping as opposed to shopping as a form of recreation.

COMMERCIAL POLICY FORMULATION

Existing shopping patterns can be surveyed and described in terms of floor space, use, employment, turnover and aspect of consumer behaviour, and this kind of information is helpful in forming a predictive model for determining future shopping needs. Assessment of likely future trends in the retail industry can also be made by projecting existing trends or by studying developments in countries such as Australia and the United States.

However, the New Zealand and Christchurch shopping scene, while having similarities with overseas developments is also unique. There can be no guarantees that the future will bring more of the existing style of commercial development. Nor can there be any certainty on whether some or all of the

COMMERCIAL OVERVIEW

INTRODUCTION

Commercial areas provide the major location of business uses supplying goods and services to the community. While the main use is retail selling, other closely associated uses include professional and personal services, offices, workshops and storage areas associated with retail uses.

The last decade has seen many changes in retailing in New Zealand both in the patterns of retailing and the demands made upon retail outlets and services. Increased car ownership and the mobility it provides, a wider range of available goods and services, altered tastes and increased purchasing power for some groups, have all influenced shopping trends.

The historic pattern of city centre shopping facilities and corner shops or dairies has been altered with the introduction of large suburban, one-stop shopping centres. There has been a consolidation of suburban shopping which has often seen the demise of the corner grocer or dairy. Shopping for foodstuffs for many households has become a once a week shopping trip, a trend facilitated by late-night mid-week and Saturday opening, the motor car and increased home refrigeration capacity.

METROPOLITAN CHRISTCHURCH

Commercial activity in Waimairi cannot be viewed in isolation from the facilities and shopping patterns of metropolitan Christchurch. The expansion and redevelopment of shopping facilities particularly at Riccarton, Northlands-Papanui, Merivale and Shirley as well as the city centre have all assisted in providing for the needs of Waimairi residents.

Shopping trips either from home or work will occur to destinations outside the District and residents and workers from outside the District will use commercial areas in Waimairi. For example, a recent survey revealed that workers in the Central Business District accounted for about one quarter of the total shoppers in that area. A large proportion of central city workers are Waimairi residents.

SHOPPING CENTRE HIERARCHY

The existing pattern of commercial areas within the metropolitan area form a hierarchy diminishing in size from the central city, district centres such as Bishopdale and Church Corner, local centres such as Merrin Street and local shops and corner dairies.

This existing pattern has been shaped by the historic development of shopping facilities in Christchurch and market forces. In the past decade district scheme zonings, Council and Tribunal decisions have provided a framework for the continued expansion and redevelopment of shopping and commercial facilities.

The comment is often made that Christchurch is "overshopped", however a comparison of retail floorspace/population and retail floorspace/turnover for Christchurch, Auckland, Wellington and Hamilton and the national average shows that Christchurch is not significantly different from other main New Zealand centres. The comparison was based on data from the most recently available Census of Distribution (1977/78).

Commercial developments occurring overseas will also occur in Christchurch. They may occur in a modified form and with varying time lags behind their occurrence outside New Zealand.

This scheme does not attempt to isolate a single numerical relationship, say between floorspace and population, upon which to base commercial policy. The complexity of market forces and trends and consumer behaviour is recognised, together with the limits of our current understanding of the relationships between these matters.

Instead the scheme emphasises a planning by objectives approach with the principal objectives being concerned with access to an adequate range of commercial facilities, the continued vitality of dairies and smaller centres, the avoidance of duplication of major commercial facilities and infrastructure and the overall convenience of the shopping centres in Waimairi.

STRATEGY

OVERALL COMMERCIAL OBJECTIVES

- (a) To ensure a convenient distribution of commercial facilities throughout the District with due regard to the established commercial hierarchy;
- (b) To support the maintenance of Christchurch's central commercial area as the main commercial, retail, administrative, cultural and symbolic centre for metropolitan Christchurch;
- (c) To encourage the continuation of neighbourhood dairy facilities and maintain the viability of local shopping centres;
- (d) To encourage both the continued use of buildings appropriately sited and having a long life expectancy and the provision of local employment opportunities.
- (e) To ensure that commercial enterprise operates in a manner and setting likely to provide a high standard of public safety, efficiency and amenity;
- (f) To recognise and provide for free standing commercial activities where their operations do not detract from the amenities of adjacent areas.

ZONING POLICY

In working towards the objectives of the scheme, the overall policy for commercial activity has been framed with regard to the following matters:

- (a) The stability of Christchurch's population growth and economic trends. With the levelling off of population and economic growth the emphasis is on the consolidation and improved use of existing facilities and resources;
- (b) Waimairi is already serviced by a wide range of shopping facilities both within the district and in adjoining local authorities;

- (c) As part of metropolitan Christchurch there is a need within Waimairi to avoid the duplication of major commercial facilities and infrastructure and to support the existing commercial structure, without restricting the development and redevelopment potential of district and larger local centres, as a means of providing an adequate level of access to suburban commercial facilities.
- (d) The need to distinguish between the planning needs of the larger and smaller commercial centres and the special characteristics of free standing commercial uses such as hotels and service stations.

Zoning is seen as the most appropriate planning technique to achieve the objectives set out above. The following zones have been devised:

COMMERCIAL L AND L1 (local shops and shopping centres)
 COMMERCIAL D (district shopping centres)
 COMMERCIAL H AND H1 (hotels and taverns)
 COMMERCIAL S (service stations)

In addition, a residential parking zone (Residential GP) provides for additional off-street parking needs for shopping centres where appropriate and the Residential G zone provides for the dairy/grocery shop dwelling as a permitted use.

COMMERCIAL L (LOCAL SHOPPING CENTRES) ZONE

COMMERCIAL L ZONE STATEMENT

This zone recognises the smaller shopping centres and blocks of shops found throughout the District and which primarily serve the local community in which they are situated. These shopping centres vary considerably in size, age, and building styles, and often straddle a street or intersection.

The primary objective of this zone is to ensure that small shopping centres are maintained (in convenient locations) which offer what is basically a "daily necessities" shopping service to the general neighbourhood in which they occur. Other uses which may assist in the perpetuation of this service are also encouraged to locate within these zones. These include such facilities such as Post Offices, Banks and Medical facilities. It is expected that development will remain on a relatively small scale in keeping with the function of this zone which is to provide local shopping and other commercial services. A number of shopping centres in this zone do contain a supermarket in addition to smaller shops, but other larger retail activities serving a wider area (e.g. department stores) are not a feature in this zone.

This zone also applies to the Fendalton Mall Shopping Centre which supports a wider range of uses than many other shopping centres in this zone. This shopping centre has some potential for further development, both within the area zoned, or by a modest extension to the zoning. However, any expansion beyond the present zone should be considered and evaluated and be provided for by a change to the District Scheme, including a comprehensive development plan, to co-ordinate development. SCHEDULE C to this SECTION sets out criteria to be followed in the preparation of such a Scheme change.

The zone also recognises a number of smaller groups of shops which although of relatively recent construction are having difficulty in surviving as retail centres because of such factors as competition from larger centres, or poor location from a trading point of view (e.g. remote from major roads), or insufficient population to support them.

During the currency of the previous District Scheme some of these shops operated solely under "existing use rights", which created difficulties when additions, redevelopment and changes of use were proposed. There was also a disadvantage to owner/occupiers of such shops in that they had no special recognition in the District Scheme through appropriate zoning and ordinance controls. While the previous residential zoning implied eventual demolition and replacement by uses provided for in that zone, some of the shops are of substantial construction and have a long life expectancy. There has been some return of retail uses in some instances and a number of non-retail activities have been successfully established by notified planning applications, without detriment to the surrounding residential locality. This has occurred more particularly at the Leacroft Street and Morrison Avenue blocks of shops.

In order to permit buildings which might otherwise remain vacant to be used, and also to encourage the provision of local employment opportunities, the Commercial L zone, in addition to retailing, office and community uses, makes provision for some service uses and craft industry provided they do not detract from the amenities of the rest of the commercial centre.

Landscape treatment of commercial sites is seen as a significant means of improving the environmental quality of Waimairi's commercial areas. Landscape design is inherent within the site development process helping to integrate the new or existing sites into the local landscape pattern for the benefit of those who live, work or shop at each commercial centre.

COMMERCIAL L ZONE OBJECTIVES

- (a) To continue to provide for shopping facilities and commercial services at a local level.
- (b) To allow an appropriate range of non-retail uses to encourage the continued use of existing buildings and to provide local employment opportunities.
- (c) To allow, where appropriate, the redevelopment or further development of those centres where the demand exists, including the provision of adequate off-street parking.

NOTE: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Shops
 Libraries
 Commercial services
 Offices
 Cafes
 Craft industries
 Health practices and health centres
 Public utilities
 Accessory buildings
- 1.2 CONDITIONAL USES
 Restaurants
- 1.3 SUBDIVISION

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When considering a conditional use application the Council may vary either the provisions applying to those uses or the matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

Refer to definitions of COMMERCIAL SERVICES, CRAFT INDUSTRY, HEALTH CENTRE, HEALTH PRACTICE, LANDSCAPE TREATMENT, PERMANENT PLANTING - SECTION THREE - DEFINITIONS.

A front yard requirement has been set to achieve a higher standard of pedestrian amenity. In the case of Fendalton Mall, a more substantial yard is required for the purpose of maintaining the appearance of the Memorial Avenue frontage, having regard to the particular significance of Memorial Avenue.

Most sites in this zone immediately adjoin residentially zoned land. Consequently an appropriate yard has been set between the commercial zone and the residential zone to preserve reasonable amenity on adjoining sites.

The Fendalton Mall is a special case because at the time of establishment it was permitted to build to a height of 9 m and that height limit is considered still to be appropriate for any further development of the site.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

This zone includes small blocks of shops, without off-street parking, larger blocks with angle parking in front of the shops with direct reversing to the street, and those more developed centres where extensive off-street parking has been provided. Where any extensions to existing centres are proposed, off street parking, loading and access shall comply with the provisions of the Scheme unless partially or wholly waived in accordance with PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES. As a general policy the Council would normally expect additional development to comply but there may be locations where carparking and goods delivery can take place from or on the street without vehicle/pedestrian conflict.

PROVISIONS APPLYING TO PERMITTED USES

3. SHOPS, COMMERCIAL SERVICES ,OFFICES ,DENTISTS, MEDICAL AUXILIARIES, CAFES, CRAFT INDUSTRY, HEALTH PRACTICES, HEALTH CENTRES AND LIBRARIES - PREDOMINANT USE

3.1 MINIMUM YARD REQUIREMENTS

3.1.1 Front yard:
1.5 m, except Fendalton Mall: 6 m.

3.1.2 Side and rear yard
Where any development is proposed in a Commercial L zone on a site which abuts a residentially zoned site, or sites, there shall be a minimum yard of 5 m between any building and the boundary or boundaries of any such adjoining residentially zoned land.

3.2 MAXIMUM BUILDING HEIGHT

No part of any building shall exceed a maximum height of 7.5 m, except Fendalton Mall Shopping Centre, where the maximum height shall not exceed 9 m.

3.3 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is another commercial or industrial zone, in which case the recession plane shall not apply.

3.4 PARKING

3.4.1 Minimum number of car parking spaces required:

(a) Shops	5 spaces per 100 m ² of gross floor area
(b) Commercial services, offices, craft industries	4 spaces per 100 m ² of gross floor area
(c) Health practices, health centres	6 spaces per health consultant operating from the site
(d) Cafes, coffee bars, dining rooms	5 spaces per 100 m ² of gross floor area

Provided that in calculating the minimum number of car parking spaces required to be provided for any development of Fendalton Mall in the Commercial L zone no account shall be taken of those car parking spaces in the Residential GP zone established by Change No. 11.

Section 36(4) and (5) of the Act provides the Council with powers to exercise discretions in respect of design and appearance (refer to PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES).

The Council in exercising its powers in this particular case is seeking to achieve an integrated approach to the design of these commercial centres. In addition to considering the design and appearance of buildings and their contribution to the visual harmony of the neighbourhood the Council is concerned to ensure the functional needs of the centre are met by the building and site layout while preserving or enhancing the amenities of the neighbourhood.

- 3.4.2 **Access and Loading**
For design of access, traffic circulation, parking areas and loading facilities see SECTION TEN - TRANSPORT.
- 3.5 **DESIGN AND APPEARANCE**
- 3.5.1 **Building and site design**
- (a) The design of any additional development to or redevelopment of sites shall be to the satisfaction of the District Engineer.
 - (b) The District Engineer when assessing any application will take into account the design and appearance guidelines set out in PART FOUR - SECTION ELEVEN - AMENITIES.
 - (c) In addition to (b) above the application will be assessed to ensure that adequate pedestrian circulation comfort and convenience together with suitable traffic access, circulation and parking layout, and conveniently located and designed goods off loading facilities have been provided for.

Verandahs are a traditional part of New Zealand's commercial architecture. Their most obvious and perhaps most important function is to provide shelter for the pedestrian. They also protect window displays from excessive sunlight and provide some continuity of appearance in commercial areas. Therefore any development in this zone will be required to have verandah cover extending over public pedestrian areas for the full frontage (or frontages) of the property. There may be circumstances in which the Council may vary or waive the above requirements. These generally would be where the provision of pedestrian shelter is not important or pedestrian traffic is very low. (Refer to PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES.)

Where uses other than retail uses establish in a commercial centre there is a need to ensure a continuity of window display area particularly where retail uses still predominate in that part of the centre. Where such display area is not considered necessary the Council will expect street or other pedestrian frontages to be attractively presented and maintained.

Planting will fulfil two functions for car parking areas; shrub planting to provide low level screening, and trees to provide vertical elements helping to reduce the scale of large sealed areas. The 8% minimum requirement therefore applies to tree and shrub planting only. Where space does not permit shrub planting to provide screening, fencing or a combination of planting and fencing will be acceptable, provided that the minimum number of trees may still be planted.

Large trees also help commercial buildings to form a better relationship with their surroundings by softening, screening or framing parts of the building as appropriate.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES. For shopping centre development landscape treatment is important for the purposes of assisting in the co-ordination of total site design, and to protect neighbouring residential properties by suitable planting, and other landscape works, appropriately located in relation to adjacent properties.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

The Scheme acknowledges the need for retailing and commercial businesses to advertise their whereabouts and the services they offer. Uncontrolled proliferation of large, inappropriately placed signs can however result in a high level of visual pollution. Most commercial premises in this zone are close to residentially zoned land. Restrictions on the scale and extent of signs permitted are therefore necessary to protect the visual amenities of the adjoining sites and the image of Waimairi District as an area with a high quality living and working environment.

Freestanding signs other than directory signs and sandwich boards are not permitted. The design requirements for shops and other commercial services in this zone and specifically the 1.5m front yard requirement, render free standing signs neither necessary or suitable.

The size and shape of signs should be in proportion to the building on which they are displayed.

Large painted signs on the face of buildings are not permitted. They have the same visually dominating effect as advertising on hoardings which is not permitted throughout the District for amenity reasons.

3.5.2 Verandahs

Any part of any building, within a Commercial L zone fronting the street, pedestrian walkway or other public space shall be provided with verandah cover. Such a verandah shall comply with all relevant bylaws, and be so related to its neighbourhood within the zone as to provide continuity of cover and harmony in appearance along the full frontage or frontages, of the building.

3.5.3 Continuity of retail frontage

Except where the Council considers it unnecessary, every use in the zone shall include a display area, or other suitable treatment of the street or other pedestrian frontage so as to maintain and enhance the appearance of that frontage for the benefit of the centre and its users.

3.6 LANDSCAPE TREATMENT

3.6.1 Minimum Requirement

A minimum of 8% of the car parking area (including access aisles) shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces. At the time of planting trees shall have a minimum height of 1.5 metres or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.

3.6.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.6.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

3.6.4 Maintenance of Unutilised Areas

Undeveloped sites shall be kept in a tidy condition so as not to detract from the amenities of the neighbourhood. Vacant sites shall normally be sown in grass and maintained to the satisfaction of the Council.

3.7 SIGNS

3.7.1 Types of Sign Permitted

Subject to compliance with ordinances 3.7.2 - 3.7.5 below, the following types of sign are permitted:

- (i) Signs attached to premises
- (ii) Signs painted on buildings
- (iii) Sandwich boards
- (iv) Directory signs giving only the name and/or logo of the shopping centre to which they relate and/or the range of shops and services available in the shopping centre.

3.7.2 Area

The maximum area of signs attached to any one premises (exclusive of the area of painted signs on the face of a building and directory signs) shall be:

- 2 m² for premises with a gross floor area of less than 200 m².
- 4 m² for premises with a gross floor area of between 200m² and 700 m².
- 6 m² for premises with a gross floor area of more than 700 m².

The location of signs should be such that they harmonise with the building's scale and architectural features. This is best achieved by integrating the sign with the architecture of the building.

Flashing signs are not permitted because of the disturbance they can cause to adjoining residential properties.

The total area of painted signs on the face of a building shall not exceed 20% of the external wall of the building on which the signs are painted.

The maximum area of a sandwich board shall be 0.5 m².

The maximum area of a directory sign (as provided for in 3.7.1) shall be 4 m².

Where a sign is double-sided, its area shall be calculated as the area of one face of the sign only.

3.7.3 Location

All signs other than sandwich boards must be placed at right angles to the shop frontage or against the face of the premises to which they relate.

Signs above verandah levels shall be limited to those displaying the name of the premises or of the business operating from that premises.

One sandwich board may be placed along the shop frontage of each premise site provided it is located on the premise site and is sited in such a manner that it does not obstruct pedestrian movement.

One directory sign per entrance to each Commercial L zone in the District shall be permitted.

3.7.4 Illumination

Signs may be illuminated but non-flashing and shall have neat and uncluttered lettering.

3.7.5 Height

No sign shall exceed the height of the building to which it is attached.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually objectionable. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that effective screening is provided. Screening may take the form of a solid timber fence (e.g. close boarded) or a fence or wall of brick, stone or other materials in harmony with the buildings on the site. Plant materials may also be used, in combination with a solid fence, which may be either permanent or temporary until the planting has grown sufficiently to itself act as a screen.

It is the Council's policy to ensure that adequate access is provided to and within commercial premises and areas.

The noise ordinance sets out the noise levels permitted in all Commercial zones and their means of measurement, correction and assessment.

This provision allows the erection of small buildings ancillary to permitted uses. Anticipated uses include small cool stores, facilities for the receipt of goods after hours and general storage.

Refer to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES for general discussion and objectives relating to public utilities.

Because of the limited extent of the Commercial L zone, the size of shops, and the alternative locations available in the Residential C zone, public utilities have been restricted to kiosk and building substations. The principal control in the case of kiosks is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

3.8 SCREENING FOR RUBBISH AND STORAGE FACILITIES

A visual barrier of sufficient height (being at least 1.2 metres) or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property or any area used or intended to be used for the storage of refuse, containers, by-products or raw materials. Refer to policy statement opposite for forms of screening considered acceptable.

3.9 NOISE CONTROL

Refer to SCHEDULE A to this SECTION - NOISE PERFORMANCE STANDARDS.

4. ACCESSORY BUILDINGS - PREDOMINANT USE

4.1 MINIMUM YARD REQUIREMENTS

A minimum yard of 2 m is required from any side or rear boundary abutting a residential zone.

4.2 MAXIMUM AREA

Accessory buildings shall not exceed a floor area of 50 m².

4.3 MAXIMUM BUILDING HEIGHT

The maximum building height shall be 4m.

4.4 RECESION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

5. PUBLIC UTILITIES: ELECTRICITY KIOSK SUBSTATIONS - PREDOMINANT USE

5.1 MINIMUM YARDS REQUIREMENT

No yard requirement.

5.2 MAXIMUM BUILDING HEIGHT

The maximum permitted building height shall be 2.5 m.

5.3 MAXIMUM AREA

The maximum permitted floor area shall be 50 m².

5.4 DESIGN AND APPEARANCE

All kiosks shall be painted in colours that blend with the materials of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

Building substations must not be permitted to detract from the amenities of the area, and as they are a non-residential use should be designed and sited so that they make a positive contribution to the street scene. Along with building design, fencing and planting will also assist in this.

Maximum heights and floor areas are specified, in order to keep structures small in scale, rather than rely on the recession planes and coverage limitations. Sites will be small and usually only need be sufficient for the building and the required yards.

The Council recognises that restaurants may be appropriate within some of the shopping centres in the zone. However, because not all sites will be suitable, for example because of size (e.g. small centres in close proximity to residential properties), and potential for nuisance to residential properties, because of the late hours of operation of these uses, conditional use application will be necessary to test site suitability and protect third party interests.

Because of the existing built nature of most centres in the Commercial L zone no general fixed minimum site size or subdivision standards have been set. It may be anticipated that subdivision of tenancies will be the main form of "subdivision" occurring in the zone.

6. PUBLIC UTILITIES: ELECTRICITY BUILDING SUBSTATIONS - PREDOMINANT USE

- 6.1 **MINIMUM YARDS**
Minimum front yard 6 m.
- 6.2 **MAXIMUM BUILDING HEIGHT**
The maximum permitted building height shall be 4 m.
- 6.3 **MAXIMUM AREA**
The maximum permitted floor area shall be 50 m².
- 6.4 **DESIGN AND APPEARANCE**
All building substations shall be designed and finished in such a way as not to detract from the appearance of the commercial centre or the surrounding residential environment.
- 6.5 **LANDSCAPE TREATMENT**
Permanent planting shall be provided and maintained over 40% of the area of the front yard. At the time of planting trees shall have a minimum height of 1.5 metres or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.

7. RESTAURANTS - CONDITIONAL USE

- 7.1 **BULK AND LOCATION REQUIREMENTS**
These shall generally be as for predominant uses as set out in Ordinance 3 of this zone.
- 7.2 **PARKING**
A minimum of 5 spaces per 100 m² of gross floor area shall be provided.
- 7.3 **DESIGN AND APPEARANCE, LANDSCAPE TREATMENT AND SIGNS**
The Council will be guided by those matters set out in Ordinance 3 of this zone.

8. SUBDIVISION

- 8.1 **MINIMUM SITE SIZE**
No minimum site size is specified.
- 8.2 **SUBDIVISION STANDARDS**
In considering any application for subdivision within the Commercial L zone the Council will consider each case on its merits and in arriving at a decision will be guided by the following factors:
- (a) The location of the subdivision.
 - (b) The age and condition of existing buildings.
 - (c) The provision made for vehicular access from the street, if any.
 - (d) The dimensions of the site in relation to its existing use, and its proposed future use.
 - (e) The provisions made for drainage of the site.
 - (f) The provision made for yard requirements applicable to sites adjoining the residential zone.
 - (g) The existence and location of any existing noteworthy vegetation.
- 8.3 **OTHER REQUIREMENTS**
Refer to SECTION NINE - SUBDIVISION.

COMMERCIAL L1

ZONE STATEMENT AND OBJECTIVES

This zone applies to Avonhead Mall Shopping Centre. The zone statement and zone objectives for the Commercial L zone shall generally apply. However, further development in this zone has been provided for, which development will be required to be in accordance with a comprehensive development plan included in this Scheme.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES, CONDITIONAL USES AND SUBDIVISION
As for the Commercial L zone.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme Sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

PROVISIONS APPLYING TO PERMITTED USES

3. ALL PREDOMINANT AND CONDITIONAL USES IN THE COMMERCIAL L ZONE

- 3.1 PRE-CONDITION
Any redevelopment, alteration or additions to the shopping centre in this zone shall be in accordance with the development plan included in Schedule B to this section of the Scheme. For any alteration to the development plan to be considered, the Council will initiate scheme change procedures when requested to do so.
- 3.2 MINIMUM YARD REQUIREMENTS
Minimum requirements, maximum building height, maximum area of accessory buildings, parking, design and appearance, landscape treatment, signs, screening for rubbish and storage facilities, and noise control, minimum site size, subdivisional standards and other subdivisional requirements shall be the same as for the Commercial L zone.

COMMERCIAL D (DISTRICT SHOPPING CENTRES) ZONE

ZONE STATEMENT

This zone covers the major suburban shopping centres of Bishopdale and Church Corner (Upper Riccarton) together with the smaller Fendalton North (Clyde and Ilam Roads) centre. The location, size, existing layout and parking provisions enable these shopping centres to support a wider range of uses than those centres found in the Commercial L zone.

The shopping centres also have the potential for further development either on land at present within the zone or adjacent to it. Such further development will be required to be in accordance with a comprehensive development plan for the centre. The plan if not included in this scheme now will be added to it by scheme change in the future. Schedule B sets out the criteria the Council would expect to be followed for development plans for each of the shopping centres in the zone. The wider community, including immediate neighbours will have the opportunity of further involvement (i.e. through submissions and objections) in the consideration of development plans for those centres not included in the scheme at this stage.

Landscape treatment of commercial sites is seen as a significant means of improving the environmental quality of Waimairi's commercial areas. Landscape design is inherent within the site development process, helping to integrate the new or existing sites into the total landscape pattern for the benefit of those who live, work or shop at each commercial centre.

COMMERCIAL D ZONE OBJECTIVES

- (a) To provide for grouped and convenient shopping, commercial and community facilities to serve both the immediate neighbourhood and the wider local community.
- (b) To ensure that the types and intensity of uses and the scale of any new buildings in this zone are compatible with each other and the adjacent residential uses.
- (c) To allow for the further development of the commercial centres in the zone in accordance with, and to the extent provided by development plans included in this scheme.

NOTE: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Shops
 Commercial Services
 Libraries
 Offices
 Cafes
 Restaurants
 Pre-school facilities
 Health Practices and Health Centres
 Public utilities
 Accessory buildings
- 1.2 CONDITIONAL USES
 Places of worship and places of assembly
 Amusement galleries
 Public utilities - District electricity sub-stations
- 1.3 SUBDIVISION

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

Refer to definition of COMMERCIAL SERVICES, HEALTH CENTRE, HEALTH PRACTICE, LANDSCAPE TREATMENT, PERMANENT PLANTING, PRE-SCHOOL FACILITY, RESTAURANT, SIGN, SITE, YARD - SECTION THREE - DEFINITIONS.

The size and/or potential of the shopping centres in this zone is such that the Council considers that a comprehensive plan for each centre is justified. At this stage plans have been undertaken only for Bishopdale and part of Church Corner. Schedule B to this Section includes an explanatory statement for each shopping centre including the Council's policies in respect of their further development. Any plans submitted to the Council for future inclusion in the Schedule will be assessed against these expressed policies.

"Redevelopment" does not include internal alterations or refurbishing of existing premises.

The bulk and location and other development conditions will also be used by the Council in considering any additional or revised development plan.

A substantial front yard requirement has been set to achieve a higher standard of street amenity and to discourage direct street access to commercial premises.

As a number of sites in this zone immediately adjoin residentially zoned land, an appropriate yard has been set between the Commercial zone and the Residential zone to preserve reasonable amenity on adjoining sites.

Application may be made for dispensations from the yard requirements in circumstances where the proposed development would not detrimentally affect the amenities of the property adjoining the yard which is to be dispensed with or diminished and the neighbours' consent has been obtained.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

PROVISIONS APPLYING TO PERMITTED USES

3. SHOPS, COMMERCIAL SERVICES, LIBRARIES, OFFICES, HEALTH PRACTICES, HEALTH CENTRES, CAFES, RESTAURANTS, PRE-SCHOOL FACILITIES - PREDOMINANT USE

3.1 PRE-CONDITION

Any redevelopment or additions to the shopping centres in this zone shall be in accordance with a development plan and explanatory statement included in SCHEDULE B to this SECTION. For any alteration to the development plan and for those centres for which no development plan is at present included, the Council will initiate scheme change procedures when requested to do so. Once a development plan has been included in the Scheme all development will be required to be in accordance with that plan.

3.2 BULK AND LOCATION REQUIREMENTS

Subject to the requirements of any development plan included in SCHEDULE B to this SECTION, the following bulk and location requirements shall apply in respect of redevelopment or additions to shopping centres in this zone:-

3.2.1 Minimum Yard Requirements

Front yard

6 m. A 1.5 m front yard applies in respect of frontages to Riccarton Road, Waimairi Road, Brake Street, Yaldhurst Road and Farrington Avenue.

Side and rear yards

Where any development is proposed in a Commercial D zone which abuts a residentially zoned site, or sites, there shall be a minimum of 5 m between any building and the boundary or boundaries of any adjoining residentially zoned land.

Further Provision in Respect of Pre-School Facilities

Where child care facilities are to be provided outdoor play space is required to be provided at a rate and in a manner as set out in the Child Care Centre Regulations 1985.

3.2.2 Maximum Building Height

The maximum permitted building height is 9 m.

3.2.3 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary, except where the adjoining zone is in another commercial or industrial zone in which case the recession plane shall not apply.

3.3 PARKING

3.3.1 Minimum Number of Car Parking Spaces Required

(a)	Shops:	5 spaces per 100 m ² of gross floor area
(b)	Commercial services, offices:	4 spaces per 100 m ² of gross floor area
(c)	Health centres, health practices:	6 spaces per health consultant operating from the site
(d)	Pre-school facilities:	1 space per staff member
(e)	Cafes:	4 spaces per 100 m ² gross floor area
(f)	Restaurants:	1 space per 5 seats.

Section 36(4) and (5) of the Town and Country Planning Act provides the Council with powers to exercise discretions in respect of design and appearance (refer to PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES).

The Council in exercising its powers in this particular case is seeking to achieve an integrated approach to the design of these commercial centres. In addition to considering the design and appearance of buildings and their contribution to the visual harmony of the neighbourhood the Council is concerned to ensure the functional needs of the centre are met by the building and site layout while preserving or enhancing the amenities of the locality. Adherence to an approved plan shown in Schedule B will also assist in meeting this objective.

Verandahs are a traditional part of New Zealand's commercial architecture. Their most obvious and perhaps most important function is to provide shelter for the pedestrian. They also protect window displays from excessive sunlight and provide some continuity of appearance in commercial areas. Therefore any development in this zone will be required to have verandah cover extending over public pedestrian areas for the full frontage (or frontages) of the property. There may be circumstances in which the Council may vary or waive the above requirements. These generally would be where the provision of pedestrian shelter is not important or pedestrian traffic is very low. (Refer to PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES.)

Where uses other than retail uses establish in a commercial centre there is a need to ensure a continuity of window display area particularly where retail uses still predominate in that part of the centre. Where such display area is not considered necessary the Council will expect street or other pedestrian frontages to be attractively presented and maintained.

Planting will fulfil two functions for car parking areas; shrub planting to provide low level screening, and trees to provide vertical elements helping to reduce the scale of large sealed areas. The 8% minimum requirement therefore applies to tree and shrub planting only. Where space does not permit shrub planting to provide screening, fencing or a combination of planting and fencing will be acceptable, provided that the minimum number of trees may still be planted.

Large trees also help commercial buildings to form a better relationship with their surroundings by softening, screening or framing parts of the building as appropriate.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES. For shopping centre development landscape treatment is important for the purposes of assisting in the co-ordination of total site design and to protect neighbouring residential properties by suitable planting, and other landscape works, appropriately located in relation to adjacent properties.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually objectionable. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that effective screening is provided. Screening may take the form of a solid timber fence (e.g. close boarded) or a fence or wall of brick, stone or other materials in harmony with the buildings on the site. Plant materials may also be used, in combination with a solid fence, which may be either permanent or temporary until the planting has grown sufficiently to itself act as a screen.

3.3.2 Access and Loading
For design of access, traffic circulation, parking areas and loading facilities see SECTION TEN - TRANSPORT.

3.4 DESIGN AND APPEARANCE

3.4.1 Building and Site Design

- (a) The design of any additional development to or redevelopment of sites shall be to the satisfaction of the District Engineer and shall be in accordance with Ordinance 3.1 above.
- (b) The District Engineer when assessing any application will take into account the design and appearance guidelines set out in PART FOUR - SECTION ELEVEN - AMENITIES.

3.4.2 Verandahs

Where any building within a Commercial D zone is sited adjacent to a street, pedestrian walkway or other public space, verandah cover shall be provided along the relevant frontage of the building. Such a verandah shall comply with all relevant bylaws, and be so related to its neighbour within the zone as to provide continuity of cover and harmony in appearance along the full frontage or frontages of the building.

3.4.3 Continuity of Retail Frontage

Except where the Council considers it unnecessary, every use in the zone shall include a display area, or other suitable treatment of the street or other pedestrian frontage so as to maintain and enhance the appearance of that frontage for the benefit of the centre and its users.

3.5 LANDSCAPE TREATMENT

3.5.1 Minimum Requirement

A minimum of 8% of the car parking area (including access aisles) shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces. At the time of planting trees shall have a minimum height of 1.5 m or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PBB grade.

3.5.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.5.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

3.6 SCREENING OF RUBBISH AND STORAGE FACILITIES

A visual barrier of sufficient height (being at least 1.2 metres) or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property, any area used or intended to be used for the storage of refuse, containers, by-products or raw materials.

Refer to policy statement opposite for forms of screening considered acceptable.

The noise ordinance sets out the noise levels permitted in all commercial zones and their means of measurement, correction and assessment.

This provision recognises the need for shops in commercial centres to advertise. Because of the larger size of the centres in this zone free standing signs subject to controls to protect the amenity of the neighbourhood are permitted.

An application must be made to the Council in respect of any new or replacement sign – refer to Part Three – SECTION ELEVEN – AMENITIES.

The Scheme acknowledges the need for retailing and commercial businesses to advertise their whereabouts and the services they offer. Limitations on the scale and extent of signs are necessary to encourage the development of visually and functionally pleasing shopping environments and to protect the overall visual amenities of the district.

The size and shape of signs should be in proportion to the building and site on which they are displayed.

Special provision is made for captive balloons as an advertising device. These are seen as a legitimate form of advertising, but because of their visual impact are unsuitable in residential areas or close to residential areas. Subject to separation distances, and a limitation to a temporary “promotional” basis, they are seen as appropriate in the Commercial D zones (except the Clyde Road/Ilam Road centre) because of its size and commercial character. The separate consent of the Ministry of Transport (Air Transport Division) is also required.

The location of signs should be such that they harmonise with the building’s scale and architectural features. This is best achieved by integrating the sign with the architecture of the building.

Free standing signs subject to suitable controls are permitted. They must be located in the 6 m front yard required for sites in this zone.

3.7 NOISE CONTROL

Refer to SCHEDULE A to this SECTION – NOISE PERFORMANCE STANDARDS.

3.8 SIGNS

3.8.1 Types of Sign Permitted

Subject to compliance with Ordinances 3.9.2–3.9.4 below, the following types of sign are permitted:

- (a) Signs attached to premises
- (b) Signs painted on buildings
- (c) Free standing signs
- (d) Sandwich boards
- (e) Directory signs giving only the range of shops and services available in the shopping centre to which they relate
- (f) Identification signs giving only the name and/or logo of the shopping centre to which they relate.

3.8.2 Area

The maximum area of signs attached to any one premises (exclusive of the area of painted signs on the face of a building and directory signs) shall be:

2m² for premises with a gross floor area of less than 200m², 1m² for every 100m² gross floor area for premises with a gross floor area of 200m² or more.

The total area of painted signs on the face of a building shall not exceed 20% of the external wall of the building on which the signs are painted.

The maximum area of a free standing sign, except a directory or identification sign as provided for in 3.9.1, shall be 3m².

Where a sign is double-sided, its area shall be calculated as the area of one face of the sign only.

3.8.3 Location

All signs other than sandwich boards must be placed at right angles to the shop frontage or against the face of the premises to which they relate.

Signs above verandah level shall be limited to those displaying the name of the premises or of the business operating from that premises.

Only one free standing sign shall be permitted as viewed from each separate frontage of a premise site.

One sandwich board may be placed along the shop frontage of each premise site provided it is located on the premise site and is sited in such a manner that it does not obstruct pedestrian movement.

The recession plane affords a level of protection for adjoining sites against shading caused by signs.

One directory sign as provided for in 3.9.1 per entrance to or within each Commercial D zone in the District is permitted.

One identification sign as provided for in 3.9.1 per entrance to or within each Commercial D zone in the District is permitted.

3.8.4 Height

No sign shall exceed the height of the building to which it is attached.

The maximum permitted height of a free standing sign and framework supporting it or incorporated in it is 6 m.

Except where a commercial zone boundary adjoins another commercial zone boundary or a road the recession plane applies to free standing signs and signs attached to premises. No sign shall project beyond a building envelope constructed by the recession plane as defined in SECTION 14 – GENERAL ORDINANCES.

3.8.5 Captive Balloons

One captive advertising balloon may be attached to any site (except the Commercial D zone in Ilam Road/Clyde Road) provided that:

- (i) the balloon is tethered at a height of no more than 60 metres above ground level.
- (ii) the consent of the Ministry of Transport (Air Transport Division) has been obtained if the balloon is located within 3 nautical miles of an aerodrome or within the Airport Control zone.
- (iii) the balloon is tethered to the site or a building for an occasion or series of occasions not exceeding three months in a calendar year.
- (iv) the tethering point shall be at least 75 m from any residential zone boundary.

This provision allows the erection of small buildings ancillary to permitted uses. Anticipated uses include small cool stores, facilities for the receipt of goods after hours and general storage.

4. ACCESSORY BUILDINGS – PREDOMINANT USE

4.1 BULK AND LOCATION REQUIREMENTS

Except where alternative provision has been included in a development plan shown in SCHEDULE B, the following conditions shall apply.

4.1.1 Minimum Yard Requirements

A minimum yard of 2 m is required from any side or rear boundary abutting a residential zone.

4.1.2 Maximum Area

Accessory buildings shall not exceed a floor area of 50m².

4.1.3 Maximum Building Height

The maximum building height shall be 4 m.

4.1.4 Recession Plane Applicable

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN – GENERAL ORDINANCES.

Refer to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES for general discussion and objectives relating to public utilities.

Because of the limited extent of the Commercial D zone, the size of shops, and the alternative locations available in the Residential G zone, public utilities have been restricted to kiosk and building substations.

The principal control in the case of kiosks is to provide for their installation in a manner that reflects the nature of the site and neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Building substations must not be permitted to detract from the amenities of the area, and as they are a non-residential use should be designed and sited so that they make a neutral contribution to the street scene. Along with building design, fencing and planting will also assist in this.

Maximum heights and floor areas are specified, in order to keep structures small in scale, rather than rely on the recession planes and coverage limitations. Sites will be small and usually only need be sufficient for the building and the required yards.

These uses may be appropriate on some sites within these zones, but because of possible detrimental effects on nearby residential areas a conditional use application will be necessary to test site suitability and protect third party rights.

5. PUBLIC UTILITIES: ELECTRICITY KIOSK SUBSTATIONS - PREDOMINANT USE

- 5.1 MINIMUM YARD REQUIREMENTS
No yard requirement.
- 5.2 MAXIMUM BUILDING HEIGHT
The maximum permitted building height shall be 2.5 m.
- 5.3 MAXIMUM AREA
The maximum permitted floor area shall be 50 m².
- 5.4 DESIGN AND APPEARANCE
All kiosks shall be painted in colours that blend with the materials of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

6. PUBLIC UTILITIES: ELECTRICITY BUILDING SUBSTATIONS - PREDOMINANT USE

- 6.1 MINIMUM YARD REQUIREMENTS
Minimum front yard 6m.
- 6.2 MAXIMUM BUILDING HEIGHT
The maximum permitted building height shall be 4 m.
- 6.3 MAXIMUM AREA
The maximum permitted floor area shall be 50 m².
- 6.4 DESIGN AND APPEARANCE
All building substations shall be designed and finished in such a way as not to detract from the appearance of the commercial centre or the surrounding residential environment.
- 6.5 LANDSCAPE TREATMENT
Permanent planting shall be provided and maintained over 40% of the area of the front yard. At the time of planting trees shall have a minimum height of 1.5 m, or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.

7. PLACES OF WORSHIP, PLACES OF ASSEMBLY, AMUSEMENT GALLERIES - CONDITIONAL USE

- 7.1 PRE-CONDITION
Any redevelopment or additions to uses permitted in this zone shall be in accordance with a development plan included in SCHEDULE B to this SECTION. For any alteration to the development plan and for those centres for which no development plan is at present included, the Council will initiate scheme change procedures when requested to do so. Once a development plan has been included in the Scheme all development will be required to be in accordance with that plan.
- 7.2 BULK AND LOCATION REQUIREMENTS
These shall generally be as for predominant uses set out in Ordinance 3.

See definitions of ACCESS, LANDSCAPE TREATMENT, PERMANENT PLANTING, YARD - SECTION THREE - DEFINITIONS

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

While small public utilities are permitted as of right (Ordinance 13 above), conditional use procedures are required for larger facilities. These are likely to contain more equipment, may have staff working within them and more regular servicing visits.

These controls are based on providing sufficient yards, variable depending on the type of equipment installed. Buildings even though they may be utilitarian must demonstrate a sympathy with the best features of the locality within which they are sited, through use of materials, colour, fencing and landscape treatment, as part of overall design.

Staff parking is required for any employees permanently or regularly on site along with loading space to keep service vehicles off the street.

Because of the existing built nature of much of the Commercial D zone no general fixed minimum site size or subdivision standards have been set. Standards may be imposed at the time a comprehensive development is brought down if it is seen as a desirable means of achieving the objectives of the comprehensive development.

- 7.3 **PARKING**
Minimum number of parking spaces required
 (a) **Places of Worship and Places of Assembly**
 15 spaces per 100m² of gross floor area except for bar areas where the requirement shall be as for bar areas for licensed hotels and taverns in the Commercial II zone.
 (b) **Amusement Gallery**
 10 spaces per 100m² of gross floor area.
- 7.4 **DESIGN AND APPEARANCE, LANDSCAPE TREATMENT AND SIGNS**
 The Council will be guided by those matters set out in Ordinance 3 of this zone.
- 7.5 **NOISE CONTROL**
 Refer to SCHEDULE A to this SECTION - NOISE PERFORMANCE STANDARDS.
- 7.6 **HOURS OF OPERATION**
Refer Section 14 General Part II Licensed Premises for restriction on hours of operation in some localities.

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8. **PUBLIC UTILITIES: DISTRICT ELECTRICITY SUBSTATIONS - CONDITIONAL USE**
- 8.1 **PRE-CONDITION**
 No District Electricity Substations containing 66,000 volts or more outdoor switchgear is permitted by this ordinance.
- 8.2 **MINIMUM YARD REQUIREMENTS**
Front yard 6m
Side and rear yards 3m except that in the case of District Electricity Substations where coolers are installed, such uses shall be sited a minimum of 5m from side or rear boundaries.
- 8.3 **RECESSION PLANE APPLICABLE**
 Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 8.4 **ACCESS, PARKING AND LOADING**
 (a) 1 parking space per 2 staff.
 (b) Off street loading to be provided for vehicles servicing the utility.
- 8.5 **DESIGN AND APPEARANCE AND LANDSCAPE TREATMENT**
 (i) All building shall be designed and finished so that they contribute to the visual quality of the neighbourhood within which they are situated.
 (ii) Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.
-
9. **SUBDIVISION**
- 9.1 **MINIMUM SITE SIZE**
 No minimum site size is specified.
- 9.2 **SUBDIVISION STANDARDS**
 In considering any application for subdivision within the Commercial D zone the Council will consider each case on its merits and in arriving at a decision will be guided by the following factors:

- (a) The location of the subdivision
- (b) The age and condition of existing buildings
- (c) The provision made for vehicular access from the street, if any.
- (d) The dimensions of the site in relation to its existing use, and its proposed future use.
- (e) The provisions made for drainage on the site.
- (f) The provision made for yard requirements applicable to sites adjoining the residential zone.
- (g) The existence and location of any existing noteworthy vegetation.

9.3 OTHER REQUIREMENTS
Refer to SECTION NINE - SUBDIVISION.

COMMERCIAL D1 (DISTRICT SHOPPING CENTRE) ZONE

ZONE STATEMENT

This zone covers part of the major suburban shopping centre of Church Corner (Upper Riccarton). The location, size, existing layout and parking provisions enables this shopping centre to support a wider range of uses than those centres found in the Commercial L zone or in the Commercial D zone elsewhere in the District.

Development within the zone will be required to be in general accordance with the comprehensive development plan for this zone included in Schedule B to this section. Ordinance 3.5 below sets out the criteria the Council expects to be followed for development within the zone.

COMMERCIAL D1 ZONE OBJECTIVES

- (a) To make specific provision for certain large scale commercial uses in this part of the Church Corner centre.
- (b) To ensure that the types and intensity of uses and the scale of any new buildings in this zone are compatible with each other and the adjacent residential uses.
- (c) To allow for the development of this part of the centre in general accordance with, and to the extent provided by development plans included in this scheme.

Note: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES**
- Shops
 - Commercial Services
 - Offices
 - Health Practices and Health Centres
 - Cafes, Restaurants
 - Hotels, taverns, associated conference facilities
 - Bottle stores, wholesale liquor outlets
 - Travellers' accommodation and hostels
 - Service stations, vehicle repair garages, motor vehicle sales and hire, associated workshops
 - Car parking, vehicle access and landscape treatment
 - Accessory buildings
 - Public utilities
 - Residential accommodation for persons employed on site

Provided that:

On Lot 1 DP 57734 (corner Newnham Terrace/Riccarton Road) the following predominant uses are excluded:

- Any predominant use selling food for consumption off the premises**
- Licensed hotels, taverns, tourist hotels, associated conference facilities, bottle stores, wholesale liquor outlets, service stations**

1.2 CONDITIONAL USES

- Places of worship and places of assembly
- Amusement galleries

1.3 SUBDIVISION

2. GENERAL ORDINANCES APPLICABLE

- 2.1** In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2** When giving consideration to a conditional use application, the Council may either vary the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

Refer to definition of CAFE, COMMERCIAL SERVICES, HEALTH CENTRE, HEALTH PRACTICE, LANDSCAPE TREATMENT, PERMANENT PLANTING, RESTAURANT, SERVICE STATION, SIGN, SITE, SHOP, TRAVELLERS ACCOMMODATION, VEHICLE REPAIR GARAGE, YARD - SECTION THREE - DEFINITIONS.

The size and/or potential of this part of the Church Corner centre is such that the Council considers that a comprehensive development plans for the zone is justified. Schedule B to this Section includes an explanatory statement including the Council's policies in respect of development in the centre.

"Redevelopment" does not include internal alterations or refurbishing of existing premises.

The bulk and location and other development conditions will also be used by the Council in considering any additional or revised development plan.

As part of this zone immediately adjoins residentially zoned land, an appropriate yard has been set between this Commercial D1 zone and the Residential G zone to preserve reasonable amenity on adjoining sites.

Application may be made for dispensations from the yard requirements in circumstances where the proposed development would not detrimentally affect the amenities of the property adjoining the yard which is to be dispensed with or diminished and the neighbours' consent has been obtained.

The recession plane affords a level of protection for adjoining sites against shading caused by buildings.

3. SHOPS, COMMERCIAL SERVICES, OFFICES, HEALTH PRACTICES, HEALTH CENTRES, CAFES, RESTAURANTS, HOTELS, TAVERNS, ASSOCIATED CONFERENCE FACILITIES, BOTTLE STORES, TRAVELLERS ACCOMMODATION, SERVICE STATIONS, REPAIR GARAGES, MOTOR VEHICLE SALES AND HIRE, ASSOCIATED WORKSHOPS, CAR PARKING, VEHICLE ACCESS AND LANDSCAPE TREATMENT, RESIDENTIAL ACCOMMODATION FOR PERSONS EMPLOYED ON SITE - PREDOMINANT USES

3.1 PRE-CONDITION
Any redevelopment or addition in this zone shall be in accordance with a development plan and explanatory statement included in SCHEDULE B to this SECTION.

3.2.3 BULK AND LOCATION REQUIREMENTS
Subject to the requirements of any development plan included in SCHEDULE B to this SECTION, the following bulk and location requirements shall apply in respect of redevelopment or additions to buildings in this zone:

3.2.1 Minimum Yard Requirements

Front Yard

1.5m

Side and Rear Yards

Where any development is proposed which abuts a residentially zoned site, or sites, there shall be a minimum of 5m between any building and the boundary or boundaries of any adjoining residentially zoned land.

3.2.2 Maximum Building Height
The maximum permitted building height is 15m.

3.2.3 Recession Plane Applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

3.3 PARKING

3.3.1 Minimum Number of Car Parking Spaces Required

- | | |
|--|--|
| (a) Shops: | 5 spaces per 100 m ² of gross floor area |
| (b) Commercial services, offices: | 4 spaces per 100m ² of gross floor area |
| (c) Health centres, health practices: | 6 spaces per health consultant operating from the site |
| (d) Cafes | 4 spaces per 100m ² gross floor area |
| (e) Restaurants: | 1 space per 4 seats |
| (f) Hotels and Taverns | Bar areas - as for Commercial H zone |
| (g) Accommodation in Hotels, Travellers Accommodation or Hostels | As for Commercial H zone |

Section 36(4) and (5) of the Town and Country Planning Act provides the Council with powers to exercise discretions in respect of design and appearances (refer to PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES).

The Council in exercising its powers in this particular case is seeking to achieve an integrated approach to the design of these commercial centres. In addition to considering the design and appearance of buildings and their contribution to the visual harmony of the neighbourhood, the Council is concerned to ensure the functional needs of the centre are met by the building and site layout while preserving or enhancing the amenities of the locality. Adherence to an approved plan shown in Schedule B will also assist in meeting this objective.

Planting will fulfil two functions for car parking areas; shrub planting to provide low level screening, and trees to provide vertical elements helping to reduce the scale of large sealed areas. The 8% minimum requirements therefore applies to tree and shrub planting only. Where space does not permit shrub planting to provide screening, fencing or a combination of planting and fencing will be acceptable, provided that the minimum number of trees may still be planted.

Large trees also help commercial buildings to form a better relationship with their surroundings by softening, screening, or framing parts of the building as appropriate.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES. For shopping centre development landscape treatment is important for the purposes of assisting in the co-ordination of total site design and to protect neighbouring residential properties by suitable planting, and other landscape works, appropriately located in relation to adjacent properties.

- (h) Conference facilities: 1 space for every 4 persons the facility is designed to accommodate
- (i) Bottle Stores, Wholesale Liquor outlets: 5 spaces per 100 m2 gross floor area
- (j) Service Stations, vehicle repair garages, motor vehicle sales & hire, associated workshops: As for Service Stations - Commercial 8 zone
- (k) Residential accommodation: 2 spaces per unit

3.3.2 Shared Parking Provision

Refer to Section 10 - Transport

3.3.3 Access and Loading

For design of access, traffic circulation, parking areas and loading facilities see SECTION TEN - TRANSPORT.

3.4 DESIGN AND APPEARANCE

3.4.1 Building and Site Design

(a) The design of any additional development to or redevelopment of sites shall be to the satisfaction of the District Engineer and shall be in accordance with Ordinance 3.1 above.

(b) The District Engineer when assessing any application will take into account the design and appearance guidelines set out in PART FOUR - SECTION ELEVEN - AMENITIES.

3.5 LANDSCAPE TREATMENT

3.5.1 Minimum Requirement

A minimum of 8% of the car parking area (including access aisles) shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces. At the time of planting trees shall have a minimum height of 1.5 m, or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser grade. Shrubs shall be supplied at PB8 grade.

3.5.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.5.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually objectionable. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that effective screening is provided. Screening may take the form of a solid timber fence (eg close boarded) or a fence or wall of brick, stone or other materials in harmony with the buildings on the site. Plant materials may also be used, in combination with a solid fence, which may be either permanent or temporary until the planting has grown sufficiently to itself act as a screen.

The noise ordinance sets out the noise levels permitted in all commercial zones and their means of measurement, correction and assessment.

This provision recognises the need for shops and other commercial activities in commercial centres to advertise. Because of the larger size of the centres in this zone free standing signs subject to controls to protect the amenity of the neighbourhood are permitted.

Special provision is made for captive balloons as an advertising device. These are seen as a legitimate form of advertising, but because of their visual impact are unsuitable in residential areas or close to residential areas. Subject to separation distances and time limits, they are seen as appropriate in the Commercial D1 zone because of its size and commercial character. The separate consent of the Ministry of Transport (Air Transport Division) is also required.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

This provision allows the erection of small buildings ancillary to permitted uses. Anticipated uses include small cool stores, facilities for the receipt of goods after hours and general storage.

- 3.6 SCREENING OF RUBBISH AND STORAGE FACILITIES
A visual barrier of sufficient height (being at least 1.2 m) or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property, any area used or intended to be used for the storage of refuse, containers, by-products or raw materials.
Refer to policy statement opposite for forms of screening considered acceptable.
- 3.7 NOISE CONTROL
Refer to SCHEDULE A to this SECTION - NOISE PERFORMANCE STANDARDS.
- 3.8 SIGNS
- 3.8.1 Free Standing Signs
Plans for signs associated with development, redevelopment and additions are to be submitted for approval together with the plans for buildings, parking and landscape treatment details. These signs shall be assessed against the Development Plan for the zone and the Design Guidelines for Signs in SECTION ELEVEN - AMENITIES (PART III) of the Scheme. Consent for any signs not approved may be sought as a Conditional Use.
- 3.8.2 Other Signs
Other signs shall comply to the standards prescribed for the Commercial D zone.
- 3.8.3 Captive Balloons
One captive advertising balloon may be attached to any site provided that:
- (i) the balloon is tethered at a height of no more than 60 metres above ground level.
 - (ii) the consent of the Ministry of Transport (Air Transport Division) has been obtained if the balloon is located within 3 nautical miles of an aerodrome or within the Airport Control zone.
 - (iii) the balloon is tethered to the site or a building for an occasion or series of occasions not exceeding a total of three months in any calendar year.
 - (iv) the tethering point shall be at least 75 m from any residential zone boundary.

4. ACCESSORY BUILDINGS - PREDOMINANT USE

- 4.1 BULK AND LOCATION REQUIREMENTS
Except where alternative provision has been included in a development plan shown in SCHEDULE B, the following conditions shall apply.
- 4.1.1 Minimum Yard Requirements
A minimum yard of 2 m is required from any side or rear boundary abutting a residential zone.
- 4.1.2 Maximum Area
Accessory buildings shall not exceed a floor area of 50m².
- 4.1.3 Maximum Building Height
The maximum building height shall be 4 m.
- 4.1.4 Recession Plane Applicable
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

Refer to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES for general discussion and objectives relating to public utilities.

Because of the limited extent of the Commercial D1 zone, the size of shops and the alternative locations available in the Residential G zone, public utilities have been restricted to kiosk and building substations.

The principal control in the case of kiosks is to provide for their installation in a manner that reflects the nature of the site and the neighbourhood in which they are located. Fencing and planting are the important local elements against which the installation is seen.

Building substations must not be permitted to detract from the amenities of the area, and as they are a non-residential use should be designed and sited so that they make a positive contribution to the street scene. Along with building design, fencing and planting will also assist in this.

Maximum heights and floor areas are specified, in order to keep structures small in scale, rather than rely on the recession plane and coverage limitations. Sites will be small and usually only need be sufficient for the building and the required yards.

These uses may be appropriate on some sites within these zones, but because of possible detrimental effects on nearby residential areas, a conditional use application will be necessary to test site suitability and protect third party rights.

5. PUBLIC UTILITIES - ELECTRICITY KIOSK SUBSTATIONS - PREDOMINANT USE

- 5.1 MINIMUM YARD REQUIREMENTS
No yard requirement.
- 5.2 MAXIMUM BUILDING HEIGHT
The maximum permitted building height shall be 2.5 m.
- 5.3 MAXIMUM AREA
The maximum permitted floor area shall be 50 m².
- 5.4 DESIGN AND APPEARANCE
All kiosks shall be painted in colours that blend with the materials of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

6. PUBLIC UTILITIES: ELECTRICITY BUILDING SUBSTATIONS - PREDOMINANT USE

- 6.1 MINIMUM YARD REQUIREMENTS
Minimum front yard 6 m.
- 6.2 MAXIMUM BUILDING HEIGHT
The maximum permitted building height shall be 4 m.
- 6.3 MAXIMUM AREA
The maximum permitted floor area shall be 50 m².
- 6.4 DESIGN AND APPEARANCE
All building substations shall be designed and finished in such a way as not to detract from the appearance of the commercial centre or the surrounding residential environment.
- 6.5 LANDSCAPE TREATMENT
Permanent planting shall be provided and maintained over 40% of the area of the front yard. At the time of planting trees shall have a minimum height of 1.5 m, or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.

7. PLACES OF WORSHIP, PLACES OF ASSEMBLY, AMUSEMENT GALLERIES - CONDITIONAL USE

- 7.1 PRE-CONDITION
Any redevelopment or additions in this zone shall be in accordance with a development plan included in SCHEDULE B to this SECTION.
- 7.2 BULK AND LOCATION REQUIREMENTS
These shall generally be as for predominant uses set out in Ordinance 3.

Because of the existing built nature of much of the Commercial D1 zone no general fixed minimum site size or subdivision standards have been set. Standards may be imposed at the time a comprehensive development is brought down if it is seen as a desirable means of achieving the objectives of the comprehensive development.

7.3 PARKING

Minimum number of parking spaces required

- (a) Places of Worship and Places of Assembly
15 spaces per 100m² of gross floor area except for bar areas where the requirement shall be as for bar areas for licensed hotels and taverns in the Commercial II zone.
- (b) Amusement Gallery
10 spaces per 100m² of gross floor area.

7.4 DESIGN AND APPEARANCE, LANDSCAPE TREATMENT AND SIGNS

The Council will be guided by those matters set out in Ordinance 3 of this zone.

7.5 NOISE CONTROL

Refer to SCHEDULE A to this SECTION - NOISE PERFORMANCE STANDARDS.

7.6 HOURS OF OPERATION

Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.

8. SUBDIVISION

8.1 MINIMUM SITE SIZE

No minimum site size is specified.

8.2 SUBDIVISIONAL STANDARDS

In considering any application for subdivision within the Commercial D1 zone the Council will consider each case on its merits and in arriving at a decision will be guided by the following factors:

- (a) The location of the subdivision.
- (b) The age and condition of existing buildings.
- (c) The provision made for vehicular access from the street, if any.
- (d) The dimensions of the site in relation to its existing use, and its proposed future use.
- (e) The provisions made for drainage on the site.
- (f) The provision made for yard requirements applicable to sites adjoining the residential zone.
- (g) The existence and location of any existing noteworthy trees or other vegetation.

8.3 OTHER REQUIREMENTS

Refer to SECTION NINE - SUBDIVISION.

SERVICE/RESIDENTIAL (SER/RES) ZONE

Zone Statement

This zone is on the south side of Riccarton Road and covers that part of Church Corner which is least developed commercially. Apart from an existing block of shops and one older building of local historical interest, the land is vacant. The main commercial development in the area is on the north side of Riccarton Road, and is zoned Commercial D (existing Church Corner shopping centre) and Commercial D1 (Bush Inn site and site of Maxmart shopping complex). In addition, there is existing commercial development on the south side of Riccarton Road but separated from the Service/Residential zone by Hansons Lane.

The Service/Residential zone provisions recognise the need on traffic and town planning grounds to limit visitor-attracting uses on the south side of Riccarton Road, and the practicalities of developing an area already containing shops and which, because of its location, may not be ideally suited to traditional style residential development. Permitted uses have been limited to commercial uses which generally do not attract large numbers of pedestrians or high volumes of traffic movement and which do not depend on passing traffic for custom, and a wide range of uses permitted in the Residential G zone (including, for example, places of assembly and travellers' accommodation). Given the proximity to a wide range of shopping and community facilities, the zone could also, if carefully designed with suitable buffer planting, screening etc. be successfully developed for comprehensive townhouse-style residential purposes.

There is considerable potential for further development within the zone. In order to ensure co-ordination of future development, buildings and uses are controlled in respect of site layout.

SERVICE/RESIDENTIAL ZONE OBJECTIVES

- (a) To provide for commercial service and/or community facilities to serve both the neighbourhood and wider communities.
- (b) To encourage townhouse style residential development.
- (c) To protect the traffic function of Riccarton Road.
- (d) To protect the amenities of adjoining residential zones and potential residential development within the zone.
- (e) To ensure an overall integrated approach towards further development of the zone, including co-ordination between existing development (if retained) and new development and between residential and commercial service uses.

Note: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as Dispensations and Waivers, Council Discretions, Siting of Buildings, Buildings and Uses, L P G, Dumping of Waste and Filling of Land, Access for Disabled Persons, Airport Safety and Height Controls.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1.0 SUMMARY OF PERMITTED USES

1.1 CONTROLLED USES

Any predominant use in the Residential G zone
 Four or more dwelling units
 Travellers Accommodation and hostels
 Offices
 Restaurants
 Dwelling units above ground level
 Any use specified in Schedule D of this Section
 Shops and Showrooms accessory to Schedule D uses
 Public utilities

1.2 CONDITIONAL USES

Any conditional use in the Residential G zone, except dairies
 Places of Worship
 Places of assembly
 Amusement galleries

1.3 SUBDIVISION

2.0 GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in Section Fourteen shall also apply.

2.2 When giving consideration to a conditional use application, the Council may either vary the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.

The controlled use requirements are designed to help achieve an integrated approach to the design of the zone. The Council is concerned to ensure that the functional needs of the centre are met by the site layout, while preserving or enhancing the amenities of the locality. The policy of encouraging building frontages within the zone to face away from Riccarton Road mirrors that already in place for the Church Corner Shopping Centre on the north side of Riccarton and Yaldhurst Roads.

3.0 ALL CONTROLLED USES

3.1 All controlled uses are controlled with respect to site layout. In considering a controlled use application, the Council will be concerned to ensure that the following policies are adhered to:

- That the principal entrances to the buildings are oriented towards the main car parking area(s) the principle concern being to achieve pedestrian and vehicular access to buildings from the on-site parking area(s) rather than roads bounding the zone.
- That there is adequate co-ordination between the existing development (if retained) and any new development in the zone.
- That co-ordinated provision is made for car parking associated with the various uses within the zone, and where appropriate opportunities are provided for joint/shared car parking areas.
- That where only partial development/redevelopment of the zone is proposed, the overall site layout is indicated and set out in such a manner as will not unduly restrict options for possible further future development/redevelopment.
- That the layout of buildings and uses and accessways is such as to protect the amenities of adjoining residentially zoned land and any proposed residential components within the zone.

In order to assess any controlled use application, which shall be by way of a non notified application unless the Council directs otherwise, a layout plan shall be submitted. On approval by the Council of the layout plan, individual developments may proceed provided that they conform with the layout plan, and any conditions imposed on the controlled use approval.

PROVISIONS APPLYING TO PERMITTED USES

- 4.0 ANY PREDOMINANT USE IN THE RESIDENTIAL G ZONE - CONTROLLED USE
- 4.1 VEHICLE ACCESS
No vehicle access to any site shall be provided from Riccarton Road.
- 4.2 BULK AND LOCATION REQUIREMENTS
Subject to Ordinances 3.0 and 4.1 the ordinances for these uses shall be as for the Residential G zone.
- 5.0 FOUR OR MORE DWELLING UNITS - CONTROLLED USE
- 5.1 VEHICLE ACCESS
No vehicle access to any site shall be provided from Riccarton Road.
- 5.2 BULK AND LOCATION REQUIREMENTS
Subject to Ordinances 3.0 and 5.1, the ordinances for this use shall be as for the Residential G zone except that the following additional requirements shall apply:
- 5.2.1 Amenity Courts
Any dwelling unit without rooms on the ground floor may, instead of providing an amenity court with a minimum area of 35m² and minimum site dimension of 5m, provide a balcony or balconies with a minimum dimension of 1.5m and a combined minimum area of 6m².
- 5.2.2 Parking
Sufficient space must be provided in front of all garages accessory to dwelling units to park a 90 percentile car as illustrated on p34 of Section 10 - Transport - without obstructing vehicular or pedestrian access to any other dwelling unit or garage on the site.
- 6.0 TRAVELLERS ACCOMMODATION & HOSTELS - CONTROLLED USE
- 6.1 VEHICLE ACCESS
No vehicle access to any site shall be provided from Riccarton Road.
- 6.2 BULK AND LOCATION REQUIREMENTS
Subject to Ordinances 3.0 and 6.1, the ordinances for this use shall be as for the Residential G zone.

It is important that with comprehensive residential developments site layout is carefully considered and, in particular, vehicle obstruction of accessways does not occur. Providing parking space in front of garages for unloading, car servicing etc should ensure that this is the case.

A substantial front yard requirement has been set to achieve a higher standard of street amenity and to discourage direct street access to commercial premises. A minimum 3m depth of the front yard is to be in permanent planting (refer to Ordinance 6.4.1).

An appropriate yard has been set between the zone and the Residential G zone to preserve reasonable amenity for adjoining residential sites.

Planting will fulfil two functions for car parking areas; shrub planting to provide low level screening, and trees to provide vertical elements helping to reduce the scale of large scaled areas. The 8% minimum requirement therefore applies to tree and shrub planting only. Where space does not permit shrub planting to provide screening, fencing or a combination of planting and fencing will be acceptable, provided that the minimum number of trees may still be planted.

- 7.0 OFFICES, DWELLING UNITS ABOVE GROUND LEVEL, RESTAURANTS - CONTROLLED USE**
- 7.1 VEHICLE ACCESS**
No vehicle access to any site shall be provided from Riccarton Road.
- 7.2 BULK AND LOCATION REQUIREMENTS**
Subject to Ordinance 3.0 and 7.1, the following bulk and location requirements shall apply in respect of development, redevelopment or additions to buildings in this zone.
- 7.2.1 Minimum Yard Requirements**
Front Yard 6m
Side and Rear Yards
Where any development is proposed in this zone which abuts a residentially zoned site, or sites, there shall be a minimum of 5m between any building and the boundary or boundaries of any adjoining residentially zoned land.
- 7.2.2 Maximum Building Height**
The maximum permitted building height is 9m.
- 7.2.3 Recession Plane Applicable**
Buildings shall not project beyond a building envelope constructed by recession planes, as specified in Section Fourteen - General Ordinances. The recession plane shall be measured at the zone boundary.
- 7.3 PARKING**
- 7.3.1 Minimum Number of Car Parking Spaces Required**
(a) Offices: 4 spaces per 100m² gross floor area
(b) Restaurants: 1 space per 4 seats
(c) Dwelling Units: 2 spaces per dwelling unit
- 7.3.2 Access and Loading**
For design, access, traffic circulation, parking areas and loading facilities, see Section Ten - Transport.
- 7.4 LANDSCAPE TREATMENT**
- 7.4.1 Minimum Requirement**
A minimum 8% of the car parking area shall be in permanent planting, including trees at the rate of 1 tree per 5 car park spaces. In addition, permanent planting shall be undertaken for a minimum depth of 3m from the Riccarton Road and Auburn Avenue frontages of all the sites, and 2m from any boundary with the Residential G zone but excluding areas required for the purpose of providing vehicular or pedestrian access.

Large trees also help commercial buildings to form a better relationship with their surroundings by softening, screening or framing parts of the building as appropriate.

Landscape principles and guidelines are set out in Part Two - Section Eleven - Amenities. For commercial development landscape treatment is important for the purposes of assisting in the co-ordination of total site design and to protect neighbouring residential properties by suitable planting, and other landscape works, appropriately located in relation to adjacent properties.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually objectionable. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that effective screening is provided. Screening may take the form of a solid timber fence (eg close boarded) or a fence or wall of brick, stone or other materials in harmony with the buildings on the site. Plant materials may also be used, in combination with a solid fence, which may be either permanent or temporary until the planting has grown sufficiently to itself act as a screen.

The noise ordinance sets out the noise levels permitted in all Commercial zones and their means of measurement, correction and assessment.

The Scheme acknowledges the need for commercial businesses to advertise their whereabouts and the services they offer. Limitations on the scale and extent of signs are necessary to encourage the development of a visually and functionally pleasing service/residential environment and to protect the overall visual amenities of the District.

The size and shape of signs should be in proportion to the building and site on which they are displayed.

- 7.4.2 **Landscape Plan**
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of Part Two (Landscape Treatment) - Section Eleven - Amenities.
- 7.4.3 **Landscape Bond**
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the landscape treatment.
- 7.5 **SCREENING OF RUBBISH AND STORAGE FACILITIES**
A visual barrier of sufficient height (being at least 1.2m) or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property, any area used or intended to be used for the storage of refuse, containers, by-products or raw materials. Refer to policy statement opposite for forms of screening considered acceptable.
- 7.6 **NOISE CONTROL**
Refer to Schedule A to this Section - Noise Performance Standards. The noise performance standards shall not apply to dwelling units above ground level.
- 7.7 **SIGNS**
- 7.7.1 **Types of Sign Permitted**
Subject to compliance with Ordinance 5.9.2 below, the following types of sign are permitted:
(i) signs attached to premises, (ii), free-standing signs, (iii) signs painted on buildings, (iv) a directory sign giving only the range of services and facilities available in the service/residential zone, (v) an identification sign giving only the name and/or logo of the service/residential zone.
- 7.7.2 **Area**
The maximum area of signs attached to any one premises (exclusive of the area of painted signs on the face of a building and directory or identification signs) shall be:
- 2m^2 for premises with a gross floor area of less than 200m^2
- 1m^2 for every 100m^2 gross floor area for premises with a gross floor area of 200m^2 or more.
The total area of painted signs on a building shall not exceed 20% of the external wall of the building on which the signs are painted.
The maximum area of a free standing sign, except a directory or identification sign as provided for in Ordinance 6.7.1 shall be 3m^2 .

The location of signs should be such that they harmonise with the building's scale and architectural features. This is best achieved by integrating the sign with the architecture of the building.

The number of signs on each site frontage has been limited to prevent a visual effect of clutter. Signs should be integrated with both building design and site landscape treatment, especially along the site frontages.

The recession plane affords a level of protection for adjoining sites against shading caused by signs.

The zone is not intended to provide for visitor-attracting retail and showroom uses which are to be concentrated on the north side of Riccarton Road, in order to protect the traffic function of Riccarton Road. This ordinance therefore only permits a selling outlet for uses permitted in the zone, eg direct sale of goods manufactured on the site.

The maximum area of a directory or identification sign shall be $4m^2$.

7.7.3 Location

All signs must be placed at right angles to the building wall or against the face of the premises to which they relate.

Only one free standing sign shall be permitted as viewed from each separate frontage of a premises.

One directory sign as provided for in 6.7.1 per entrance to or within the service/residential zone shall be permitted.

One identification sign as provided for in 6.7.1 per entrance to or within the service/residential zone is permitted.

7.7.4 Height

No sign shall exceed the height of the building to which it is attached.

The maximum height of a free-standing sign and framework supporting it or incorporated in it is 6m.

Except where the Service/Residential zone boundary adjoins a road, the recession plane applies to free standing signs and signs attached to premises. No sign shall project beyond a building envelope constructed by the recession plane as defined in Section 14, General Ordinances.

8.0 ANY USE SPECIFIED IN SCHEDULE D OF THIS SECTION, SHOPS AND SHOWROOMS ACCESSORY TO SCHEDULE C USES - CONTROLLED USE

8.1 PRE-CONDITION

Shops or showrooms shall meet all the following criteria:

(a) be accessory to a use permitted in the zone, (b) be established on the same site as the use to which it is accessory, (c) not exceed the lesser of 100m² or 10% of the total floor area of the use to which it is accessory.

8.2 VEHICLE ACCESS

No vehicle access to any site shall be provided from Riccarton Road.

8.3 BULK AND LOCATION REQUIREMENTS

Subject to Ordinances 8.1 and 8.2 above and Ordinance 3.0, the ordinance requirements shall be as for those uses in the Industrial 1. zone, except for the following:

8.3.1 Maximum Building Height

The maximum building area based on a plot ratio of 2:0 (Ordinance 3.2, Section 8, p13) shall not apply. Instead, the maximum building height shall be 9m.

A substantial front yard requirement has been set to achieve a higher standard of street amenity and to discourage direct street access to premises. A minimum of 3m depth of the front yard is to be in permanent planting (refer Ordinance 8.5.1). An appropriate yard has been set between service industry uses and the residential zone to preserve reasonable amenity for adjoining residential sites.

Large scale trees will be a valuable asset in the Service/Residential zone. Tree species should grow above the roof height, provide vegetation in scale with building development and link buildings into an overall landscape pattern. Broad scale planting can define spaces within a site, segregate work and storage areas and screen unsightly activities from areas of public usage. A sufficient area of the site is required to enable both large trees and lower plant material to be established. Ground covers should also be used to reduce maintenance.

Refer to Section Thirteen - Utility Services, Public Works and Community Uses for general discussion and objectives relating to public utilities.

Because of the limited extent of the Service/Residential zone and the alternative locations available in the Residential G zone, public utilities have been restricted to kiosk and building substations.

Building substations must not be permitted to detract from the amenities of the area, and as they are a non-residential use should be designed and sited so that they make a positive contribution to the street scene. Along with building design, fencing and planting will also assist in this.

Maximum heights and floor areas are specified, in order to keep structures small in scale, rather than rely on the recession planes and coverage limitations. Sites will be small and usually only need be sufficient for the building and the required yards.

- 8.3.2 Minimum Yard Requirements
 Front Yard: 6m
 Side and Rear Yards:
 No requirement, except where a site immediately adjoins a residential zone, 10m.
- 8.4 LANDSCAPE TREATMENT
- 8.4.1 Minimum Requirement
 A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10m² of area of permanent planting. The 10% area shall include permanent planting for a minimum depth of 3m from the Riccarton Road and Auburn Avenue frontages of all sites.
- 8.4.2 Landscape Plan and Bond
 Requirements as for Industrial L zone.
- 8.4.3 NOISE CONTROL
 Refer to Schedule A to this Section - Noise Performance Standards.
- 9.0 PUBLIC UTILITIES: ELECTRICITY KIOSK SUBSTATIONS - CONTROLLED USE
 Subject to Ordinance 3.0, the following requirements shall apply:
- 9.1 VEHICLE ACCESS
 No vehicle access shall be provided to any site from Riccarton Road.
- 9.2 MINIMUM YARD REQUIREMENTS
 No yard requirement.
- 9.3 MAXIMUM BUILDING HEIGHT
 The maximum permitted height shall be 2.5m.
- 9.4 MAXIMUM AREA
 The maximum permitted floor area shall be 50m².
- 9.5 DESIGN AND APPEARANCE
 All kiosks shall be painted in colours that blend with the materials of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.
- 10.0 PUBLIC UTILITIES: ELECTRICITY BUILDING SUBSTATIONS - CONTROLLED USE
 Subject to Ordinance 3.0, the following requirements shall apply:
- 10.1 VEHICLE ACCESS
 No vehicle access shall be provided to any site from Riccarton Road.
- 10.2 MINIMUM YARD REQUIREMENTS
 Front Yard: 6m

Dairies are not considered appropriate in this zone which is not designed to accommodate visitor-attracting retail uses, primarily for reasons of traffic safety.

Because of possible detrimental effects on residential areas, a conditional use application will be necessary to protect third party rights and impose specific controls as conditions of planning consent as appropriate, eg limitations on hours of operation.

- 10.3 MAXIMUM BUILDING HEIGHT
The maximum permitted building height shall be 4m.
- 10.4 MAXIMUM AREA
The maximum permitted floor area shall be 50m².
- 10.5 DESIGN AND APPEARANCE
All building substations shall be designed and finished in such a way as not to detract from the appearance of the zone or the surrounding residential environment.
- 10.6 LANDSCAPE TREATMENT
Permanent planting shall be provided and maintained over 40% of the area of the front yard.
- 11.0 ANY CONDITIONAL USE IN THE RESIDENTIAL G ZONE, EXCEPT DAIRIES -
CONDITIONAL USE
The ordinances for these uses shall be as for the Residential G zone, except in the case of places of worship and places of assembly. In addition no vehicle access shall be provided from any site to Riccarton Road.
- 12.0 PLACES OF WORSHIP, PLACES OF ASSEMBLY, AMUSEMENT GALLERIES -
CONDITIONAL USE
- 12.1 VEHICLE ACCESS
No vehicle access shall be provided from any site to Riccarton Road.
- 12.2 BULK AND LOCATION REQUIREMENTS
These shall generally be as for predominant uses set out in Ordinance 7.1.
- 12.3 PARKING
Minimum Number of Parking Spaces Required
(a) Places of Worship and Places of Assembly
15 spaces per 100m² of gross floor area
(b) Amusement Gallery
10 spaces per 100m² of gross floor area
- 12.4 LANDSCAPE TREATMENT AND SIGNS
The Council will be guided by those matters set out in Ordinances 7.4 and 7.7 of this zone.
- 12.5 NOISE CONTROL
Refer to Schedule A to this Section - Noise Performance Standards. The noise performance standards shall not apply to places of worship.

Refer to definitions of Subdivision, Site - Section Three - Definitions.

The basis of these ordinances is the provision of flexible controls to obtain section sizes suitable for uses permitted in the zone.

- 13.0 SUBDIVISION
- 13.1 VEHICLE ACCESS
No vehicle access shall be provided from any site to Riccarton Road.
- 13.2 MINIMUM SITE SIZE
No minimum site size is specified.
- 13.3 SUBDIVISION STANDARDS
In considering any application for subdivision within the Service/Residential zone the Council will consider each case on its merits having regard to the following factors:
 - (a) The location of the subdivision.
 - (b) The age and condition of existing buildings.
 - (c) No subdivision shall be permitted such that the vehicle access to any new lot is from Riccarton Road.
 - (d) The size and shape of lots in relation to uses permitted in the zone.
 - (e) The provision made for yard requirements applicable to sites adjoining the residential zone.
 - (f) The existence and location of any existing noteworthy vegetation and/or buildings of historic interest.

COMMERCIAL H (HOTEL, TAVERN) ZONE

ZONE STATEMENT

This zone is designed to give recognition to existing hotels and taverns and tourist hotels within the District. This zoning has been created because these facilities have often been located free standing, that is, not in association with existing commercial or industrial centres. The sale of liquor from other types of outlets such as retail wine shops or clubrooms holding ancillary liquor licenses has been provided for elsewhere in the scheme. At this stage however, no provision has been made for additional liquor facilities such as neighbourhood taverns. While smaller drinking facilities are unlikely to effect an overnight change in drinking behaviour, they do offer considerable improvement upon the type of drinking facility which has been provided to date. Furthermore, the low density of residential development makes a walking distance "local" an improbability. Provision however of a greater number of smaller facilities nearer to peoples homes would make it possible for a greater number of people to walk.

The largest obstacle to the establishment of neighbourhood taverns is the difficulty in finding suitable sites, particularly in established areas. To overcome this the Council will deal with proposals for the establishment of these facilities by scheme change as the situations arise. Such scheme changes could well provide for requirements different from those in the zone at the present (eg limitations of maximum tavern size).

Landscape treatment of commercial sites is seen as a significant means of improving the environmental quality of Waimairi's commercial areas. Landscape design is inherent within the site development process helping to integrate new or existing sites into the local landscape pattern for the benefit of those who live, work or shop at each commercial centre.

ZONE OBJECTIVES

- (a) To recognise and provide for existing hotels, taverns and tourist hotels.
- (b) To ensure that any further development within these zones does not materially affect adjoining residentially zoned properties.

NOTE: The summary of permitted uses is a guide to the range of uses in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, LPG, DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the sustainability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1.	SUMMARY OF PERMITTED USES
1.1	PREDOMINANT USES
	Hotels
	Taverns
	Uses ancillary to licensed hotels and taverns (eg, bottle stores, restaurants, conference facilities)
	Residential accommodation for persons employed on the site
	Accessory buildings
	Wholesale liquor outlets
	Reconstruction, replacement or alteration of existing dwelling units
	Public utilities

2.	GENERAL ORDINANCES APPLICABLE
2.1	In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
2.2	When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.
2.3	Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.

Planting will fulfil two functions for car parking areas; shrub planting to provide low level screening, and trees to provide vertical elements helping to reduce the scale of large sealed areas. The 8% maximum requirement therefore applies to tree and shrub planting only. Where space does not permit shrub planting to provide screening, fencing or a combination of planting and fencing will be acceptable, provided that the minimum number of trees may still be planted.

Large trees also help larger buildings to form a better relationship with their surroundings by softening, screening or framing parts of the building as appropriate.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually objectionable. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that effective screening is provided. Screening may take the form of a solid timber fence (eg. close boarded) or a fence or wall of brick, stone or other materials in harmony with the buildings on the site. Plant materials may also be used, in combination with a solid fence, which may either be permanent or temporary until the planting has grown sufficiently to itself act as a screen.

PROVISIONS APPLYING TO PERMITTED USES

- | | |
|-------|---|
| 3. | HOTELS, TAVERNS , ASSOCIATED BOTTLE STORES, TAB PREMISES, WHOLESALE LIQUOR OUTLETS, RESTAURANTS, CONFERENCE FACILITIES, ACCESSORY BUILDINGS - PREDOMINANT USE |
| 3.1 | MINIMUM YARD REQUIREMENTS
Front yards: 10m
All other yards: 5m |
| 3.2 | MAXIMUM BUILDING HEIGHT
No building may exceed a height of 12 metres. |
| 3.3 | RECESSION PLANE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. |
| 3.4 | LANDSCAPE TREATMENT |
| 3.4.1 | Minimum Requirement
A minimum of 8% of the car parking area (including access aisles) shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces. At the time of planting trees shall have a minimum height of 1.5m or bat at least three years of age. Trees which do not transplant easily at the standard may be supplied at a lesser grade. Shrubs shall be supplied at PB8 grade. |
| 3.4.2 | Landscape Plan
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES. |
| 3.4.3 | Landscape Bond
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting. |
| 3.4.5 | Maintenance of Unutilised Areas
Undeveloped sites shall be kept in a tidy condition so as not to detract from the amenities of the neighbourhood. Vacant sites shall normally be sown in grass and maintained to the satisfaction of the Council. |
| 3.5 | SCREENING OF RUBBISH AND STORAGE FACILITIES
A visual barrier of sufficient height (being at least 1.2 metres or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property, any area used or intended to be used for the storage of refuse, containers, by-products or raw materials.

Refer to policy statement opposite for forms of screening considered acceptable. |

It is the Council's policy to ensure that adequate access is provided to and within commercial/ community premises and areas.

The noise ordinance sets out the noise levels permitted in all Commercial zones and their means of measurement, correction and assessment.

This provision recognises the need for hotels and taverns to advertise. Limitations are necessary to protect the amenity of the residential environment in which these uses are generally situated.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

The ordinances recognise that most existing hotel and tavern sites in the district provide a range of services and facilities, including restaurant and conference facilities, accommodation, TABs and liquor sales, and that some provision should be made for advertising these facilities on site frontages in a position clearly visible to passing traffic. A comparatively large aggregate area of signage is permitted as this is not considered to be out of scale with the large size of most existing hotel sites. The ordinances also aim to encourage a co-ordinated approach towards signage provisions on hotel sites and, in particular, the aggregation of information together on one larger sign rather than the display of a large number of free standing signs along a site frontage. The latter approach is not favoured because it is likely to create a collective effect of clutter and, because of their number, such signs are unlikely to be clearly visible to passing traffic, but rather constitute a traffic hazard.

Specific provision is also made for advertising of liquor prices on sites containing a liquor outlet.

3.6 PARKING, LOADING AND ACCESS

3.6.1 Parking Provisions

- i. Bar areas
Less than 200m² total bar area - 20 spaces per 100m² of bar area
200-300m² total bar area - 30 spaces per 100m² of bar area
301-400m² total bar area - 40 spaces per 100m² of bar area
More than 400m² total bar area - 50 spaces per 100m² of bar area
- ii. Restaurant and conference facilities - 1 space for every 4 persons the restaurant or conference room is designed to accommodate.
- iii. Accommodation - where accommodation is provided as an integral part of the buildings comprising the premises 0.75 spaces per guest bed plus 0.5 spaces per staff member. Where accommodation is provided in the form of detached units, parking shall be as for travellers' accommodation in the Residential G zone.
- iv. Wholesale liquor outlets and bottle stores - 5 spaces/100m² gross floor area.

3.6.2 Access and Loading

For design of access, traffic circulation, parking areas and loading facilities see SECTION TEN - TRANSPORT.

3.7 PEDESTRIAN ACCESS

Pedestrian ways linking the main building on the site to the street footpath shall be provided to the satisfaction of the District Engineer, such pedestrian ways shall be free of any vehicular traffic with any crossings being clearly marked and illuminated.

3.8 FLOODLIGHTING

Floodlighting of the site and buildings shall be so designed and operated that no direct light falls on adjacent properties or into the street.

3.9 NOISE

Refer to SCHEDULE A to this SECTION - NOISE PERFORMANCE STANDARDS.

3.10 SIGNS

3.10.1 Free Standing Signs

- (a) Subject to (b) below, a maximum aggregated area of 8.5m² shall be permitted for permanently fixed free standing signs and the maximum number of such free standing signs shall not exceed three.
- (b) On sites containing wholesale liquor outlets, one additional free standing sign not exceeding 3m² in area shall be permitted for the purposes of displaying liquor prices. As an alternative to this, further free standing sign, the additional 3m² area may be added to the maximum aggregated area of signage of 8.5m² permitted under Clause (a) above.

- (c) Sandwich boards or other free standing signs which are not permanently fixed shall only be permitted within 1 m of the facade of any building on the site and be located in such a manner that they do not obstruct pedestrian or vehicular movement.
- (d) The height of any free standing sign and the framework supporting it or incorporated in the sign shall not exceed 6 m.
- (e) A sign externally lit with lighting incorporated into the structure of the sign is permitted. Other external lighting applied to the sign must comply with ordinance 3.8 FLOODLIGHTING.

3.10.2 Other Signs

- (a) No part of a sign shall protrude above the parapet or eave line of the wall of the building to which it is attached.
- (b) The total area of all signs on a building (inclusive of the area of painted signs on the face of a building but not including window signs) shall not exceed 10% of the area of the external wall of the building on which the sign is written or attached.
- (c) Projecting signs attached to buildings:
 - i. The maximum area of a sign attached to a building shall be 2.5 m².

4. PUBLIC UTILITIES: ELECTRICITY BUILDING SUBSTATIONS - PREDOMINANT USE

- 4.1 The ordinance controls for this use shall be as for electricity building substations in the Commercial L zone.

COMMERCIAL H1 (TOURIST HOTEL ZONE)

ZONE STATEMENT

This zone applies to the Commodore Motor Inn and the zone statement and zone objectives for the Commercial H zones shall apply with the exception of reference to taverns and liquor outlets. The zone is designed to accommodate the form of hotel which provides liquor only to those living on the premises or present for the purpose of dining or attending a conference or function. It is felt that a wider range of uses would be detrimental to adjacent residential uses.

1. SUMMARY OF PERMITTED USES.

1.1 PREDOMINANT USES

Hotels which sell liquor only to those living on the premises or present for the purpose of dining or attending a conference or other function
Residential accommodation for persons employed on the site
Accessory buildings

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.**
- 2.2 When giving consideration to a conditional use application, the Council may vary either the provisions applying to those uses or those matters set out in the General Ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.**
- 2.3 Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.**

Planting will fulfil two functions for car parking areas; shrub planting to provide low level screening, and trees to provide vertical elements helping to reduce the scale of large sealed areas. The 8% minimum requirement therefore applies to tree and shrub planting only. Where space does not permit shrub planting to provide screening, fencing or a combination of planting and fencing will be acceptable, provided that the minimum number of trees may still be planted.

Large trees also help larger buildings to form a better relationship with their surroundings by softening, screening or framing parts of the building as appropriate.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually objectionable. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that effective screening is provided. Screening may take the form of a solid timber fence (eg, close boarded) or a fence or wall of brick, stone or other materials in harmony with the buildings on the site. Plant materials may also be used, in combination with a solid fence, which may either be permanent or temporary until the planting has grown sufficiently to itself act as a screen.

3 .	HOTELS WHICH SELL LIQUOR ONLY TO THOSE LIVING ON THE PREMISES OR PRESENT FOR THE PURPOSE OF DINING OR ATTENDING A CONFERENCE OR OTHER FUNCTION - PREDOMINANT USE
3.1	MINIMUM YARD REQUIREMENTS Front yards: 10m All other yards: 5m
3.2	MAXIMUM BUILDING HEIGHT No building may exceed a height of 12 metres.
3.3	RECESSION PLANE Buildings shall not project beyond a building envelope constructed by recession planes as specified in section FOURTEEN - GENERAL ORDINANCES.
3.4	LANDSCAPE TREATMENT
3.4.1	Minimum Requirement A minimum of 8% of the car parking area (including access aisles) shall be in permanent planting, including trees at the rate of 1 tree per 5 car parking spaces. At the time of planting trees shall have a minimum height of 1.5m or be at least three years of age. Trees which do not transplant easily at the standard may be supplied at a lesser grade. Shrubs shall be supplied at PB8 grade.
3.4.2	Landscape Plan A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.
3.4.3	Landscape Bond Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.
3.4.5	Maintenance of Unutilised Areas Undeveloped sites shall be kept in a tidy condition so as not to detract from the amenities of the neighbourhood. Vacant sites shall normally be sown in grass and maintained to the satisfaction of the Council.
3.5	SCREENING OF RUBBISH AND STORAGE FACILITIES A visual barrier of sufficient height (being at least 1.2 metres or such greater height as may be necessary in the circumstances) shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property, any area used or intended to be used for the storage of refuse, containers, by-products or raw materials. Refer to policy statement opposite for forms of screening considered acceptable.

It is the Council's policy to ensure that adequate access is provided to and within commercial/community premises and areas.

The noise ordinance sets out the noise levels permitted in all Commercial zones and their means of measurement, correction and assessment.

This provision recognises the need for hotels and taverns to advertise. Limitations are necessary to protect the amenity of the residential environment in which these uses are generally situated.

An application must be made to the Council in respect of a new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

3.6 PARKING, LOADING AND ACCESS

3.6.1 Parking Provisions

(a) Tourist Hotels

(i) Restaurant and Conference Facilities

1 space for every 4 persons the restaurant or conference room is designed to accommodate.

(ii) Accommodation

Where accommodation is provided as an integral part of the buildings comprising the premises 0.75 spaces per guest bed + 0.5 spaces per staff member.

Where accommodation is provided in the form of detached units, parking shall be as for travellers' accommodation in the Residential G zone.

3.6.2 Access and Loading

For design of access, traffic circulation, parking areas and loading facilities see SECTION TEN - TRANSPORT.

3.7 PEDESTRIAN ACCESS

Pedestrian ways linking the main building on the site to the street footpath shall be provided to the satisfaction of the District Engineer, such pedestrian ways shall be free of any vehicular traffic with any crossings being clearly marked and illuminated.

3.8 FLOODLIGHTING

Floodlighting of the site and buildings shall be so designed and operated that no direct light falls on adjacent properties or into the street.

3.9 NOISE

Refer to SCHEDULE A to this SECTION - NOISE PERFORMANCE STANDARDS.

3.10 SIGNS

3.10.1 Free Standing Signs

(a) The maximum face area of a free-standing sign shall not exceed 4 m² for each face, a total of 8 m² for both faces.

(b) The maximum height of the sign and the framework supporting it or incorporated in the sign shall be 5 m.

(c) Only one free standing sign shall be permitted for and as viewed from each separate frontage of a site.

(d) A sign externally lit with lighting incorporated into the structure of a sign is permitted. Other external lighting applied to the sign must comply with Ordinance 3.8 - FLOODLIGHTING.

3.10.2 Other Signs

(a) No part of a sign shall protrude above the parapet or eave line of the wall of the building to which it is attached.

(b) The total area of all signs on a building (inclusive of the area of painted signs on the face of a building but not including window signs) shall not exceed 10% of the area of the external wall of the building on which the sign is written or attached.

(c) Projecting signs attached to buildings:

1. The maximum area of a sign attached to a building shall be 2.5 m².

COMMERCIAL H2 (LOCAL BAR/RESTAURANT) ZONE**ZONE STATEMENT**

This zone is designed to provide for taverns, bars, restaurants, and similar hospitality facilities which have as their primary function the servicing of the local resident and working population. In general the development standards such as yard requirements, landscaping and height are the same as for the Commercial H zone. Facilities within Commercial H2 zones are limited in their size to ensure that they remain at a scale appropriate for their primary function of servicing the local resident and working community.

The zone at the corner of Walraker Road and Roydvale Avenue is subject to development constraints because of the presence of unconsolidated landfill requiring special foundation design.

COMMERCIAL H2 ZONE OBJECTIVES

1. To provide for hospitality facilities which have the primary function of serving the local residents and working population.
2. To ensure development within the zone does not materially affect adjoining residential properties.

1. SUMMARY OF PERMITTED USES

1.1 Predominant Uses**Taverns**

Uses ancillary to Licensed hotels and taverns (eg bottle stores, restaurants)

Accessory buildings

Public utilities

2. GENERAL ORDINANCES APPLICABLE

- 2.1** In respect of the zone at the corner of Walrakai Road and Roydvale Avenue, Council will not approve a building permit until satisfactory steps have been or will be taken to mitigate the danger of subsidence. Council may require the builder to provide satisfactory evidence from a registered engineer that the land is suitable for the erection of permitted buildings, and may require unsuitable land to be excluded from building development.
- 2.2** In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinance set out in SECTION FOURTEEN shall also apply.

PROVISIONS APPLYING TO PERMITTED USES

3. TAVERNS, ASSOCIATED BOTTLE STORES, TAB PREMISES, RESTAURANTS, ACCESSORY BUILDINGS - PREDOMINANT USE

- 3.1** Minimum Yard Requirements
As for the Commercial H zone.
- 3.2** Maximum Building Height
As for the Commercial H zone.
- 3.3** Recession Plane
As for the Commercial H zone.
- 3.4** Landscape Treatment
As for the Commercial H zone.
- 3.5** Screening of Rubbish and Storage Facilities
As for the Commercial H zone.

- 3.6 **Parking, Loading and Access**
As for the Commercial H zone.
- 3.7 **Pedestrian Access**
As for the Commercial H zone.
- 3.8 **Floodlighting**
As for the Commercial H zone.
- 3.9 **Noise**
As for the Commercial H zone.
- 3.10 **Signs**
As for the Commercial H zone.
- 3.11 **Floorspace**
Maximum public area - 350m²

**4. PUBLIC UTILITIES:
ELECTRICITY BUILDING SUBSTATIONS - PREDOMINANT USE**

- 4.1 The ordinance controls for this use shall be as for electricity building substations in the Commercial L zone.

COMMERCIAL S (SERVICE STATION) ZONE

ZONE STATEMENT

This zone specifically provides for service stations and complementary associated activities. The aim is to recognise and provide for these free standing commercial activities where their operations do not detract from the amenities of adjacent areas.

The previous District Scheme provided for retail sales of motor spirits and other accessories normally associated with motor vehicles. Developments in motor spirits retailing in recent years have left this definition inadequate for the purposes of this Scheme.

Service stations have retailed goods of a wide variety over many years. Their form of marketing has varied from the store pump to the service station/superette, but in recent years more concerted marketing has made these operations more visible.

Recent trends in service station retailing have been influenced by a declining motor spirits market compounded by the movement to alternative fuels, particularly by large users such as taxi and fleet operators. Other developments affecting service station retailing have included:

- the high capital cost of equipment to service alternative fuel outlets.
- the market for accessories such as batteries and car tools has been eroded by the cut price and bulk purchasing power of the large discount and home improvement stores.
- the introduction of Saturday trading hours
- declining workshop repairs and servicing due to larger proportion of newer vehicles designed for less frequent servicing.

Such developments have led service stations to increase their trading hours.

While concern has been expressed about such effects on the neighbourhood dairy and its viability, it is considered that service stations retailing a range of items will not threaten the existing commercial hierarchy. While some dairies located on major roads in close proximity to service stations may feel the effects of increased competition, it is considered that such developments will complement the service available to the local neighbourhood and the motorist rather than detract from it.

Allied to the increase in general retailing from service stations is the availability of Liquid Petroleum Gas (L.P.G.) in Canterbury. The use of L.P.G. as an industrial and transport fuel is encouraged by the Government and it is important that District Schemes make adequate provision for it. However, it is equally important that any L.P.G. tanks are placed in locations which have regard to wider public interest issues.

The installation of L.P.G. tanks is subject to compliance with the Dangerous Goods Regulations, which among other things prescribe isolation distances which are designed to protect the tank from external sources of ignition. In planning terms that is not considered to be adequate. There needs to be a separation distance which has regard to where the tank may be located in respect of neighbourhood amenities. The Council considers that where tanks are located less than 50 metres from a residential zone, they should be subject to a conditional use application. Such a procedure enables the Council to take into account all relevant siting and amenity matters.

The retail sale of L.P.G. is considered to be comparable to the operation of a service station, and indeed in many situations, will be provided as part of a service station operation. The Scheme has therefore made the retail sale of L.P.G. subject to the provisions of the Scheme relating to a service station (with the additional requirement of a minimum separation distance).

The Scheme also sets upper and lower capacity limits above and below which L.P.G. installations are a conditional use. It is considered that these installations should be subject to the public scrutiny enabled by a conditional use application.

Landscape treatment of commercial sites is seen as a significant means of improving the environmental quality of Waimairi's commercial areas. Landscape design is inherent within the site development process helping to integrate new or existing sites into the local landscape pattern for the benefit of those who live, work or shop at each commercial centre.

COMMERCIAL S ZONE OBJECTIVES

- (a) To allow limited retailing from service stations where such retailing remains incidental to the principal land use.
- (b) To recognise and provide for the development of service stations where their operations do not detract from the amenities of adjacent areas.
- (c) To allow limited car sales from existing service stations where site characteristics permit, except from any service station with frontage to a major arterial road.
- (d) To recognise and provide for L.P.G. as a fuel available from service stations.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Service Stations
 Accessory Buildings
 Public utilities
- 1.2 CONDITIONAL USES
 L.P.G. installations not complying with predominant use requirements
 Motor vehicle sales and hire

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinance. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case and after full consideration of the effect on all properties nearby.

See definition of SERVICE STATION - SECTION THREE - DEFINITIONS.

For both functional and amenity purposes, buildings are required to be set back from site boundaries. The yard requirements shall not apply to canopies as they provide shelter in the forecourt area during inclement weather.

Control of the use of yard space, in particular front yards, is necessary for amenity reasons.

Items such as soft drinks, hardware/"handybars", detergents and packaged coal are frequently retailed from service station forecourts. Where space is at a premium, the storage of such products can reduce the efficiency of the forecourt and lead to congestion. In order to ensure outdoor product display does not create access and congestion problems, controls have been introduced to minimise this possibility. Of particular concern are effects that can be felt beyond the site such as increased parking on the street.

The storage of rubbish, empty containers and similar material in sight of a public place or residential property is considered visually obtrusive. Such storage needs to be hidden from view and the purpose of this ordinance is to ensure that adequate screening is provided. Screening may take the form of a solid timber fence (e.g. close boarded) or a fence or wall of brick, stone or other material in harmony with buildings on the site. Plant materials may also be used, in combination with a solid fence, which may be either permanent or temporary until the planting has grown sufficiently to itself act as a screen.

PROVISIONS APPLYING TO PERMITTED USES

3. SERVICE STATIONS - PREDOMINANT USE

3.1 MINIMUM YARD REQUIREMENTS

Front yards: 10 m except in the case of canopies for which a 2 m front yard is required, unless a customer service lane is adjacent to the front boundary, in which case there is no front yard requirement for a canopy.

All other yards: 6 m

3.2 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

3.3 USE OF YARD SPACE

Any required yard may be used for landscape treatment, off-street parking and access. The outdoor storage of goods and materials associated with the service station is permitted in any yard, other than a front yard, provided it is effectively screened. A front yard may contain the following items:-

- a) Oil bars, fuel pumps and re-selling devices up to 4.5 m from the front boundary.
- b) Canopies up to 2 m from the front boundary.

Retail sales items shall generally be contained within the service station building, however the forecourt area may be used for the display of items provided that:

- (i) They do not interfere with the efficient functioning of the service station, in particular with the forecourt area, and
- (ii) They are located to the rear of the forecourt.

3.4 SCREENING FOR RUBBISH AND STORAGE FACILITIES

A visual barrier of sufficient height (being at least 1.2 m) or such greater height as may be necessary in the circumstances shall be provided to the Council's satisfaction to enclose and screen from any public place or residential property any area used or intended to be used for the storage of refuse, containers, by-products or raw materials.

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Planting as part of the landscape treatment of a service station can add scale and character to sometimes large expanses of hard surface. As well as defining entrance ways, planting can screen and define work and storage areas on site and assist in integrating the service station into the surrounding landscape by appropriate species of tall trees. Landscape treatment should not however interfere with the safe operation of the service station, especially the fore-court area. Refer to PART TWO - SECTION ELEVEN - AMENITIES for landscape principles and guidelines.

Parking requirements have been based on surveys undertaken in the District. In particular the surveys show that service stations have a minimum parking demand irrespective of their size.

There will be instances where it may be appropriate to allow minor variations from normal scheme requirements. The Council's policy in this respect is set out in SECTION FOURTEEN - GENERAL ORDINANCES.

Trailer hire is a service provided by many service stations in the District. Problems have occurred however where trailers have been inappropriately stored on the site or on the street leading to access and manoeuvring difficulties or a reduction in on-site car parking. Any trailer storage areas should be located with regard to maintaining site efficiency.

Service stations are now involved in retailing of products other than those directly associated with the motor trade. Rather than attempt to list the products that may be sold at service stations, this Scheme imposes a maximum selling area, (75 m²) and leaves the decision on the types of products to be offered for sale, to the service station operator.

- 3.5 LANDSCAPE TREATMENT
Minimum requirement - 5% of total site area to be in permanent planting. At the time of planting trees shall have a minimum height of 1.5 m, or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.
- 3.6 PARKING
Gross floor area less than 500 m² - 22 spaces
For every 100 m² of gross floor area over 500 m² - 2 additional spaces
- 3.7 VEHICLE ACCESS AND QUEUEING
(a) Maximum width of a vehicle entrance at right angles to the path of travel is 7.5 metres. The maximum width of footpath crossing 9 metres.
(b) Fuel pumps and other fuel reselling devices shall be located at at least 4.5 m from the front boundary.
(c) Fuel pumps and other fuel reselling devices shall be at least 15 m from all vehicle crossings (measured from the centre of the vehicle crossing at the site boundary) to provide for queueing of vehicles.
(d) All fuel supply and servicing vehicles must perform their operations on site and have sufficient manoeuvring space to avoid reversing onto the road.
(e) Vehicle entrances shall comply with the requirements for distance of access from intersections set out in Ordinance 4.2.2 SECTION TEN - TRANSPORT.
- 3.8 TRAILER HIRE
Trailers for hire shall only be stored on site and in such a manner as not to interfere with traffic access, queueing and circulation or car parking efficiency.
- 3.9 RETAIL SALES
Retail sales are permitted from service stations to the extent permitted by the definition of SERVICE STATION in SECTION THREE - DEFINITIONS.

Accidents involving L.P.G. are most likely to occur during transportation. Considering the undesirability of road tankers travelling through residential streets, retail L.P.G. sales are restricted to service stations fronting major traffic routes. In addition, a planned network of L.P.G. retailers on arterial roads should ensure satisfactory access to and distribution of facilities for L.P.G. users.

"Isolation distance" requirements under the Dangerous Goods Regulations are designed to protect the installation from sources of ignition and damage. Where a proposed siting of a storage tank is close to a residential zone boundary or "sensitive land use", it may, depending on the circumstances, require a greater distance (a 'separation distance') from that required by the Dangerous Goods Regulations.

Separation distances are related to the particular land uses in the vicinity of the installation. Where a service station is surrounded by an industrial or rural zoning the "separation distance" requirement could be met provided there was no residential zone or "sensitive land uses" within the specified distance. Where an installation is contained within a service station zone adjacent to a residential zone then compliance with the "separation distance" will depend on the size of the service station site.

There are also land uses not zoned residential that include hospitals, halls, schools and other similar uses involving large groupings of people. Such uses are termed "sensitive land uses" and have a corresponding meaning under Ordinance 3.10.1(b). For the purposes of this definition "sensitive land uses" are the buildings containing the activities themselves rather than any associated space or unoccupied structures.

A maximum and minimum storage capacity has been set for L.P.G. installations to qualify as a predominant use. A maximum capacity is necessary in respect of both actual and perceived safety factors.

Safety factors in particular suggest that a minimum storage tank capacity is necessary in a retail sales situation. Tank refueling is potentially a dangerous time when the possibility of a mishap is increased. A smaller tank requires filling more often therefore increasing the potential risk of a mishap as well as increasing the number of tanker movements to and from the site.

As L.P.G. is and will likely remain a less popular alternative fuel than petrol, its availability need not be as widespread. A minimum storage capacity of 3 tonnes will ensure that a service station decision to retail L.P.G. has been carefully determined with regard to overall supply and demand both at the present and in the future.

The restriction of L.P.G. storage to a single tank will ensure that both handling movements and the number of hazard sources are left to a minimum.

Any proposed installation should not degrade the effectiveness of the present layout or jeopardise the site's ability to carry out its existing functions. If access, parking, manoeuvring or other design details are adversely affected by the proposal then the site is unsuitable.

For obvious safety reasons, water must be available and be able to be delivered at an appropriate volume and pressure.

3.10 L.P.G. STORAGE AND DISTRIBUTION

3.10.1 Pre-Conditions

Only service stations with frontage to a major arterial road listed in SCHEDULE A to SECTION TEN - TRANSPORT shall be permitted to store and retail L.P.G. as a predominant use.

3.10.2 Siting Requirements

No L.P.G. storage tank or dispensing point shall be located within 50 m of any residential zone or "sensitive land use", provided that in the case of redevelopment beyond the zone, the 50 m minimum separation distance shall be measured from the boundary of the incorporated site the subject of a notified planning application and not the zone boundary.

3.10.3 Storage Tank Capacity

- (i) The maximum total capacity of any single L.P.G. storage tank shall be 12 tonne (24,000 litres capacity).
- (ii) In respect of (i) and (ii) above L.P.G. storage shall be confined to a single installation containing not more than one storage tank.

3.10.4 Parking and Manoeuvring

Any proposed installation shall not reduce the number of vehicle parking spaces required to be provided under this Scheme or reduce their ability to accommodate vehicles. Access, manoeuvring and other development conditions shall comply with Ordinance 3.7 above.

3.10.5 Other Requirements

- (a) An adequate water supply shall be available on site for fire fighting purposes in accordance with the N.Z. Fire Service requirements in force at any time.
- (b) All installations shall comply with the Dangerous Goods Act 1974 and the Dangerous Goods (Class 2 - Gases) Regulations 1980.

An application must be made to the Council in respect of any new or replacement signs - refer to Part Three - SECTION ELEVEN - AMENITIES.

The Council recognises that many service stations retail a wide range of products and that some provision should be made for advertising these products on the service station forecourt in a position clearly visible to passing traffic. The ordinances aim to encourage a co-ordinated approach towards signage at service stations and particularly to discourage a large number of free-standing signs on the service station forecourt which are likely to create a collective effect of clutter and because of their number, generally not be clearly visible to passing traffic but rather constitute a traffic hazard.

The ordinances also take into account service stations' needs to advertise fuel prices in the event of deregulation of the oil industry.

This provision allows the erection of small buildings ancillary to the service station. Anticipated uses include dangerous goods stores, facilities for the receipt of goods after hours and general storage.

3.11 SIGNS

3.11.1 Free standing Signs

(a) A maximum (aggregated) area of 8.5 m² shall be permitted for permanently fixed free-standing signs, as follows:-

- i) The maximum number of such free-standing signs shall not exceed three.
- ii) The maximum area of each sign shall not exceed 6.5 m² in the case of one sign, and 1 m² for each of the other two signs, provided that where there is a reduction in area of either of the smaller signs (including no provision of one or both such signs), the area of the larger (6.5 m²) sign may be increased correspondingly.

(b) In the event of petrol prices being deregulated, a further permanently fixed free-standing sign not exceeding 3 m² in area shall be permitted for the purpose of displaying fuel and other commodity prices. As an alternative to a further free-standing sign, the additional 3 m² area may be added to the 6.5 m² sign permitted by (a) (ii) above.

(c) Sandwich boards or other free-standing signs which are not permanently fixed shall only be permitted within 1 m of the facade of the main service station building and sited in such a manner that they do not obstruct pedestrian or vehicular movement.

(d) The height of the sign and framework supporting it or incorporated in the sign shall not exceed 6 m.

(e) A free-standing sign may be illuminated provided that such illumination may not cause annoyance to adjoining properties or constitute a traffic hazard.

3.11.2 Other Signs

- (a) No part of a sign shall protrude above the parapet or eave line of the wall of the building to which it is attached.
- (b) The total area of all signs on a building (inclusive of the area of painted signs on the face of a building but not including window signs) shall not exceed 10% of the area of the external wall of the building on which the sign is written or attached.
- (c) Projecting signs attached to buildings: (i) The maximum area of a sign attached to a building shall be 2.5 m².

3.11.3 Interpretation of Area

Where a sign is double-sided, its area shall be calculated as the area of one face of the sign only.

4. ACCESSORY BUILDINGS - PREDOMINANT USE

4.1 MINIMUM YARDS

A minimum yard of 2 m is required from any side or rear boundary abutting a residential zone.

4.2 MAXIMUM AREA

Accessory buildings shall not exceed a floor area of 50 m².

4.3 MAXIMUM HEIGHT

The maximum building height shall be 4 m.

4.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

The Scheme sets capacity limits and "separation distance" requirements for installations as a predominant use. Any proposal not meeting these requirements becomes a conditional use. In considering any conditional use application the Council shall take into account the factors listed under Ordinance 5. In addition, the explanation alongside Ordinance 3.10 outlines the Council's reasons for such requirements and should be taken into account in any planning application.

The maintenance of a high level of traffic service along major roads is an important objective of the District Scheme. The provision of refuelling facilities for the motorist is an accepted use along such roads. However, vehicle sales or hire in association with a service station could lead to a reduction in the levels of service without a corresponding increase in public benefit. Limited ancillary vehicle sales and hire are considered appropriate on roads lower in the hierarchy which are designed to accommodate a lower standard of traffic efficiency. The limitations in 6.1(b) are intended to cater for the use as an ancillary operation in appropriate locations and not as individually established saleyards separated from the service station use.

Motor vehicle sales and hire in association with service stations are considered appropriate where their location and siting are satisfactory from a safety and environmental point of view. Free standing vehicle sales and hire are provided for in the Industrial L and G zones, however in the service station zone, such uses are seen as an ancillary operation to the service station.

A maximum of 10 vehicles is considered appropriate from a viability viewpoint in light of licensing requirements for salespersons. A figure in excess of 10 vehicles could undermine the ancillary relationship such a use has to a service station.

"Motor vehicle", for the purposes of this ordinance, is restricted to cars and motor cycles and does not include commercial vehicles, trucks, caravans or boats.

The appearance of car sales areas can be obtrusive, especially if advertising is not restricted. As many service stations are either located in residential areas or on major roads, advertising can have a major impact on amenity and traffic safety. To ensure an adequate appearance is achieved, a front yard and landscape requirement is imposed. Advertising is restricted to window display panels in vehicles and no external sign other than name of premises would generally be permitted nor will banners, flags, or other such advertising.

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5. PUBLIC UTILITIES - ELECTRICITY KIOSK SUBSTATIONS - PREDOMINANT USE

5.1 The ordinance controls for this use shall be as for electricity kiosk substations in the Commercial L zone.

6. L.P.G. INSTALLATIONS NOT COMPLYING WITH PREDOMINANT USE SIZE OR SEPARATION DISTANCE REQUIREMENTS - CONDITIONAL USE

6.1 Any proposal to install an L.P.G. tank with capacity in excess of 12 tonnes (24,000 litre water capacity) or a capacity of less than 3 tonnes (6,000 litre water capacity) or located closer than 50 m to a residential zone shall be a conditional use.

- (a) The nature of existing and likely future uses in the surrounding area.
- (b) The ease of evacuation of surrounding areas, in particular those land uses immediately adjoining the service station.
- (c) Additional safety mechanisms or features such as fixed sprinkler system or safety bollards.
- (d) Potential traffic conflicts that could be caused by the proposed installation, in particular its arrangement on the site.
- (e) The location of the service station with respect to the roading hierarchy and the likely routes through the District for tankers refilling the proposed installation.
- (f) The location and appearance of the proposed installation and the adequacy of proposed landscape treatment.
- (g) The requirements of the N.Z. Fire Service.
- (h) The topography of the site and surrounding areas.
- (i) The supply of water for fire fighting purposes and the proximity of emergency services.
- (j) The likely frequency for refilling the proposed installation.

7. MOTOR VEHICLE SALES OR HIRE - CONDITIONAL USE

7.1 PRE-CONDITION

- (a) That any vehicle sales or hire not be permitted by service stations fronting onto a major arterial road listed in SCHEDULE A - SECTION TEN - TRANSPORT.
- (b) That any motor vehicle sales or hire area be accessory to and under the same corporate control as the service station and be limited to no more than 10 vehicles.

7.2 MINIMUM YARD REQUIREMENTS

Front yard - 3 m.

7.3 PARKING

Off-street parking shall be provided at a rate of 6 spaces per salesperson.

7.4 LANDSCAPE TREATMENT

Minimum requirement - 5% of the area of that part of any site used for motor vehicle sales or hire shall be in permanent planting. At the time of planting, trees shall have a minimum height of 1.5 m or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at P88 grade.

7.5 SIGNS

7.5.1 Signs shall be limited to window display panels in vehicles and an external sign stating only the name of the premises, after hours telephone numbers and any information required by the Motor Vehicle Dealers Act 1975 to be displayed.

SCHEDULE A

NOISE PERFORMANCE STANDARDS

1. GENERAL

The permitted noise levels are set as maximum levels when measured at any residentially zoned premises. The levels reflect the sensitivity of existing land uses immediately beyond the commercial zones to intrusive noise.

The permitted noise levels will apply to any activity on the site including such ancillary operations as compressors, refrigeration machinery, ventilation fans and similar noise-producing equipment. Entertainment activities, including musical instrumentation that is amplified or otherwise, are also subject to these noise controls.

Notwithstanding that the permitted noise levels may be complied with, the Council may investigate and action complaints of unreasonable noise emission under the provisions of the Health Act 1956, the Noise Control Act 1982, or the Town and Country Planning Act 1977.

2. NOISE MEASUREMENT, CORRECTION AND ASSESSMENT

The New Zealand Standard N.Z.S. 6801 : 1977 ("Methods of Measuring Noise") and N.Z.S. 6802 : 1977 ("Assessment of Noise in the Environment") shall be followed in regard to noise measurement, correction, interpretation and assessment.

The term "maximum levels", in the permitted noise levels set, shall be interpreted as prescribed in N.Z.S. 6801 : 1977:-

- (a) Visual mean maxima - used when the sound level meter is being visually read by the operator - if the noise level variation is less than 3 dBA the "maximum level" is the averaged steady-state reading; if the noise level varies greater than 3 dBA the maximum indications of the meter over the measurement period shall be averaged. (Clause 203.1.1.1)
- (b) Statistical Analysis - if this method is used the L 10 shall be taken as equivalent to the visual mean maxima providing the influence of noise from road traffic upon the L 10 value is negligible. (Clause 203.1.2.1)

3. APPLICATION OF THE PERMITTED NOISE LEVELS

- (a) Any use of the land shall be so conducted and any buildings shall be so designed and located so that as a result of any commercial activity on the land the maximum permitted noise levels laid down are not exceeded when measured at the boundary of any residential zone.
- (b) Any traffic movement on site including fork lift trucks, loaders etc. which constitutes a prime component of a commercial activity, and thereby a major source of noise generation, shall comply with the maximum permitted noise levels.

4. VEHICLE MOVEMENTS

Where any site is immediately adjacent to any residential zone, every vehicle entrance and exit and every vehicle loading and unloading area and parking area on the site shall be located and screened to the satisfaction of the District Engineer.

5. MAXIMUM PERMITTED NOISE LEVELS

COMMERCIAL L AND D ZONES

	7 am to 10 pm	10 pm to 7 am
Monday to Saturday	-	40 dBA
Sunday	40 dBA	40 dBA

COMMERCIAL H ZONES

	7 am to 6 pm	6 pm to 11 pm	11 pm to 7 am
Monday to	-	45 dBA	40 dBA
Sunday	40 dBA	40 dBA	40 dBA

COMMERCIAL S ZONES

	7 am to 6 pm	6 pm to 10 pm	10 pm to 7 am
Monday to Saturday	-	45 dBA	40 dBA
Sunday	40 dBA	40 dBA	40 dBA

SCHEDULE B

COMMERCIAL D AND D1 ZONE: COMPREHENSIVE DEVELOPMENT

SPECIFIC DEVELOPMENT CRITERIA FOR EACH COMMERCIAL CENTRE

For each of the commercial centres set out below the following criteria shall be followed in respect of further development proposals for those centres.

 1. BISHOPDALE

- 1.1 The development plan included in this SCHEDULE makes provision for:
- (a) Converting existing accessways into a pedestrian mall.
 - (b) Providing for additional community buildings.
- 1.2 No extensions to the existing zoned area are included in the development plan.

 2. COMMERCIAL D AND COMMERCIAL D1 ZONES: COMPREHENSIVE DEVELOPMENT: CHURCH CORNER

- 2.1 The development plan included in this SCHEDULE applies to the commercial centre bounded by Riccarton Road, Yaldhurst Road, Brake Street, Leslie Street, zoned Commercial D and the land now zoned "Commercial D1" on the eastern side of Waimairi Road.
- 2.2 The development plan included in this schedule has taken into account the following objectives and criteria:
- (a) To enable optimum use of commercially zoned land to provide for existing and potential future commercial developments in a location and manner beneficial to the physical, social and economic interests of the community.
 - (b) To ensure that buildings and associated off-street parking, servicing and landscaping provisions are related in such a way as to create safe and harmonious traffic and amenity conditions within the centre.
 - (c) To recognise and encourage the focus of commercial and pedestrian activity to move away from the Riccarton Road frontage and consolidate within the Commercial zones provided so as to improve traffic safety and vehicle flow conditions on that road.
 - (d) To utilise Leslie Street and the southern part of Waimairi Road as the principle service access roads to the centre, concentrating parking and amenity areas to the south of Leslie Street and east of Waimairi Road respectively. Strong pedestrian and landscape links are to be established across the southern part of Waimairi Road in the centre to improve amenity and confirm the joint functioning of service and commercial provisions in these areas.

The existing accessways into the shopping centre comprise legal road. In order to permit more adequate control over the entry of vehicles and to facilitate a more attractive shopping environment, it is proposed to change the status of these areas to pedestrian malls, as provided by Section 336 of the Local Government Act 1974.

Land between the existing shopping centre and the tavern property has been set aside for the provision of further community facilities in the future, although at this stage the nature of the facilities and the timing of construction have not been determined.

As part of its studies into the transportation and land use planning implications in this area the Council, together with Paparua County Council has carried out investigations of possible roading changes in the area.

The overbridge and the extensions of Curletts Road to the Yaldhurst Road, Peer Street corner has resulted in the removal of Hansons Lane - Riccarton Road - Yaldhurst Road link from the State Highway network. The primary road connecting with the State Highway has been transferred from Hansons Lane - Waimairi Road to Curletts Road - Peer Street and the Councils now have the opportunity (as well as the responsibility) for reconsidering transportation and land use planning for the area.

Church Corner has been identified as the principal District shopping centre in the District in terms of the land area available, and scale and nature of commercial uses permitted and the opportunity for significant new commercial facilities to be developed. Confirmation of this role for the centre has been based upon:

- (i) The strategic location of Church Corner in relation to the Arterial Road network serving the western metropolitan suburbs.
- (ii) The range of Commercial uses already established in this centre.
- (iii) Recent changes in commercial property which have created the potential to accommodate significant new retail development.
- (iv) Recognition of changing patterns of retailing which necessitates large site areas to accommodate both new styles of commercial building and increasingly important off-street parking and servicing provisions.

The present development plan does not take into account existing commercial development on the southern side of Riccarton Road (some of which is in Paparua County). While recognising the established nature of these uses and the lessened role of Hansons Lane/Waimairi Road in the road network, the Council does not feel justified at this stage in formally extending district centre zoning south of Riccarton Road. However, acknowledging the particular location characteristics of the land on the corner of Riccarton Road and Hansons Lane, the Council intends to vary the scheme to provide for a mixed Residential-Commercial zone, similar to the Commercial Service zone of Christchurch City.

Additional land to that already developed has been purchased by commercial interests and some of this is included in the RESIDENTIAL G PARKING ZONE. The Council does not consider that unlimited development of this Commercial zone should be permitted and is of the view that the land zoned Commercial D and RESIDENTIAL G PARKING ZONE be the ultimate extent that it would support in any development plan. There is a need to provide certainty for the benefit of adjacent residential owners.

- (e) Building envelopes and service/car park access have been arranged to provide both maximum utility for those using the facilities of the centre and also to provide positive boundaries to the commercial zone which will assist in protecting adjoining amenities.
- (f) As the major development proposed for the land comprising the Commercial D1 zone will generate substantial increases in traffic, necessitating a number of roading improvements and traffic management measures, it is appropriate that there be a substantial financial contribution from the developers. Provision for this is given under the Local Government Act and, in addition, to provide for improvements to Manrahan Street, a suitable ex gratia payment is to be agreed between the Council and the developers.

3. ILAM (FENDALTON NORTH)

This zone straddles the Ilam-Clyde Road intersection which has recently received attention from the Council in the form of alterations to reduce the size of the intersection in order to provide improved pedestrian circulation. In recent times redevelopment has occurred on the south western and north western corners and more development is projected for the south eastern corner. The Council considers that any future development should be concentrated on the south eastern corner where there are better opportunities for co-ordinated off-street parking and the following matters should be taken into account in the preparation of any concept plan:

- (a) The existing block of shops in the S.E. quadrant fronting Ilam Road should be removed.
- (b) All new development should be set back from both Ilam and Clyde Roads with off-street parking and generous planting provided between the roads and the buildings.
- (c) Public parking areas should be readily accessible and located in areas where the public will use them.
- (d) New buildings should be in harmony with and enhance existing development on the site.
- (e) The possibility of either relocating the Post Office or redesigning it to provide public access from within the site should be considered.
- (f) Further extensions to the zone on any of the other quadrants of the intersection are not considered desirable.

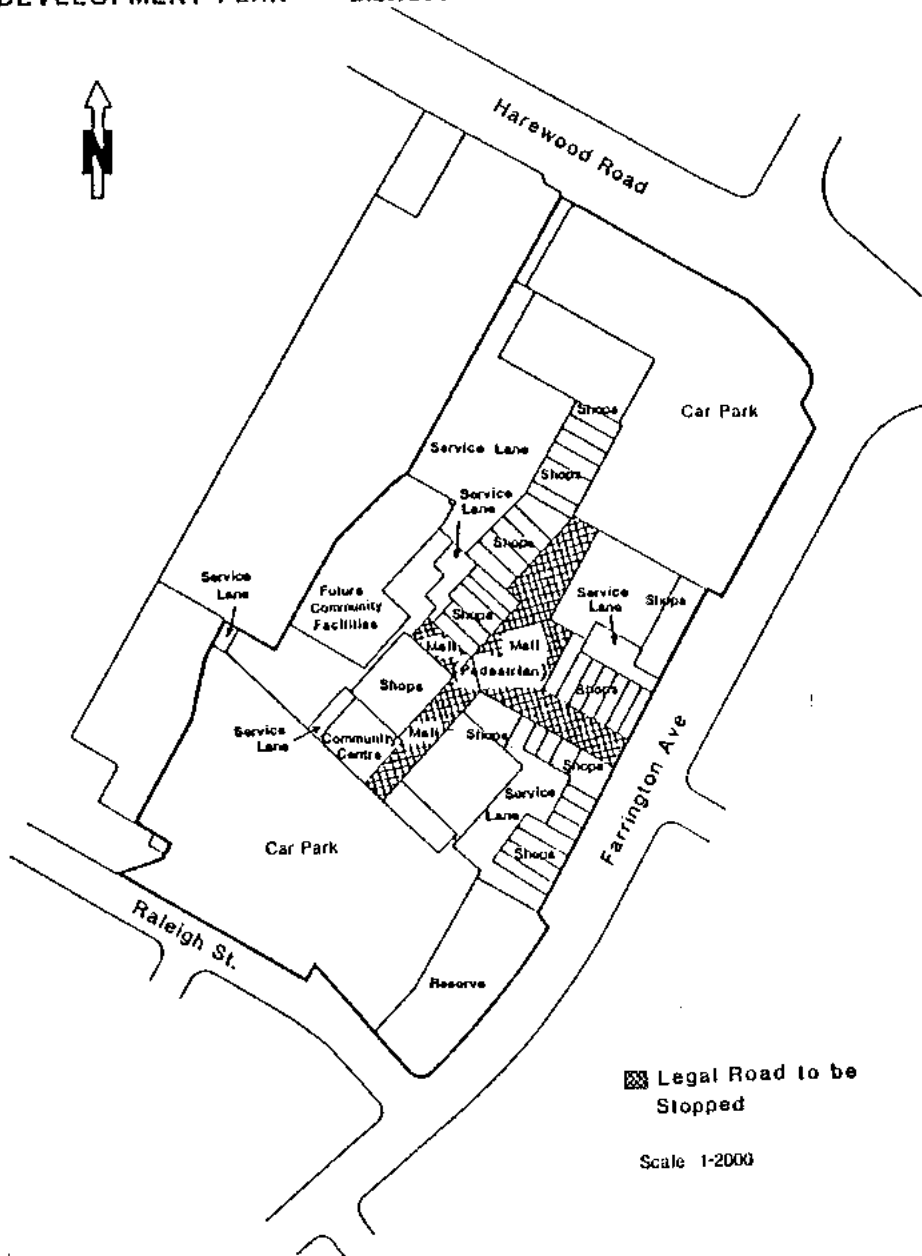
The boundaries of the Avonhead Mall have been extended beyond the original boundaries provided for in the previous District Scheme to include four adjacent residential properties fronting onto Ryde Place (4, 5, 6 and 7 Ryde Place), 18 Brookby Crescent and 51 Merrin Street. This expansion is considered appropriate given the substantial residential development taking place on the Blair Block west of Withells Road and the Maidstone Road extension subdivision. The comprehensive development plan requirement will ensure that the Mall expansion is undertaken in a comprehensive and co-ordinated manner, with due regard being given to such matters as car parking areas, pedestrian and vehicular access and landscape treatment.

4 . COMMERCIAL L1 ZONE: COMPREHENSIVE DEVELOPMENT SPECIFIC DEVELOPMENT CRITERIA

The following criteria shall be followed in respect of further development proposals for Avonhead Mall Shopping Centre:

- (a) Tall and dense planting along the Brookby Crescent and residential boundaries, the type of planting to be chosen in consultation with adjacent property owners, having regard in particular to the need to provide a screening and buffer function at the commercial and residential interface and also the likely shading effect of planting on adjacent residential properties. Such tall and dense planting shall be deemed to be part of the minimum requirement for landscape treatment set out in the Commercial L zone paragraph 3.6.1 incorporated in the Commercial L1 zone by paragraph 3.2 of the Commercial L1 zone.
- (b) Suitable vehicle access from Brookby Crescent.
- (c) Location of the Mall servicing and loading area away from residential properties and screened from Brookby Crescent by a 1.8 m block wall and suitable landscape treatment, and in a position where it is possible for service vehicles to turn on site.
- (d) **Vehicle access to the site is restricted to those positions shown on the Development Plan. The building will be designed so as to provide an attractive frontage to the north and west.**
- (e) Appropriate threshold treatment in Brookby Crescent immediately south of the Brookby Crescent entrance to the Mall car park, to reinforce the local access function of Brookby Crescent, south of the Mall. This measure will be necessitated by creation of a Brookby Crescent entrance to the Mall and it is the policy of the present Council that the Mall owner or owners should make a contribution to the cost of such threshold treatment at the appropriate time in accordance with and subject to the provisions of the Local Government Act 1974 or other empowering legislation.
- (f) Parallel parking rather than angle parking in Brookby Crescent in order to avoid conflict with the increased volume of traffic using this section of Brookby Crescent, and to provide space for landscape treatment between the Mall buildings facing Brookby Crescent and the car park area.

DEVELOPMENT PLAN - BISHOPDALE

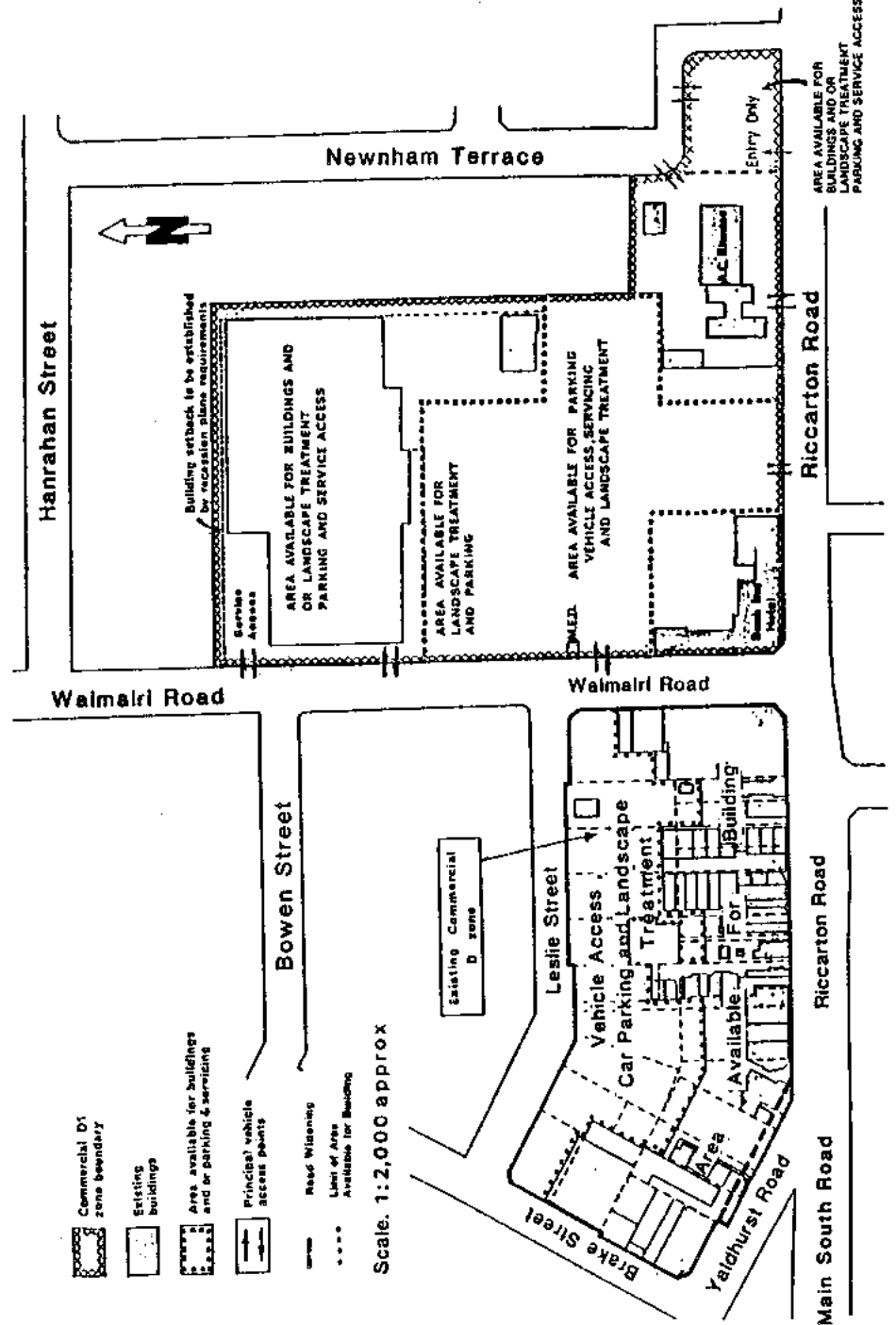


Legal Road to be Stopped

Scale 1:2000

Ordinance

DEVELOPMENT PLAN - CHURCH CORNER



Commercial D1 zone boundary

Existing buildings

Area available for buildings and/or parking & servicing

Principal vehicle access points

Road widening

Limit of Area Available for Buildings

Scale: 1:2,000 APPROX

Existing Commercial D zone

Ordinance

JUN1986

DEVELOPMENT PLAN - AVONHEAD MALL

SCHEDULE C

COMMERCIAL L ZONE: COMPREHENSIVE DEVELOPMENT

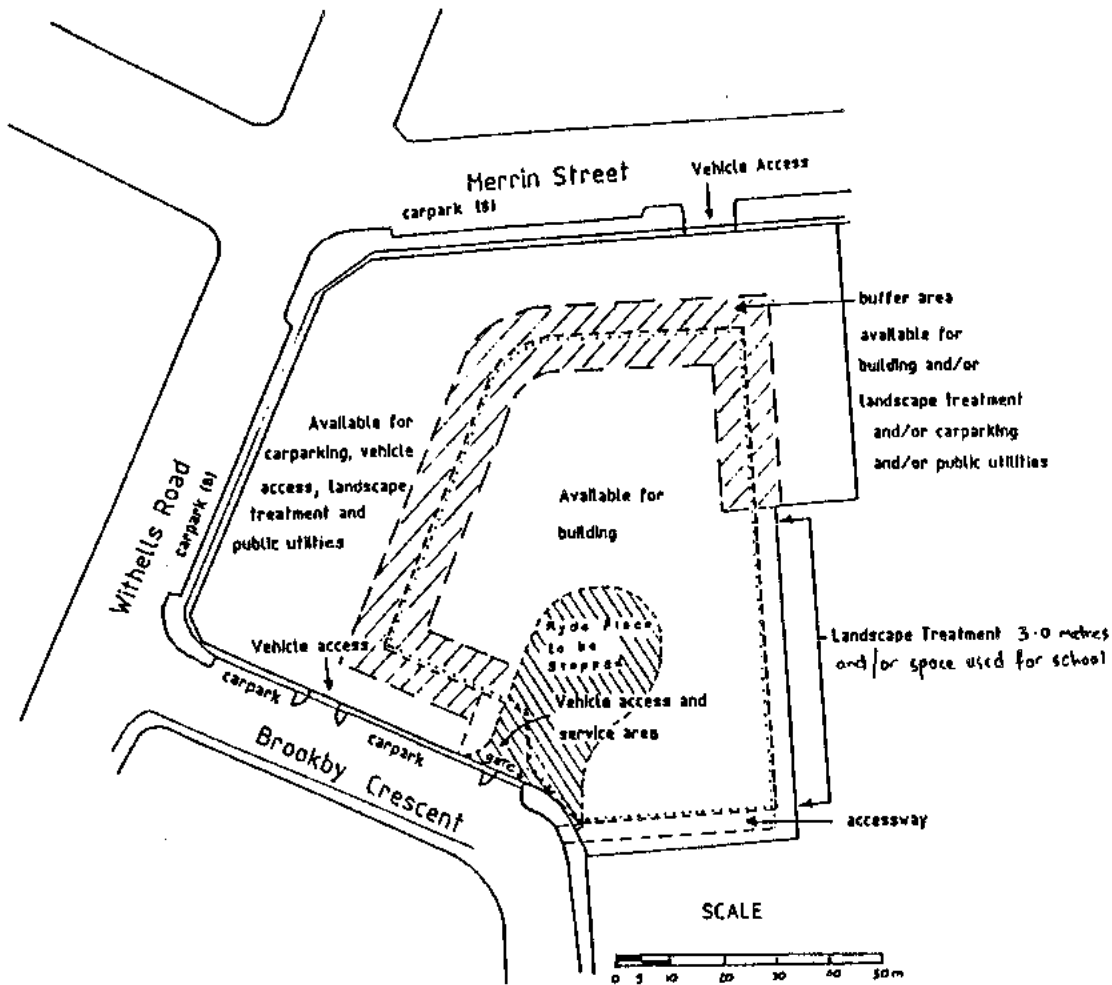
SPECIFIC DEVELOPMENT CRITERIA

FENDALTON MALL SHOPPING CENTRE

1.1 This Scheme for the first time recognises the Fendalton Mall Shopping Centre by a Commercial Zoning. The Mall was established by specified departure in 1969 but residential zoning was retained in the previous Scheme. The commercial zone also includes what was formerly part of a residential property more recently purchased and developed by the proprietors of the Mall for additional car parking.

1.2 Should any expansion of the Fendalton Mall Shopping Centre beyond its present boundaries be proposed, the Council will consider initiating a Scheme change. A comprehensive development plan will be required and shall form part of the change. The Council, both when determining whether to proceed with the change and when considering the merits of the change following public notification, shall be satisfied that the following criteria have been met:-

- (a) That the residential integrity of Otara Street and Hamilton Avenue will be maintained by the retention of residentially zoned and used sections along the frontages of those streets.
- (b) That minimum yards and landscape treatment proposals are no less stringent than those applying to the existing Mall.
- (c) That the proposal conforms with the spirit and intent of the decision of the Planning Tribunal No. A10/07, and with all other relevant planning considerations.



SCHEDULE D

SERVICE INDUSTRIES AND OTHER USES GENERALLY ACCEPTABLE IN THE SERVICE/RESIDENTIAL ZONE

- Canvas, leather and fur goods manufacture excluding tanning and curing, dressing and dyeing of hides, skins and furs.
- Car, cycle, boat and caravan repair and servicing excluding fibre-glassing, panelbeating, spray painting, steam cleaning, sand or shot blasting.
- Commercial artists, signwriting, signmaking and engraving.
- Commercial garages.
- Computer and data processing centres.
- Footwear manufacture and repair.
- Household equipment, appliances and electrical goods manufacture, repair and servicing excluding concrete products, rubber products, nails and wire.
- Jewellery manufacture and repair.
- Laboratories and research centres.
- Manufacture, treatment and packaging of animal and other agricultural by-products by methods not having noxious or dangerous elements.
- Office equipment repair and servicing.
- Precision instrument manufacture and repair, including medical, surgical, optical, dental, photographic and electronic equipment.
- Safety equipment manufacture.
- Studios including arts and crafts, photographic and recording.
- Tobacco, cigars and cigarette manufacture and packing.
- Toys and sporting equipment manufacture.
- Watch and clock repairs.

Schedule d uses are also subject to the performance standards and requirements listed in the Service/Residential zone.

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INDUSTRIAL OVERVIEW

BACKGROUND

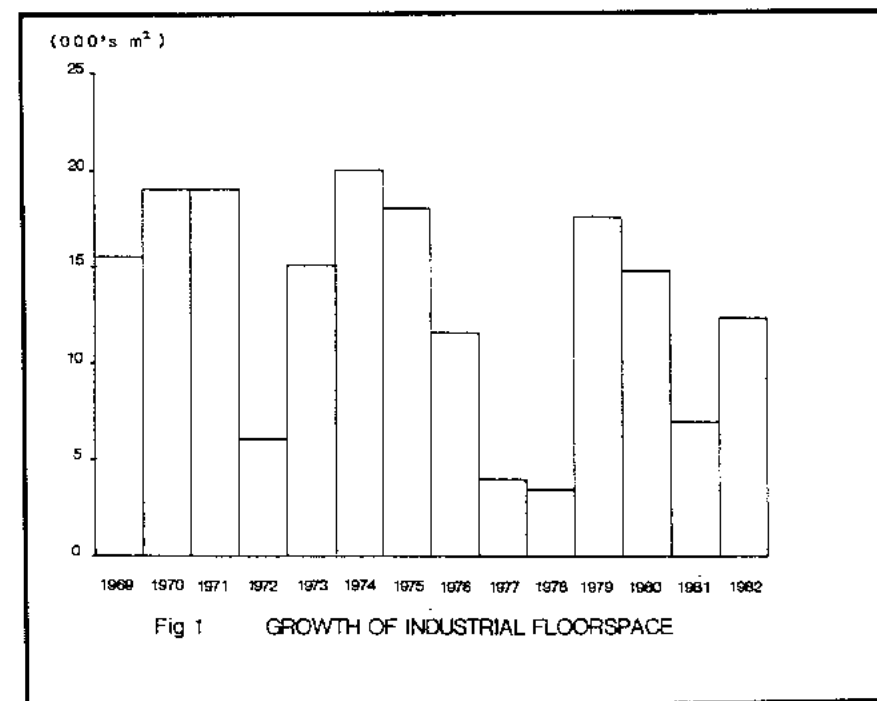
INTRODUCTION

The adequate provision of industrial land is important for the development of the district, and in particular the provision of opportunities for employment. One of the major aims of the scheme is to ensure that adequate land is zoned to meet the needs of industry and associated uses. There is also a need to balance this aim against other considerations including the regional scheme and the district schemes of other territorial local authorities and the environmental and economic effects of industrial location.

HISTORICAL DEVELOPMENT

In the last decade the district has experienced a modest but steady growth in industrial floor space. This growth rate with its expected fluctuations, has increased since 1970 at an average annual rate of 14000 m².

Figure 1: Growth of Industrial Floor Space



The floor space growth includes both the expansion of existing industries on their present sites as well as new industrial development.

In the previous District Scheme, 385 hectares of land were zoned for industrial purposes. A survey in December 1982 found that 46% (177 hectares) was occupied by industry. The remaining 208 hectares while classified as vacant was not necessarily available for immediate development.

Assuming that the growth of industrial floor space continued at an average of 14,000 m² per year and all vacant industrially zoned land was available, then the existing supply of industrial land would last the planning period and beyond.

This projection does not take into account:

- (a) Constraints on vacant land including the unwillingness of owners to sell, land subject to physical development constraints (e.g. Lake Bryndwr and Ashby's Pit) and vacant land having an ancillary use to an industrial activity (e.g. freezing works holding paddocks at Belfast).
- (b) An upsurge in the consumption of industrially zoned land through political or economic changes or through alterations in Council policies affecting the Scheme and increasing, for example, the range of activities permitted.
- (c) That industrial expansion may occur at varying rates within existing buildings.

FUTURE INDUSTRIAL DEVELOPMENT

While the District Scheme attempts to avoid creating an oversupply of industrial land which could lead to uneconomic sporadic development, it needs to avoid an under supply of industrial land which could ultimately diminish job opportunities. The District Scheme therefore aims to ensure that sufficient land is zoned to cater for anticipated needs during the planning period.

This District Scheme allows a wider range of activities in industrial zones than the previous District Scheme, and as a result, vacant industrial land may be utilised at a faster rate than in the past.

If this occurs pressure may build up for extensions to be created to the existing industrial zones. Council policy is to resist this pressure (with the exception of recognising some pockets of land already partly in industrial use but not previously zoned for industry) and to otherwise hold the zone boundaries at their present limits. This is because:

- (a) The stability of zone boundaries in the past has resulted in a well established land use pattern. Because of this stability, residential and industrial uses have developed in close proximity to each other. As residential development in the north west part of the city is a relatively recent event, housing stock is not only sound, but in many cases less than 20 years old. Any enlargement of industrial areas at the expense of such established residential communities would be unacceptable.

- (b) Some existing industrial areas are not only located adjacent to residential development but also adjacent to the rural area. While the expansion of industrial zoning in this direction would have a lesser environmental impact, other considerations weigh against it. The need to protect the high quality soils for food production and the containment policies of the Regional Scheme are two such considerations.

The one exception to this policy is in respect of that land to the west of Roydvale Avenue known as the Royds Block. Although previously rezoned Rural H, this land is not of high quality for food production. Unlike much of the industrially zoned land on the east side of Roydvale Avenue which has such severe foundation problems that previously anticipated development is now unlikely, the Royds Block is physically suitable for urban development. Given a demand for specialist commercial/industrial activity, especially in high technology fields, seeking a location in a high quality environment, close to Christchurch International Airport, provision for such uses in a parkland environment is included in the Scheme by the zoning of this and some adjacent land.

PLANNING ISSUES

ENVIRONMENTAL CONCERNS

Without adequate control industrial activities can cause nuisance to adjoining land uses. These nuisances include excessive emission of noise, fumes, dust and smoke, vibration, polluted water and in some instances the use and storage of toxic and dangerous materials. Such nuisances pose potential health and other hazards to the environment and the inhabitants and workers of an area.

Of special concern is the interface between industrial areas and residential properties. In order to achieve a more acceptable transition those industrial activities locating adjacent to a residential zone will have to meet more stringent performance standards than elsewhere in the zone.

LANDSCAPE TREATMENT

The improved landscape treatment of industrial sites is seen as a significant means of improving the environmental quality of Waimairi's industrial areas. Landscape design should be seen as an integral part of the site development process helping to develop a parkland environment for the benefit of those who work and travel through these areas.

PERMITTED ACTIVITIES

There can often be a demand for activities other than industrial uses in industrial zones. Previous schemes were quite restrictive in the range of activities permitted, but in this scheme the Council has made provision for uses such as laboratories and trading banks. A range of recreational and community uses is also provided for in most industrial zones.

NOISE

Excessive noise is one of the major concerns of people living or working near industrial activity. To ensure acceptable standards are achieved, specific noise levels are adopted at the zone boundaries and are related specifically to existing background noise levels (L95), the existing land uses in the immediate vicinity and their sensitivity to noise intrusion.

The maximum noise levels set are those which, if exceeded, would be likely to create noise nuisance situations. Notwithstanding that the permitted noise levels may be complied with, the Council may investigate and deal with excessive noise complaints under relevant legislation existing at the time.

NON CONFORMING USES

There are a number of industries that have become established outside of the appropriate zones. The Scheme takes steps to rectify these anomalies where appropriate and give due recognition to those extensive activities that are now well established and likely to remain so. In addition, uses not recognised by this Scheme in respect of zoning will still have the protection afforded by Sections 90 and 91 of the Act.

The scheme recognises selected timber related industries that have established outside of the appropriate zones, however, no new activities that will significantly increase heavy traffic along important roads will be allowed.

The Scheme has zoned approximately 10.2 hectares of rural land in Marshland Road to industrial and 5.3 hectares of rural land in Radcliffe Road to industrial. A variety of industrial activities have been allowed to establish in these areas over the years and a rezoning will encourage a more unified overall development.

Concern has also been expressed at the lack of employment opportunities in the north eastern part of the city. In any proposals for the development of the Sandringham area (Travis Swamp) the Council will ensure that adequate provision is made for industry and employment.

STRATEGY

OVERALL INDUSTRIAL OBJECTIVES

Policies and proposals for the promotion and control of industrial development aim to achieve the following objectives.

- (a) To provide greater opportunities for local employment.
- (b) To ensure sufficient land is zoned industrial to cater for anticipated needs in this planning period.
- (c) To minimise the detrimental effects of industry where such industry adjoins a residential zone.
- (d) To require appropriate landscape treatment and encourage good building design in all industrial areas.
- (e) To provide greater flexibility for industrial location by setting standards for industrial performance.
- (f) To minimise the costs and delays imposed on industry by procedural planning requirements.
- (g) An overall limitation on the extent of industrial zoning consistent with the policies of the Regional Scheme and the existing pattern of development.

INDUSTRIAL ZONING POLICY

In the achievement of these overall industrial objectives the principal emphasis is on zoning to establish a broad pattern within which development and land use controls and subdivisional requirements will be administered.

Four general groups of industrial zones are proposed:

- (a) A zone covering the light, generally labour intensive industries and ancillary activities.
- (b) A zone allowing heavy but non noxious industries and ancillary activities.
- (c) A zone providing for rural industrial uses and activities inappropriate in an urban industrial area.
- (d) A zone providing for the established freezing works and wool scour industries, with provision also for existing developed areas to be used for other industrial activities.
- (e) A zoning providing for high technology activities and associated uses, not including manufacturing beyond prototype, except where there is a strong relationship with research and development and mass production is not involved, to be developed as a high quality parkland environment.

These zones are:

Industrial L, L1 (light)
Industrial G and G1 (general)
Rural Industrial 1, 1A, 1B
Rural Industrial 2
Technology Park zone

PROPOSED ZONING CHANGES

While the Review generally confirms the previous District Scheme's industrial zoning, several changes are proposed. These are:

- (a) Rezone the previous Industrial C zone at Redwood to Industrial G1 north of Barnes Road.
- (b) Rezone an existing industrial complex at Radcliffe Road (together with some additional land) from Rural to Industrial.
- (c) Rezone an existing industrial complex together with some additional land at Marshland Road from Rural to Industrial.
- (d) Rezone two timber related activities from Rural to Rural Industrial.
- (e) Expand the previous Industrial A zoning at Sawyers Arms Road.
- (f) Rezone the Royds Block from Rural H to Technology Park zone.

Redwood

Land has been zoned for heavy industrial use in this area since the first District Scheme became operative in 1965. Its location provided for the development of rail related industry as the S.I.M.T. railway line was the eastern boundary of the zone and the proposed Sockburn-Styx loop railway line bisected the northern portion of the zone.

The Council considers zoning rationalisation in this location justified in this Review for the following reasons:

- (a) To date there has been no industrial development of the land north of Barnes Road owned by the N.Z. Railways Corporation nor does it appear that land in this area will be released for industrial development in the near future. The area to the south of Barnes Road (proposed Industrial L) has been partly developed for industry.
- (b) Other land outside of the previous industrial zones has been developed for industrial purposes. Both Radcliffe Road and Marshland Road industrial areas will be recognised with an industrial zoning. Such rezonings should not be contrary to the green belt policies of the Regional Scheme as they recognise industrial development that is well established and likely to remain so.

Zone Extensions

These are discussed in the relevant zone statements.

INDUSTRIAL L (LIGHT) ZONE

ZONE STATEMENT

The Industrial L zone provides for a range of light industries and associated activities. Because of the nature of the activities established and their proximity to residential areas, industrial interface pressures are inevitable. In order to reduce the impact of industry at sensitive locations, the scheme has specified those industries that are considered to be appropriate. These industries are contained in SCHEDULE A to this SECTION and can be located in the Industrial L zone as of right subject to their compliance with various development controls. These development controls ensure that the industries are compatible with nearby land uses. Any industry not listed in SCHEDULE A may locate in this zone where it is shown, by way of a notified application, that such an industry is appropriate to the area.

In addition to SCHEDULE A industries, the Industrial L zone allows a range of activities ancillary to industry generally. Many of these activities could be termed service activities and include banks, child care facilities, health practices and dairies and food bars. Such uses are considered appropriate in the Industrial L zone more particularly for the convenience of those employed in that zone. In addition, service activities should provide part time employment opportunities for local people.

Other ancillary activities are office development, laboratories and research and computer centres. Such activities have been successfully integrated into industrial zones and generally provide a high density of employment. As the distinctions grow less clear between industry and commerce, the District Scheme attempts to reflect these changes by providing for other than traditional industry.

The Industrial L zone also provides for a range of non industrial uses that can have a detrimental impact in residential areas. Such uses include clubrooms and other buildings accessory to recreation as well as theatres, halls and other places of entertainment and assembly.

Development controls will ensure that such uses do not produce unacceptable environmental effects at the residential zone boundaries.

Areas zoned Industrial L are located at:

1. Wairakei Road
2. March Place
3. Sturrocks Road
4. Sawyers Arms Road
5. Athol Terrace
6. Factory Road
7. Cranford Street
8. Russley Road.

Wairakei Road

This area includes Wairakei Road, Sheffield Crescent and Holt Place as well as the area to the east of Roydvale Avenue, commonly known as Ashby's Pit and Lake Bryndwr. This industrial zone covers approximately 56 hectares of which 24 hectares is currently vacant.

INDUSTRIAL L

This zone encompasses three distinct areas, namely the established high quality industries in Sheffield Crescent and Holt Place, the established block of industry bounded by Nunweek Park and Wairakei Road that has a comparative absence of planting and is characterised generally by older buildings and thirdly the Ashby's Pit /Lake Bryndwr area that is largely vacant and subject to development constraints because of the presence of unconsolidated landfill requiring expensive foundations.

There is presently 4 hectares vacant west of Roydvale Avenue and approximately 20 hectares vacant to the east.

Most uses in this zone have in the past been conditional uses. This approach was considered necessary to give the Council control in matters such as landscape treatment and other amenity standards and has been partially successful as evidenced by the quality of industrial development established to date.

A wide range of activities have established in this zone and include manufacturing, offices and service industries generally having a high density of employment.

March Place

This area is located in Belfast and adjoins the Rural Industrial 2 zone at Belfast Road. The area is bordered by residential development generally to the west, Sheldon Park to the south, developing residential land to the north west and the freezing works to the east.

This area covers approximately 8 hectares of which 5 hectares is currently vacant.

This area remains largely vacant offering smaller fully serviced sections. Three larger sites are presently occupied to the north of Belfast Road which have subdivision potential.

The land was zoned Industrial C in the former Scheme but the proximity of residential properties and the lack of industrial development to date, suggest that an Industrial L zoning would be the most appropriate in minimising the impact of industry while providing employment opportunities in this part of the District.

Sturrocks Road

This area is bounded by Sturrocks Road, Cavendish Road, Barnes Road and the S.I.M.T. railway line. It presently contains four factories and a transport operator's yard which occupy approximately 2 hectares with frontage to Sturrocks Road. The zone covers approximately 8.8 hectares.

Sawyers Arms Road

This area is located between Sawyers Arms Road and Northcote Road and lies to the west of the South Island Main Trunk (S.I.M.T.) railway line. The zone includes a retail garden and nursery centre, joinery factory and assorted sheds, some presently vacant and others used for storage. The zone also includes houses fronting Sawyers Arms Road, zoned Residential A in the previous scheme.

This area covers 1.4 hectares with approximately 1 hectare presently vacant or undeveloped.

Athol Terrace

This area is located to the south of Athol Terrace and bounded by Brodie Street and Peer Street. The site is presently developed and occupied by a carpet manufacturer. A substantial proportion of the site is of necessity set aside for car parking.

The area zoned Industrial L is approximately 3.9 hectares.

Factory Road

This area is located in Belfast and adjoins Factory Road and the S.I.M.T. railway line. The area presently contains approximately 1 hectare of vacant land with a small food processing industry located centrally on the site.

Cranford Street

This area is located on Cranford Street to the east of Papanui Primary School. A range of industries are presently located here including a joinery factory, an engineering workshop and offices and product storage.

The area covers approximately 2.3 hectares all of which is occupied. This zoning also includes the existing industrial complex in Cranford Street occupied by an egg floor and distribution centre.

Russley Road

This zoning covers the Milk Treatment Station located adjacent to the urban boundary along Russley Road.

INDUSTRIAL L ZONE OBJECTIVES

In addition to the overall industrial objectives which are applicable to every industrial zone the following objectives apply specifically to the Industrial L zone.

- (a) To provide for a wide range of light industrial activities as well as associated uses and uses compatible with the locality.
- (b) To recognise by way of a schedule, those activities allowed as of right in the Industrial L zone.
- (c) That where possible, provision be made for industrial traffic to have access to major roads so as to avoid the use of local residential streets.
- (d) To minimise the effects of uses permitted in the Industrial L zone on adjoining zones by imposing appropriate development conditions and performance standards.
- (e) To maintain a reasonable standard of visual amenity in all Industrial L zones.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them.

In respect of the Wairakei Road Industrial L zone, the conditional use procedure applies to sites where boundaries other than front boundaries, adjoin the residential zone. This provision does not apply across any street, between residential and industrial zones; the landscape and front yard provisions of the industrial zone are regarded as providing sufficient protection for properties opposite.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Any use specified in Schedule A.
 Places of Assembly and entertainment, indoor recreation facilities
 Health practices
 Banks
 Offices
 Shops and showrooms
 Dairies and foodbars
 Motor vehicle sales and hire
 Caravan and boat sales and hire
 Product display centres (not exceeding 1500 m2)
 Pre-school facilities
 Dwelling units
 Service stations
 Grazing
 Public utilities
 Accessory buildings and uses
 Additions and alterations to buildings approved under notified planning application
 Storage and curing of hides on Lots 1 and 2, D.P.24660 and Lot 1, D.P. 23621
- 1.2 **CONDITIONAL USES**
 Any industry not a predominant use except those in Schedule B
 Outdoor product display centres exceeding 1500 m2
 Service stations, not a predominant use
 Restaurants
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

Refer to definitions of INDUSTRY, PLACES OF ASSEMBLY, DAIRY, HEALTH PRACTICE, SHOP, LANDSCAPE TREATMENT, PERMANENT PLANTING, PLOT RATIO, SITE, SIGN, YARD - SECTION THREE - DEFINITIONS.

The uses listed in the pre-condition have been restricted from establishing on arterial roads because they are high traffic generators which may not necessarily service the industrial zone alone. To permit such uses to establish on these roads may result in a lowering of the level of service provided by these roads.

Plot ratio is designed to achieve an appropriate relationship between height of buildings and open space about them. This control will better accommodate different activities needs by not specifying a fixed building coverage. This will be determined by the activity's parking demand, access and manoeuvring requirements and landscape treatment. In practice, the plot ratio will only come into effect when a development exceeds a single storey. The front yard requirement is designed to ensure adequate set backs for the purposes of:

- (a) Off-street parking is generally best located between the road and the activity on the site.
- (b) Allowing an adequate area for landscape treatment and
- (c) General street appearance.

Section 14 - General Ordinance contains details of recession planes based on sunlight admission adjusted to the orientation of the site. The purpose of imposing the control at the boundary of the Industrial L zone is to protect adjoining zones from undue shading.

For amenity purposes control of the use of front yards and yards adjacent to residential zones is necessary. Outdoor storage is not considered appropriate between any building and street frontage as such storage can be visually obtrusive and detract from the amenities of the area. Outdoor storage is appropriate in all other yards provided that in yards adjacent to residential zones and public places such storage will only be permitted if it is effectively screened from the residential zone or public place and the use does not involve handling movements that could give rise to noise or other objectionable elements at the zone boundaries.

The use of front yards for the purpose of outdoor storage, where this use was established prior to public notification of this Scheme, is permitted as an 'existing use right' in terms of Sections 90 and 91 of the Town and Country Planning Act 1977.

Details of design requirements which are generally applicable throughout the District are contained under SECTION TEN - TRANSPORT. Actual parking spaces required have been determined principally by survey's carried out in the District.

3. ANY USE SPECIFIED IN SCHEDULE A, PLACES OF ASSEMBLY AND ENTERTAINMENT, INDOOR RECREATIONAL FACILITIES, BANKS AND OFFICES, MOTOR VEHICLES SALES AND HIRE, PRODUCT DISPLAY CENTRES NOT EXCEEDING 1500 m², DAIRIES AND FOOD BARS, HEALTH PRACTICES, STORAGE AND CURING OF HIDES ON LOTS 1 AND 2 D.P. 24660 AND LOT 1, D.P. 23621 - PREDOMINANT USE

3.1 PRE-CONDITION
Dairies and food bars, motor vehicle sales and hire and product display centres shall not be permitted to establish on a site fronting onto a major or minor arterial road

3.2 MAXIMUM BUILDING AREA
Plot ratio : 2.0

3.3 MINIMUM YARD REQUIREMENTS

Front yard

Dairies, food bars and banks: 10 m

All other uses: 15 m

Except that in the case of site frontages onto Vanadium Place, Hands Road, Halls Road, Wrights Road and Marylands Place, the front yard requirement is 5 m.

All other Yards

No requirement, except where a site immediately adjoins a residential zone, 10 m.

3.4 RECESSION PLANE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is another industrial zone, in which case the recession plane shall not apply.

3.5 USE OF YARD SPACE

Any required yard may be used for landscape treatment, off street parking and access. Outdoor storage is not permitted between any building and the street frontage except that the display of motor vehicles for sale or hire and products associated with outdoor product display centres may be permitted at a minimum distance of 3 m from the street frontage. Outdoor storage is permitted in any other yard provided such storage is effectively screened from any residential zone, road or public open space and does not give rise to excessive noise or other objectionable elements. Provided that any use existing at the date of public notification of this Scheme may use the front yard for the purposes of outdoor storage, if it is effectively screened from view from the road or any adjacent public place.

The recession plane requirements shall also apply to any goods or materials stored in a yard.

3.6 PARKING, LOADING AND ACCESS

3.6.1 Parking spaces must be located where they will be fully utilised, preferably between the road or access, and the site activity.

3.6.2 Parking Requirements

(a) Low density industrial uses

- Typical uses:
- Warehouses
 - Bulk stores
 - Storage Depots

Spaces required: - either 1 space per 100 m2 of gross floor area, or
- 1 space per employee

(b) General industrial uses

Typical uses - Bakeries
- Furniture manufacture
- General goods and food processing

Spaces required: - either 2 spaces per 100 m2 of gross floor area, or
- one space per employee

(c) Labour intensive industrial uses

Typical uses - Radio manufacture
- Clothing manufacture
- Jewellery manufacture

Spaces required: - either 3 spaces per 100 m2 of gross floor area,
or
- 1 space per employee

(d) Offices uses

Typical uses - Offices
- Banks

Spaces required: - either 4 spaces per 100 m2 gross floor area, or
- 1 space per employee

(e) Health Practices

- 6 spaces per health consultant operating from the premises.

(f) Dairies and foodbars

- 5 spaces per 100 m2 gross floor area

(g) Recreation centres(i) Child Orientated

Typical uses - swimming pool
- roller skating

Spaces required: - 1 space per 5 persons the activity is designed to cater for.

(ii) Adult Orientated

Typical uses - Ten pin bowling
- Squash club

Spaces required: - 1 space per 3 persons the use is designed to accommodate.

(h) Places of Assembly

Churches & Halls - 15 spaces per 100 m2 gross floor area, for bar areas where the requirement shall be as for bar areas for licenced hotels and taverns in t Commercial H zone.

Theatres - 1 space per 10 seats

(i) Motor Vehicle Sales

Spaces required - 6 spaces per salesman

Large scale trees are a valuable asset in industrial areas. Trees which will grow above roof height provide vegetation in scale with building development and link buildings into an overall landscape pattern. Broad scale planting can define spaces within a site, segregate work and storage areas and screen unsightly activities from areas of public usage. A sufficient area of the site is required to enable both large trees and lower plant material to be established. Ground covers should also be used to reduce maintenance.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES.

The requirements of the relevant drainage and water authority ensure that any development can dispose of effluent in a way that is sound from both an environmental and public health point of view.

These requirements ensure that any activity permitted in the zone will not employ any processes that will result in unacceptable levels of air pollution.

Glare, especially from the reflection of natural light, can create a nuisance to neighbours and a danger to motorists. All building materials should be arranged and finished in such a way as to avoid the objectionable spill of light. In particular, corrugated iron structures should be painted as soon as practicable.

Due to the nature of the Industrial L zone and the proximity of residential properties, excessive vibration is considered unacceptable. While there are difficulties specifying precise standards, the Scheme requires that no permitted activity shall give rise to vibrations being felt beyond the site. Any industrialist intending to establish a process which has potential to transmit vibration will be required to verify that suitable control measures including isolation and mounting of equipment will be employed such that vibrations are contained within the site.

(j) Product Display Areas

Single product display:

- Outside display - 1 space per 100 m² of total display area
- Indoor display - 4 spaces per 100 m² of total display area

Multi product display: 1 space per 3 persons the site can reasonably accommodate.

3.6.3 Loading and Access

For design of access, traffic circulating parking areas and loading facilities see SECTION TEN - TRANSPORT.

3.7 LANDSCAPE TREATMENT

3.7.1 Minimum Requirement

A minimum of 10% of the site shall be in permanent planting, including trees at the rate of 1 tree per 10 m² of area of permanent planting, provided that where a site exceeds 2000 m² in area, the percentage requirement shall be 10% for the first 2000 m² and 5% thereafter.

3.7.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.7.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

3.7.4 At the time of planting, trees shall have a minimum height of 1.5m or be at least three years of age (whichever is the lesser standard). Species which do not transplant easily at this standard may be supplied at lesser standards. Shrubs shall be applied at P88 grade.

3.8 WATER POLLUTION AND DRAINAGE

The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, and any other relevant legislation and by-laws administered by the Christchurch Drainage Board or North Canterbury Catchment Board as the case may be.

3.9 AIR POLLUTION

Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet the standards applicable to the licensing of that process under the Act.

3.10 GLARE

Any use of the land shall be so conducted and buildings shall be so designed and finished that direct and indirect illumination arising from a permitted activity does not cause annoyance or nuisance to nearby properties.

3.11 VIBRATION

No use shall involve any process which could result in vibrations being felt beyond the site.

SCHEDULE C sets out the noise levels permitted in all industrial zones and their means of measurement, correction and assessment.

An application must be made to the Council in respect of any new or replacement sign – refer to Part Three – SECTION ELEVEN – AMENITIES.

The Scheme acknowledges the need for industrial and other permitted uses to identify their premises and advertise their whereabouts and the services they offer. Limitations on the scale and extent of signs are necessary to encourage high quality industrial environments throughout the District for the benefit of those who work and travel through these areas.

The size and shape of signs should be in proportion to the building and site on which they are displayed.

Special provision is made for captive balloons as an advertising device. These are seen as a legitimate form of advertising, but because of their visual impact are unsuitable in residential areas or close to residential areas. Subject to separation distances and time limits, they are seen as appropriate in the Industrial G zone because of its size and character. The separate consent of the Ministry of Transport (Air Transport Division) is also required.

Large painted signs on the face of buildings are not permitted. They have the same visually dominating effect as advertising on hoardings which is not permitted throughout the District for amenity reasons.

3.12 NOISE CONTROLS
Refer to SCHEDULE C to this SECTION – NOISE PERFORMANCE STANDARDS.

3.13 SIGNS

3.13.1 Types of Sign Permitted

Subject to compliance with Ordinances 3.13.2–3.13.4 below, the following types of sign are permitted:

- (i) Signs attached to premises
- (ii) Signs painted on buildings
- (iii) Free standing industrial zone directory signs giving only the name and/or logo of the industrial zone to which they relate and/or the range of industrial activities undertaken therein.
- (iv) Free standing business identification signs giving only the name and purpose of the firm or undertaking to which they relate, hours of operation and similar details. Suitable for buildings with a single tenant.
- (v) Free standing business directory signs giving only the name of each firm or undertaking in the buildings to which they relate, hours of operation and similar details. Suitable for premises with multiple tenancies.
- (vi) Special provision for captive balloons
(Industrial G zone only – refer Clause 3.1, Section 8, p 41)
One captive advertising balloon may be attached to any site provided that:
 - (1) the balloon is tethered at a height of no more than 60 metres above ground level.
 - (II) the consent of the Ministry of Transport (Air Transport Division) has been obtained if the balloon is located within 3 nautical miles of an aerodrome or within the Airport Control zone.
 - (III) the balloon is tethered to the site or a building for an occasion or series of occasions not exceeding a total of three months in any calendar year.
 - (IV) the tethering point shall be at least 75 metres from any residential zone boundary.

3.13.2 Area

The maximum area of signs attached to any one premises (exclusive of the area of painted signs on the face of the building) shall be:

- 2m² for premises with a gross floor area of less than 200m²
- 4m² for premises with a gross floor area between 200m² and 700m²
- 6m² for premises with a gross floor area of more than 700m².

The total area of signs painted on the face of a building shall not exceed 20% of the external wall of the building on which the signs are painted.

The maximum area of a free standing industrial zone directory sign shall be 4m².

Larger free standing business identification signs are permitted on sites facing onto the primary road network for ease of identification and traffic safety purposes.

The location of signs should be such that they harmonise with the building's scale and architectural features. This is best achieved by integrating the sign with the architecture of the building.

The maximum area of a business identification or business directory sign (as provided for in 3.13.1) located on a site frontage facing onto a major or minor arterial or local distributor road shall be 4.5m². The maximum area of a business directory sign located on a site facing onto any other road shall be 3m².

Where a sign is double-sided its area shall be calculated as the area of one face of the sign only.

3.13.3

Location

All signs must be placed at right angles to the premises to which they are attached or against the face of the premises.

Only one business identification or business directory sign, as provided for in 3.13.1 shall be permitted, as viewed from each separate frontage of a site.

One industrial zone directory sign, as provided for in 3.13.1 per entrance to or within each industrial zone in the District is permitted.

The recession plane affords a level of protection for adjoining residential sites against shading caused by signs.

The Scheme's purpose in limiting free-standing signs to low business identification or small business directory signs in front yards is to provide continuity in the frontage appearance and to harmonise with landscape treatment requirements.

This zone is not intended to cater for general retailing activity, but this ordinance permits a selling outlet for uses permitted in the zone, e.g. direct sale of products manufactured or assembled on site. As in the case of other visitor-attracting uses, these have been restricted from establishing on arterial roads.

The opportunity to establish crèches and day care centres in close proximity to industrial premises is an important aspect of the Council's policies relating to employment opportunity. The ordinances applying are those from the Residential G zone.

In establishing living accommodation in this zone it is the policy of the Council that such accommodation shall only be provided where it is necessary for reasons for security, management, supervision of operations outside of normal working hours, custodial duties, or other reason related to the nature of the use on the site.

This ordinance envisages a dwelling unit being constructed as an integral part of a factory, warehouse or other permitted use, and permits outdoor living space to take the form of a balcony rather than an amenity court should the unit not be at ground floor level.

3.13.4 Height

No sign shall exceed the height of the building to which it is attached.

The maximum height of a free standing sign and framework supporting it or incorporated in it shall be 6m.

Unless sited on a site frontage facing onto a major or minor or local distributor road, business identification signs shall be no higher than 1.2m. In all other cases the maximum height shall be 6m.

Except where an industrial zone adjoins another industrial zone or a road the recession plane applies to free standing signs and signs attached to premises. A sign shall not project beyond a building envelope constructed by recession planes as defined in SECTION 14 - GENERAL ORDINANCES.

3.14 Hours of Operation

Refer Section 14 General Part 11 Licensed Premises for restriction on hours of operation in some localities.

4. SHOPS AND SHOWROOMS

4.1 PRE-CONDITIONS

4.1.1 Shops and showrooms shall not be permitted to establish on a site fronting onto a major or minor arterial road.

4.1.2 Any shop or showroom shall meet all the following criteria:

- (a) Be accessory to a use contained in Schedule A to this Section.
- (b) Be established on the same site as the use to which it is accessory.
- (c) Not exceed the lesser of 100m² or 10% of the total floor area of the use to which it is accessory.

4.2 BULK AND LOCATION REQUIREMENTS

The requirements applying to Ordinance 3 above shall generally apply to shops and showrooms in this zone. The following specific requirements shall also apply.

4.3 PARKING, LOADING AND ACCESS

4.3.1 Parking spaces must be located where they will be fully utilised preferably between the road access and the site activity.

4.3.2 Spaces required: 5 spaces per 100m² gross floor area.

4.4 OTHER CONDITIONS

Conditions 3.6 - 3.11 shall apply as appropriate.

5. PRE-SCHOOL FACILITIES - PREDOMINANT USE

5.1 The provisions for pre-school facilities in this zone shall be the same as for this use in the Residential G zone.

6. DWELLING UNIT - PREDOMINANT USE

6.1 PRE-CONDITION

This use is permitted only for on site custodial or management purposes. The requirements for this use are the same as apply to two and three unit apartments in the Residential G zone except that any unit above ground floor level may be provided with a balcony no less than 8m² in an area instead of an amenity court.

Service stations located in the Industrial L zone are generally subject to the same requirements and controls applying to service stations zoned Commercial S. Specifically, any service station and accessory building in this zone will need to comply with the Commercial S zone requirement.

With respect to L.P.G. installations, the Commercial S zone requires among other things, that such installations be located only at service stations with frontage to an arterial road listed in Schedule A to the Transport Section. In the Industrial L zone this requirement is not considered necessary given the nature of the land uses in the industrial zone, the proximity of residential development with respect to minimum separation distances and the position of access roads in the roading hierarchy.

See definition of GRAZING - SECTION THREE - DEFINITIONS.

The use of vacant land for grazing is a suitable interim land use in this zone, and can be an effective noxious weed control. The use must not cause annoyance or a nuisance.

See definition of ACCESS, LANDSCAPE TREATMENT, PERMANENT PLANTING, PLOT RATIO, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977 provides that certain public utilities are to be permitted as of right throughout every District. The Section is generally limited to equipment necessary for the conveyance of energy, water, drainage water and sewage, and provides therefore mostly for lines, pipes, ducts, races, drains and channels. A necessary part of any system of public utilities are the ancillary buildings and substations which are part of any distribution or collection system. This ordinance provides for such facilities not covered by virtue of Section 64 of the Act, as predominant uses throughout the zone. Development controls for each are set out opposite.

7. SERVICE STATIONS AND ACCESSORY BUILDINGS - PREDOMINANT USE

- 7.1 The provisions for these uses shall be the same as for the Commercial S (Service Station) zone except that no arterial road restriction shall apply in respect of L.P.G. storage and distribution and the recession plane shall be measured at the zone boundary except where the adjoining zone is another industrial zone in which case the recession plane shall not apply.

Note: Any L.P.G. installation not meeting the predominant use requirements under this ordinance shall be a conditional use. See policy provisions opposite.

8. GRAZING - PREDOMINANT USE

9. ELECTRICITY KIOSK, BUILDING AND DISTRICT SUBSTATIONS, WATERWORKS AND WASTE WATER PUMPING STATIONS, PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, TELEPHONE EXCHANGES - PREDOMINANT USE

- 9.1 **PRE-CONDITION**
No District Electricity Substation containing 66,000 volts or more outdoor switchgear is permitted by this ordinance.
- 9.2 **AREA OF BUILDINGS**
Plot ratio : 1.0
- 9.3 **MINIMUM YARD REQUIREMENTS**
- | | |
|---|---|
| Kiosk substations : No minimum yard requirements. | |
| <u>Front yard</u> | Kiosk substations - no minimum yard |
| | All other utilities - 6 m |
| <u>All other yards</u> | Electricity building substations - no requirement. |
| | All other utilities - no requirement except where a site immediately adjoins a residential zone - 10 m. |
- 9.4 **RECESSION PLANE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is another industrial zone in which case the recession plane shall not apply.
- 9.5 **USE OF YARD SPACE**
Any required yard may be used for landscape treatment, off street parking and access. Outdoor storage and accessory structures are not permitted between the principal building and the street frontage. In all other yards they shall be adequately screened or landscaped.

9.6 DESIGN, APPEARANCE AND LANDSCAPE TREATMENT

9.6.1 Electricity Kiosks

All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

9.6.2 All other Public Utilities

All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the locality. Permanent planting shall be provided and maintained over at over at least 40% of the area of the front yard.

9.7 ACCESS, PARKING AND LOADING

No requirement for electricity kiosks. For all other utilities:

- (a) 1 space per 2 staff.
- (b) Off street loading to be provided for vehicles serving the utility.

10. ACCESSORY BUILDINGS AND USES - PREDOMINANT USE

- 10.1 All controls and conditions applying to the principal uses shall apply to the accessory building or use.

11. BUILDINGS AND USES ACCESSORY TO ANY APPROVED NOTIFIED PLANNING APPLICATION; ADDITIONS AND ALTERATIONS TO BUILDINGS APPROVED BY NOTIFIED PLANNING APPLICATIONS - PREDOMINANT USE

- 11.1 Refer to PART FIVE - SECTION FOURTEEN - GENERAL ORDINANCES for requirements applicable.

12. ANY INDUSTRY NOT A PREDOMINANT USE EXCEPT THOSE IN SCHEDULE B; OUTDOOR PRODUCT DISPLAY AREAS EXCEEDING 1500 M2 - CONDITIONAL USE

- 12.1 The development control shall generally be those for predominant uses, however in considering any particular application the Council may vary these standards or their method of application, in relation to the objectives and policies of the zone. In considering each application, the Council shall also have regard to:

- potential traffic conflicts that could be caused by the proposed use or by its arrangement on the site.
- adequacy of proposed landscape treatment.
- the attractiveness of the design and external appearance of any buildings and fences.

Development and use of sites for their permitted use requires that accessory buildings be controlled in a consistent yet flexible manner. The essential element is that accessory buildings will be an adjunct and subordinate to, the principal use of the building and land.

See definition of ACCESSORY BUILDING - SECTION THREE - DEFINITIONS.

This ordinance enables relatively minor additions and alterations to be made to buildings related to uses which are not permitted as of right but have been subject to notified planning applications. Such alterations and additions are permitted "as of right" provided they are not in conflict with the notified application consent and hence Section 71 of the Town and Country Planning Act 1977. Where a use was originally established by a notified application but is now provided for as a predominant use in this Scheme the predominant use conditions rather than this ordinance shall apply.

See definitions of INDUSTRY - SECTION THREE - DEFINITIONS.

Conditional uses are those industries not specified in any of the schedules to the Industrial Section. The uses listed in SCHEDULE A are considered appropriate in the zone as of right while those listed in SCHEDULE B are not considered appropriate at all. Any industry falling between the two extremes will be assessed as a conditional use to ensure that the required performance can be achieved.

The provisions contained in Ordinance 3.1 to 3.13 of the Industrial L zone define what is generally appropriate for industry in this zone.

Outdoor product display areas have been separately identified as conditional uses where they exceed 1500 m² because of the likely traffic generation. Apart from larger manufacturers having permanent static displays for promotional purposes, the use could also comprise much larger "building centre" and display areas containing a wide variety of different manufacturers products.

Ordinance 3.10 of the Commercial S zone explains the requirements relating to L.P.G. storage and distribution.

Refer to definitions of SUBDIVISION, SITE - SECTION THREE - DEFINITIONS.

The basis of these ordinances is the provision of flexible controls to obtain section sizes suitable for the uses permitted in the zone.

Proposed subdivisions will be assessed against the criteria in the ordinance, and regard will be had to any comments and requirements of the other relevant authorities including the North Canterbury Catchment Board and Christchurch Drainage Board.

As a guide in dealing with scheme plans, the Council will assess the proposal in terms of the following suggested standards.

Sites used for: Offices, banks, dairies, food bars: suggested site area in the range of 250 m² to 500 m².

 Health clinics, suggested site area, 500 m² and over.

 All other uses may require a range around 1000 m², but some smaller uses such as craft undertakings and small workshops may conveniently use 300 or 400 m².

- the potential detractor from the amenities of the area and of the nearby residential environments, caused by the performance of the industry.

13. SERVICE STATIONS NOT A PREDOMINANT USE - CONDITIONAL USE

- 13.1 This ordinance only applies in respect of the storage and retail sale of L.P.G. not complying with the predominant use requirements for the Industrial L zone.
- 13.2 The requirement for service stations retailing L.P.G. to have frontage to an arterial road does not apply in the Industrial L zone.
- 13.3 The provisions applicable to predominant uses shall be used as a guide in assessing any conditional use application.

14. RESTAURANTS - CONDITIONAL USE

- 14.1 BULK AND LOCATION REQUIREMENTS
These shall generally be as for predominant uses as set out in Ordinance 3 of this zone.
- 14.2 PARKING
A minimum of 5 spaces per 100 m² gross floor area shall be provided.
- 14.3 DESIGN AND APPEARANCE, LANDSCAPE TREATMENT AND SIGNS
The Council shall be guided by those matters set out in Ordinance 3 of this zone.

15. SUBDIVISION

- 15.1 MINIMUM AREA
No minimum area requirement applies in the Industrial L zone for the subdivision of land. In approving any scheme plan the following matters will be taken into account:
- (a) The location of subdivision.
 - (b) The provision made for vehicular access from the street.
 - (c) The size and shape of the lots in terms of the uses permitted in the zone.
 - (d) The relationship between the area of the lots and the yard, parking and coverage requirements for uses permitted in the zone.
 - (e) The age, condition and location of any existing buildings.
 - (f) The provision made for drainage and servicing of the sites, and the position of existing drains and services intended to be used.
 - (g) The provision to be made on the site for increased separation distances and yard requirements because of proximity to residential zone boundaries.

More flexible subdivisional standards may also allow separate title to be created for premises where, in the past, leasing or tenancy agreements were all that could be achieved.

In applying the ordinances and the policies relating to subdivision, the Council will however be concerned to avoid a proliferation of small sites that may make the obtaining of larger land area for major industrial users more difficult.

The table set out opposite indicates the Council's normal standards for access to rear industrial lots. The Council may vary the standards by dispensation procedure - refer to PART ONE - GENERAL ORDINANCES.

16.2 MINIMUM ACCESS REQUIREMENTS FOR REAR SITES

No. of Lots	Total width of Access	Width of Lanes for Moving Traffic	Footpaths	Amenity Strip	Turning Head Diameter
1-2 lots	6 m	1 x 4.5 m	-	2 x 0.75 m	-
3-6 lots	8 m	1 x 6.0 m	1 x 1.2 m*	2 x 0.75 m*	25 m*+

* Denotes that the Council may allow a variation in width depending on the overall layout having regard to the length of carriageway, the provision of passing bays, the grouping of parking facilities, the provision of suitable amenity areas, and ease of access to each property.

+ Denotes that the Council may allow alternative layouts suitable for the turning of vehicles.

Amenity strip - denotes an area free of services for planting.

Footpaths - 2 x 1.2 m - 1.2 m footpath on both sides of the road
 - 1 x 1.2 m - 1.2 m footpath on one side of the road.

INDUSTRIAL L1 (LIGHT) ZONE

ZONE STATEMENT

INTRODUCTION

The provisions of the Industrial L1 zone are the same as for the Industrial L zone except that a comprehensive development plan will be required to be approved by the Council before any further industrial development is permitted to occur. Two areas, one in Marshland Road and the other in Radcliffe Road have this zoning.

Marshland Road

This area is located immediately north of the residential zone and the corner of Briggs and Marshland Roads. The total area comprises approximately 10 hectares of which 3 hectares are presently used for industrial and associated activities while the balance of the zone is in rural use. The recognition of the existing industrial uses with an industrial zoning should avoid further piecemeal development that has resulted in a poor relationship between activities.

The industrial zoning has been extended beyond the established industrial activities to:

- (a) Allow additional development thus creating employment opportunities in this part of the city.
- (b) Regularise the urban boundary and avoid the creation of a rural use surrounded by urban activities that would inevitably lead to pressure for non rural uses.

The present water supply is insufficient to meet the needs of further industrial development in the area. An adequate industrial water supply will need to be provided, at the developer's expense prior to additional industrial development proceeding.

Radcliffe Road

This area zoned Industrial L1 also includes land presently developed and used for industrial purposes. To date, industrial activities have become established through specified departures and little regard has been had to the relationship between activities. A comprehensive approach is needed to upgrade the present situation. Effluent discharge from this area must be in terms of the existing water right which currently does not permit the acceptance of trade waste discharges.

INDUSTRIAL L1 ZONE OBJECTIVES

- (a) To recognise existing Industrial development at Marshland Road, Radcliffe Road and provide for further development in each locality to take place in a planned and co-ordinated manner.
- (b) To ensure that adequate provision is made for necessary services before further development occurs.

To give effect to these objectives the Council will require a comprehensive plan to be produced for each of the Industrial L1 zones showing such matters as access and roading, services, subdivision and landscape treatment.

 1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES

Any predominant use in the Rural G zone.

Any predominant use in the Industrial L zone subject to a Comprehensive Development Plan first being approved by the Council.

1.2 CONDITIONAL USES

Any conditional use in the Industrial L zone subject to a Comprehensive Development Plan first being approved by the Council.

1.3 SUBDIVISION

As for the Industrial L zone, subject to a Comprehensive Development Plan first being approved by the Council.

 2. GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

2.2 In the case of conditional uses the Council may vary either the provisions applying to specified uses or the general ordinances, only where it is satisfied that such variation will result in better site development without detracting from the intentions of the Scheme or the amenities of the neighbourhood.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G. DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

PROVISIONS APPLYING TO PERMITTED USES

3. ANY PREDOMINANT USE IN THE RURAL G ZONE

- 3.1 The provisions for predominant uses in the Rural G zone shall apply in this zone.

4. ALL PREDOMINANT AND CONDITIONAL USES IN THE INDUSTRIAL L ZONE

- 4.1 **PRE-CONDITION**
Predominant and conditional uses shall be subject to a Comprehensive Development plan as set out in Ordinance 6 below first being approved by the Council.
- 4.2 The provisions for predominant and conditional uses shall be as for the Industrial L zone.

5. SUBDIVISION

- 5.1 The provisions for subdivisions in this zone shall be as for the Industrial L zone.

6. COMPREHENSIVE DEVELOPMENT PLAN

- 6.1 No use or subdivision permitted in the Industrial L zone shall be permitted in this zone until the Council has approved a Comprehensive Development Plan for the whole or part of the zone, as the Council considers appropriate, in accordance with the objectives and policy set out in the Zone Statement.
- 6.2 In considering a Comprehensive Development Plan the Council shall have regard to the following criteria:
- (a) Adequacy or otherwise of access to the site from a functional and traffic safety point of view. Conflict with traffic on Main North Road and Marshland Road should be avoided.
 - (b) Landscape treatment, particularly at zone boundaries.
 - (c) The pattern of subdivision for the zone and the location and design of roading.
 - (d) Adequate provision for effluent disposal and water supply.
 - (e) Such other matters as the Council considers appropriate.

Until a Comprehensive Development Plan is approved, the requirements of the Rural G zone shall apply.

The industrial zoning of these areas will not come into effect until the Council has approved, by resolution, a Comprehensive Development Plan for each zone.

Such a plan need not be in respect of the total zone area where the Council is satisfied that partial or staged development is appropriate.

INDUSTRIAL G (GENERAL) ZONE

ZONE STATEMENT

The Industrial G zone provides for a wide range of industries and associated activities. All the uses permitted in the Industrial L zone are also permitted in the Industrial G zone however the main difference between the two zones is the procedures required to establish an activity. Any industries, except those in Schedule B, are allowed as of right in the Industrial C zone provided they can comply with the relevant standards and development controls. While a notified planning application will not normally be necessary, an industrial developer must provide sufficient information for the Council to ensure that the proposed activity can comply with the relevant performance standards.

In order to minimise the impact of industry at the residential zone boundaries, 10 metre yard requirements are imposed. In addition to this separation distance, noise performance standards are imposed at the zone boundary.

While there are a range of performance standards that will apply in the zone, noise emission will probably be the main item an industrial developer will consider. Consideration then, must be given to the location and attenuation of noise sources as part of the design process.

The Industrial G zone also allows, as a conditional use, those industries listed in Schedule B. This schedule contains those industries that under most circumstances, employ processes that may give rise to objectionable elements. These industries may, however, modify their processes to an acceptable level. The requirement for a notified planning application ensures that both the Council and the public, through rights of objection and appeal, have the opportunity to comment.

In addition to industry, this zone also provides for a range of activities ancillary to industry generally. Many of these activities could be termed service activities and include banks, child care facilities, health clinics and dairies and food bars. Such uses are considered appropriate in the Industrial G zone for the convenience of those employed in that zone. In addition, service activities should provide part time employment opportunities for local people.

Other ancillary activities are office development, laboratories and research and computer centres. Such activities have been successfully integrated into industrial zones and generally provide a high density of employment. As the distinctions grow less clear between industry and commerce, the District Scheme attempts to reflect these changes by providing for other than traditional industry.

The Industrial G zone also provides for a range of non industrial uses that can have a detrimental effect on residential areas. Such uses include clubrooms and other buildings accessory to recreation as well as theatres, halls and other places of entertainment and assembly.

Development controls will ensure that such uses do not produce unacceptable environmental effects at the residential zone boundaries.

This zone covers the following areas:

Middleton Industrial Area

This area lies south of Elenheim Road and is bounded by Annex Road to the west, Wrights Road to the east and the Southern Motorway to the south.

The area contains a mix of land uses including new office and warehouse development, well established manufacturing and engineering industries and small labour intensive service and storage uses.

Approximately 52 hectares are still vacant in this zone making the achievement of a satisfactory form of development possible.

At the eastern end of the zone existing residential lots, many with older dwellings, are being changed to industrial uses and in this area amalgamation of several lots is to be encouraged so enabling better layout and visual treatment.

Langdons Road

This industrial area is located to the west of the Main North Railway Line and is bounded by Langdons Road to the south, Sawyers Arms Road to the north and residential development to the west. The zone is almost fully developed with substantial industrial uses.

In order to ensure that an acceptable level of environmental quality is maintained, amenity controls and suitable performance standards will apply to all developments within the area.

INDUSTRIAL G ZONE OBJECTIVES

In addition to the overall industrial objectives which are applicable to every industrial zone, the following objectives apply specifically to the Industrial G zone.

- (a) To provide for a wide range of industries together with other activities, while safeguarding the amenities of the locality.
- (b) To minimise the effects of uses permitted in the Industrial G zone on adjoining zones by imposing appropriate development conditions and performance standards.
- (c) To maintain a reasonable standard of visual amenity in the Industrial G zone.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Any use predominant in the Industrial L zone
 Outdoor product display centres exceeding 1500 m²
 Any other industry, except those in Schedule B
- 1.2 **CONDITIONAL USES**
 Any industry not a predominant use
 Motor vehicle dismantling
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application, the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still being achieved in any given case.

The Council considers that Industrial G zones are appropriate for product display centres given their location in respect of the roading hierarchy and the range of activities permitted in such zones. No size limit has been specified as such uses in this zone are not likely to create any environmental problems.

In determining whether an industry is a predominant use in this zone the Council shall assess on the basis of information provided whether or not the use can meet the required standards. If the Council is not satisfied that a proposal can meet the required standards, a conditional use application will be required.

Schedule B contains those industries requiring identification because of potential or actual objectionable elements associated with their processes or operations. Such industry may be able to be modified to meet the required performance in the Industrial G zone. A conditional use application will ensure that specific conditions may be imposed on an activity and will also allow affected persons the right to comment through the objection process.

The important provisions contained in Ordinances 3.1 to 3.13 of the Industrial L zone define what is generally appropriate for industry in this zone.

PROVISIONS APPLYING TO PERMITTED USES

3. ANY PREDOMINANT USE IN THE INDUSTRIAL L ZONE – PREDOMINANT USE

- 3.1 The requirements applying to predominant uses in the Industrial L zone shall also apply in this zone except those applying to product display centres and the front yard requirement in the case of Hands Road industrial area which shall be 5 metres and the recession plane requirements in the case of Middleton Industrial Area (south of Blenheim Road) to which this shall not apply.

Special provision for captive balloons in the Industrial G zone are set out in Clause 3.13.1 (vi) (Section 8, p 17A, Industrial L zone).

4. PRODUCT DISPLAY CENTRES – PREDOMINANT USE

- 4.1 The requirements applying to product display centres in the Industrial L zone shall also apply in this zone except that the 1500m² area restriction shall not apply.

5. ANY OTHER INDUSTRY, EXCEPT THOSE IN SCHEDULE B – PREDOMINANT USE

- 5.1 Any industry shall be a predominant use only where it complies with the Industrial L zone requirements for Schedule A uses as set out in Ordinance 3 of that zone.

6. ANY INDUSTRY IN SCHEDULE B – CONDITIONAL USE

- 6.1 The provisions applying shall generally be those for Schedule A uses in the Industrial L zone. However in considering any particular application, the Council may vary these standards or their method of application, in relation to the objectives and policies of the zone. In considering each application the Council shall also have regard to:

- potential traffic conflicts that could be caused by the proposed industry or by its arrangement on the site.
- adequacy of proposed landscape treatment.
- the attractiveness of the design and external appearance of any buildings and fences.
- the potential detracting from the amenities of the area and of the nearby residential environments, caused by the performance of the industry.

To date, motor vehicle dismantling has created considerable amenity problems in certain industrial areas. The Council considers a notified planning application is necessary in order to ensure an acceptable standard of amenity is maintained.

7. MOTOR VEHICLE DISMANTLING - CONDITIONAL USE

7.1 PRE-CONDITION

Motor vehicle dismantling shall not be permitted to establish on any site fronting onto a major arterial road, or Matipo Street, Wrights Road and Birmingham Drive.

7.2 In considering an application for motor vehicle dismantling, the Council shall also have regard to:

- potential traffic conflicts that could be caused by the proposed operation or by its arrangement on the site.
- adequacy of proposed landscape treatment.
- the attractiveness of the design and external appearance of any buildings and fences.
- the potential detraction from the amenities of the area and of the nearby residential environments, caused by the performance of the operation.

8. SUBDIVISION

8.1 The requirement for subdivision in this zone shall be as for the Industrial L zone.

The industrial zoning of this area will not come into effect until the Council has approved, by resolution, a comprehensive plan for the zone.

A buffer zone is required to protect the amenities of the adjoining residential properties and to protect the existing vegetation in that part of the zone.

1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES

Any predominant use in the Industrial G zone subject to a comprehensive plan first being approved for the whole zone by the Council.

1.2 CONDITIONAL USES

Any conditional use in the Industrial L zone, subject to a comprehensive plan first being approved for the whole zone by the Council.

1.3 SUBDIVISION

As for the Industrial G zone, subject to a comprehensive plan first being approved for the whole zone by the Council.

2. GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-references to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

2.2 In the case of conditional uses the Council may vary either the provisions applying to specified uses or the general ordinances, only where it is satisfied that such variation will result in better site development without detracting from the intentions of the Scheme or the amenities of the neighbourhood.

3. ALL PREDOMINANT AND CONDITIONAL USES IN INDUSTRIAL G ZONE

3.1 PRE-CONDITIONS

3.1.1 Predominant and conditional uses shall be subject to a Comprehensive Development Plan, as set out in Ordinance 5 below, first approved for the whole zone by the Council.

3.1.2 That a buffer area, in which no building shall be permitted, be provided along the main north railway line. Such buffer shall be not less than 15 metres in width and shall be the subject of landscape treatment in accordance with the requirements for landscape treatment generally in this zone.

4. SUBDIVISION

4.1 The provisions for subdivisions in this zone shall be as for the Industrial G zone.

5. COMPREHENSIVE DEVELOPMENT PLAN

5.1 No uses or subdivision permitted in the Industrial G zone shall be permitted in this zone until the Council has approved a Comprehensive Development Plan for the whole zone, in accordance with the objectives and policy set out in the zone statement.

5.2 In considering a Comprehensive Development Plan the Council shall have regard to the following criteria:-

- a) The adequacy or otherwise of rail access to the site from both a traffic safety point of view and from an amenity point of view in so far as it may affect adjoining residents
- b) The suitability of siding locations in as far as the location of these may affect the amenity of adjoining residents.
- c) Adequacy or otherwise of access to the site from a functional and traffic safety point of view.

- d) Landscape treatment, particularly at zone boundaries.
- e) The pattern of subdivision for the zone and the location and design of roading.
- f) Adequate provision for effluent disposal and water supply.

Such other matters as the Council considers appropriate.

RURAL INDUSTRIAL 1, 1A AND 1B ZONES**ZONE STATEMENT**

The Rural Industrial 1, 1A and 1B zones comprise land which, because of its location and poor agricultural value, is suitable for those industries which are associated with or ancillary to the rural area or those industrial uses which are not appropriate to an urban area.

RURAL INDUSTRIAL 1 AND 1A ZONE

This zoning has two purposes.

- (1) To protect the balance of the rural area in the District from the harmful effects of an unco-ordinated scattering of industrial uses, often found in rural areas.
- (2) To provide for industrial uses which are best located outside of the urban area because of the processes they employ, the large areas required for storage or the need to transport large or bulky loads which could constitute a traffic hazard in urban areas.

The primary stage of timber processing, i.e. milling, sawing and treating and planing down to the stage of producing dressed timber and pre-cutting would normally be considered appropriately located within this zone, but the zone is not intended to provide for the further manufacture of timber products being uses which are normally located in an urban industrial area.

While this zone is intended to provide for the primary stages of processing, secondary processing may be permitted, as a conditional use, where such activities would be inappropriately located in an urban industrial zone.

Part of the Rural Industrial zone at Chanays (i.e. the Rural Industrial 1A zone) has an additional proviso requiring the development of this area to proceed in accordance with a comprehensive plan, approved by the Council, for roading, drainage and landscape treatment.

RURAL INDUSTRIAL 1B ZONE

The Rural Industrial zoning now also includes two timber mills together with the Waimairi Refuse Tip, outside of, but in close proximity to the Rural Industrial 1 zone in Johns Road. The timber mills have been established on their sites for many years and this Scheme recognises their existence and provides them with relatively unencumbered redevelopment rights. The sites concerned are zoned Rural Industrial 1B.

The Council considers that these particular activities should be recognised by an appropriate zoning based on the nature and extent of their operations. While there are a range of other non conforming uses throughout the District, the Scheme does not consider these of sufficient size or permanency to perpetuate their future existence by a permissible zoning. Therefore, many existing non conforming uses in the District should, from a planning point of view, be discouraged and in some cases it may be appropriate for the Council to actively take steps, through land purchase, to ensure such non conforming uses cease.

While the Scheme recognises these substantial existing activities, it does not provide for other industrial or rural industrial uses to become established either as of right or as a conditional use. The protection of Johns Road, as the only Christchurch by-pass route, from additional vehicle conflict and the containment policies of the Regional Scheme are central to this strategy.

These zones cover the following areas:

Chaney's Industrial Area

This area is located in the north of the District and is bounded by the Northern Motorway and the Main North Road to the west, Chaney's Corner to the south and Catchment Board land to the east. An extension to the zone, introduced by Change No.27 to the former Scheme, and requiring comprehensive planning prior to development, is zoned Rural Industrial 1A. A mixture of uses is found in the developed portion of the zone, concentrated mainly in the Empire Road area.

Johns Road Industrial Area

This area lies to the north of Johns Road and is bounded by McLeans Island Road to the west and Sawyers Arms Road to the east. In addition, two existing timber mills further east along Johns Road and the Waimairi rubbish tip recognised by a special Rural Industrial 1B zoning.

The activities located in this zone are predominantly timber mills occupying large sites necessary for product storage.

The area of the Rural Industrial 1, 1A and 1B zones is as follows:

	Total Area
RURAL INDUSTRIAL 1 (Chaney's)	88 ha
RURAL INDUSTRIAL 1 (Johns Road)	35 ha
RURAL INDUSTRIAL 1A	13 ha
RURAL INDUSTRIAL 1B	34 ha

RURAL INDUSTRIAL 1 1A AND 1B ZONE OBJECTIVES

In addition to the overall industrial objectives which are applicable to every industrial zone, the following objectives apply specifically to the Rural Industrial 1, 1A and 1B zones.

- (a) To protect the balance of the rural area from the harmful effects of an unco-ordinated scattering of industrial uses normally found in rural areas by providing appropriately zoned land at Johns Road and Chaney's for such uses.
- (b) To cater for those industrial activities which are associated with or ancillary to the rural area as well as those industrial uses which are not appropriate to an urban area.
- (c) To defer the development of part of the Chaney's zone (Rural Industrial 1A) until a comprehensive development plan has been approved by the Council for roading, drainage and landscape treatment.

- (d) To minimise the effects of uses permitted in the Rural Industrial zones on adjoining zones by imposing appropriate development conditions and performance standards.
- (e) To maintain a reasonable standard of visual amenity in all Rural Industrial zones.
- (f) To recognise by an appropriate zoning those timber mills on Johns Road that are of sufficient size and permanency to warrant such recognition and provide for their development.
- (g) To restrict such zoning to activities appropriate to the primary stages of timber processing and not provide for the full range of uses permitted in the Rural Industrial 1 zones.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls related to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Any predominant use in the Rural G zone.
 Timber mills, sawmills, primary timber processing.
 Constructional engineers' workshops or yards.
 Roading or cartage contractors' workshops or yards.
 Concrete products manufacture, concrete mixing plants and processing of sand and shingle.
 The processing of farm produce.
 Sale to the public of goods manufactured or processed on the site.
 Public utilities.
 Accessory buildings and uses.
 Additions to buildings approved by notified planning applications.
 Manufacture of wooden beams and trusses, pre-fab buildings, granny flats and similar pre-fab houses where ancillary to timber mills existing on 31st October 1983.
- 1.2 **CONDITIONAL USES**
 Industrial uses not appropriate to an urban area.
 Uses utilising the product of a rural industry.
 Dwellinghouses necessary for management or custodial purposes.
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

Rural Industrial zones are located on poorer quality land in the rural area of the District. Uses permitted in the Rural G zone, including those permitted on land other than Class I or II land are considered appropriate in the zone.

Many of the uses in this zone have been established for some time and the zone provisions confirm their existence and provide for their relatively unencumbered development. Some limitations exist however. In the case of timber mills, the Scheme does not provide for the manufacture of finished timber products.

With regard to contractors premises and construction engineers yards these uses are only considered appropriate when they have a strong relationship with the rural area. The Rural Industrial zones were established more particularly to provide for industries which are normally found in rural areas (see Zone Statement above). The Council will withhold consent to such uses until documentary evidence has been submitted satisfying the 75% requirement.

Control over height is required in order to reinforce rural scale relationships. Airport height restrictions also affect the Johns Road area and reference should be made to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES

SECTION FOURTEEN - GENERAL ORDINANCES provides for recession planes based upon sunlight admission adjusted to the orientation of the site. The purpose of imposing the control at the boundaries of the zone is to protect adjoining zones from undue shading.

The front yard requirement is designed to ensure adequate set backs for the purposes of (a) off-street parking which is generally best located between the road and the activity on the site
(b) allowing an adequate area for landscape treatment, and
(c) general street appearance.

There are no side and rear yard requirements for front sites or yard requirements for rear sites in this zone, distances from boundaries being determined by the recession plane set out in SECTION FOURTEEN - GENERAL ORDINANCES.

For amenity purposes, control of the use of front yards at the external boundaries of the zone is necessary. Outdoor storage is considered appropriate in yards provided that in yards adjacent to residential zones and public places such storage will only be permitted if it is effectively screened from the residential zone or public place and the use does not involve handling movements that could give rise to noise or other objectionable elements at the zone boundaries.

PROVISIONS APPLYING TO PERMITTED USES

3. ANY PREDOMINANT USE IN THE RURAL G ZONE - PREDOMINANT USE

3.1 The provisions for predominant uses in the Rural G zone shall apply to Rural G uses established in this zone, except that in the case of factory farming the 50% site coverage limitation shall not apply.

4. TIMBER MILLS, SAWMILLS, PRIMARY TIMBER PROCESSING; CARTAGE, ROADING AND OTHER RURAL CONTRACTORS YARDS AND WORKSHOPS; CONSTRUCTIONAL ENGINEERS' WORKSHOPS AND YARDS; CONCRETE PRODUCTS MANUFACTURE, CONCRETE MIXING PLANTS, SAND AND SHINGLE PROCESSING PLANTS, MANUFACTURE OF WOODEN BEAMS AND TRUSSES, PRE-FAB BUILDINGS, GRANNY FLATS AND SIMILAR PRE-FAB HOUSES WHERE ANCILLARY TO TIMBER MILLS EXISTING ON 31ST OCTOBER 1983 - PREDOMINANT USE

4.1 PRE-CONDITION

Constructional engineers and roading and cartage contractors workshops or yards shall only be permitted as a predominant use where 75% of the total business is with the rural sector or area (i.e. with customers not located in urban zones whether or not in the Waimairi District).

4.2 HEIGHT

Maximum height : 10 m

For height controls in relation to Christchurch International Airport refer to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS, COMMUNITY USE.

4.3 RECESSION PLANE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is another industrial zone, in which case the recession plane shall not apply.

4.4 YARD REQUIREMENTS

Minimum front yard: 15 m

4.5 USE OF YARD SPACE

Any required yard may be used for landscape treatment, off-street parking and access. Outdoor storage is permitted in any yard provided such storage is effectively screened from any residential zone, road or public open space and does not give rise to excessive noise or other objectionable elements.

Details of design requirements which are generally applicable throughout the District are found in SECTION TEN - TRANSPORT. Actual parking spaces required have been determined principally by surveys carried out in the District.

The Rural Industrial zone is surrounded by broad open spaces and groups or belts of large trees. Siting large scale industrial buildings and associated storage areas within this landscape therefore requires a corresponding broad scale landscape treatment. This broad scale approach serves two functions. It will introduce sufficient tall vegetation to be in scale with any development, and provide lower level planting to screen unsightly activities from areas of public usage. This minimum density of tall tree planting required is to link buildings and large scale storage areas to the overall landscape pattern by defining work and storage spaces within the site. Straight "shelter belt" lines will not always be appropriate, but rather groups and clumps of trees to make a more definite bulk of planting.

These requirements ensure that any activity permitted in the zone will not expose any processes that will result in atmospheric pollution.

Glare, especially from the reflection of natural light, can create a nuisance to neighbours and a danger to motorists. All building materials should be arranged and finished in such a way as to avoid the objectionable spill of light. In particular, corrugated iron structures should be painted as soon as practicable.

The purpose of this requirement is to protect uses outside the zone boundaries from vibration originating within the Rural Industrial zones. In particular there are a number of dwellings in the vicinity of these zones which require protection from this and other potential nuisances.

SCHEDULE C sets out noise levels permitted in all Industrial zones and their means of measurement, correction and assessment.

The requirements of the relevant drainage and water authorities and of the Council in this Ordinance are to ensure that for any development disposal of effluent and other wastes is appropriately carried out from both a public health and environmental point of view.

4.6 PARKING, LOADING AND ACCESS

4.6.1 Number of parking spaces required
1 space per employee.

4.6.2 Design of access, traffic circulation and off-street parking and loading
- refer SECTION TEN - TRANSPORT.

4.7 LANDSCAPE TREATMENT

4.7.1 Minimum Requirement

Any new construction or substantial reconstruction or addition to any building shall include landscape treatment of the site. Planting shall reflect the extensive nature of the zone and shall include the provision of trees with the potential to grow to at least 10 m in height, such trees to be provided at the minimum rate of 1 tree for every 100 m² of site area on the first 2000 m², plus 1 tree for every 200 m² of the remaining site area. Lower level planting shall be provided to a sufficient density and site coverage to adequately screen external work and storage areas, or other visual clutter.

4.7.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

4.7.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

4.7.4 At the time of planting trees shall have a minimum height of 1.5 m or be at least three years of age (whichever is the lesser standard). Species which do not transplant easily at that standard may be supplied at a lesser grade. Shrubs shall be supplied at PB8 grade.

4.8 AIR POLLUTION

Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet the standards applicable to the licensing of that process under the Act.

4.9 GLARE

Any use of the land shall be so conducted and buildings shall be so designed that direct and indirect illumination arising from a permitted activity does not cause annoyance or nuisance to nearby properties.

4.10 VIBRATION

No use shall involve any process which could result in vibrations being felt beyond the zone boundary.

4.11 NOISE CONTROL

Refer to NOISE PERFORMANCE STANDARDS in Schedule C to this SECTION.

4.12 DRAINAGE AND WASTE DISPOSAL

4.12.1 Water Pollution and Drainage

The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, and any other relevant legislation and Bylaws administered by the Christchurch Drainage Board or North Canterbury Catchment Board as the case may be.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

The Council's policy on signs in Industrial zones is to state the extent of signs permitted where these are an integral part of the operation of undertakings of the zone. Proliferation of advertising signs is one aspect that concerns the Council however, and a limitation on size and number is included.

Refer to definitions of PROCESSING - SECTION THREE - DEFINITIONS.

Within the Rural Industrial zone opportunity is provided for more extensive or factory processing of farm produce. A limitation applies to the definition in respect of farm produce for gate sales in the rural zones, which is lifted in this zone.

Processing of eggs and honey is also included, but other livestock and livestock product processing is provided for in the Rural Industrial 2 zone.

General retailing is not considered appropriate in Rural Industrial zones, however the sale direct to the public of goods manufactured or processed on the site is acceptable. Examples would include the sale of timber, sand, shingle, pre-mix and ready mixed concrete and processed farm produce.

4.12.2 Waste Disposal

All tailings, sawdust, spoil and waste shall be so disposed of as to minimise damage to property or disfigurement to the countryside. Such disposal shall be carried out in such a way as to ensure:

- (i) no nuisance or erosion by water
- (ii) no adverse effects on natural water flows, subsurface moisture conditions and discharge characteristics.
- (iii) no nuisance from noise, traffic movement or dust
- (iv) no detracton from the visual amenities of the area
- (v) suitable stabilisation and landscaping provisions

4.12.3 Water Supply

Where required the user shall provide a water supply to the satisfaction of the Council. The Council will consult with the New Zealand Fire Service in determining what is a satisfactory water supply for fire fighting purposes.

4.13 SIGNS

Permitted Signs:

One advertising sign up to 4.0 m² erected or painted on a building.
One sign up to 2.0 m² erected on the frontage indicating only the name and purpose of the firm or undertaking and hours of operation or similar details.

5. PROCESSING OF FARM PRODUCE - PREDOMINANT USE

5.1 PROVISIONS APPLICABLE

Provisions for Ordinances 4.2 - 4.13 of this zone shall apply to this use.

6. SALE OF GOODS MANUFACTURED OR PROCESSED ON THE SITE - PREDOMINANT USE

- 6.1 A shop, showroom or other selling area, accessory to a manufacturing or processing use, shall be permitted for the display and sale to the public of only those goods which have been manufactured or processed on the site.
- 6.2 **MAXIMUM SIZE OF SELLING AREA**
The shop, showroom or other selling area shall not exceed the lesser of 100 m² or 10% of the total floor area of the use it is accessory to.
- 6.3 Any shop, showroom or other selling area shall be located no closer than 35 m from the road boundary.
- 6.4 **PARKING**
Inside selling area - 4 spaces per 100 m² total floor area
Outside selling area - 1 space per 100 m² total selling area

Development and use of sites for their permitted use requires that accessory buildings be controlled in a consistent yet flexible manner. The essential element is that accessory buildings will be an adjunct and subordinate to the principle use of the building and land.

This ordinance enables relatively minor additions and alterations to be made to buildings related to uses which are not permitted as of right but have been the subject of notified planning applications. Such alterations and additions are permitted "as of right" provided they are not in conflict with the notified application consent and hence S. 71 of the Town and Country Planning Act 1977. Where a use was originally established by a notified application but is now provided for as a predominant use in this Scheme the predominant use conditions rather than this ordinance shall apply.

Examples of uses which may meet the criteria would include secondary timber processing such as roof trusses, laminated beams, building pre-assembly, transportable houses, sand blasting.

Opportunity for a wider range of uses is permitted by this ordinance. The standards and controls referred to are used as a guide in each case. Council may however vary these standards depending on the nature of the proposed undertaking.

7. PUBLIC UTILITIES - PREDOMINANT USE

7.1 The standards and controls for public utilities in this zone shall be the same as for public utilities in the Industrial L zone.

8. ACCESSORY BUILDINGS AND USES - PREDOMINANT USE

All controls and conditions applying to the principal use shall apply to the accessory building or use.

9. BUILDINGS AND USES ACCESSORY TO ANY APPROVED NOTIFIED PLANNING APPLICATION; ADDITIONS AND ALTERATIONS TO BUILDINGS APPROVED BY NOTIFIED PLANNING APPLICATION - PREDOMINANT USE

Refer to PART FIVE - SECTION FOURTEEN - GENERAL ORDINANCES for requirements applicable.

10. INDUSTRIAL USES NOT APPROPRIATE TO AN URBAN AREA - CONDITIONAL USE

10.1 PRE-CONDITION

To qualify as a conditional use applicants must satisfy the Council that the proposed use is not appropriate to the urban area because of one or more of the following factors:

- (i) The product of the business is heavy and/or bulky to the extent that it could be expected to constitute a traffic nuisance when being transported through urban streets.
- (ii) The raw materials used in the business are heavy and/or bulky whether or not they originate from within the District or from considerable distances away.
- (iii) Large areas are required for the storage of raw materials and/or the finished products whether or not such areas are in the open partially covered in, or contained wholly inside a building.
- (iv) The processes employed in the use are inappropriate to urban areas.

10.2 PROVISIONS APPLICABLE

The standards and controls for Ordinances 4.2 - 4.13 of this zone shall generally apply to these uses.

The Rural Industrial zones are located outside of the settlement area of the Regional Scheme and houses will only be permitted where through conditional use applications they can be shown to be necessary for management or custodial purposes.

11. DWELLINGHOUSES NECESSARY FOR MANAGEMENT OR CUSTODIAL PURPOSES -
CONDITIONAL USE
- 11.1 PRE-CONDITION
Dwellinghouses shall qualify to be considered as a conditional use in this zone only where they are shown to be necessary for management or custodial purposes in respect of uses permitted in the zone.
- 11.2 CRITERIA FOR ASSESSMENT
The Council in considering a conditional use application for the erection of dwellinghouses necessary for permitted uses shall have regard to the following:
- 11.2.1 District Scheme Objectives
The relevant objectives found in the Overall Rural Objectives (Section Four) and the objectives for the Rural Industrial zones shall be taken into account.
- 11.2.2 Other Dwellinghouses
The presence and the effect of any other dwellinghouse(s) on the site.
- 11.2.3 Custodial Management
Whether adequate evidence has been provided to establish the need for an on-site custodial and/or management function, including for example proof that there is no other suitable existing dwellinghouse either on the site or located close to the site which could reasonably be purchased to serve the same function.
- 11.2.4 Commitment to Uses
Whether the use has already been established or whether there is sufficient evidence of the ability and intention to establish and sustain the use and that a dwellinghouse is necessary during the establishment period.
- 11.3 CONDITIONS APPLICABLE
- 11.3.1 Where the Council grants its consent to a conditional use application for a dwellinghouse any conditions imposed will take account of the matters referred to in 11.2 above.
- 11.3.2 Christchurch International Airport Noise Exposure Line
For any site located within the NOISE EXPOSURE LINE, special provisions apply - see SECTION TWELVE - SPECIAL PROVISIONS.
- 11.3.3 Height, Siting, Site Coverage and Other Building Requirements
These shall normally be as for replacement dwellinghouses in the Rural 'C' zone, Ordinances 7.3 - 7.6 (SECTION FOUR - RURAL).

Proposed subdivisions will be assessed against the criteria in the ordinance, and regard will be had to any comments and requirements of other relevant authorities including the North Canterbury Catchment Board or Christchurch Drainage Board as applicable.

More flexible subdivisional standards may also allow separate title to be created for premises where, in the past, leasing or tenancy agreements were all that could be achieved.

In applying the ordinances and the policies relating to subdivision, the Council will however be concerned to avoid a proliferation of small sites that may make the obtaining of larger land for major rural industrial users more difficult.

Minimum site area standards for uses that come from other zone provisions e.g. living accommodation will still apply in this zone.

The table set out opposite indicates the Council's normal standards for access to rear industrial lots. The Council may vary the standards by dispensation procedure - refer to PART ONE - GENERAL ORDINANCES.

12. SUBDIVISION

12.1 MINIMUM AREA

No minimum area requirement applies in the Rural Industrial 1 zone for the subdivision of land. In approving any scheme plan the following matters will be taken into account.

- (a) The location of the subdivision.
- (b) The provision made for vehicular access from the street.
- (c) The size and shape of the lots in terms of the uses permitted in the zone.
- (d) The relationship between the area of the lot and the yard, parking and coverage requirements for uses permitted in the zone.
- (e) The age, condition and location of any existing buildings.
- (f) The provision made for drainage and servicing of the sites, and the position of existing drains and services intended to be used.

12.2 MINIMUM ACCESS REQUIREMENTS FOR REAR SITES

No. of Lots	Total width Of Access	Width of Lanes For Moving Traffic	Footpaths	Amenity Strip	Turning Head Diameter
1-2 lots	6 m	1 x 4.5 m	-	2 x 0.75 m	-
3-6 lots	8 m*	1 x 6.0 m	1 x 1.5 m*	2 x 0.75 m	25 m**

* Denotes that the Council may allow a reduction in width depending on the overall layout having regard to the length of carriageway, the provision of passing bays, the grouping of parking facilities and the provision of suitable amenity areas.

** Denotes that the Council may allow alternative layouts suitable for the turning of vehicles.

Amenity strip - Denotes an area free of services for planting.

Footpaths - 2 x 1.5 m - 1.5 m footpath on both sides of the road
 - 1 x 1.5 m - 1.5 m footpath on one side of the road

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

1.1 PREDOMINANT USES

Any predominant use in the Rural G zone.
Any predominant use in the Rural Industrial 1 zone subject to a special development plan for the zone.

1.2 CONDITIONAL USES

Any conditional use in the Rural Industrial 1 zone subject to a special development plan for the zone.

1.3 SUBDIVISION

Subject to a special development plan for the zone.

2. GENERAL ORDINANCES APPLICABLE

2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.

2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still being achieved in any given case.

Rural Industrial zones are located on poorer quality land in the rural area of the District. Uses permitted in the Rural G zone, including those permitted on land other than Class I or II are considered appropriate in the zone.

The policy matters contained in the Scheme Statement to the Rural Industrial 1 zone also apply in respect of the Rural Industrial 1A zone. Reference should be made to the Rural Industrial 1 zone policies where applicable.

The special development plan is to include roading, drainage and landscape treatment, to ensure development occurs in a co-ordinated way.

The policy matters contained in the Scheme Statement to the Rural Industrial 1 zone also apply in respect of the Rural Industrial 1A zone. Reference should be made to the Rural Industrial 1 zone policies where applicable.

The special development plan is to include roading, drainage and landscape treatment, to ensure development occurs in a co-ordinated way.

In order to ensure that the infrastructure for future development is provided in a co-ordinated fashion, comprehensive planning procedures are considered necessary. In respect of these Rural Industrial 1A areas, roading, landscape treatment and drainage are the matters to be determined.

PROVISIONS APPLYING TO PREDOMINANT USES

3. ANY PREDOMINANT USE IN THE RURAL G ZONE - PREDOMINANT USE

- 3.1 The provisions for predominant use in the Rural G zone shall apply to Rural G uses established in this zone except that in the case of factory farming the 20% site coverage limitation shall not apply.

4. ANY PREDOMINANT USE IN THE RURAL INDUSTRIAL 1 ZONE - PREDOMINANT USE

- 4.1 PRE-CONDITION
No use of land or buildings permitted under this ordinance shall commence until a special development plan has been approved by the Council for the Rural Industrial 1A zone.
- 4.2 The provisions for predominant uses in the Rural Industrial 1 zone shall apply to rural industrial uses established in this zone.

5. ANY CONDITIONAL USE IN THE RURAL INDUSTRIAL 1 ZONE - PREDOMINANT USE

- 5.1 PRE-CONDITION
No use of land or buildings permitted under this ordinance shall commence until a special development plan has been approved by the Council for the Rural Industrial 1A zone.

The provisions generally applicable to conditional uses in the Rural Industrial 1 zone shall apply to rural industrial uses established in this zone.

6. SUBDIVISIONS

- 6.1 No predominant or conditional use under Ordinances 3 and 4 above or any subdivision of land shall be permitted until such time as a special development plan is approved by the Council in respect of roading, drainage and landscape treatment. Any application for subdivision or for rural industrial uses will not be approved if it conflicts with the special development plan for the zone. Should septic tank drainage be proposed, the minimum area considered suitable for subdivision is 3000 m² per lot.

Where a reticulated system is provided, the subdivision requirements applying to the Rural Industrial 1 zone shall apply.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 Any predominant use in the Rural G zone
 Timber mills, sawmills, primary timber processing
 Sale of timber processed on the site
 Accessory buildings and uses
 Additions to buildings approved by notified planning applications
- 1.2 **CONDITIONAL USES**
 Dwellinghouses necessary for management or custodial purposes.
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is still achieved in any given case.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.C., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROL.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

Rural Industrial zones are located on poorer quality land in the rural area of the District. Uses permitted in the Rural G zone, including those permitted on land other than Class I or II are considered appropriate in the zone.

Control over height is required in order to reinforce visual scale relationship. Airport height restrictions also affect the Johns Road area and reference should be made to SCHEDULE A - SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES.

The recession planes are based on sunlight admission adjusted to the orientation of the site. The purpose of imposing the control at the boundaries of the zone is to protect adjoining zones from undue shading.

The front yard requirement is designed to ensure adequate set backs for the purposes of (a) Off-street parking which is generally best located between the road and the activity on the site
(b) allowing an adequate area for landscape treatment, and
(c) general street appearance.

There are no side and rear yard requirements for front sites or yard requirements for rear sites in this zone, distances from boundaries being determined by the recession plane set out in Section 14 - General Ordinance. For amenity purposes, control of the use of front yards at the external boundaries of the zone is necessary. Outdoor storage is considered appropriate in yards provided that in yards adjacent to residential zones and public places such storage will only be permitted if it is effectively screened from the residential zone or public place and the use does not involve handling movements that could give rise to noise or other objectionable elements at the zone boundaries.

Details of design requirements which are generally applicable throughout the District are found in SECTION TEN - TRANSPORT. Actual parking spaces required are included opposite.

The Rural Industrial zone is surrounded by broad open spaces and groups or belts of large areas. Siting large scale industrial buildings and associated storage areas within this landscape therefore requires a corresponding broad scale landscape treatment. This broad scale approach serves two functions. It will introduce sufficient tall vegetation to be in scale with any development and provide lower level planting to screen unsightly activities from areas of public usage.

The minimum density of tall tree planting required is to link buildings and large scale storage areas to the overall landscape pattern by defining work and storage spaces within the site. Straight "shelter belt" lines will not always be appropriate, but rather groups and clumps of trees to make a more definite bulk of planting.

3. ANY PREDOMINANT USE IN THE RURAL G ZONE - PREDOMINANT USE

- 3.1 The provisions for predominant uses in the Rural G zone shall apply to Rural G uses established in this zone.

4. TIMBER MILLS, SAWMILLS, PRIMARY TIMBER PROCESSING - PREDOMINANT USE

- 4.1 **LIMITATION ON USE**
Primary timber processing shall be limited to milling, sawing, treating, planing, dressing and pre-cutting.
- 4.2 **HEIGHT**
Maximum height 10 m. For height controls in relation to Christchurch International Airport refer to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES.
- 4.3 **RECESSION PLANE**
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is another industrial zone, in which case the recession plane shall not apply.
- 4.4 **MINIMUM YARD REQUIREMENTS**
Front yard - 15 m.
- 4.5 **USE OF YARD SPACE**
Any required yard may be used for landscape treatment, off-street parking and access. Outdoor storage is permitted in any yard provided such storage is effectively screened from any road or public open space and does not give rise to excessive noise or other objectionable elements.
- 4.6 **PARKING, LOADING AND ACCESS**
- 4.6.1 **Number of parking spaces required**
All uses 1 space per employee.
- 4.6.2 **Design of access, traffic circulation and off-street parking and loading**
- refer SECTION TEN - TRANSPORT.
- 4.7 **LANDSCAPE TREATMENT**
- 4.7.1 **Minimum Requirement**
Any new construction or substantial reconstruction or addition to any building shall include landscape treatment of the site. Planting shall reflect the extensive nature of the zone and shall include the provision of trees with the potential to grow to at least 10 m in height, such trees to be provided at the minimum rate of 1 tree for every 100 m² of site area on the first 2000 m² plus 1 tree for every 200 m² of the remaining site area. Lower level planting shall be provided to a sufficient density and site coverage to adequately screen external work and storage areas, or other visual clutter from areas of public usage.
- 4.7.2 **Landscape Plan**
A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

These requirements ensure that any activity permitted in the zone will not employ any processes that will result in unacceptable levels of air pollution.

Glare, especially from the reflection of natural light, can create a nuisance to neighbours and a danger to motorists. All building materials should be arranged and finished in such a way as to avoid the objectionable spill of light. In particular, corrugated iron structures should be painted as soon as practicable.

The purpose of this requirement is to protect uses outside the zone boundaries from vibration originating within the Rural Industrial zones. In particular there are a number of dwellings in the vicinity of these zone which require protection from this and other potential nuisances.

SCHEDULE C sets out noise levels permitted in all Industrial zones and their means of measurement, correction and assessment.

The requirements of the relevant drainage and water authorities and of the Council in this Ordinance are to ensure that for any development disposal of effluent and other wastes is appropriately carried out from both a public health and environmental point of view.

- 4.7.3 **Landscape Bond**
Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.
- 4.7.4 At time of planting trees shall have a minimum height of 1.5 m or be at least three years of age (whichever is the lesser standard). Species which do not transplant easily at that standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.
- 4.8 **AIR POLLUTION**
Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet the standards applicable to the licensing of that process under the Act.
- 4.9 **GLARE**
Any use of the land shall be so conducted and buildings shall be so designed that direct and indirect illumination arising from a permitted activity does not cause annoyance or nuisance to nearby properties.
- 4.10 **VIBRATION**
No use shall involve any process which could result in vibrations being felt beyond the zone boundary.
- 4.11 **NOISE CONTROLS**
Refer to SCHEDULE C to this SECTION - NOISE PERFORMANCE STANDARDS.
- 4.12 **DRAINAGE AND WASTE DISPOSAL**
Water Pollution and Drainage
The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, and any other relevant legislation and Bylaws administered by the Christchurch Drainage Board or North Canterbury Catchment Board as the case may be.
- Waste Disposal
All tailings, sawdust, spoil and waste shall be so disposed of as to minimise damage to property or disfigurement to the countryside. Such disposal shall be carried out in such a way as to ensure:
- (a) no nuisance or erosion by water
 - (b) no adverse effects on natural water flows, subsurface moisture conditions and discharge characteristics.
 - (c) no undue noise, traffic movement or dust nuisance
 - (d) no detracton from the visual amenities of the area
 - (e) suitable stabilisation and landscaping provisions
- Water Supply
Where required the user shall provide a water supply to the satisfaction of the Council. The Council will consult with the New Zealand Fire Service in determining what is a satisfactory water supply for fire fighting purposes.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

Generally retailing is not considered appropriate in a Rural Industrial zone however the sale direct to the public of timber products is acceptable. Such retailing is an integral part of timber mills and has been so for many years. The Council, in this District Scheme merely recognises that this occurs. Matters of public convenience and safety however require the protection of major arterial roads from visitor attracting uses therefore retail timber sales cannot rely on access from Joins Road.

Development and use of sites for their permitted use requires that accessory buildings be controlled in a consistent yet flexible manner. The essential element is that accessory buildings will be an adjunct and subordinate to the principal use of the buildings and land.

This ordinance enables relatively minor additions and alterations to be made to buildings related to uses which are not permitted as of right but have been the subject of notified planning applications. Such alterations and additions are permitted "as of right" provided they are not in conflict with the notified application consent and hence S.71 of the Town and Country Planning Act 1977. Where a use was originally established by a notified application but is now provided for as a predominant use in this Scheme the predominant use conditions rather than this ordinance shall apply.

4.13 SIGNS

Permitted signs:

One advertising sign up to 4.0 m² erected or painted on a building. One sign up to 2.0 m² erected on the frontage indicating only the name and purpose of the firm or undertaking and hours of operation or similar details.

5. SALE OF TIMBER PROCESSED ON THE SITE - PREDOMINANT USE

- 5.1 The sale of timber products from premises in the zone is not permitted from sites fronting onto a major arterial road listed in SCHEDULE A to SECTION TEN - TRANSPORT. Joins Road is classified in Schedule A as a major arterial road.
- 5.2 A shop, showroom or other selling area, accessory to a primary timber processing use, shall be permitted for the display and sale to the public of timber processed on the site.
- 5.3 Any shop, showroom or other selling area shall be located no closer than 35 m to the road boundary.
- 5.4 PARKING
 Inside selling area: 4 spaces per 100 m² total floor area.
 Outside selling area: 1 space per 100 m² total selling area.

6. ACCESSORY BUILDINGS AND USES - PREDOMINANT USE

- 6.1 All controls and conditions applying to the principal use shall apply to the accessory building or use.

7. BUILDINGS AND USES ACCESSORY TO ANY APPROVED NOTIFIED APPLICATION; ADDITIONS AND ALTERATIONS TO BUILDINGS APPROVED BY NOTIFIED APPLICATION - PREDOMINANT USE

Refer to SECTION FOURTEEN - GENERAL ORDINANCES for requirements applicable.

The Rural Industrial zones are located outside of the settlement area of the Regional Scheme and houses will only be permitted where through conditional use applications they can be shown to be necessary for management or custodial purposes.

8. DWELLINGHOUSES NECESSARY FOR MANAGEMENT OR CUSTODIAL PURPOSES -
CONDITIONAL USE
- 8.1 PRECONDITION
Dwellinghouses shall qualify to be considered as a conditional use in this zone only where they are shown to be necessary for management or custodial purposes in respect of uses permitted in the zone.
- 8.2 CRITERIA FOR ASSESSMENT
The Council in considering a conditional use application for the erection of dwellinghouses necessary for permitted uses shall have regard to the following:
- 8.2.1 District Scheme Objectives
The relevant objectives found in the Overall Rural Objectives (Section Four) and the objectives for the Rural Industrial zones shall be taken into account.
- 8.2.2 Other Dwellinghouses
The presence and the effect of any other dwellinghouse(s) on the site.
- 8.2.3 Custodial Management
Whether adequate evidence has been provided to establish the need for an on-site custodial and/or management function including, for example, proof that there is no other suitable existing dwellinghouse either on the site or located closed to the site which could reasonably be purchased to serve the same function.
- 8.2.4 Commitment to Uses
Whether the use has already been established or whether there is sufficient evidence of the ability and intention to establish and sustain the use and that a dwellinghouse is necessary during the establishment period.
- 8.3 CONDITIONS APPLICABLE
- 8.3.1 Where the Council grants its consent to a conditional use application for a dwellinghouse any conditions imposed will take account of the matters referred to in 8.2 above.
- 8.3.2 Christchurch International Airport Noise Exposure Line
For any site located within the NOISE EXPOSURE LINE, special provisions apply - see SECTION TWELVE - SPECIAL PROVISIONS.
- 8.3.3 Height, Siting, Site Coverage and Other Building Requirements
These shall normally be as for replacement dwellinghouses in the Rural 'C' zone, Ordinances 7.3 - 7.6 (SECTION FOUR - RURAL).

The basis of these ordinances is the provision of flexible controls to obtain section sizes suitable for uses permitted in the zone.

Proposed subdivisions will be assessed against the criteria in the ordinance, and regard will be had to any comments and requirements of other relevant authorities including the North Canterbury Catchment Board and Christchurch Drainage Board as the case may be.

More flexible subdivisional standards may also allow separate titles to be created for premises where, in the past, leasing or tenancy agreements were all that could be achieved.

In applying the ordinances and the policies relating to subdivision, the Council will however be concerned to avoid a proliferation of small sites that may make the obtaining of larger land for major rural industrial users more difficult.

Minimum site area standards for uses that come from other zone provisions e.g. living accommodation will still apply in this zone.

The table set out opposite indicates the Council's normal standards for access to rear industrial lots. The Council may vary the standards by dispensation procedure - refer to PART ONE - GENERAL ORDINANCES.

9. SUBDIVISION

9.1 MINIMUM AREA

No minimum area requirement applies in the Industrial 1B zone for the subdivision of land. In approving any scheme plan the following matters will be taken into account.

- (a) The location of subdivision.
- (b) The provision made for vehicular access from the street.
- (c) The size and shape of the lots in terms of the uses permitted in the zone.
- (d) The relationship between the area of the lot and the yard, parking and coverage requirements for uses permitted in the zone.
- (e) The age, condition and location of any existing buildings.
- (f) The provision made for drainage and servicing of the sites, and the position of existing drains and services intended to be used.
- (g) The provision to be made on the site for increased separation distances and yard requirements because of proximity to residential zone boundaries.

9.2 MINIMUM ACCESS REQUIREMENTS FOR REAR SITES

No. of Lots	Total width of access	Width of lanes for moving traffic	Footpaths	Amenity Strip	Turning Head Diameter
1-2 lots	6 m	1 x 4.5 m	-	2 x 0.75 m	-
3-6 lots	8 m*	1 x 6.0 m	1 x 1.5 m*	2 x 0.75 m*	25 m**

* Denotes that the Council may allow a reduction in width depending on the overall layout having regard to the length of carriageway, the provision of passing bays, the grouping of parking facilities and the provision of suitable amenity areas.

** Denotes that the Council may allow alternative layouts suitable for the turning of vehicles.

Amenity strip - Denotes an area free of services for planting.

Footpaths - 2 x 1.5 m - 1.5 m footpath on both sides of the road.
1 x 1.5 m - 1.5 m footpath on one side of the road.

RURAL INDUSTRIAL 2 ZONE

ZONE STATEMENT

The Rural Industrial 2 zone, at Belfast (Industrial D1 in the former Scheme) more particularly provides for the established freezing works and wool scour industries. These activities often have noxious aspects and have historically been located far away from residential properties and are an important source of employment in the Belfast area.

The zone, established under previous schemes, is extensive, providing for holding paddocks for the two freezing works and allowing for future expansion of these industries should that be required. The undeveloped land is however considered to have high actual or potential value for the production of food and consideration has been given to affording protection pursuant to Section 3 of the Town and Country Planning Act 1977. While this Scheme does not place restrictions on the established industries expanding on to this land, the development of other heavy industry is not considered appropriate. Any use permitted in the Rural H zone however, will be permitted in this zone.

This Scheme does recognise the need to make provision for alternative uses in the zone should there be changes to or cessation of existing industrial activity. Uses permitted in the Industrial G zone have therefore been included in this zone, but limited to existing buildings and their environs.

This area has traditionally provided for heavy noxious industry related to the meat and wool industry. The Council does not accept that other noxious industries should be encouraged to locate here however existing industries with objectionable elements are given reasonably unencumbered development rights. Not only is this zone relatively close to residential properties but adequate land is available in other local authority areas for heavy noxious and dangerous industry.

Location and Description

This zone is located at Belfast and bounded on the western side by the S.I.M.T. railway line and the proposed Northern Motorway and Blakes Road to the east. The zone covers 99 hectares of which 71 hectares are presently unoccupied by buildings.

This zone presently contains the C.F.M. freezing works complex and the Kaputone Wool scouring plant and related industries. The remaining area contains the disused Zealandia Soap Works and farm land used mainly as holding paddocks for the freezing works.

RURAL INDUSTRIAL 2

ZONE OBJECTIVES

- (a) To provide for the continuation and further development of the meat and wool industries and their associated activities.
- (b) To provide long term security and flexibility for industrial uses.
- (c) To ensure an appropriate standard of environmental quality.

The summary of permitted uses is only a guide to the range of uses permitted in this zone. Reference must be made to the ordinances as many of the uses are either qualified by their definition or controls relating to them.

1. SUMMARY OF PERMITTED USES

- 1.1 PREDOMINANT USES
 Abattoirs, slaughter houses and meat works
 Wool scouring
 Industrial G zone uses in existing buildings
 Any predominant use in the Rural H zone
 The processing of farm produce
 Accessory buildings and uses
 Additions to buildings approved by notified planning applications
 Fellmongering, tanning and curing of hides
- 1.2 CONDITIONAL USES
 Dwellinghouses necessary for management or custodial purposes.
- 1.3 SUBDIVISION

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.C., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 When giving consideration to a conditional use application the Council may vary either the provisions applying to those uses or those matters set out in the general ordinances. In agreeing to any such variation the Council must be satisfied that the intent of the Scheme is achieved in any given case.

Many of the uses in this zone have been established for some time and the zone provisions confirm their existence and provide for their relatively unencumbered development.

Control over height is required in order to reinforce rural scale relationships.

The recession planes are based upon sunlight admission adjusted to the orientation of the site. The purpose of imposing the control at the boundaries of the zone is to protect adjoining zones from undue shading.

The front yard requirement is designed to ensure adequate set backs for the purposes of (a) Off-street parking which is generally best located between the road and the activity on the site
(b) allowing an adequate area for landscape treatment, and
(c) general street appearance.

There are no side and rear yard requirements for front sites or yard requirements for rear sites in this zone, distances from boundaries being determined by the recession plane set out in Section 14 - General Ordinance.

For amenity purposes, control of the use of front yards at the external boundaries of the zone is necessary. Outdoor storage is considered appropriate in yards provided that in yards adjacent to residential zones and public places such storage will only be permitted if it is effectively screened from the residential zone or public place and the use does not involve handling movements that could give rise to noise or other objectionable elements at the zone boundaries.

Details of design requirements which are generally applicable throughout the District are found in SECTION TEN - TRANSPORT. Actual parking spaces required are included opposite.

PROVISIONS APPLYING TO PERMITTED USES

3. ABATTOIRS, SLAUGHTERHOUSES AND MEAT WORKS, INCLUDING MANUFACTURE OF ANIMAL BY-PRODUCTS, WOOLSCOURING, FELLMONGERING, TANNING AND CURING OF HIDES - PREDOMINANT USE

3.1 AREA OF BUILDINGS

Plot ratio: 1.0

3.2 HEIGHT

Maximum height : 20 m.

3.3 RECESSION PLANE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is another industrial zone in which case the recession plane shall not apply.

3.4 MINIMUM YARD REQUIREMENTS

Front yard - 15 m, except in the case of site frontages onto Factory Road and Station Road where there shall be no front yard requirements.

3.5 USE OF YARD SPACE

Any required yard may be used for landscape treatment, off-street parking and access. Outdoor storage is permitted in any yard provided such storage is effectively screened from any residential zone, road or public open space and does not give rise to excessive noise or other objectionable elements.

3.6 PARKING, LOADING AND ACCESS

3.6.1 Number of parking spaces

Off street car parking spaces shall be provided to accommodate all employee parking requirements.

3.6.2 Design of access, traffic circulation and off-street parking and loading

- refer SECTION TEN - TRANSPORT.

The Rural Industrial 2 zone is largely surrounded by broad open spaces and groups or belts of large trees to the east and other industrial uses or residential land to the west. Siting large scale industrial buildings and associated storage areas within this landscape therefore requires a careful broad scale landscape treatment. This broad scale approach will introduce sufficient tall vegetation to be in scale with any development, and provide lower level planting to screen unsightly activities from areas of public usage. It should also relate to the change in scale of the adjacent residential zone.

Large scale planting will also define spaces within the site, segregate work and storage areas and link buildings to the overall landscape pattern.

These requirements ensure that any activity permitted in the zone will not employ any processes that will result in unacceptable levels of air pollution.

Glare, especially from the reflection of natural light, can create a nuisance to neighbours and a danger to motorists. All building materials should be arranged and finished in such a way as to avoid the objectionable spill of light. In particular, corrugated iron structures should be painted as soon as practicable.

The purpose of this requirement is to protect uses outside the zone boundaries from vibration originating within the Rural Industrial zones. In particular there are a number of dwellings in the vicinity of these zones which require protection from this and other potential nuisances.

SCHEDULE C sets out noise levels permitted in all Industrial zones and their means of measurement, correction and assessment.

The requirements of the relevant drainage and water authorities and of the Council in this Ordinance are to ensure that for any development disposal of effluent and other wastes is appropriately carried out from both a public health and environmental point of view.

3.7 LANDSCAPE TREATMENT

3.7.1 Minimum Requirement

Any new construction or substantial reconstruction or addition to any building shall include landscape treatment of the site. Planting shall reflect the extensive nature of the zone and shall include the provision of trees with the potential to grow to at least 10 m in height, such trees to be provided at the minimum rate of 1 tree for every 100 m² of site area on the first 2000 m², plus 1 tree for every 200 m² of the remaining site area. Lower level planting shall be provided to a sufficient density and site coverage to adequately screen external work or storage areas or other visual clutter.

3.7.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the District Engineer in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.7.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

3.7.4 At the time of planting trees shall have a minimum height of 1.5 m or be at least three years of age (whichever is the lesser standard). Species which do not transplant easily at that standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.

3.8 AIR POLLUTION

Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet the standards applicable to the licensing of that process under the Act.

3.9 GLARE

Any use of the land shall be so conducted and buildings shall be so designed that direct and indirect illumination arising from a permitted activity does not cause annoyance or nuisance to nearby properties.

3.10 VIBRATION

No use shall involve any process which could result in vibrations being felt beyond the zone boundary.

3.11 NOISE CONTROLS

Refer to NOISE PERFORMANCE STANDARDS in SCHEDULE C to this SECTION.

3.12 DRAINAGE AND WASTE DISPOSAL

Water Pollution and Drainage

The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, and any other relevant legislation and Bylaws administered by the Christchurch Drainage Board or North Canterbury Catchment Board as the case may be.

Water Pollution and Drainage

All tailings, sawdust, spoil and water shall be so disposed of as to minimise damage to property or disfigurement to the countryside. Such disposal shall be carried out in such a way as to ensure:

- (i) no nuisance or erosion by water
- (ii) no adverse effects on natural water flows, subsurface moisture conditions and discharge characteristics.
- (iii) no undue noise, traffic movement or dust nuisance
- (iv) no detracting from the visual amenities of the area
- (v) suitable stabilisation and landscaping provisions

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

The Council's policy on signs in Industrial zones is to state the extent of signs permitted where these are an integral part of the operation of undertakings of the zone. Proliferation of advertising signs is one aspect that concerns the Council however, and a limitation on size and number is included.

In the event of present activities in the zone relocating or ceasing to operate this ordinance allows for other uses to establish as of right thus making maximum use of the building resources that presently exist. General industrial uses are provided for rather than rural industrial uses as their characteristics would be better suited to the existing buildings and they would be likely to generate a greater employment potential.

Within the Rural Industrial zone opportunity is provided for more extensive or factory processing of farm produce. A limitation applies to the definition in respect of farm produce for gate sales in the rural zones, which does not apply in this zone.

Processing of eggs and honey is also included, but other livestock and livestock product processing is provided for in the Rural Industrial 1 zone.

Development and use of sites for their permitted use requires that accessory buildings be controlled in a consistent yet flexible manner. The essential element is that accessory buildings will be an adjunct and subordinate to the principle use of the building and land.

This ordinance enables relatively minor additions and alterations to be made to buildings related to uses which are not permitted as of right but have been the subject of notified planning applications. Such alterations and additions are permitted "as of right" provided they are not in conflict with the notified application consent and hence S.71 of the Town and Country Planning Act 1977. Where a use was originally established by a notified application but is now provided for as a predominant use in this Scheme the predominant use conditions rather than this ordinance shall apply.

Water Supply

Where required the user shall provide a water supply to the satisfaction of the Council. The Council will consult with the New Zealand Fire Service in determining what is a satisfactory water supply for fire fighting purposes.

3.13 SIGNS

Permitted signs

One advertising sign up to 4.0 m² erected or painted on a building. One sign up to 2.0 m² erected on the frontage indicating only the name and purpose of the firm or undertaking and hours or operation or similar details.

4. THE USE OF EXISTING BUILDINGS FOR ANY PREDOMINANT USE IN THE INDUSTRIAL G ZONE - PREDOMINANT USE

- 4.1 The relevant provisions of the Industrial G zone shall apply in this zone.

5. ANY PREDOMINANT USE IN THE RURAL H ZONE - PREDOMINANT USE

- 5.1 The relevant provisions of the Rural H zone shall apply in this zone.

6. PROCESSING OF FARM PRODUCE - PREDOMINANT USE

- 6.1 The provisions for ordinance 4.2 - 4.13 of the Rural Industrial 1 zone shall apply to this use.

7. ACCESSORY BUILDINGS AND USES - PREDOMINANT USE

- 7.1 All controls and conditions applying to the principal use shall apply to the accessory building or use.

8. BUILDINGS AND USES ACCESSORY TO ANY APPROVED NOTIFIED PLANNING APPLICATION, ADDITIONS AND ALTERATIONS TO BUILDINGS APPROVED BY NOTIFIED PLANNING APPLICATION - PREDOMINANT USE

Refer to General Ordinances for requirements applicable.

The Rural Industrial zones are located outside of the settlement area of the Regional Scheme and houses will only be permitted where through conditional use applications they can be shown to be necessary for management or custodial purposes.

9. DWELLINGHOUSES NECESSARY FOR MANAGEMENT OR CUSTODIAL PURPOSES -
CONDITIONAL USE
- 9.1 PRE-CONDITION
Dwellinghouses shall qualify to be considered as a conditional use in this zone only where they are shown to be necessary for management or custodial purposes in respect of uses permitted in the zone.
- 9.2 CRITERIA FOR ASSESSMENT
The Council in considering a conditional use application for the erection of dwellinghouses necessary for permitted uses shall have regard to the following:
- 9.2.1 District Scheme Objectives
The relevant objectives found in the Overall Rural Objectives (Section Four) and the objectives for the Rural Industrial zones shall be taken in account.
- 9.2.2 Other Dwellinghouses
The presence and the effect of any other dwellinghouse(s) on the site.
- 9.2.3 Custodial Management
Whether adequate evidence has been provided to establish the need for an on-site custodial and/or management function, including for example proof that there is no other suitable existing dwellinghouse either on the site or located close to the site which could reasonably be purchased to serve the same function.
- 9.2.4 Commitment to Uses
Whether the use has already been established or whether there is sufficient evidence of the ability and intention to establish and sustain the use and that a dwellinghouse is necessary during the establishment period.
- 9.3 CONDITIONS APPLICABLE
Where the Council grants it consent to a conditional use application for a dwellinghouse any conditions imposed will take account of the matters referred to in 9.2 above.
- 9.3.1 Christchurch International Airport Noise Exposure Line
For any site located within the NOISE EXPOSURE LINE, special provisions apply - see SECTION TWELVE - SPECIAL PROVISIONS.
- 9.3.2 Height, Siting, Site Coverage and Other Building Requirements
These shall normally be as for replacement dwellinghouses in the Rural 'C' zone, Ordinances 7.3 - 7.6 (SECTION FOUR - RURAL).

The basis of these ordinances is the provision of flexible controls to obtain section sizes suitable for houses permitted in the zone.

Proposed subdivisions will be assessed against the criteria in the ordinance, and regard will be had to any comments and requirements of other relevant authorities including the North Canterbury Catchment Board and Christchurch Drainage Board.

More flexible subdivisional standards may also allow separate title to be created for premises where, in the past, leasing or tenancy agreements were all that could be achieved.

In applying the ordinances and the policies relating to subdivision, the Council will however be concerned to avoid a proliferation of small sites that may make the obtaining of larger land for major rural industrial users more difficult.

Minimum site area standards for uses that come from other zone provisions e.g. living accommodation will still apply in this zone.

The table sets out opposite indicates the Council's normal standards for access to rear industrial lots. The Council may vary the standards by dispensation procedure - refer to PART ONE - GENERAL ORDINANCES.

10. SUBDIVISION

10.1 MINIMUM AREA

No minimum area requirement applies in the Rural Industrial 2 zone for the subdivision of land. In approving any scheme plan the following matters will be taken into account.

- (a) The location of subdivision.
- (b) The provision made for vehicular access from the street.
- (c) The size and shape of the lots in terms of the uses permitted in the zone.
- (d) The relationship between the area of the lot and the yard, parking and coverage requirements for uses permitted in the zone.
- (e) The age, condition and location of any existing buildings.
- (f) The provision made for drainage and servicing of the sites, and the position of existing drains and services intended to be used.
- (g) The provision to be made on the site for increased separation distances and yard requirements because of proximity to residential zone boundaries.

10.2 MINIMUM ACCESS REQUIREMENTS FOR REAR SITES

No. of Lots	Total width of access	Width for Lanes for Moving Traffic	Footpaths	Amenity Strip	Turning head diameter
1-2 lots	6 m	1 x 4.5 m	-	2 x 0.75 m	-
3-6 lots	8 m*	1 x 6.0 m	1 x 1.5 m*	2 x 0.75 m*	25 m**

* Denotes that the Council may allow a reduction in width depending on the overall layout having regard to the length of carriageway, the provision of passing bays, the grouping of parking facilities and the provision of suitable amenity areas.

+ Denotes that the Council may allow alternative layouts suitable for the turning of vehicles.

Amenity strip - Denotes an area free of services for planting.

Footpaths - 2 x 1.5 m - 1.5 m footpath on both sides of the road.
- 1 x 1.5 m - 1.5 m footpath on one side of the road.

TECHNOLOGY PARK ZONE

ZONE STATEMENT

This Technology Park Zone has been established to meet the special needs of enterprises involved in the research, development and limited application of advanced (high) technology and for promoting employment opportunities. The potential for high technology development in the Canterbury region has been identified, and while existing Commercial/Industrial zoning patterns may adequately meet the needs of individual companies, potential for the congregation of high technology activities is limited. The lack of prestigious sites to accommodate technology centres is seen as an impediment to the growth of technology based industries.

The following factors have been identified as important in locating high technology activities.

- (a) High quality work area for people employed in the zone including low density development and generous landscape/open space provisions.
- (b) High quality residential areas close by with good community, social and recreational facilities.
- (c) High quality general locality in terms of image, recreational facilities and accommodation for overseas visitors.
- (d) Easy access/close proximity to airport and other communications.
- (e) Proximity to educational and research institutions, particularly the University of Canterbury.
- (f) Adequate sized area to accommodate a grouping of technology activities.

The area known as the Royds Block has been identified as being the area best fulfilling the above requirements. In addition, it has the advantage of being held largely as a single holding at present, and with a high technology use already established on adjacent land.

Because of the proximity of the residential properties in Memorial Avenue, Roydvale Avenue, Juniper Place and O'Connor Place, it is essential that suitable controls be included in the zone to adequately protect and enhance the amenities of these properties. The development of the zone into a parkland environment, with generous separation distances from residential properties, together with use, bulk and location, design and appearance, landscape treatment and noise controls are designed to achieve this.

The Technology Park zone allows a range of activities which generally fall within the category of "High Technology" together with uses seen as ancillary or complementary to these. Offices are one such use and these are considered to have similar characteristics and building needs to high technology uses. Many office uses will have a close relationship with high technology, but the possibility of alternate office uses in the event of business failure is seen as a safeguard to those who will be asked to invest in the zone. It is anticipated that reasonable control over suitable office users will be exercised by the organisation to be responsible for the development and management of the Technology Park. Office uses are already provided for in the adjacent Industrial L zone, but that zone also makes provision for a wider range of light and service industrial activities. In order to ensure a high technology uses into the Technology Park zone and so as to encourage greater protection for the adjacent residential zones, general light industrial activities have not been provided for.

The area zoned "Technology Park" includes the land at the western end of Sheffield Crescent occupied by Burroughs-Linc, together with the Royds Block.

TECHNOLOGY PARK ZONE OBJECTIVES

In addition to the overall industrial objectives which are applicable to every industrial zone, the following objectives apply specifically to the Technology Park zone.

- (a) To provide for, and encourage the location and development of high technology activities and related and associated uses, while excluding those uses more appropriately located in existing industrial zones.
- (b) To develop the zone in a comprehensive manner, including road access from Sheffield Crescent and Roydvale Avenue.
- (c) To create a parkland environment, with a high standard of visual amenity of both land and buildings for the mutual benefit of both the companies and their employees in the zone and the owners and occupiers of adjacent properties.
- (d) To encourage economic growth and to increase employment opportunities in fields seen as having considerable growth potential.

NOTE: The summary of permitted uses is only a guide to the range of uses permitted in the zone. Reference must be made to the ordinances as many of the uses are either qualified by their definitions or controls relating to them.

The general ordinances include such matters as DISPENSATIONS AND WAIVERS, COUNCIL DISCRETIONS, SITING OF BUILDINGS, BUILDINGS AND USES, L.P.G., DUMPING OF WASTE AND FILLING OF LAND, ACCESS FOR DISABLED PERSONS, AIRPORT SAFETY AND HEIGHT CONTROLS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

1. SUMMARY OF PERMITTED USES

- 1.1 **PREDOMINANT USES**
 High technology uses
 Offices
 Childcare centres
 Uses accessory to high technology uses and offices
 Dwelling unit
 Grazing
 Public utilities
 Additions and alterations to buildings approved or planned for under notified planning applications
- 1.2 **CONDITIONAL USES**
 Restaurants
 Uses having a similar character to high technology uses.
- 1.3 **SUBDIVISION**

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions specifically applying to uses in this zone which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 In the case of conditional uses the Council may vary either the provisions applying to specified uses or the general ordinances, only where it is satisfied that such variation will result in better site development without detracting from the intentions of the Scheme or the amenities of the neighbourhood.

PROVISIONS APPLYING TO PERMITTED USES

3. HIGH TECHNOLOGY USES, OFFICES, CHILD CARE CENTRES - PREDOMINANT USE

Refer to definitions of CONCEPT PLAN, HIGH TECHNOLOGY USES, LANDSCAPE TREATMENT, OFFICE, PERMANENT PLANTING, PLOT RATIO, SITE, SIGN, YARD - SECTION THREE - DEFINITIONS.

This pre-condition is imposed to ensure the zone is developed in a comprehensive manner. Partial exemption is given to the sites occupied by Burroughs-Linc as their development preceded the operation of this ordinance. The comprehensive plan should include details of roading, subdivision, approximate location of building platforms, and off street parking provisions. It is envisaged that the main subdivisional road would commence at Sheffield Crescent and be a through road to Roydvale Avenue. No vehicle access would be permitted from Juniper Place or O'Connor Place, although pedestrian/cycle access through the Juniper Reserve may be acceptable. It is anticipated that the main subdivisional road would be formed in the style of a park drive, with appropriately landscaped entrances at Sheffield Crescent and Roydvale Avenue, designed to discourage through movement by heavy vehicles. The building platforms indicated in the plan should take account of Ordinance 3.8 and recognise the importance of the relationship of buildings to one another, their reasonable separation and their impact upon adjoining properties.

A low maximum coverage requirement is included to encourage a parkland style of development, with floor space being able to be provided at multi levels assisted by a generous plot ratio provision.

The front yard requirement is designed to ensure adequate set backs for the purposes of:

- a) Off-street parking, which is generally best located between the road and the activity on the site,
- b) Allowing an adequate area for landscape treatment and
- c) General street appearance

The requirement for other yards is designed, together with the recession plane control, to protect and enhance the amenities of adjacent properties in other zones, as well as assist in the creation of the parkland environment intended for the zone.

3.1 PRE-CONDITION

No use shall be permitted to establish, other than on R.S. 40170 and R.S. 41484 unless and until the Council has approved a comprehensive development plan for the zone and the use to be developed is in accord with that plan. In the case of a use establishing on R.S. 41484 the Council shall be satisfied that the proposal allows for a future road, up to 18 m in width, connecting the balance of the zone with Sheffield Crescent.

3.2 SITE COVERAGE

Maximum coverage 25%

3.3 MAXIMUM BUILDING AREA

Plot ratio: 1.0

3.4 MINIMUM YARD REQUIREMENTS

Front Yard: 15 m, provided that part of any building may be sited not less than 5 m from the front boundary where the mean distance of the whole of the building from that boundary is not less than 15 m.

All other yards:

13.5m, where immediately adjoining the Residential G or Residential GT zone, provided that for a distance of 10 m from that zone boundary a buffer area used only for landscape treatment shall be provided and the area included in the remaining 3.5 minimum distance may be used for access, loading, parking and storage.

13 m where immediately adjoining the Commercial H zone, provided that for a distance of 10 m from that zone boundary a buffer area used only for landscape treatment shall be provided and the area included in the remaining 3 m minimum distance may be used for access, loading, parking and storage.

Where adjoining other zones - no requirement.

SECTION 14 - GENERAL ORDINANCES contains details of recession planes based on sunlight admission adjusted to the orientation of the site. The purpose of imposing the control at the boundary of the Technology Park zone is to protect adjoining zones from undue shading.

For amenity purposes control of the use of front yards and yards adjacent to residential zones is necessary. Outdoor storage is not considered appropriate between any building and street frontage as such storage can be visually obtrusive and detract from the amenities of the area. Outdoor storage is appropriate in all other yards provided that in yards adjacent to residential zones and public places such storage will only be permitted if it is effectively screened from the residential zone or public place and the use does not involve handling movements that could give rise to noise or other objectionable elements at the zone boundaries.

Details of the design requirements which are generally applicable throughout the District are contained under SECTION TEN - TRANSPORT.

Section 36(4) and (5) of the Town and Country Planning Act 1977 provides the Council with powers to exercise discretions in respect of design and appearance (refer to PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES). The special nature of this zone warrants insistence upon a high standard of design and appearance of buildings and site development already evident in the case of existing developed sites. This should be aided by the prior approval of a comprehensive development plan and insistence by those responsible for the development on a strong professional input into site and building design. Because of the proximity of residential properties, the Council will consider appearance and design taking into account viewing from all perspectives - the "360 degree" approach, with particular reference to appearance from adjacent properties outside the zone. To enhance the parkland environment, it is expected that no substantial boundary fences will be erected between sites within the zone.

- 3.5 RECESSION PLANE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is an industrial zone, in which case the recession plane shall not apply.
- 3.6 USE OF YARD SPACE
Except as provided by Ordinance 3.4 above, any required yard may be used for landscape treatment, off street parking and access. Outdoor storage is not permitted between any building and the street frontage. Outdoor storage is permitted in any other yard provided such storage is effectively screened from any residential zone, road or public open space and does not give rise to any objectionable elements.

The recession plane requirements shall also apply to any goods or materials stored in a yard.
- 3.7 PARKING, LOADING AND ACCESS
- 3.7.1 Parking spaces must be located where they will be fully utilised, preferably between the road or access, and the site activity.
- 3.7.2 Minimum Number of Parking Spaces
Either 4 spaces per 100 m2 of gross floor area or 1 space per employee.
- 3.7.3 Loading and Access
For design of access, traffic circulation parking areas and loading facilities see SECTION TEN - TRANSPORT.
- 3.8 DESIGN AND APPEARANCE
- 3.8.1 Building and Site Design
- (a) All site and building design shall be to the satisfaction of the Council and in accordance with Ordinance 3.1 above.
- (b) The Council when assessing any application shall take into account the design and appearance guidelines set out in PART FOUR - SECTION ELEVEN - AMENITIES, and shall be particularly concerned about the appearance of buildings and site development as viewed from adjacent properties outside the zone.

Large scale trees are a valuable asset in this kind of zone. Tall trees provide vegetation in scale with building development and link buildings into an overall landscape pattern. Broad scale planting can define spaces within a site, segregate work and storage areas and screen unsightly activities from areas of public usage. A sufficient area of the site is required to enable both large trees and lower plant material to be established.

In addition to the minimum requirement, in this zone lawn areas are also encouraged on sites to assist in achieving the parkland environment, one of the objectives of the zone.

Landscape principles and guidelines are set out in PART TWO - SECTION ELEVEN - AMENITIES.

The requirements of the relevant drainage and water authority ensure that any development can dispose of effluent in a way that is sound from both an environmental and public health point of view.

These requirements ensure that any activity permitted in the zone will not employ any processes or use any equipment that will result in unacceptable levels of air pollution.

Glare, especially from the reflection of natural light, can create a nuisance to neighbours and a danger to motorists. All building materials should be arranged and finished in such a way as to avoid the objectionable spill of light.

Due to the nature of the High Technology zone and the proximity of residential properties, excessive vibration is considered unacceptable.

3.9 LANDSCAPE TREATMENT

3.9.1 Minimum Requirement

A minimum of 10% of the site shall be in permanent planting, including trees at a rate of 1 tree per 10 m² of area of permanent planting, provided that where a site exceeds 2000 m² in area, the requirement shall be 10% for the first 2000 m² and 5% thereafter.

3.9.2 Landscape Plan

A detailed landscape plan and programme of development and maintenance shall be provided to the satisfaction of the Council in accordance with the provisions of PART TWO (Landscape Treatment) - SECTION ELEVEN - AMENITIES.

3.9.3 Landscape Bond

Prior to the issue of any building permit relating to the use, a bond shall be entered into by the owner with the Council to the estimated value of the completion of the planting.

3.10 WATER POLLUTION AND DRAINAGE

The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, and any other relevant legislation and by-laws administered by the Christchurch Drainage Board or North Canterbury Catchment Board as the case may be.

3.11 AIR POLLUTION

Any use of land or buildings permitted in the zone involving a scheduled process under the Clean Air Act 1972, shall meet the standards applicable to the licensing of that process under the Act.

3.12 GLARE

Any use of the land shall be so conducted and buildings shall be so designed that direct and indirect illumination arising from a permitted activity does not cause annoyance or nuisance beyond the site.

3.13 VIBRATION

No use shall involve any process which could result in vibrations being felt beyond the site.

SCHEDULE C sets out the noise levels permitted in all industrial zones and their means of measurement, correction and assessment.

The Scheme acknowledges the need for permitted uses to identify their premises and advertise with appropriate limitations.

An application must be made to the Council in respect of any new or replacement sign - refer to Part Three - SECTION ELEVEN - AMENITIES.

This zone is not intended to generally cater for these uses in their own right but this ordinance permits them where they are clearly accessory to the main use.

In establishing living accommodation in this zone it is the policy of the Council that such accommodation shall only be provided where it is necessary for reasons of security, management, supervision of operations outside of normal working hours, custodial duties, or other reason related to the nature of the use on the site. This ordinance envisages a dwelling unit being constructed as an integral part of a high technology use or office, and permits outdoor living space to take the form of a balcony rather than an amenity court should the unit not be at ground floor level.

3.14 NOISE CONTROL
Refer to SCHEDULE C to this SECTION - NOISE PERFORMANCE STANDARDS.

3.15 SIGNS
Permitted signs:
One advertising sign up to 4 m² erected or painted on a building.
One sign up to 2 m² erected on the frontage indicating only the name or purpose of the firm or undertaking and hours of operation and similar details.

No roof shall be used for advertising and no motorised sign shall be permitted.

4. USES ACCESSORY TO HIGH TECHNOLOGY USES AND OFFICES - PREDOMINANT USE

4.1 PRE-CONDITIONS

- a. Accessory uses shall be limited to one or more of the following:- sales, servicing, showroom, storage, staff/visitor dining, education, conference, recreation and ablution facilities.
- b. Any such accessory use shall meet the following criteria:-
 - i. Be established on the same site as the use it is accessory to.
 - ii. Not exceed 10% of the total floor area of the use it is accessory to.
- c. No use shall be permitted to establish, other than on R.S. 40170 and R.S. 41484 unless and until the Council has approved a comprehensive plan for the zone and the use to be developed is in accord with that plan. In the case of a use establishing on R.S. 41484 the Council shall be satisfied that the proposal allows for a future road, up to 18 m in width, connecting the balance of the zone with Sheffield Crescent.

4.2 BULK AND LOCATION REQUIREMENTS AND OTHER DEVELOPMENT CONDITIONS

The requirements applying to Ordinance 3 above (3.2 - 3.14) shall apply as appropriate. No additional area of advertising signs shall be permitted.

5. DWELLING UNIT - PREDOMINANT USE

5.1 PRE-CONDITIONS

- a. This use is permitted only for on site custodial or management purposes. The requirement for this use are the same as apply to two and three unit developments in the Residential G zone except that the minimum front yard requirement shall be as set out in Ordinance 3.4 of this zone and any unit above ground floor level may be provided with a balcony no less than 8 m² in area instead of an amenity court.

- b. No use shall be permitted to establish, other than on R.S. 40170 and R.S. 41484 unless and until the Council has approved a comprehensive plan for the zone and the use to be developed is in accord with that plan. In the case of a use establishing on R.S. 41484 the Council shall be satisfied that the proposal allows for a future road, up to 18 m in width, connecting the balance of the zone with Sheffield Crescent.

See definition of GRAZING - SECTION THREE - DEFINITIONS.

The use of vacant land for grazing is a suitable interim land use in this zone, and can be an effective noxious weed control.

See definition of ACCESS, LANDSCAPE TREATMENT, PERMANENT PLANTING, PLOT RATIO, YARD - SECTION THREE - DEFINITIONS.

Reference should also be made to UTILITY SERVICES - SECTION THIRTEEN which sets out the general provisions and objectives relating to public utilities.

Section 64 of the Town and Country Planning Act 1977 provides that certain public utilities are to be permitted as of right throughout every District. The Section is generally limited to equipment necessary for the conveyance of energy, water, drainage water and sewage, and provides therefore mostly for lines, pipes, ducts, races, drains and channels. A necessary part of any system of public utilities are the ancillary buildings and substations which are part of any distribution or collection system. This ordinance provides for such facilities not covered by virtue of Section 64 of the Act, as predominant uses throughout the zone. Development controls for each are set out opposite.

6. GRAZING - PREDOMINANT USE

7. ELECTRICITY KIOSK AND BUILDING SUBSTATIONS, WATERWORKS AND WASTE WATER PUMPING AND TREATMENT STATIONS AND SUCTION TANKS, TELEPHONE EXCHANGES - PREDOMINANT USE

7.1 AREA OF BUILDINGS

Plot ratio: 1.0

7.2 MINIMUM YARD REQUIREMENTS

Front yard: Kiosk substations - no minimum yard
All other utilities - as for other uses in the zone
(See ordinance 3.4)

All other yards: No requirement, except where a site immediately adjoins a residential zone - 10 m.

7.3 RECESSION PLANE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES. The recession plane shall be measured at the zone boundary except where the adjoining zone is an industrial zone in which case the recession plane shall not apply.

7.4 USE OF YARD SPACE

Any required yard may be used for landscape treatment, off-street parking and access. Outdoor storage and accessory structures are not permitted between the principal building and the street frontage. In all other yards they shall be adequately screened by fences or planting.

7.5 DESIGN, APPEARANCE AND LANDSCAPE TREATMENT

7.5.1 Electricity Kiosks

All kiosks shall be painted in colours that blend with the material of any fence or structure against which the kiosk is seen and the area around it shall be planted or fenced.

- 7.5.2 All Other Public Utilities
All public utility buildings and structures shall be located and finished in such a way as not to detract from the appearance of the locality. Permanent planting shall be provided and maintained over at least 40% of the area of the front yard.
- 7.6 ACCESS, PARKING AND LOADING
No requirement for electricity kiosks. For all other utilities:
- 1 space per 2 staff.
 - off street loading to be provided for vehicles serving the utility.

8. BUILDINGS AND USES ACCESSORY TO ANY APPROVED NOTIFIED PLANNING APPLICATION; ADDITIONS AND ALTERATIONS TO BUILDINGS APPROVED BY NOTIFIED PLANNING APPLICATIONS - PREDOMINANT USE

- 8.1 Refer to PART FIVE - SECTION FOURTEEN - GENERAL ORDINANCES for requirements applicable.

9. RESTAURANTS - CONDITIONAL USE

- 9.1 PRE-CONDITION
No use shall be permitted to establish, other than on R.S. 40170 and R.S. 41484 unless and until the Council has approved a comprehensive plan for the zone and the use to be developed is in accord with that plan. In the case of a use establishing on R.S. 41484 the Council shall be satisfied that the proposal allows for a future road up to 18 m in width, connecting the balance of the zone with Sheffield Crescent.
- 9.2 The provisions applying shall be generally the same as for high technology uses, offices etc. except that off-street parking requirements shall be as for restaurants in other zones.

However, in considering any application the Council shall also have regard to:

- the need for, and the appropriateness of locating the restaurant in the zone, taking into account its relationship to uses predominant in the zone.
- potential traffic conflicts that could be caused by the proposed use or by its arrangement on the site.
- the attractiveness of the design and external appearance of any buildings and fences.
- the potential detraction from the amenities of the area and of the nearby residential environments, caused by the performance of the activity.

See definition of ACCESSORY BUILDING - SECTION THREE - DEFINITIONS.

This ordinance enables relatively minor additions and alterations to be made to buildings related to uses which are not permitted as of right but have been subject to notified planning applications. Such alterations and additions are permitted "as of right" provided they are not in conflict with the notified application consent and hence Section 71 of the Town and Country Planning Act 1977. Where a use was originally established by a notified application but is now provided for as a predominant use in this scheme the predominant use conditions rather than this ordinance shall apply.

Restaurants have been included as a conditional use in this zone more particularly to provide for the situation where dining facilities for employees/visitors are also proposed to be available for public use. Because of the possible implications beyond the site, and to ensure that any restaurant proposed is in keeping with the objectives of the zone, this use has been made conditional. Reference should be made to the off street parking provisions for this use in other zones (e.g. Commercial D, Commercial H) as well as the provisions of this zone, as a guide to the conditions of development likely to be imposed.

This category of uses has been included as a conditional use because of the fast developing nature of "high technology" and to avoid the need for specified departure applications in the event of some suitable new use appearing which does not quite "fit" the definition.

Refer to definitions of SUBDIVISION, SITE - SECTION THREE - DEFINITIONS.

The basis of these ordinances is the provision of flexible controls to obtain section sizes suitable for the uses permitted in the zone, following the approval of a comprehensive development plan. (See page 6 above for guidelines concerning the comprehensive plan).

Proposed subdivision will be assessed against the criteria in the ordinance, and regard will be had to any comments and requirements of the other relevant authorities, including the North Canterbury Catchment Board and Christchurch Drainage Board.

10. USES HAVING A SIMILAR CHARACTER TO HIGH TECHNOLOGY USES AS DEFINED IN THE SCHEME BUT NOT AT PRESENT INCLUDED WITHIN THE DEFINITION - CONDITIONAL USE

- 10.1 The pre-conditions and conditions applying shall generally be those applying to High Technology uses, offices etc.
- 10.2 In considering any application the Council will take into account the particular characteristics of the proposed use and their compatibility with uses permitted as of right in the zone, and the zone objectives.

11. SUBDIVISION

11.1 PRE-CONDITION

No subdivision shall be permitted to establish, other than on R.S. 40170 and R.S. 41484 unless and until the Council has approved a comprehensive development plan for the zone and the subdivision is in accord with that plan. In the case of a subdivision involving R.S. 41484 the Council shall be satisfied that the proposal allows for a future road, up to 18 m in width connecting the balance of the zone with Sheffield Crescent.

11.2 MINIMUM AREA

No minimum area requirement applies in the Technology Park zone for the subdivision of land. In approving any scheme plan the following matters will be taken into account:

- a. Compliance with the comprehensive development plan.
- b. The location of the subdivision
- c. The provision made for vehicular access from the street.
- d. The size and shape of the lots in terms of the uses permitted in the zone.
- e. The relationship between the area of the lots and the yard, parking and coverage requirements for uses permitted in the zone.
- f. The age, condition and location of any existing buildings.
- g. The provisions made for drainage and servicing of the sites, and the position of existing drains and services intended to be used.
- h. The provision to be made on the site for increased separation distances and yard requirements because of proximity to residential zone boundaries.
- i. The effect, if any, upon adjacent uses outside the Technology Park Zone.

LIGHT INDUSTRIES AND OTHER USES GENERALLY ACCEPTABLE IN URBAN INDUSTRIAL ZONES

Bakeries and food preparation
 Canvas, leather and fur goods manufacture excluding tanning and curing, dressing and dyeing of hides, skins and furs.
 Car, cycle, boat and caravan repair and servicing excluding fibre-glassing, panelbeating, spray painting, steam cleaning, sand or shot blasting.
 Carpet cutting, sewing and reconditioning and the retail sale of products.
 Carpet manufacture, including the preparation, spinning and processing of yarn and sliver
 Commercial artists, signwriting, signmaking and engraving.
 Commercial garages.
 Computer and data processing centres
 Cool storage and freezing of bulk agricultural products and processed food
 Cosmetics manufacture
 Fabricated light metal products manufacture excluding general engineering.
 Foodstuffs and beverage manufacture, processing and packaging excluding those uses included in Schedule B.
 Footwear manufacture and repair.
 Funeral parlours and chapels
 Furniture manufacture (including joinery)
 Hire services excluding the hire and storage of heavy earthmoving machinery and self propelled contractor's plant.
 Household equipment, appliances and electrical goods manufacture, repair and servicing excluding concrete products, rubber products, nails and wire.
 Jewellery manufacture and repair.
 Laboratories and research centres.
 Laundries, dry cleaning, dyeing and cleaning services.
 Manufacture, treatment and packaging of animal and other agricultural by-products by methods not having noxious or dangerous elements
 Nurseries and garden centres, including garden equipment, sales, service and repair
 Office equipment repair and servicing
 Precision instrument manufacture and repair, including medical, surgical, optical, dental, photographic and electronic equipment
 Printing, publishing, duplicating and associated services
 Safety equipment manufacture
 Studios including arts and crafts, photographic and recording
 Tobacco, cigars and cigarette manufacture and packing
 Toys and sporting equipment manufacture
 Tradesmen workshops and storage depots including painters, plumbers, plasterers, glaziers, and electricians
 Watch and clock repairs
 Warehouses excluding
 - those included in Schedule B
 - hides, wool, tallow and skins
 Yarn fabric and clothing manufacture, including the preparation, spinning and processing of yarn and the weaving, knitting, preparation and processing of fabric

Bulk stores excluding

- those included in Schedule B
- asphalt and bitumen
- concrete products, bricks, tiles, sand and gravel
- hides, wool, tallow and skins
- grain silos
- motor vehicle bodies
- recycled bottles, cloth, paper and plastics
- scrap metal
- fuel for fires, i.e. wood, coal, coke

Any other use of a similar nature which does not detract from the amenities of the locality.

These uses are also subject to the performance standards and requirements listed in the Industrial L zone.

Where in the Scheme Schedule A uses are included as predominant uses this shall be the case only where such uses comply with the relevant performance standards and development controls. Any change of use within those uses listed in Schedule A shall be notified to the District Engineer a minimum of one month before it is commenced on site and such information provided, as considered necessary by the Council, to ensure its ability to comply with the relevant performance standards.

SCHEDULE B

INDUSTRIES AND INDUSTRIAL PROCESSES REQUIRING SEGREGATION BECAUSE OF OBJECTIONABLE ELEMENTS

Abattoirs and slaughterhouses (including freezing and packaging)
 Alkali - waste works
 Ammunition, explosives and fireworks manufacture and bulk storage
 Animal by-products manufacture including bone crushing, boiling down work, fat rendering, tallow melting and refining
 Arsenic works and production
 Asbestos manufacture
 Battery manufacture
 Boiler manufacture
 Brick and tile manufacture
 Briquette manufacture
 Bulk storage of asphalt, sand, gravel, tallow, grain or scrap metal, including vehicle wreckers
 Carbonising, gasifying and liquifaction of carbonaceous material (including hydrocarbons) and bulk storage and treatment of by-products
 Celluloid works
 Cement - manufacture, packaging or bag cleaning
 Chemicals manufacture (and bulk storage) including:
 Acetylene-gas manufacture
 Acids manufacture
 Aerosol packers and manufacture
 Bisulphide of carbon works
 Hydrochloric acid manufacture
 Oxygen-gas manufacture
 Sulphur-chloride manufacture
 Sulphur-dioxide manufacture
 Sulphuric acid works
 Zinc chloride manufacture
 Chlorine, ammonia, bleaching powder manufacture
 Coke and charcoal manufacture
 Detergent manufacture
 Fell mongering
 Fertilizer and manure works
 Fish curing, cleaning and preserving
 Fluoride works
 Fuel and lubrication oils - refining, purification, reforming, distillation, blending and bulk storage
 Gas (coal, acetylene, ammonia, oxygen, sulphur dioxide) manufacture, bulk storage and treatment of by-products
 Gelatine manufacture
 Glass manufacture
 Glue (animal based) manufacture
 Gypsum manufacture
 Heavy engineering
 Lampblack manufacture
 Leadworks, including white lead manufacture
 Lime manufacture, packing and bag cleaning
 Linoleum manufacture
 Lucerne dehydration plant and bulk storage
 Paint, varnish, french polish, lacquer and stain manufacture
 Paper and pulp manufacture
 Patent and synthetic fuel manufacture and bulk storage

Petroleum and petroleum based products manufacture including L.P.G. and associated bulk storage handling, and distribution facilities excluding service stations and retail outlets and industries where storage is ancillary to the principal use

P.V.C. manufacture

Plaster of Paris manufacture

Pyridine works

Raw material plastics manufacture

Raw rubber preparation

Refuse incineration

Rubber (latex) carpet underlay and moulded goods manufacture

Smelting and secondary smelting of metal ore, metal, metal alloys (including scrap metal) and non-ferrous metals but excluding secondary smelting and die-casting of aluminium

Soap and candle manufacture

Stock and sale yards

Stone and mineral crushing

Sugar extraction and refining

Synthetic fuel manufacture

Tanning and curing of hides, skins and furs

Turpentine manufacture

Wool scouring

Wallboards manufacture

Zinc works but excluding dry galvanising

Any other industry, warehouse, or bulk store that may, in the Council's opinion, give rise to objectionable elements in relation to adjacent areas.

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SCHEDULE C

The permitted noise levels set out in the accompanying tables for each Industrial area generally provide for industry to operate as the major use within the zone subject to controls over noise intrusion across the zone boundaries. Noise levels at individual site boundaries within each zone are not generally controlled except as it affects the maximum permitted noise levels on the zone periphery.

The uncontrolled emission of excessive noise, however is not permitted. The Noise Control Act 1982 imposes a mandatory obligation on the occupier of any premises to adopt the best practicable means of ensuring that the emission of noise from those premises does not exceed a reasonable level. Therefore, although an industry established in the centre of the industrial zone may comply with the zone boundary noise performance standards, excessively noisy operations and machinery must be located, screened or insulated so as to minimise the impact of noise emission on neighbouring uses and the environment in general.

The application of maximum noise levels at site boundaries as well as zone boundaries is not considered appropriate because:

- (a) Industrial activity may be prejudiced by the establishment of a non industrial use in close proximity. While different activities permitted in the zone have different requirements in terms of acceptable noise levels (i.e. a day care centre or bank may require a quieter environment than a manufacturing industry) this Scheme operates in favour of industry except at the zone boundary. Any non industrial activity permitted in the zone must locate having regard to the industries established or permitted to establish and provide, to its own satisfaction, suitable noise attenuation.

Exceptions are provided, however, in the Middleton and Chaney's zones where dwellinghouses existing within those zones are given protection against excessive noise during the night hours.

The Council considers the imposition of noise performance standards an appropriate technique to avoid potential noise problems. Setting specific standards is considered desirable in terms of:

- (a) Advising the level of noise which should not cause nuisance to or provoke complaint from adjacent land uses;
- (b) Giving guidance to industry so that location and design decisions can be made with full knowledge of the operations noise attenuation requirements, and;
- (c) Preventing the possible need for costly remedial action in the future to abate a noise nuisance should it arise.

SCHEDULE C

1. NOISE PERFORMANCE STANDARDS

1.1 General

All permitted noise levels are set as maximum levels measured at the industrial zone boundaries except where the boundary is adjacent to a street in which case the measurements are taken from the adjoining zone boundary and not the industrial zone boundary. The levels are set to relate specifically to existing background noise levels (L95), the existing land uses immediately beyond the zone boundaries and the sensitivity of those land uses to intrusive noise.

Noise levels greater than those permitted would be likely to give rise to noise nuisance conditions. Notwithstanding that the permitted noise levels may be complied with, the Council may investigate and action complaints of unreasonable noise emission under the provisions of the Health Act 1956, the Noise Control Act 1982, or the Town and Country Planning Act 1977.

1.2 Noise Measurement, Correction and Assessment

The New Zealand Standard N.Z.S. 6801 : 1977 ("Methods of Measuring Noise") and N.Z.S. 6802 : 1977 ("Assessment of Noise in the Environment") shall be followed in regard to noise measurement, correction, interpretation and assessment.

The term "maximum levels", in the permitted noise levels set, shall be interpreted as prescribed in N.Z.S. 6801 : 1977 viz.

- (a) Visual mean maxima - used when the sound level meter is being visually read by the operator - if the noise level variation is less than 3 dBA the "maximum level" is the averaged steady-state reading; if the noise level varies greater than 3 dBA the maximum indications of the meter over the measurement period shall be averaged. (Clause 203.1.1.1)
- (b) Statistical Analysis - if this method is used the L 10 shall be taken as equivalent to the visual mean maxima providing the influence of noise from road traffic upon the L 10 value is negligible. (Clause 203.1.2.1)

1.3 Application of the Permitted Noise Levels

- (a) Any use of the land shall be so conducted and any buildings shall be so designed and located so that as a result of any activity on the land the maximum permitted noise levels laid down are not exceeded when measured at the boundaries of the zone.
- (b) Any traffic movement on site including fork lift trucks, loaders etc. which constitutes a prime component of an industry, and thereby a major source of noise generation, shall comply with the maximum permitted noise levels.

1.4 Noise Movements

Where any site is immediately adjacent to any residential zone, every vehicle entrance and exitway, and every vehicle loading and unloading area and parking area, and every internal road on the site shall be located and screened to the satisfaction of the District Engineer.

Caretaker's living quarters within the various Industrial zones are generally required to be insulated against intrusive industrial noise during the sleeping hours of the night. The Council may grant an exemption from this requirement where it is clear that the caretaker's quarter will not be influenced by excessive noise intrusion, e.g. where located on the periphery of an industrial zone when industrial noise levels are controlled by a noise performance standard applying at the zone boundary.

The required means of acoustic insulation is dependent on the existing uses within the zone. Where the zone is substantially filled with industrial uses, insulation is calculated as an attenuation factor of the noise climate in the area. Where the zone is partially developed and noise producing industries may be established in the future, an attenuation factor of not less than 30 dBA must be built into the design and construction of the living quarters.

Offices must be constructed and maintained to protect sensitive work areas from industrial noise intrusion as and when necessary. In some instances, when new industries establish after the erection of office buildings, it may be necessary for the acoustic insulation of the office spaces to be upgraded to retain an acceptable working environment.

1.5 Acoustics Insulation Requirements for Certain Uses

Caretakers Quarters

Every habitable room (other than a kitchen) of caretaker's living quarters shall be effectively insulated against industrial noise intrusion. The Council may, on application, grant an exemption from the requirements of this clause if it is satisfied that, having regard to the existing uses or possible uses of adjacent sites within the zone, it is unlikely that the caretaker's quarters will be exposed to excessive industrial noise.

Effectively insulated shall mean:

- (a) Where any noise source is from an established industry or industries and is measurable, the location, design and construction of the living quarters shall be such that the internal noise levels due to industrial noise do not exceed 40 dBA when the windows are closed during the periods between 10 p.m. and 7 a.m. on any day.
- (b) Where there is anticipated development of an adjacent site which may result in noisy industrial operations the location, design and construction of the living quarters shall obtain attenuation of external industrial noise of not less than 30 dBA with the windows closed during the periods between 10 p.m. and 7 a.m. on any day.

Offices

Buildings or parts of buildings used as offices that are exposed or likely to be exposed to significant noise intrusion from adjacent industrial use shall be permitted subject to the installation and maintenance of acoustic insulation to the extent that is necessary under the circumstances to maintain a suitable working environment for staff.

1.6 Maximum Permitted Noise Levels

Each industrial area has a unique noise climate which in turn influences the maximum permitted noise levels at the zone boundaries. The following noise standards cover all of the industrial and rural industrial areas within the District.

In determining the relevant noise levels for any proposal, apply only those applicable to the particular industrial area within the particular zone. The location of each of these areas is described after the zone statement for each industrial zone.

INDUSTRIAL L ZONE

SHEFFIELD CRESCENT/WALRYDE ROAD

- (a) At all boundaries of the zones that adjoin residential areas except in the case of 15 Sheffield Crescent (while occupied by Christchurch Carpet Yarns (see (b) below).

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	50 dBA	45 dBA	40 dBA
Sundays & Public Holidays	40 dBA	45 dBA	45 dBA	45 dBA	40 dBA

- (b) Maximum permitted noise levels at Industrial/Residential Boundary - 15 Sheffield Crescent, Christchurch Carpet Yarns

1. 7 am - 10 pm daily
Standard as per (a) above
2. 10 pm - 7 am
40 dBA - southern boundary of zone (adjacent to Roydvale School)
42 dBA - eastern boundary of zone (part) (adjacent to rear boundary of Nos. 123-145 Roydvale Avenue)
44 dBA - eastern boundary of zone (part) (adjacent to rear boundary of No. 147 Roydvale Avenue)

(c) At all boundaries of the zone that adjoin the Rural H zone

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	50 dBA	60 dBA	55 dBA	40 dBA
Saturdays	40 dBA	60 dBA	55 dBA	50 dBA	40 dBA
Sundays and Public Holidays	40 dBA	50 dBA	50 dBA	50 dBA	40 dBA

MARCH PLACE AND FACTORY ROAD

(a) At the boundaries of the zones adjoining the railway line.

	Midnight to 6 a.m.	6 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	60 dBA	50 dBA	55 dBA	45 dBA
Saturdays	45 dBA	60 dBA	55 dBA	55 dBA	45 dBA
Sundays and Public Holidays	45 dBA	45 dBA	45 dBA	45 dBA	45 dBA

(b) At all other boundaries of the zones.

	Midnight to 8 a.m.	8 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	55 dBA	55 dBA	50 dBA	45 dBA
Saturdays	45 dBA	55 dBA	50 dBA	50 dBA	45 dBA
Sundays and Public Holidays	45 dBA	45 dBA	45 dBA	45 dBA	45 dBA

SAWYERS ARMS ROAD

At all boundaries of the zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	40 dBA	40 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

AMBUL TERRACE

(a) At the west boundary of the zone:

	Midnight to 7 a.m.	7 a.m. to 11 p.m.	11 p.m. to midnight
	48 dBA	55 dBA	48 dBA

(b) At the north boundary of the zone:

	Midnight to 7 a.m.	7 a.m. to 11 p.m.	11 p.m. to midnight
	45 dBA	55 dBA	45 dBA

(c) At the east boundary of the zone:

	Midnight to 7 a.m.	7 a.m. to 11 p.m.	11 p.m. to midnight
	50 dBA	55 dBA	50 dBA

(d) At the south boundary of the zone:

	Midnight to 7 a.m.	7 a.m. to 11 p.m.	11 p.m. to midnight
	45 dBA	55 dBA	45 dBA

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CHANGE OF INDUSTRIAL USE WITHIN THE AMBUL TERRACE AREA

The night-time noise levels that prevail at the zone boundaries, particularly at the east and west zone boundaries, are higher than is desirable at any intersection of industrial and residential zones.

Accordingly, if the existing industrial operations cease to operate the Council may impose a more restrictive noise performance standard to any new industry that establishes within the zone in accordance with the following maximum permitted noise levels as measured at any boundary of the zone:

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	40 dBA	40 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

CRANFORD STREET

(a) At the boundaries of the zones adjoining Cranford Street.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	60 dBA	60 dBA	55 dBA	40 dBA
Saturdays	40 dBA	60 dBA	55 dBA	55 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

(b) At all other boundaries of the zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	50 dBA	50 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

RUSSELY ROAD

(a) At the boundaries of the zone adjoining Russley Road.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	60 dBA	60 dBA	55 dBA	40 dBA
Saturdays	40 dBA	60 dBA	55 dBA	55 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

(b) At all other boundaries of the zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	50 dBA	50 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

SCHEDULE C

STURROCKS ROAD

a) At the Sturrocks Road boundary and the Barnes Road boundary of the Industrial G zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Sundays & Public Holidays	40 dBA		50 dBA		40 dBA

b) At all other boundaries of the zone except the common boundary between the Industrial L and Industrial G zones

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to midnight
Monday to Friday (excluding Public Holidays)	45 dBA	60 dBA	60 dBA	55 dBA	45 dBA
Saturdays	45 dBA	60 dBA	60 dBA	55 dBA	45 dBA
Sundays	45 dBA		55 dBA		45 dBA

INDUSTRIAL L1 ZONE

MARSHLAND ROAD

(a) At all boundaries of the zone except the east boundary.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	55 dBA	45 dBA	40 dBA
Sundays and Public Holidays	40 dBA	55 dBA	55 dBA	45 dBA	40 dBA

(b) At the east boundary of the zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	60 dBA	60 dBA	55 dBA	40 dBA
Saturdays	40 dBA	60 dBA	60 dBA	50 dBA	40 dBA
Sundays and Public Holidays	40 dBA	60 dBA	60 dBA	50 dBA	40 dBA

SCHEDULE C

RADCLIFFE ROAD

(a) At all boundaries of the zone except the north boundary.

	Midnight to 6 a.m.	6 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	50 dBA	50 dBA	55 dBA	45 dBA
Saturdays	45 dBA	50 dBA	50 dBA	55 dBA	45 dBA
Sundays and Public Holidays	45 dBA	50 dBA	50 dBA	45 dBA	45 dBA

(b) At the north boundary of the zone.

	Midnight to 6 a.m.	6 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	55 dBA	55 dBA	50 dBA	45 dBA
Saturdays	45 dBA	55 dBA	55 dBA	50 dBA	45 dBA
Sundays and Public Holidays	45 dBA	55 dBA	55 dBA	45 dBA	45 dBA

INDUSTRIAL G

LANGDON ROAD

(a) At the boundaries of the zone adjoining Langdon Road and the Railway line.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	50 dBA	55 dBA	55 dBA	50 dBA	50 dBA
Saturdays	50 dBA	55 dBA	50 dBA	50 dBA	50 dBA
Sundays and Public Holidays	50 dBA	50 dBA	50 dBA	50 dBA	50 dBA

(b) At all other boundaries of the zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	55 dBA	55 dBA	50 dBA	45 dBA
Saturdays	45 dBA	55 dBA	50 dBA	50 dBA	45 dBA
Sundays and Public Holidays	45 dBA	50 dBA	50 dBA	45 dBA	45 dBA

MIDDLETON

(a) At all boundaries of the zone, except the southern boundary, and provided that the maximum levels prescribed in table (c) below shall not be exceeded at the boundary of any site within the zone on which a dwelling used for residential accommodation is located.

SCHEDULE C

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	55 dBA	65 dBA	55 dBA	65 dBA	55 dBA
Saturdays	55 dBA	65 dBA	65 dBA	65 dBA	55 dBA
	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to 6 p.m.		Midnight
Sundays and Public Holidays	55 dBA		65 dBA		55 dBA

(b) At the southern boundary of the zone provided that the maximum levels prescribed in table (c) below shall not be exceeded at the boundary of any site within the zone on which a dwelling used for residential accommodation is located.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	55 dBA	55 dBA	55 dBA	45 dBA
Saturdays	45 dBA	55 dBA	55 dBA	55 dBA	45 dBA
	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to 6 p.m.		Midnight
Sunday and Public Holidays	45 dBA		55 dBA		45 dBA

(c) Maximum permitted levels as measured at the boundary of any site within the Industrial 3 zone on which a dwelling used for residential accommodation is located:

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	-	-	-	45 dBA
Saturdays	45 dBA	-	-	-	45 dBA
	Midnight to 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to 6 p.m.		Midnight
Sundays and Public Holidays	45 dBA		55 dBA		45 dBA

Noise generated by the movement of railway rolling stock within the zone is exempted from the noise controls applied by this ordinance but all associated industrial use of the land shall comply with the maximum permitted noise levels specified.

BARNES ROAD

a) At the boundaries of the zone adjoining Barnes Road and the Railway line, and when measured at the Sturpocks Road boundary of the Industrial 1 zone.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
Saturdays	40 dBA	55 dBA	55 dBA	50 dBA	40 dBA
	Midnight to 9 a.m.	9 a.m. to 6 p.m.	6 p.m. to 6 p.m.		6 p.m. to Midnight
Sundays & Public Holidays	40 dBA		50 dBA		40 dBA

b) At the Cavendish Road boundary of the zone

	Midnight to 7 a.m.	7 a.m. to noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to midnight
Monday to Friday (excluding Public Holidays)	45 dBA	60 dBA	60 dBA	55 dBA	45 dBA
Saturdays	45 dBA	60 dBA	60 dBA	55 dBA	45 dBA
	Midnight to 9 a.m.	9 a.m. to 6 p.m.	6 p.m. to 6 p.m.		6 p.m. to midnight
Sundays	45 dBA		55 dBA		45 dBA

RURAL INDUSTRIAL 1 AND 1A ZONE

JOHNS ROAD

(a) At all boundaries of the zones with the proviso that the maximum levels prescribed in table (b) below shall not be exceeded at the facade of any dwellinghouse located outside the zones.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA
Saturdays	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA
Sundays and Public Holidays	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA

(b) Maximum permitted levels emitted from the zones as measured at the facade of any dwellinghouse located outside the zones.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	45 dBA	40 dBA
Saturdays	40 dBA	55 dBA	45 dBA	45 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

CHANEYS

(a) At all boundaries of the zones other than the common boundary between the Rural Industrial 1 zone and the Rural Industrial 1A zone the maximum permitted noise levels are shown in Table 1, provided that the maximum levels prescribed in Table 1 shall not be exceeded at the facade of any dwellinghouse (except caretaker's quarters) located within the Rural Industrial 1 or Rural Industrial 1A zones, and provided further that the maximum levels prescribed in Table 1 shall not be exceeded at the facade of any dwellinghouse located outside the Rural Industrial 1 or Rural Industrial 1A zones.

TABLE 1

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holiday)	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA
Saturdays	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA
Sundays and Public Holidays	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA

(b) Maximum permitted levels emitted from the zones as measured at the facade of any dwellinghouse (excluding caretaker's quarters) located within the Rural Industrial 1 and 1A zones.

TABLE 2

	Midnight to 7 a.m.	7 a.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	-	40 dBA
Saturdays, Sundays and Public Holidays	40 dBA	-	40 dBA

Noise levels at site boundaries within the zone are not controlled during the period between 7 a.m. and 10 p.m. except in so far as they affect the maximum permitted noise levels at the zone boundaries.

(c) Maximum permitted levels emitted from the zones as measured at the facade of any dwellinghouse located outside the Rural Industrial 1 or 1A zones.

TABLE 3

	Midnight to 7 a.m.	7 a.m. to noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	45 dBA	40 dBA
Saturdays	40 dBA	55 dBA	45 dBA	45 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

RURAL INDUSTRIAL 1B ZONE

JOHNS ROAD

(*) At all boundaries of the zones with the proviso that the maximum levels prescribed in Table (b) below shall not be exceeded at the facade of any dwellinghouse located outside the zones.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
All days	50 dBA	65 dBA	65 dBA	60 dBA	50 dBA

(b) Maximum permitted levels emitted from the zones as measured at the facade of any dwellinghouse located outside the zones.

	Midnight to 7 a.m.	7 a.m. to 12 noon	12 noon to 6 p.m.	6 p.m. to 10 p.m.	10 p.m. to Midnight
Monday to Friday (excluding Public Holidays)	40 dBA	55 dBA	55 dBA	45 dBA	40 dBA
Saturdays	40 dBA	55 dBA	45 dBA	45 dBA	40 dBA
Sundays and Public Holidays	40 dBA	40 dBA	40 dBA	40 dBA	40 dBA

RURAL INDUSTRIAL 2 ZONE

(a) Maximum permitted levels at all boundaries of the zone adjoining Rural G zoned land, subject to the requirements of table (aa), shall be:-

Monday to Sunday	Midnight to 6 a.m.	6 a.m. to Midnight
	45 dBA	60 dBA

Note: For assessment of compliance with Table (a) the eastern boundary of the zone for noise measurement purposes shall be taken as following the eastern side of the proposed M.W.D. Highway from the north side of Ford Road to a point 200 metres north of Thompsons Road.

(aa) The maximum permitted levels measured at the facade of any occupied dwelling house located in the Rural G zone, but to the west of the relocated eastern boundary for noise assessment purposes, shall be:-

Monday to Sunday	Midnight to 6 a.m.	6 a.m. to 10 p.m.	10 p.m. to Midnight
	45 dBA	55 dBA	50 dBA

(b) Maximum permitted levels at the boundaries of the zone adjoining any part of a Residential Zone, or any part of Sheldon Park or the Belfast Primary School, shall be:-

Monday to Sunday	Midnight to 6 a.m.	6 a.m. to Midnight
	45 dBA	55 dBA

(c) Maximum permitted levels at the interface with the Industrial L zone between Sheldon Park and Belfast Road shall be:-

Monday to Sunday	Midnight to 6 a.m.	6 a.m. to Midnight
	45 dBA	75 dBA

(d) Maximum permitted levels at the interface with any part of an Industrial L Zone except as specified in table (c) shall be:-

Monday to Sunday	Midnight to 6 a.m.	6 a.m. to Midnight
	45 dBA	45 dBA

Note: For assessment of compliance with tables (b), (c) and (d) the western boundary of the Main North Railway line shall be used for noise measurement purposes.

TECHNOLOGY PARK ZONE

ROYSDALE AVENUE/SHEFFIELD CRESCENT

(a) At all boundaries of the zone that adjoin the Residential G or the Commercial H zone.

	Midnight to 7am	7 am to 12 noon	12 noon to 6 pm	6 pm to 10 pm	10 pm to midnight
Monday to Friday (excluding Public Holidays)	40 dBA	50 dBA	50 dBA	45 dBA	40 dBA
Saturdays	40 dBA	50 dBA	45 dBA	45 dBA	40 dBA
Sundays & Public Holidays	40 dBA	45 dBA	45 dBA	45 dBA	40 dBA

(b) At the boundaries of the zone that adjoin the Rural H zone

	Midnight to 7 am	7 am to 10 pm	10 pm to Midnight
Monday to Friday (excluding Public Holidays)	45 dBA	60 dBA	45 dBA

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LAND SUBDIVISION AND DEVELOPMENT

1. INTRODUCTION

Under the Local Government Act 1974 and the Town and Country Planning Act 1977, the Council derives powers to control the subdivision of land, certain developments for administrative, residential, commercial and industrial purposes and a range of other matters. There is considerable cross reference in the Local Government Act 1974 to both operative district schemes and the Town and Country Planning Act. It is the aim of this part of the Scheme to provide policies and ordinances for the matters the Council is required to control under the Local Government Act, in particular subdivision and development.

2. SUBDIVISION

2.1 Subdivision to Conform with Planning Objectives and Policies

Notwithstanding that a proposed subdivision may comply with the requirements of this Scheme in respect of frontage and area, the Council shall not approve the proposed subdivision if the site is not suitable for the use proposed, or the arrangement of sites or shape of any proposed site is not in conformity with both the matters of national importance and the general purposes of District Schemes as set out in Sections 3 and 4 of the Town and Country Planning Act 1977 respectively and the objectives and policies of this Scheme.

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

2.2 Land Stability

Within the urban zones in Waimairi there are areas where the construction of buildings and subdivision works require special engineering consideration because of the potential instability of the land. These areas include parts of Marshlands and Papanui which are underlain with peat and localities where shingle pits have been filled with rubbish or other uncompacted or partially compacted material.

The Council maintains a Hazard Map and associated cross reference street index which is available for public reference at the Council offices. The Hazard Map delineates problem areas which are known to the Council. However, there may exist filled areas which are not known and the surface of which does not give any indication of having been filled. Areas of peat can also occur where least expected.

It has become standard practice for the Council to require bore holes to be dug on most subdivisions to check that the sites created will be suitable for building on. Where material is discovered which is likely to lead to instability of foundations, the Council will require a technical report prior to any scheme plan approval. The report shall include test results together with certification from a registered engineer experienced in the field of soil engineering and foundation stability, as to the stability of the land for its intended use.

Where appropriate Council will allow a subdivision to proceed provided the matter of foundation stability can be clearly covered by conditions. With stability problems in Waimairi it is usually a matter of economics rather than engineering which governs whether a subdivision proceeds or not. The Council considers that problems affecting foundations should, where possible, be rectified at the subdivision stage, particularly where the cost can be spread over a number of allotments. Areas which cannot be satisfactorily developed for building either by reason of engineering constraints or prohibitive cost will be covered by building restrictions or other measures to exclude building development on them.

2.3 Code of urban subdivision

In conjunction with other local authorities in Christchurch the Council has prepared a Code of Urban Subdivision in accord with the requirements of Section 313, Local Government Act 1974. The Code is a guide to the cadastral approval and the engineering design and construction for the subdivision of any urban land. Every effort has been made to retain consistency between the Code of Urban Subdivision and this Scheme, however, where provisions of this scheme are inconsistent with the provisions of the Code of Urban Subdivision, the provisions of this Scheme shall prevail.

3. SCHEME PLAN

3.1 Before any subdivision of any land proceeds a scheme plan shall be submitted to the Council, prior to any work involving disturbance of the land surface or excavation of the land for the purposes of the subdivision being undertaken, other than investigatory clearing of vegetation and other investigative work necessary to produce a scheme plan.

3.2 Preparation of Scheme Plan

- (a) The scheme plan shall be prepared and signed by a registered surveyor provided that a simple subdivision of not more than two allotments with no easements may, with the Council's approval, be submitted by other than a registered surveyor.
- (b) The scheme plan shall be drawn at a scale which will clearly show the information as required by Ordinance 3.3.
- (c) The plan shall be drawn to an appropriate metric scale, complete with north point.

3.3 Information to be shown on Scheme Plans

The scheme plan should show information sufficient in the opinion of the Council to define or show:

- (a) The position of all existing and proposed allotment and title boundaries within the whole of the land held in physical contiguity by the subdividing owner.
- (b) The areas of existing and new allotments and the total area of the land under subdivision.
- (c) The location and areas of proposed reserves.

- SUBDIVISION**
- (d) The position of new roads together with their widths, areas, and grades if on sloping ground, service lanes, pedestrian accessways and private way or access lots.
 - (e) Topographical information including levels in terms of the Christchurch Drainage Board datum where applicable to determine whether it is practicable for all building sites to be served with sanitary and stormwater sewers.
 - (f) All existing underground services, springs, bores and field tiles and buildings with notes to show if any buildings are to be removed.
 - (g) Any significant trees or areas of bush.
 - (h) Any archaeological or historical sites.
 - (i) Proposed and existing easements for any service, high-pressure water, power, telephone, sanitary and stormwater drainage.
 - (j) A sufficient legal description to identify the underlying land tenure, including certificate of title references.
 - (k) The date of preparation of the plan, its scale and the owner's name.
 - (l) The location of areas considered unsuitable for building purposes because of hazards such as uncompacted filling or flooding.
 - (m) Any other information which may assist the Council.

3.4 Scheme Plan Report

All scheme plans shall be accompanied by a report signed by the registered surveyor submitting the plan (except in the case where the Council consents to an individual other than a registered surveyor preparing a plan under Clause 3.2 (a)). The report shall explain the subdivision layout, the manner in which it complies with the requirements, objectives and policies of this scheme and give reasons for any dispensation applied for.

4. SUBDIVISIONAL STANDARDS

4.1 Standard Requirement

The standard requirement for subdivision, such as the minimum area and frontage or criteria for subdivision, are set out within each zone.

4.2 Allotments to be Suitable for Permitted Use

It shall be a requirement for the approval of a subdivision that every allotment shall be suitable for the permitted uses and shall be provided with or serviced by:

- (a) Frontage to a legal road or served by a private way or access lot giving physical access to the allotment. Allotments do not necessarily have to have vehicular access provided that each allotment has allocated space whereby vehicles may be parked or garaged off the legal road.
- (b) Water supply.
- (c) A means of stormwater and sewage disposal.
- (d) Electricity supply.
- (e) Protection against flooding or inundation or erosion, slippage or subsidence.
- (f) An allowance for reserves or cash in lieu subject to the Council's requirements.

4.3 Underground Reticulation of Electric Power and Telephone Services

Subject to the agreement of the electrical supply authority, where any land is subdivided in any residential, commercial, or industrial zone all electric power lines and telephone services shall be reticulated underground.

4.4 General Exceptions to Minimum Standard Requirements
See dispensation provisions PART ONE - SECTION FOURTEEN - GENERAL ORDINANCES.

4.5 Subdivisional for Unit Titles, or Company Leases, or Cross Leases
Notwithstanding the minimum subdivision standards specified in the Scheme, the Council shall approve, subject to any appropriate conditions, a subdivision consent for a unit title pursuant to the Unit Titles Act 1972, or a company lease or cross lease, where each unit or lease is of sufficient area and of suitable shape to allow the buildings contained within the unit or lease to satisfy the relevant provisions standards of the Scheme for those buildings or parts of a building. This clause shall not apply to any sites located within any rural zones contained in this Scheme.

5. ROADING

5.1 Road Widths and Access Standards

Section 325 of the Local Government Act 1974 provides that a road which is of the minimum width provided in an operative District Scheme is deemed to comply, despite the provisions of any Act. In accordance with the above authority the following table shall apply to subdivisional roading:

TABLE: MINIMUM ROAD WIDTH ACCESS REQUIREMENTS (METRES)

ROAD FUNCTION	AVERAGE RESERVE WIDTH	WIDTH OF LANES FOR MOVING TRAFFIC	WIDTH OF PARKING LANES	FOOTPATHS	MINIMUM WIDTH AMENITY STRIP	STREET LIGHTING	TURNING HEAD DIAMETER
Minor arterial	20	2 x 3.75	2 x 2.5	2 x 1.5	2 x 1.4	2.5	K-K
Local distributor	20	2 x 3.5	2 x 2.5	2 x 1.5	2 x 1.4	2.5	-
Industrial Roads							
Major	20	2 x 3.5	2 x 2.0	2 x 1.5	2 x 1.4	1.5	25
Minor	18	2 x 3.0	2 x 2.0	2 x 1.5	2 x 1.4	1.5	25
Residential roads							
Major	18	2 x 3.0	2 x 2.0	2 x 1.5	2 x 1.4	1.5	-
Minor	16*	2 x 3.0	1 x 2.0	2 x 1.5*	2 x 1.4*	1.5	-
Cul-de-sac							
Over 100 m	16*	2 x 3.0	1 x 2.0*	1 x 1.5	2 x 1.4*	1.5	20*
Under 100 m	15*	1 x 5.5	1 x 2.0*	1 x 1.5	2 x 1.4	1.5	20*
Service lane	6*	1 x 5.0	-	-	1 x 0.5	-	-

* Denotes that the Council may allow a variation in the width depending on the overall layout having regard to the length of carriageway, the provision of passing bays, the grouping of parking facilities and the provision of suitable amenity areas, the provision of traffic management devices and the ease of access to each property. Absolute minimum width for roads is 12 metres.
+ Denotes that the Council may allow alternative layouts suitable for the turning of vehicles.

AMENITY STRIP Denotes an area free of services or planting.
STREET LIGHTING 2.5 - Street lights on both sides of the road.
1.5 - Street lights on one side of the road.
FOOTPATHS 2 x 1.5 - 1.5 m footpath on both sides of the road.
1 x 1.5 - 1.5 m footpath on one side of the road.
MAJOR ARTERIALS Work carried out by Council.

Under normal circumstances no services other than stormwater and sewer will be permitted under a carriageway. All roads to be formed, drained, metalled, sealed and provided with essential services (ie high pressure water, sanitary and stormwater sewer and electric power) unless otherwise specified.

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The aim of the table is to emphasize the components within a road which allow different types of roads to perform different functions rather than to set precise numerical standards based on a typical cross section. This will allow flexibility in designing for the required components within a minimum width.

Roads perform a variety of functions depending on their location and the adjoining and surrounding land uses. More recently, roads in New Zealand have been designed primarily for motor vehicles whether it be for through traffic, parking or access to adjoining properties. While the importance of roads for the movement and parking of vehicles, including bicycles has not diminished other uses are receiving greater recognition in both the layout of new roads and modifications to existing areas.

Roads form important corridors for the reticulation of underground and overhead services. They are also a major area of public open space in many localities and as such help to create the character and sense of identity of a neighbourhood. At the residential access end of the roading hierarchy where the scale and speed of vehicle usage diminishes, design is as much for pedestrian movement and amenity functions as for the driver.

At the time of the design and layout of a road, consideration needs to be given to the several functions which a road performs. In this way problems such as not being able to plant street trees because of the location of underground services or carriageway width in excess of the required traffic function, can be avoided.

5.2 Road and Right of Way Construction Standards

As a guide construction standards are set out more particularly in the Code of Urban Subdivision. Engineering conditions of subdivision are required to be implemented to the approval of the District Engineer. All roads, services, lanes, rights of way, access strips and access lots with the exception of rights of way; access strips servicing two or less lots, are required to be formed, metalled and sealed. Rights of way serving one or two lots are required to be formed and metalled. All roads and rights of way are required to have adequate provision for stormwater disposal.

5.3 Lease of Road Subsoil or Airspace

5.3.1 This ordinance shall be read in conjunction with and is subject to Section 341 of the Local Government Act 1974.

5.3.2 The Council may grant a lease of airspace above, or subsoil below, the surface of any road or service lane for the following purposes:

- (a) The provision of a pedestrian, vehicular, services or conveyor overpass or underpass either where such facility is noted on the Planning Maps or where it is considered desirable to invoke the provisions of Section 341, Local Government Act 1974.
- (b) The use of any airspace above, or subsoil below any road where: The proposed use of the space is in accordance with the permitted uses in the land use are contiguous to the permitted area of road proposed to be leased; and The applicant is the owner or occupier of the land or buildings contiguous to the area of road proposed to be leased.

SUBDIVISION

5.3.3 In granting or declining an application for the lease of airspace above or subsoil below the surface of any road or service land the Council shall have regard to the following factors:

- (a) The effect on adjoining uses and buildings, overhead and underground services and on the amenities of the surrounding area;
- (b) That the application in its design and construction provides for the free and unobstructed passage of vehicles and pedestrians lawfully using the road;
- (c) The effect on proposed or existing trees or other planting situated within the road boundaries and on surrounding properties;
- (d) The public benefit likely to arise from the proposed use.

6. DEVELOPMENT

6.1 Notification of Development

The owner of any land on which a "development" (as defined in the Local Government Act 1974) is proposed, is required to notify the Council in writing of the proposed development before any work involving the disturbance of the land surface or the excavation of the land or other work in respect of the development is commenced (other than work authorised by the Council or necessary investigation work).

Development is defined in Section 271A as meaning:

"development or redevelopment (other than subdivision) by -

- (a) Constructing, erecting, or altering any one or more buildings or other works for the purpose of providing 3 or more new or 2 or more additional household units; or
- (b) Constructing, erecting, or altering any one or more buildings, fixed plant and machinery, or other works intended to be used solely or principally for administrative, commercial or industrial purposes or any combination of those purposes where the value of the construction, erection, or alteration is in excess of \$100,000."

6.2 Development Plan

Notification of a development shall include a development plan showing the particulars necessary to enable the value of the development for the assessment of the reserve contribution or development levy (whichever is applicable under Sections 294 and 294A of the Local Government Act 1974) to be obtained and for the application of other relevant sections in the Local Government Act 1974.

The development plan shall show details of the total works proposed, an indication as to whether the proposals are to be undertaken in stages, and if so, the sequence of stages. It shall include details of:

- (a) The fencing, draining, excavation, filling or reclamation of land, or the making of retaining walls or other works relating to that fencing, draining, excavation, filling, or reclamation and

- (b) The grading or levelling of land or the removal of rocks, stone, sand, or soil from land; and
- (c) The removal or destruction of vegetation; and
- (d) The arresting or elimination of erosion or flooding; and
- (e) The construction or any tramway or railway (other than a Government railway as defined in the Government Railways Act 1949), - relating to any construction, erection, or alteration; but shall not include the construction or alteration of any pipeline or associated pumping works on land that is not otherwise subject to the development.

7. RESERVES POLICY

7.1 Introduction

This policy is set out in response to Section 284 of the Local Government Act 1974 and is for reserve requirements for subdivision and development under that Act. The policy covers the overall reserve network, the acquisition of new reserves or expansion of existing reserves, the level and type of reserve contribution and the use of cash contribution in the improvement and development of existing reserves. The reserves policy complements SECTION FIVE OPEN SPACE which covers the use of reserves.

7.2 Overall Reserve Network

7.2.1 Existing Reserves

It has been the Council's policy for many years to provide a neighbourhood park such that the maximum distance to travel does not exceed 400 metres and the distance to a district park does not exceed 800 metres. Neighbourhood reserves are generally small and under one hectare in area acting as children's play areas, accessways, and amenity open space and capable of providing for large trees.

The large urban parks (district parks) are generally dominated by playing fields although, in addition, they provide similar functions to neighbourhood reserves. The Council has acquired land for large reserves on the rural-urban fringe where land values were lower. This allowed the purchase of larger areas than in urban localities for the same cost. This acquisition has also been for the purpose of limiting the extension of the urban area and to protect the International Airport.

During the late 1960's and early 1970's when rapid population and economic growth and subdivision activity occurred in Waimairi the emphasis was on the provision of large areas for sports fields. This resulted in the acquisition or extension of numerous parks.

The third type of reserve in Waimairi is the regional park. These are generally located outside the metropolitan area and related, most often, to natural features (rivers and coastal areas) recognising that frontage and access to water are major attractions for extra-urban recreation. Spencer Park, the Groynes and Brooklands Lagoon function as regional reserves serving particularly the people of metropolitan Christchurch.

7.2.2 Proposed Reserves

With the slowing down of population expansion and subdivision activity the emphasis of the reserves policy has shifted from acquisition of land to the development and management of existing

reserves. However, reserves are still to be acquired or existing reserves expanded to meet the following objectives and policies:

(a) Neighbourhood Reserves

Objective

To provide reserves at convenient locations within a neighbourhood for use by residents of that community, as children's play areas, for informal active and passive recreation, for open space and amenity purposes and to provide planting space for large trees.

Policies

- (i) Neighbourhood reserves should be within easy walking distance (approximately 400 metres) of most residences, have adequate street frontage and access to achieve optimum recreational value, and safety.
- (ii) The size and shape of reserves should be suitable for the activities and functions they are intended to cater for.
- (iii) The location of reserves should take consideration of physical and man-made boundaries to determine the community interest. Their location should provide linkage with existing or proposed open spaces or reserves such as district or regional parks, school grounds, river reserves.
- (iv) Reserves should be located with regard to schools and community facilities, where appropriate, to provide optimum recreation value and use of facilities.

(b) Pedestrian Walkways and Cycleways

Objective

To provide pedestrian linkages as part of the establishment of a convenient network of walkways within the District linking centres of activity (schools, shopping centres, reserves) and areas of environmental, scenic and recreational interest for public use, convenience and enjoyment.

Policy

Pedestrian and cycle accessways should be of sufficient shape and width to allow for pedestrian and cycle movement, tree planting and grassed areas and the operation of maintenance machinery. Accessways also need to be designed to allow for the movement of disabled persons in wheelchairs.

(c) Special Feature Reserves

Objective

To protect unique and interesting features such as topographical variation, natural features such as streams or ponds, stands of trees or bush or areas of wildlife habitat or ecological significance.

Policy

Where special features such as specimen trees or interesting topography exist the Council will endeavour to protect these by way of creating reserves, despite an area being already adequately served by neighbourhood and district reserves.

(d) District ParksObjective

To provide district parks and reserves on suitable land.

Policies

- (i) District parks shall be located so as to serve an area within a 1500 metre radius of the park. Often an appropriate part of the park may also function as a neighbourhood reserve or as a wildlife habitat or an area for the preservation of other natural features.
- (ii) That district parks be of sufficient area, street frontage and shape to cater for larger-scale recreational activities, particularly organised sports, without prejudicing smaller-scale, informal and passive recreation.
- (iii) That additional land be acquired to extend existing parks and provide more effective recreational areas, especially in areas of increasing population densities.
- (iv) That land be purchased in areas where the eventual recreational use does not prejudice the use of that land for potential agricultural or conservation purposes.
- (v) That District parks be located so as to minimise traffic hazards and to preserve the amenities of the district.

(e) Regional ParksObjective

To protect areas of special or unique regional environmental, ecological and scenic significance and to promote their use for appropriate recreational purposes compatible with the protection of the environment, ecological and scenic features.

Policies

- (i) Certain areas of regional significance require acquisition and/or protection. These include:
 - (a) Waimairi Foreshore
 - (b) Brooklands Lagoon
 - (c) Styx River Basin
 - (d) The Groynes
 - (e) Travis Swamp
 - (f) Spencer Park
- (ii) That ownership of the above areas (a) - (c) be rationalised and land purchased where necessary to retain them under public ownership and administration.

7.2.3 Development of Reserves

In the previous planning period the Council had an active land purchase policy for reserves. A large proportion of the land purchased remains undeveloped and is held and administered for future recreation or interim uses.

If existing trends continue there will be an increase in demand from metropolitan Christchurch for land and facilities to accommodate a range of recreational uses and activities. Pressure will increase for development of land acquired by the Council, particularly that in close proximity to or within the urban area. While the open space aspect of a large proportion of these reserves remains paramount there is still considerable scope for development in terms of access (vehicular, pedestrian), landscape treatment, and provision of sports and recreational facilities.

Land held and administered by the Council which has yet to be developed comprises approximately 175 hectares and includes:

- (a) Seafield Park - adjoining the Brooklands Lagoon
- (b) Extension to Clare Park
- (c) Murchison Park
- (d) The Styx Mill Basin
- (e) Park View Reserve
- (f) Harewood Park
- (g) Englefield Reserve
- (h) Parts of the Groynes
- (i) Avonhead Park

Additional land, particularly in the form of neighbourhood reserves, will be available for recreation following subdivision of various parcels of land throughout the district. The development of this land along with further development of existing reserves must also be provided for.

7.2.4 Reserve Requirements for Subdivision and Development

The Local Government Act 1974 allows the Council to require a reserve contribution where new allotments are subdivided and in respect of "development" as set out in clause 6.1. Payment may be in the form of land or cash or a combination thereof. While there may be special circumstances when a lesser amount of land or money may be required the general policy will be to adhere to the maximum rate of reserve contributions permitted under the Local Government Act 1974. Land will be required where any subdivision or development is affected by the circumstances outlined in Clause 7.2.2. Where the Council considers it to be impracticable or unreasonable for reserves to be provided within a subdivision or development it will require a monetary contribution in terms of the Local Government Act.

In respect of contributions from "Development" the Council's policy is to levy the 0.5% provided for in the Local Government Act 1974, or any other maximum rate that may be set out in the legislation from time to time.

It is the Council's policy to require the maximum contribution in respect of reserve contribution or development levy, as applicable, except where there exists in the Council's opinion, special circumstances, that a lesser amount of land or cash or a combination of both may be required.

Funds from cash contributions may be used in the manner set out in Section 288 of the Local Government Act 1974. There are two main purposes for their use, namely to finance the land acquisition needs outlined in Clause 7.2.2 and the development of reserves already acquired.

7.2.5 Esplanade Reserves

Under Section 289 of the Local Government Act 1974 when land is subdivided, unless the Council with the consent of the Minister of Lands considers it is unnecessary to do so, there shall be set aside local purpose reserves for the purpose of providing access to the adjacent sea, lake, river or stream and to protect the environment within the land to be subdivided, a strip of land not less than 20 metres in width along the mean high water mark of the sea, its bays, inlets or creeks or along the banks or rivers or streams which have an average width of not less than three metres.

With the consent of the Minister, the width of the strip of land may be reduced to not less than three metres if, in the opinion of the Council, the reduced width will give the public reasonable access to the water area.

On application of the Council, the Minister may declare that the above provisions shall not apply with respect to any specified bank of any river or stream and in making any such decision shall be guided by the provisions of the District Scheme.

The Avon River from its confluence with the Wairarapa Stream to Brodie Street;
The Ilam Stream from its confluence with the Avon River to Waimairi Road;
The Waimairi Stream from its confluence with the Wairarapa Stream to Grahams Road;
The Wai-iti Stream from its confluence with the Wairarapa Stream to Clyde Road;
The Wairarapa Stream from Fendalton Road to Greers Road;
have already been exempted from esplanade reserve requirements.

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TRANSPORT OVERVIEW

INTRODUCTION

Few aspects of the urban environment are not affected by the movement of vehicles and pedestrians. Transport, and in particular the use of the private motor vehicle, accounts for the bulk of petroleum usage, which is 41% of the total consumption of petroleum products. Roading, and expenditure on roading development and maintenance, is similarly a significant factor in local authority budgets. The Waimairi District for example, contains 282 km of urban roading virtually all of which is sealed, and 71 km of rural roading 96% of which is sealed. The Council's roading expenditure comprises 20% - 25% of its annual budget and this total expenditure is 9% of the annual 1982/83 subsidised expenditure of the No.14 Roads District of which Waimairi is part. In addition, the District also spends around 37% of its roading budget on unsubsidised works, much of which does not qualify for a subsidy, and the balance for which a subsidy may be claimed but is not paid. This situation arises when high local priority is given to works which are not seen as significant nationally.

SAFETY

The Christchurch metropolitan area experiences one of the highest road casualty rates in New Zealand.

A prime concern in planning a transport system is safety. The relationship between the transport network and the distribution of land uses must be such that the system is not only convenient and efficient but also safe. An important factor in the network is the extent to which the system caters for all types of traffic not just motor vehicles.

ACCESS

The Regional Planning Scheme Section - Communications - sets the framework for a region-wide road network which includes Waimairi's primary and secondary roads. The area of the District Council extends around nearly half of the northern and western periphery of the metropolitan area. Within it are a significant proportion of the major metropolitan transport routes, along with the principal access roads to such urban and extra-urban facilities as the University, Teachers College, Addington Raceway, Riccarton Racecourse, the airport and recreation areas. Access requirements within and through the area emphasize both a radial pattern through the District and a circular pattern across it.

Both the Draft Regional Scheme (Section 2 Communications) and the Council's policies are directed at the maintenance of this part of the metropolitan pattern. The outer routes are made up of Russley and Johns Roads, the central route comprising Waimairi, Grahams, Greers, Northcote, Winters and Travis Roads, including the proposed Northcote-Burwood Expressway and the inner route part of Straven, Idris and Glandovey Roads. The major radial routes through the District comprise parts of Lincoln, Blenheim and Riccarton Roads, Fendalton Road and Memorial Avenue, Harewood and Sawyers Arms Road, Main North Road (S.H.1) and Marshland Road.

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MOTOR VEHICLE NUMBERS AND USE

The major component in the transport system is the private motor vehicle which has contributed enormously to the mobility of the population. Nationally vehicle ownership has risen from 0.8 vehicles per household in 1967 to 1.29 in 1973, and by 1981 this has increased to 1.37 vehicles per household. Compared with this national figure vehicle ownership in Waimairi District is high. At the 1981 census there were 34,092 cars available in use by members of households in Waimairi, a rate of 1.55 per household. The comparative figure for the Canterbury statistical area is 1.40 and for Christchurch City is 1.25. Waimairi also has a higher percentage of households with access to 2 or more privately owned cars, at 34% compared with 24% for Christchurch City, but not as high as Paparua County for example where the percentage is nearly 38%. Increases in the price of fuel in the middle and late 70's do not appear to have diminished to any appreciable extent increases in vehicle ownership and use. Increasing vehicle ownership is usually reflected in increased use.

Priority given to private motor vehicle movement, an inefficient mode of transport particularly at peak times when occupancy rates are low, while providing maximum individual flexibility, has created problems. These include traffic congestion, the need for parking and environmental pollution by noise, fumes and smog. High priorities given to the motor vehicle have also meant little attention has been given to the separation of various transport modes, in particular, goods service vehicles, the cyclist and the pedestrian. This causes conflict and as volumes continue to rise it becomes increasingly desirable to make separate provision for each type.

OTHER TRANSPORT

Most movement of people and goods has been on roads and will continue to be so for the foreseeable future. However, the District and Regional Schemes, the latter incorporating the requirements of the Urban Transport Act, provide for the mobility of the whole population recognising the importance of cycling, walking, public transport, taxis, and the needs of the physically handicapped. In addition, planning for these must be co-ordinated with road planning, construction, maintenance and investment with land use planning.

Note: Waimairi District is part of the Canterbury Urban Transport Area under the Urban Transport Act and will in due course be included in any Urban Transport Scheme which becomes operative for that area. Urban Transport Schemes are component parts of the Regional Planning Scheme and may be included where appropriate in Reviews of it.

FUNDING

In the long term, assuming that growth within the metropolitan area continues and transportation patterns do not significantly alter (i.e. no change in modes) increasing congestion can be anticipated along the main corridors servicing the District. Expenditure on other means of transport, including cycling and public transport, will be aimed at encouraging their use. Funding for this will be co-ordinated between Government funded grants.

Due to the shortage of the National Roads Board's funds, spending on roads has fallen behind what is appropriate in comparison with the expenditure on trucks, cars and fuel. A noticeable effect of shortage of funds can be seen in the delays in constructing the northern arterial and associated expressways. However the current economic recession which has slowed down growth has to some extent offset the urgency for completing these routes. Traffic volumes have in recent times been increasing only slowly although goods vehicles are becoming larger with a consequent greater impact on the environment through which they travel. This trend appears likely to be accentuated by transport de-licensing and would suggest that higher priority should be given to completion of the planned road network.

The need for vigilance on land use control and to prevent uses which compromise or negate road investment is important. The Urban Transport Act requires road investment and planning to be co-ordinated with that for public transport, parking, cycling and other transport systems. The region-wide co-ordination in road investment inherent in the Master Transport Plan will continue.

TRANSPORT PLANNING ISSUES**MOVEMENT**

One of the principal objectives of the Scheme is to provide for the safe and convenient movement of people and goods. Historically, the roading pattern has been required to cope with all forms of vehicular traffic without any clear definition of traffic type. Increasing traffic levels have required a greater degree of emphasis being given to isolating and planning for particular roading functions. The previous scheme adopted a hierarchical system of classification which has been developed and refined as part of this review. It has two broad purposes:

- Accommodation of differing modes of transport within the overall transportation system.
- Recognition of the differing purposes for which the road network is required to provide.

At the lower end of the scale access to individual properties is the prime concern and at the upper end movement of through traffic has priority.

In many situations throughout the District, conflict occurs when streets not designed for the accommodation of large vehicles or high traffic volumes are subject to movement patterns that detract from both the character and amenity of the area. This problem is most acutely felt in residential areas. Promotion of a clearly defined transport hierarchy is one of the single most important factors in dealing with disruptive traffic patterns. A number of proposals and methods are currently used, or under study, in dealing with this.

- (a) Revision of design requirements: Subdivisional development will be examined to ensure that consideration has been given to the segregation of through traffic and the linking of culs de sac with cycle/pedestrian ways. Particular attention will also be directed at measures that vary the widths of road reserves, provide embankments and earth mounds, create slow streets and traffic free areas.
- (b) Existing road traffic levels: In older areas and especially in the inner suburbs, traffic has gradually built up as the metropolitan area expanded and as new facilities were built or relocated to the outer areas. Often the traffic increase has been slow but it is nevertheless desirable to discourage unnecessary through movement and to provide for pedestrians and cyclists.
- (c) Classification of Streets within the hierarchy: This depends on the overall classification of roads within the network on the basis of roading function, form and traffic to be accommodated. Safety and adequacy in the network is also dependent on the relationship between the road type and the land uses it serves. In large measure this is controlled by the zoned uses adjacent to and served by the road component in the network. Classification of some roads within the hierarchy will also be dependent on the existing land uses served by the road and the degree to which the level of service is affected by these adjoining uses. The hierarchy is comprised of two basic categories, the PRIMARY ROAD NETWORK and the SECONDARY ROAD NETWORK. The principal division between these is the requirements of traffic movement at the upper or primary level, and of access at the lower or secondary level.

The Primary Road Network is part of the region-wide road network as shown in the Regional Planning Scheme. It thus has a regional function and is of direct concern to District and United Councils. The Secondary Road Network, which must be a component of the whole network, is not as important regionally and is thus under the control of the District Scheme. State Highways are also part of the Primary Road Network but are no different in planning terms to other arterial roads.

- (i) The Primary Road Network : This comprises the following types of road, with the characteristics set out for each. Schedule A to this Section lists the roads included.

Limited Access Roads

Some roads in the Primary road network (Arterials) are shown in the Scheme as being subject to "Limited Access" controls.

The objective of this control is to protect and maintain the safety and high level of traffic service on these important routes which may otherwise be adversely affected by traffic generation of property alongside. Existing legislation controls conditions relating to access to and from land adjoining Limited Access roads. The effect is to prevent the proliferation of new access points and to reduce the number of accesses and volumes of traffic using them.

Limited Access provisions require licensing of permissible access points and any proposed new access points to any parcel of land fronting onto a Limited Access Road. In each of these cases, access to the Limited Access Road would be permitted only if reasonably practicable alternative legal access to some other road does not exist.

Examples: Johns Road, Russley Road, Radcliffe Road, Harewood Road.

Major Arterial (Controlled Access Roads)

Definition: The Controlled Access Major Arterials provide the highest level of traffic service and are planned to have up to four traffic lanes with no direct access to adjacent property and no local function. To protect and maintain efficient and safe traffic flow on these roads access will be controlled by various means including Limited Access declarations (see note above), and the acquisition of boundary strips and other land areas.

New roads will be constructed with no frontage access, and a minimum number of junctions, the use of advertising and other traffic disrupting activities will be prevented. These roads would be for motor vehicles only.

Function: These roads are the backbone of the whole road network for connection with other arterials and Secondary Roads through junctions designed to a high standard including grade separation in some cases.

Form: The design of these roads includes full control of access and divided carriageways with appropriate attention to junctions.

Traffic: These roads will carry heavy volumes of traffic and high concentrations of heavy vehicles with stopping generally prohibited except for emergency. (Major arterials are desirable in urban areas for flows exceeding 10,000 vehicles per day, 5,000 in rural areas).

Examples: The Northcote-New Brighton Expressway, Northern Arterial.

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Major Arterial Roads

Definition: Providing high levels of traffic service, having a traffic distribution function. Frontage access will be kept to the minimum possible particularly on new roads and at the subdivision stage. New land uses which give rise to large numbers of traffic movements will be prevented. Limited Access Road provisions will be applied in rural areas.

Function: These arterials serve major traffic movements between large sectors of the region or metropolitan area, distribute traffic to and from the controlled access major arterials and also link important localities not served by such roads.

Form: The arterial may incorporate some degree of access control on critical lengths. In all cases provision should be made for the ultimate construction of divided carriageways. Grade separation at key intersections may be required.

Traffic: The flows may vary between 10,000 and 20,000 vehicles per day in urban areas and over 5,000 in rural areas. The level of service at these levels should be higher than that on a minor arterial carrying the same volume and there should be as little interference as possible to moving traffic.

Examples: Memorial Avenue, Fendalton Road, Johns Road, Russley Road, Harewood Road

Minor Arterial Roads

Definition: Minor arterials provide the connections between roads higher in the order and the major separate areas in the community. They may also define neighbourhood areas through their traffic collection function. Frontage access will be discouraged by local authority controls in rural areas and visitor attracting uses will be prevented.

Function: These make up the balance of the connections between neighbourhood areas. They serve the major arterial network. Generally, these roads cater for trips of intermediate length (i.e. two to five kilometres). Some minor arterials may carry low weekday volumes but high weekend volumes because they lead directly to other arterial connections, or serve recreational facilities. In some cases they are necessary to complete the essential road pattern. In at least one case of this road type (Lower Styx Road) access from adjoining properties is controlled.

Form: Minor arterial streets will, with few exceptions, be contained in the traditional 20 m. wide road reserve, but at some of the intersections local widening may be required for increased capacity and controls such as roundabouts or traffic signals.

Traffic: Minor arterials carry generally between 5,000 and 10,000 vehicles per day, but in the areas close to the central business district the number may increase to 15,000 vehicles per day, with a correspondingly reduced level of service.

Examples - Idris Road, Rossall Street, Lower Styx Road, Marshland Road, Sawyers Arms Road.

- (ii) The Secondary Road Network: These comprise local distributors and major and minor access roads. Their traffic movement function is balanced against the property access requirement, the weight given to the latter increasing the lower the category in the hierarchy. Schedule A to this SECTION includes a list of Local Distributor roads. Any road not listed in Schedule A is classified as a major or minor access road.

Local Distributor:

Definition: Collection and distribution of local traffic within and between neighbourhoods.

Function: These streets act as local spine roads and bus routes in conjunction with the major access streets. (See below)

Form: These are generally contained in a 20 m. wide reserve and are similar in cross section to minor arterials streets. But a greater emphasis is placed on the primarily residential nature of the street by increasing the grass separation strips between the footpath and the carriageway and by extensive use of tree planting and other improvements.

Traffic: Local distributors generally carry between 1,000 and 5,000 vehicles per day. If it is not possible to prevent a local distributor road carrying more than 5,000 vehicles per day, then care should be taken in its design to give as much protection to the environment as possible, e.g. planted medians to facilitate crossing, provision for planting and screening for noise.

Examples - Birmingham Drive, Holmwood Road, Kotare Street, Roydvale Avenue, Ilam Road.

Major and Minor Access Road: (Rural and Urban)

Definition: This category includes the balance of the roads in the rural and urban areas of the District.

Function: These streets function almost entirely as access ways and have a very minor "through" function.

Form: In the past little differentiation was made between this category and those with greater traffic functions. These streets in some cases should be designed to reinforce their function through the use of alterations in width, formation and alignment. Partial or full pedestrianisation over part or all of the road reserve may be appropriate also, along with grouping of parking facilities.

Examples - Culs-de-sac, lanes and crescents.

PARKING:

The efficiency of the transportation network is partly dependent on adequate and well located parking areas, the capacity of which is related to the demands of the particular use. However the lack of amenity and visual detraction caused by many parking areas particularly those in residential areas is a matter of growing concern. Attention in the scheme is being directed to improvements to soften the effect of larger parking areas especially those which affect adjoining properties.

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PEDESTRIANS

The pedestrian is a particularly vulnerable road user. It is at large intersections and on major roads that most problems occur, where shopping centres and other attractions are located. The installation of light controlled intersections and other devices to cater for both vehicular and pedestrian movements has been a consistent policy of the Council to provide both for pedestrian safety. Grade separation of pedestrian access through the use of over or under-passes may be justified in the future depending on traffic volumes on some of the more heavily trafficked routes.

Over parts of the District the basis of a pedestrian network already exists in the form of reserves and access routes from which vehicles are either excluded or restricted. Many are already used, often informally for access. The Council policy is to improve this network and take advantage of opportunities to provide pedestrian access away from vehicular routes where this is possible.

The provision of facilities for the disabled and for older persons in the community is a particular responsibility of local authorities. Significant improvement in the availability and standards of access for the disabled and not so agile may be achieved through design changes in places like shopping centres and areas open to the public and by attention to details such as ramps and cut down kerbs. It is the Council's intention to ensure that consistent policies are applied to those matters over which it has some design control.

CYCLES:

Over 50% of households in Waimairi District were recorded at the last census as having one or more cycles (including power cycles) per household. In addition the University and Teachers College attract a large volume of cycle traffic, and this along with the secondary and primary schools throughout the District means that few routes are not used by cyclists especially during daylight hours. Significantly, many of these road users are children and adolescents. The Council has actively pursued and promoted a cycle network throughout the District, based on the City Council's combined local authority report, "Cycling in Christchurch", (April 1979).

In the planning and construction of cycle routes attention is being paid to the recreational value of this activity as well as access requirements. As with pedestrian access, use is made of existing reserves as part of the cycle network and the development of new routes away from roads as a means of providing separate and direct routes. The majority of cycle traffic will however remain on the roading system with emphasis on the secondary road network and motor-vehicle free links wherever possible. The network of cycle routes and facilities will continue to be developed with emphasis on facilities which separate cycles from motor vehicles. The marking of cycle lanes and directing signs will continue in use but the long term objective will be to separate cyclists from vehicles, in a similar way to what has been done traditionally for pedestrians. The accepted metropolitan wide method of marking cycle lanes and directing routes will continue to be used, and future routes will be defined on the basis of such factors as expected traffic flows, cycling demand patterns, and the scenic and amenity values experienced by cyclists.

ENVIRONMENTAL IMPROVEMENTS:

Throughout the District, opportunity exists for improvements to be made in local access streets to prevent the movement of through traffic and improve the street environment by reinforcing the access function and increasing street amenity. Besides the obvious improvement in the immediate neighbourhood that may result from closure or partial closure of streets to through traffic, it may also have the effect of reinforcing the traffic

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TRANSPORT OVERVIEW

function of arterial streets, and offering increased opportunities for improving the pedestrian and cycle network by allowing separate opportunities for improving the pedestrian and cycle network by allowing separate formation of cycling and walking paths within the re-aligned carriageways. It is the Council's policy to actively pursue the objective of investigating suitable areas for development in this way.

The widening of Fendalton Road between the railway line and Clyde Road, which is provided for in the Scheme generally by a 5 m designation on both sides of Fendalton Road, will be undertaken in such a way as will both satisfy the arterial function and regional need and yet allow maximum retention of significant trees and other features. This will provide a road environment of high landscape quality. Guidelines for the detailed planning for the road are set out in the explanatory statement in Section 13.

PRIORITIES

Considerable changes have occurred in the last ten years in the rates of growth of population and economic development. These have had a marked effect on transport facilities, particularly those parts funded out of National Roads Board Funds. This has had two major effects on the roading activities of the Council:

- It has significantly altered the emphasis previously given to the provision of a northern outlet route through the District and,
- Delayed the Council from making what it regards as necessary provision for subsidiary or associated traffic improvements.

While Council priority is high for the northern arterial, two existing roading improvements are seen by the Council as immediate priorities for implementation. These are the Northcote-Burwood Expressway and intersection improvements at the Fendalton/Idris/Straven Road intersection. Both these improvements are regarded as important not only in terms of the network within the District but also in the metropolitan network within which they are, or will be, a significant part. Additional immediate works also include widening of Johns Road over a section near the McLeans Island Road intersection and the widening to 4 lanes of the Main North Road between the Styx over-bridge and the Johns Road intersection. Other works programmed within the planning period include the widening to four lanes of Yaldhurst Road, Russley Road and Memorial Avenue from Clyde Road to Greers Road and Fendalton Road from the City boundary to Clyde Road.

Longer term works include widening the balance of Johns Road to the northern arterial, the completion of the northern arterial, and the Johns Road-Radcliffe Road route.

MAJOR TRANSPORT PROVISIONS

(i) Northern Arterial and Northern Motorway

The Scheme shows the land protection for these two works and their connections with each other and with other roads. At the time of the Review details of designs of these connections have not been finalised. The latest information available will be held at the District Council Offices.

STRATEGY

TRANSPORT PLANNING OBJECTIVES

In addition to those matters covered by this Scheme which apply generally to development, the Council will pursue the following objectives in the provision for, and control of, transportation throughout the District.

- (a) To co-ordinate all forms of transport and movement with land-use planning, thus ensuring co-ordinated investment and maximising total benefits.
- (b) To provide for the safe and convenient movement of people and goods.
- (c) To provide for the safe and efficient storage of parked vehicles.
- (d) To design, manage and maintain the road network so that the function of each type of road can be carried out to avoid conflict between land uses, traffic and people.
- (e) To minimise the adverse effects of roads on the community and environment.
- (f) To provide safe and adequate commuting and recreational cycling facilities in the District with particular emphasis on reducing conflict between cycles and other forms of transport.
- (g) To plan for the safe movement of pedestrians and to recognise their passive and active recreational needs.
- (h) To recognise and provide for the needs of public transport, and recognise the needs of people who do not have cars available.
- (i) To provide the motorist with a consistent environment free of unnecessary distraction.
- (j) To provide a high level of service to the terminals of other transport modes.
- (k) To consider and facilitate the mobility needs of the physically disabled and the handicapped.

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1. SUMMARY OF PROVISIONS

General - parking and loading
Access
Financial obligations of owner
Design of parking, loading and access

Of particular significance to the Transport Section are the general ordinances relating to DISPENSATIONS AND WAIVERS, L.P.G., AND ACCESS FOR DISABLED PERSONS.

Section 72 of the Act requires the Council to have regard to the suitability of the site determined by reference to the provisions of the operative District Scheme and conditions set out in the Scheme can be varied in appropriate circumstances.

2. GENERAL ORDINANCES APPLICABLE

- 2.1 In addition to the provisions which are either set out in detail below or cross-referenced to other Scheme sections, the General Ordinances set out in SECTION FOURTEEN shall also apply.
- 2.2 In the case of conditional uses the Council may vary the provisions of the Scheme only where it is satisfied that such variation will result in better site development without detracting from the intentions of the Scheme or the amenities of the neighbourhood.

The basic principle adopted in these ordinances is that the owner, developer or lessee of any premises for which a parking or loading requirement is imposed under this Scheme, shall be responsible for the provision, formation and installation of those parking and loading facilities. Additionally the Scheme imposes landscape development treatment and formation requirements over such areas. The rate and type of provision is in each case given in the zone ordinances. In accordance with the provisions of the Local Government Act 1974, the Council will also accept cash in lieu of physical parking provision where it considers such arrangements are appropriate and in the public interest in any particular circumstances.

For reasons of traffic safety and user convenience required parking areas must be kept permanently available for their respective purposes. Suitable notices and marking of spaces and areas may be required to ensure this.

Some uses in close proximity and on separate sites may for such reasons as convenience and economics wish to develop common facilities. This is desirable especially where it reduces the number of vehicle entrances onto the street, accessway or service lane. Because uses change and separate rates of provision may vary between uses, Council must reserve to itself the right to impose or re-impose different and increased standards of parking and loading should this occur.

3. GENERAL - PARKING AND LOADING

3.1 OBLIGATION OF OWNER AND OCCUPIER

Every owner or occupier who:

- (a) constructs, or substantially reconstructs, alters or adds to any building on any site; or
- (b) changes the use of any land or building on any site,

shall make provision, in accordance with the requirements of this ordinance and in compliance with the relevant zoning ordinances for off-street parking of vehicles used in conjunction with the site (whether by occupiers, their employees, or invitees or other persons). The parking shall include provision for parking, loading and manoeuvring space for all vehicles which will use the site.

3.2 AREAS TO BE UNOBSTRUCTED AND AVAILABLE

The space that is made available about or inside a building to meet the requirements of this ordinance and the zoning ordinances for off-street parking and loading shall not be diminished by the subsequent erection of any structure, storage of goods, or any other use, unless it is for a private garage or a loading dock subject to the provisions of this Scheme.

3.3 JOINT USE

Two or more developers may construct a parking and loading area for their common use, the total provision to be the sum of their individual requirements.

At all times the Council reserves the right to re-impose the individual requirements should circumstances change with respect to the right of any developer to use the joint parking area.

3.4 MULTIPLE USE

Where several activities are proposed by a developer on any one site or, in accordance with ordinance 3.3 above, two or more developers construct a joint parking area, and it can be shown that the car parking demand generated by the various uses proposed by the site/utilising the joint car parking area, occur at different times of the day, a dispensation may be sought from the total car parking requirement for each individual use.

If part or all of the parking is provided inside a building the area so used shall not be included in the building area when calculating the rate of provision if it is based on building area. The total building area would still be taken into account for calculating yards and coverage however.

The basis for assessing the rate and type or provision must be clearly stated. Where it is based on the specifying of the number to be accommodated and that is not readily ascertainable the number of persons any building may contain may be based on the by-laws, egress provisions or any other licensing requirements.

The policy of the Council is to allow yard space to be used for parking and loading since this still maintains the separation distances for the buildings involved, but no other open space required to be provided for other amenity purposes may be so used.

Efficiency and safety in providing for vehicular movement requires adequate and available access to properties to allow vehicles to leave and enter the road traffic stream without unduly interfering with or causing obstruction to traffic flows or other road users. The matters covered in these ordinances are based on this general principle.

Appropriate crossing formation to an acceptable and durable standard is a consistent policy of Council. Ease of entry and exit, drainage in street channels and street formation requirements, dictate a common standard throughout the District. For these reasons entry and exit from any site is available only through access points approved and constructed by the Council under this Scheme and Council by-laws. Two types of crossings are provided for, residential and heavy duty.

3.5 INTERIOR SPACES

The area of any parking or loading spaces and associated access within a building shall be excluded from the gross floor area of that building for the purpose of assessing the total number of parking spaces required. Such spaces shall be clearly defined and available for parking at all times.

3.6 NUMBER OF EMPLOYEES OR OCCUPANTS

When the assessment of the number of spaces or loading areas or docks required is based on the number of employees and/or occupants, such spaces shall be assessed following the receipt of a written statement from the owner, lessee or proprietor of the premises stating the number of employees engaged and/or occupants for whom accommodation is provided, or from the plans and specifications lodged in respect of any application under this Scheme, or for the purposes of the issue of a building permit.

When the assessment of the number of parking or loading spaces required in respect of the use of any building results in a fractional space being involved any fraction under one half shall be disregarded and fractions of one half or more shall be counted as one parking space.

3.7 USE OF SPACE FOR YARDS, LANDSCAPE AND OTHER PURPOSES

The provision for parking and loading in respect of any site may be made as part of the yard space of that site but not as part of any open space provided to meet the minimum open space requirements, landscape provision or other amenity space required by this Scheme.

3.8 PROXIMITY TO USES AND ADJOINING ZONES

Except as provided for in the Residential G Parking zone, all off-street parking and loading spaces shall be located in the same zone as the use they serve and on the same site or as close as is possible to the site for which the car parking is required. No parking or loading area for any commercial, industrial, hotel, tavern, or service station, shall have its access located in any residential zone, except where otherwise provided for in the Scheme.

4. ACCESS

4.1 OBLIGATIONS OF OWNER OR OCCUPIER

Where vehicles are being taken or, in the opinion of the Council, are likely to be taken, on to or from any land, from or to any road or service lane, the owner or occupier of such land shall provide for vehicle access to that land in accordance with this Code.

4.2 VEHICLE ACCESS

Vehicle access to any site from any road or service lane shall be by way of vehicle crossing constructed from the carriageway to the road or service lane boundary of the site.

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Refer to definition of CULVERT, DRIVE IN ACCESS, VEHICLE CROSSING - SECTION THREE - DEFINITIONS.

These provisions are based mainly on traffic safety. They are intended to permit some flexibility in developing sites consistent with the need to control proliferation of entrances. To some degree also, street drainage and road foundation may be affected by the number and type of crossings. Where in any case a reverse manoeuvre onto a street, particularly a primary road can be avoided through the provision of a further crossing for a frontage distance not provided for in the Scheme, then the Council may require two vehicle crossings to be provided.

4.3 PERMITTED CROSSINGS AND LOCATIONS

4.3.1 Types of vehicle crossing

The Council constructs two types of vehicle crossing:

(a) Culverts and crossings

Culverts and crossing are constructed to two standards:

- (i) Residential culverts and crossings, to carry normal car traffic only.
- (ii) Commercial culverts and crossings, to carry all types of normal road traffic.

(b) Drive in access

Drive in accesses are constructed to carry all types of normal road traffic.

4.3.2 Type of vehicle crossing to be provided

Residential culverts and crossings shall be provided to sites containing 10 or fewer dwelling units.

Commercial culverts and crossings shall be provided to all other sites except that where the potential for conflict between vehicle and/or pedestrian traffic dictates, the developer may be required to provide for a drive in access.

4.3.3 Maintenance of vehicle crossings

The ordinary maintenance of vehicle crossings within the legal road is the responsibility of the Council. However any persons responsible for any damage to a residential culvert and crossing shall be liable for the cost of restoration.

4.3.4 Maximum number of vehicle crossings

- (a) The maximum number of vehicle crossings permitted on each road frontage of any site shall be determined with respect to the length of site frontage and the type of each frontage road in accordance with the following table.

Length of site frontage		Secondary Road Network Roads	Type of frontage road	
Over	Up to		Minor Arterial	Major Arterial
0 m	18 m	1	1	1
18 m	60 m	2	1	1
60 m	100 m	3	2	1
100 m	-	3	3	2

To avoid distraction, reduce the conflict areas, simplify the driving task and take into account the greater frequency of use in commercial and industrial areas, the Scheme requires entrances to be located at larger distances from intersections depending upon the road function.

- (b) Where on Secondary Road network roads only one vehicle crossing is permitted to a site in accordance with this Ordinance and the provision of a second vehicle crossing would allow vehicles to drive on and off the site without reversing, then the Council may permit crossings.

- (c) Where a site has frontage to more than one road or service lane the maximum number of vehicle crossings to the site shall be the sum of the appropriate maxima from the above table for each frontage but in no case shall any site be permitted more than four vehicle crossings.

4.3.5 Length of culverts and crossings on roads

(a) The following table sets out the minimum and maximum culvert and crossing lengths which will be permitted by the Council.

		Major & Minor Access Roads		All other Roads	
		Min.	Max.	Min.	Max.
(i) Residential Culverts and Crossings	Single vehicle entrance	3 m	4.5 m	4 m	4.5 m
	Double vehicle entrance	4.5 m	6 m	4.5 m	6 m
(ii) Heavy duty Culverts and Crossings	One way crossing	3.5 m	5 m	3.5 m	5 m
	Two way crossing	6 m	7.5 m	6 m	7.5 m

(b) The maximum length of culverts and crossings on roads may be increased by up to 2 m where local traffic or pedestrian considerations or the type of vehicle commonly used to serve the site justify this increase.

(c) The length of culverts and crossings shall be the actual length of channel covers or the length of the fully dropped kerb.

4.3.6 Width of drive in accesses

The width of any drive in access shall be subject to the specific approval of the Council.

4.3.7 Vehicle crossings on service lanes

Vehicle crossings on service lanes may be constructed to any length that will accommodate the type of vehicle commonly used to serve the site.

4.3.8 Location of vehicle entrances

(a) No part of any vehicle crossing shall be located closer to the intersection of any roads or service lanes than the distances permitted in the following table except that a vehicle entrance to a residential property capable of containing not more than 2 units in accordance with the provisions of this Scheme may be located not less than 8 m from any intersection.

<u>Frontage Road</u>	<u>Major Arterial Road</u>	<u>Minor Arterial Road</u>	<u>Local Distributor Road</u>	<u>Local Access Road</u>
<u>Rural Area</u>				
Major Arterial	275	275	180	180
Minor Arterial	180	180	90	90
Local Distributor	90	90	60	60
Major & Minor Access	90	90	60	60
<u>Urban Area</u>				
Major Arterial	90	90	60	60
Minor Arterial	60	60	30	30
Local Distributor	45	45	15	15
Major & Minor Access	45	45	15	15

- (b) Where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances a single vehicle crossing may be constructed provided it is located adjoining a side boundary of the site in the position which most nearly complies with the provisions of this Code.
- (c) Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the kerb line of the intersecting road. Where the carriageway is divided the edge of the dividing strip nearest to the vehicle crossing shall, for the purposes of this clause, be deemed the centre line.
- (d) Where a service station is located on a site that does not allow two vehicle crossings conforming with the above distances to be constructed, two vehicle crossings will be permitted provided they are separated by at least 20 m and comply as nearly as possible with the above distances.

Vehicular traffic reversing onto streets is a common cause of accidents and traffic delays. These provisions are classified to minimise awkward vehicular entry and exit manoeuvres.

Service lanes and rights of way provide access to a number of differing sites, and enable concentration of servicing traffic and traffic access. It is Council policy to encourage the use of these means to obtain access, to avoid proliferation of access points along streets, particularly in industrial and commercial areas. Account must be taken also of the future provision of such facilities in any proposal particularly with respect to siting of access, parking, and loading areas. The Council has available to it pursuant to the Town and Country Planning Act 1977 and the Local Government Act 1974 various powers in respect of requiring (and dedication of) service lanes. It is the policy of the Council to ensure that in most cases suitable access is provided, in future subdivisions and developments, and where possible by negotiation in existing developments. Owners and developers are encouraged to discuss provision of such access with the Council.

A number of roads have been declared or are proposed to be declared "limited access roads" under the Public Works Act 1981 and the Local Government Act 1974. At the time of declaration of a limited access road, alternative access will be provided to properties fronting on to the road or conditions may be applied to accesses allowed to continue.

- 4.3.9 Minimum distance between vehicle crossings on roads
Subject to compliance with all other requirements of this clause the minimum distance between any two vehicle crossings installed along the road frontage of any one site shall be 7.5 m measured along the edge of the carriageway.

- 4.4 REVERSE MANOEUVRING
All parking, loading and trade vehicle storage areas except loading areas with access to local roads or service lanes, or residential parking areas containing less than 6 spaces, shall be designed to ensure that vehicles are not required to reverse either on to or off the site.

Parking spaces shall be so located as to ensure that no vehicle is required to carry out any reversing manoeuvre when moving from any vehicle access to any parking space required under this Code.

- 4.5 EXISTING AND PROPOSED SERVICE LANES, RIGHTS OF WAY
Where there is suitable and adequate vehicular access to a site by means of the use of a service lane or land over which rights of way are held in respect of that site, such vehicular access shall be used to any parking or loading spaces on that site (whether required by these Ordinances or not).

Where vehicular access to a commercially zoned site will become possible by means of a proposed service lane as shown on the planning maps, every required loading space and proposed parking space shall be sited and any proposed building designed and constructed so that the loading and parking spaces may be served from such service lane. No other permanent vehicle entrance shall be permitted to such a site.

Where a "development" of such a site as defined by the Local Government Act 1974 is proposed, the Council may require the construction of such service lane or a contribution thereto, to the extent of the Council's statutory authority.

- 4.6 LIMITED ACCESS PROVISION
- 4.6.1 In respect of any existing site, no new access shall be provided from any property having frontage to a declared or proposed limited access road on to that road.
- 4.6.2 Where land abutting a declared or proposed limited access road is being subdivided, every additional allotment proposed to be created shall have frontage and access to an alternative legal road.

The authority to require owners to take financial responsibility for works on roads and other public and is vested in Councils under the Local Government Act 1974. The policy applied by the Council in these cases is to accept full responsibility for continuing maintenance and upgrading of roading surfaces, but to require payment for any new crossings required and alterations arising out of requests from owners, occupiers and developers.

It will be the policy of the Council to ensure that adequate attention has been paid to the matters specified in this clause as to the design and construction of any parking area. These matters, or such of them as may apply, will be taken into account in the development and formation of car parks or loading areas required under the zoning ordinances. The matters are based largely on safety and amenity and ensuring that spaces and loading areas are designed and constructed to a standard appropriate for uses within the zone, and that the attendant traffic manoeuvring takes place within the parking or loading area concerned.

4.6.3 Access to any declared limited access road shall only be by an approved, licensed access to such road.

5. FINANCIAL OBLIGATIONS OF DEVELOPER

5.1 Except for routine maintenance work, all work on culverts, crossings, acceleration and deceleration lanes, the shifting of services and traffic management devices within the confines of the road reserve shall be done by the Council or with its approval at the expense of the owner or occupier.

Except where arrangements have been made, such works shall be on a pre-paid basis, and no building permit shall be issued or any consent given for any application in respect of any land or premises requiring a crossing or other road works, until payment for the crossing and any other related works has been made.

The charge shall be the cost of construction, relocation or alteration of crossings, services and traffic management devices as determined from time to time by the Council.

6. DESIGN OF PARKING AND LOADING AREAS

6.1. BASIS OF DESIGN AND PERFORMANCE

In the preparation and execution of designs for all car parking and loading areas visible from a public place, regard must be paid to the incorporation of the following matters, as an integral part of the design.

- (a) All car parks to be designed to accommodate a 90 percentile design motor car.
Loading and access for other than industrial shall be designed to accommodate a 90 percentile design two axle truck.
Loading and access for industrial areas shall be designed to accommodate a design articulated truck.
Vehicle dimensions and parking space layouts and dimensions are given under SCHEDULE B TO THIS SECTION.
Loading, parking and access for premises which are serviced by coaches or buses, such as large motels, hotels, recreation grounds and schools, shall be designed to accommodate 'standard buses' as shown in Schedule B.
- (b) Landscape treatment and planting shall be provided in the zone ordinances as applicable.
- (c) Provision for lighting of car parks.
- (d) Provision of devices for closing off the area outside of normal hours if required in order to protect the amenities of neighbours or neighbourhood generally.
- (e) Recognition of the responsibilities of the Council under the Disabled Persons Community Welfare Act 1975 and Local Government Act 1974.
- (f) Provision for collection and disposal of surface drainage water.
- (g) Provisions to prevent deleterious material such as surface chip, mud, stone, gravel, or other material whether the product, by-product, or waste, from the site or any operation undertaken on the site, from being carried onto the surface of any public street or footpath.
- (h) Provisions for screening car parking areas of capacity of 5 or more vehicles, from adjoining residential uses.
- (i) Provision for cycles and separate access for cyclists, either separately or as part of the main access, and the provision of cycle stands as required by this Scheme.
- (j) Provision for pedestrians in and leading to car parking areas, and service stations, separate from vehicle moving and parking areas.

These controls provide generally for an acceptable and functional standard of formation. The requirements are intended to ensure privacy and separation and must be incorporated, or other means taken to provide an equivalent degree of protection for adjoining residential properties.

Safety of movement within the street requires some provision for queuing space for vehicles entering and leaving parking and loading areas. The intention is to ensure that such movements occur within the site and do not obstruct the first 7.5 to 15 m of access or entrance.

Car parking areas that are used extensively at night and by vehicles not resident on the site require illumination. Safety, convenience and security are all factors that require consideration. However problems can be caused by the lighting of such areas spilling over into adjacent areas and create a nuisance.

The Council desires to encourage the use of cycles and views the provision of cycle stands as a necessary and important part of its overall policy of improving the cycle network throughout the District. Attention must also be directed at safety in cycle provision, through the use of separate entrances or cycle paths and aisles in larger parking areas.

6.2 SURFACE FORMATION AND CONSTRUCTION REQUIREMENTS

Except as provided elsewhere in the Scheme all parking areas containing more than 5 vehicles and loading areas (whether public or private), car sales yards, and drive in premises, shall comply with the following general requirements:

- (a) The parking area shall be formed, sealed and marked out to the satisfaction of the District Engineer.
- (b) Where 5 or more car parking spaces are provided and the scheme elsewhere permits an unsealed surface, an area the width of the access extending from the formed public footpath carriageway a distance of 5 m inside the parking area shall be sealed or concreted or otherwise hard surfaced.
- (c) Stormwater originating from parking, loading or trade vehicle storage areas shall be adequately disposed of either within the site or by pipe to the road channels or stormwater drains.
- (d) Vehicles using the parking area shall be prevented from entering or leaving the site except by the access drive provided, and from approaching and damaging boundary fences, trees and other planting.
- (e) The spirit and intent of the provisions of the Disabled Persons Community Welfare Act 1975 and Local Government Act 1974 will be applied to the design and surfacing of parking and access areas with respect to surfacing, formation, height of kerbs, width of aisles and placement of planting boxes and railings. (Refer to PART EIGHT - SECTION FOURTEEN - GENERAL ORDINANCES.)

6.3 QUEUING SPACE

Adequate queuing space shall be provided for all vehicles entering or leaving a parking or loading area where conflict with vehicles already on the site is likely to arise. This is to be provided as follows:

No requirement for parking areas containing 5 spaces or less.

5 m clear access space before any entry or manoeuvre is made to a parking area containing 6 to 10 spaces or to a loading dock (except loading docks leading directly onto roads or service lanes).

10 m clear access space before any entry or manoeuvre is made to a parking area containing 11 to 100 spaces.

15 m clear access space before any entry or manoeuvre is made to a parking area containing more than 100 spaces.

The clear access space is to be measured from the nearest road kerb.

6.4 ILLUMINATION

Where parking and loading areas are used at night illumination shall be provided such that no light source shall cause annoyance or undue interference to adjacent areas.

6.5 CYCLE PROVISION

Separate provision shall be made for cycle stands and such stands provided, where there is a parking requirement under this Scheme of 20 parking spaces or more. Stands shall be provided at the rate of 1 cycle space for every 10 car parks.

The number of required car spaces may be reduced by a maximum of 3 spaces at the rate of 1 car park for every 10 covered cycle spaces provided.

SCHEDULE A

CLASSIFICATION OF ROADS FORMING PRIMARY AND SECONDARY ROAD NETWORK

Note: L.A.R. = Limited Access Road

1. PRIMARY ROAD NETWORK

1.1 MAJOR ARTERIALS (CONTROLLED ACCESS) ROADS

Northern Motorway	Waimakariri River - Dickeys Road (& connectors)
Northern Arterial	Chaney's Motorway interchanges - City boundary
Southern Arterial	Lincoln Road - Annex Road
Northcote/New Brighton Expressway	Main North Road - Travis Road
Woolston/Burwood Expressway	Travis Road - Rothersey Road
Innes Road Extension	Briggs Road - Expressway
Radcliffe Road Extension	Main North Road - Johns Road

1.2 MAJOR ARTERIALS

Blenheim Road	Dalgety Street - Hansons Lane
Fendalton Road	Clyde Road - Avon River
Greens Road	Sawyers Arms Road - Harewood Road
Harewood Road (L.A.R.)	Crofton - Johns Road
Harewood Road	Greens Road - Crofton Road
Johns Road (L.A.R.)	Harewood Road - Main North Road
Main North Road	Dickeys Rd - South of Englefield Rd
Main North Road (L.A.R.)	South of Englefield Rd - Styx Mill Rd
Main North Road	Styx Mill Road - City Boundary
Memorial Avenue	Clyde Road - Russley Road
Northcote Road	Sawyers Arms Road - City Boundary
Russley Road (L.A.R. on rural frontage)	Yaldhurst Road - Harewood Road
Travis Road (L.A.R.)	Frosts Road - Burwood Road
Yaldhurst Road	Peer Street - Russley Road

1.3 MINOR ARTERIALS

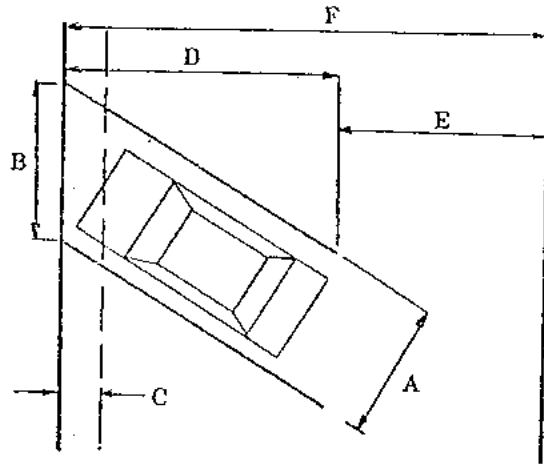
Aston Street	Beach Road - Rothersey Road
Beach Road	Marine Parade - Frosts Road
Burwood Road	Lake Terrace Road - Travis Road
Cranford Street (L.A.R.)	Fraser Street - City boundary
Gardiners Road	Sawyers Arms Road - Harewood Road
Gardiners Road (L.A.R.)	Johns Road - Sawyers Arms Road

SCHEDULE A

Glandovey Road	Idris Road - Rossall Street	Avonhead Road	Yaldhurst Road - Russley Road
Grahams Road	Waimairi Road - Greers Road	Barnes Road	Cavendish Road - Main North Road
Greers Road	Grahams Road - Harewood Road	Belfast Road	Main North Road - Marshland Road
Harewood Road	City Boundary - Greers Road	Birmingham Drive	Annex Road - Wrights Road
Hawkins Road (L.A.R.)	Marshland Road - Prestons Road	Bower Avenue	Rothesay Road - City Boundary
Idris Road	Fendalton Road - Wairakei Road	Breens Road	Wairakei Road - Harewood Road
Lincoln Road	Annex Road - Maim Street	Briggs Road	Hills Road - Marshland Road
Lower Styx Road (L.A.R.)	Marshland Road - South of Heyders Road	Burwood Road	Travis Road - Prestons Road
Main North Road (L.A.R.)	Waimakariri River - Dickeys Road	Cavendish Road	Northcote Road - Styx Mill Road
Marshland Road	Main North Road - City Boundary	Claridges Road	Gardiners Road - Grampian Street
Peer Street	Waimairi Road - Yaldhurst Road	Clyde Road	Riccarton Road - Greers Road
Prestons Road	Main North Road - Burwood Road	Creyke Road	Clyde Road - Ilam Road
Radcliffe Road (L.A.R.)	Main North Road -Northern Arterial	Cotswold Avenue	Harewood Road to Sawyers Arms Rd
Riccarton Road	Yaldhurst Road - Clyde Road	Cranbrook Avenue	Grahams Road - Kendal Avenue
Rossall Street	Fulton Avenue - Carlton Mill Rd	Cutts Road	Yaldhurst Road - Woodbury Street
Rothesay Road	Burwood Road - Aston Street extension	Daniels Road	Main North Road - Grimseys Road
Sawyers Arms Road	Greers Road - Johns Road	Dickeys Road	Main North Road to District boundary
Straven Road	Fendalton Road - Kilmarnock Street	Farquhars Road	Main North Road - Grimseys Road
Waimairi Road	Grahams Road to Peer Street	Farrington Avenue	Wairakei Road - Harewood Road
Wairakei Road	Grahams Road to Greers Road	Glandovey Road	Fendalton Road - Idris Road
Yaldhurst Road	Idris Road - Ilam Road	Grahams Road	Avonhead Road - Waimairi Road
	Peer Street - Riccarton Road	Grampian Street	Veitch Road - Claridges Road
		Greers Road	Waimairi Road - Grahams Road
		Grimseys Road	Northcote Road/Burwood Expressway - Farquhars Road
2. SECONDARY ROAD NETWORK		Guildford Street	Greers Road - Grahams Road
2.1 LOCAL DISTRIBUTOR ROADS		Guthries Road	Belfast Road - Marshland Road
Athol Terrace	Parkstone Avenue - Peer Street	Hansons Lane	Blenheim Road - Riccarton Road
Annex Road	Blenheim Road - Birmingham Drive	Harbour Road	Styx River - Lower Styx Road
		Heyders Road	Lower Styx Road - Pacific Ocean

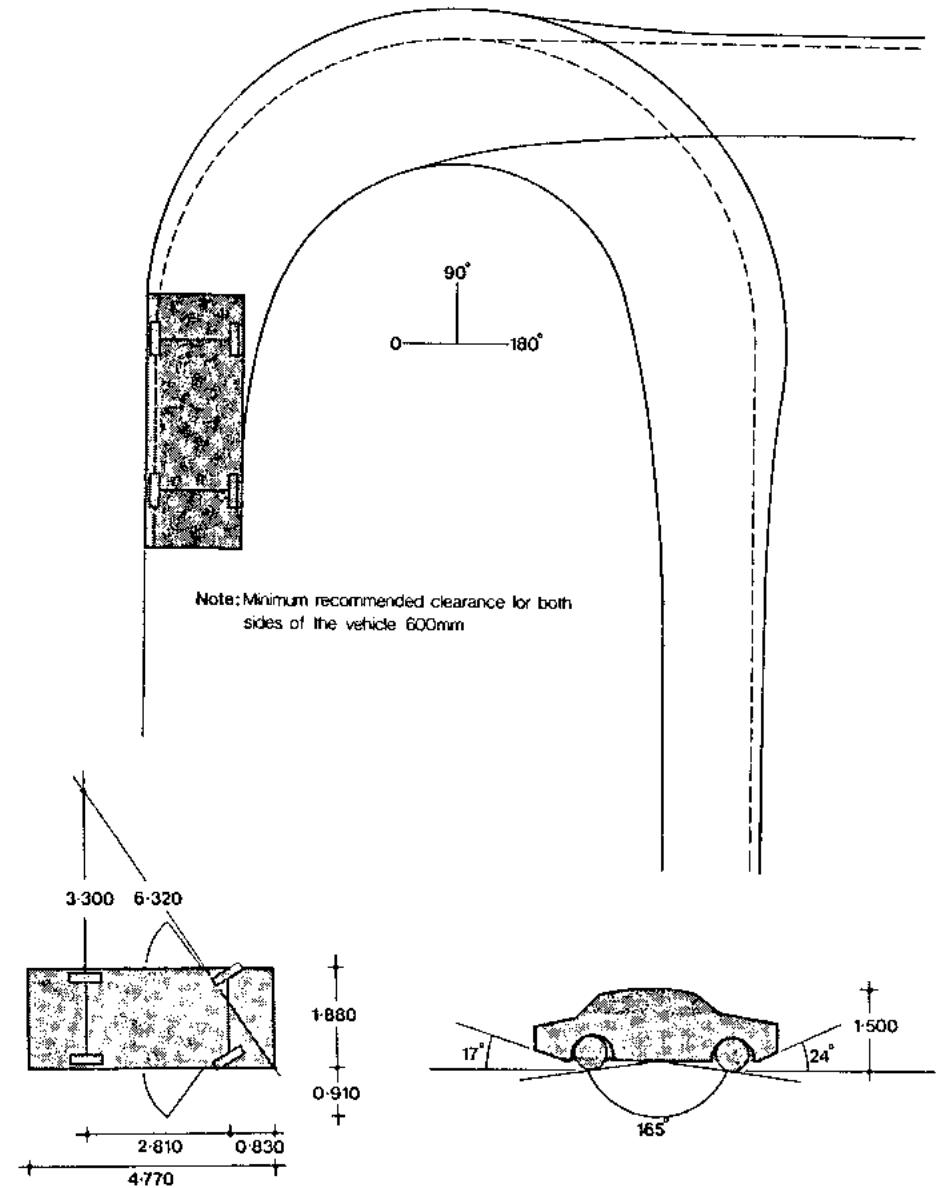
Highsted Road	Harewood Road - Styx Mill Road	Waimairi Road	Peer Street - Riccarton Road
Holmwood Road	Fendalton Road - Rossall Street	Wairakei Road	Grahams Road - Russley Road
Ilam Road	Riccarton Road - City Boundary	Wharenui Road	Riccarton Road - Blenheim Road
Inwoods Road	Woolston\Burwood Expressway - Rothesay Road	Withells Road	Yaldhurst Road - Avonhead Road
Isleworth Road	Farrington Avenue - Breens Road	Woodbury Street	Withells Road - Mirfield Place
Jeffreys Road	Clyde Road - Idris Road	Woodridge Road	Wairakei Road - Harewood Road
Kahu Road	Kotare Street - Straven Road	Wrights Road	Birmingham Drive - Lincoln Road
Kainga Road	Main North Road - Styx River		
Kendal Avenue	Memorial Avenue - Wairakei Road	2.2 MAJOR AND MINOR ACCESS ROADS	
Kilburn Street	Greens Road - Farrington Avenue		Includes all other roads in the District not listed above.
Kotare Street	Clyde Road to Kahu Road		
Lake Terrace Road	Marshland Road - Burwood Road		
Langdons Road	Greens Road - City Boundary		
Lower Styx Road	Heyders Road - Harbour Road		
Maidstone Road	Ilam Road - Withells Road		
Mairehau Road	Burwood Road - Woolston/Burwood Expressway		
Matipo Street	Blenheim Road - Wrights Road		
Merrin Street	Avonhead Road - Withells Road		
Middleton Road	Blenheim Road - Riccarton Road		
Parkstone Avenue	Avonhead Road - Athol Terrace		
Queenspark Drive	Rothesay Road - Bower Avenue		
Roydvale Avenue	Avonhead Road - Wairakei Road		
Sawyers Arms Road	Northcote Road - City Boundary		
Spencerville Road	Main North Road - Lower Styx Road		
Staveley Street	Avonhead Road - Withells Road		
Sturrocks Road	Cavendish Road - Main North Road		
Styx Mill Road	Gardiners Road - Main North Road		
Tuckers Road	Cavendish Road - Main North Road		
Veitch Road	Sawyers Arms Road - Cavendish Road		

MANOEUVERING AND PARKING SPACE DIMENSIONS

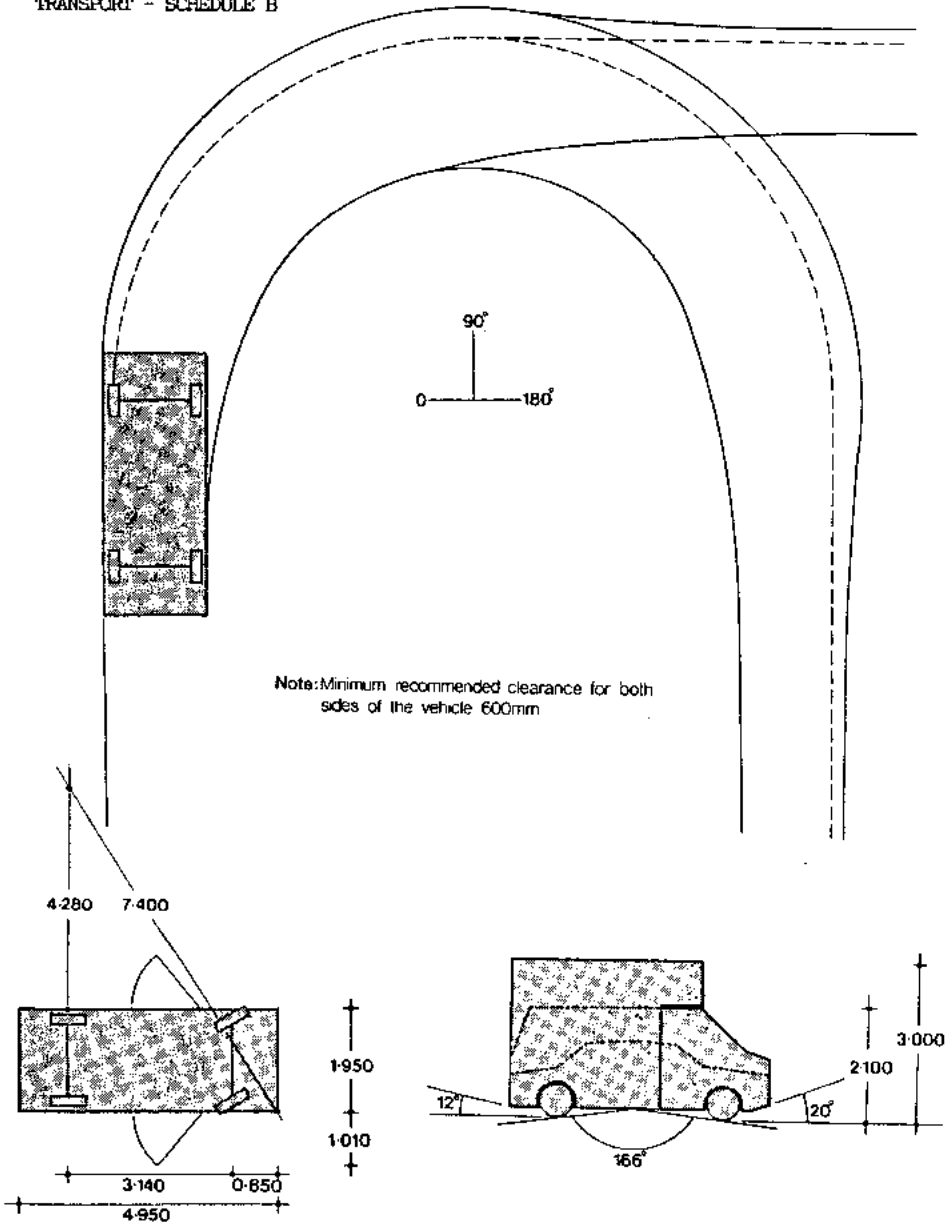


Parking Angle	A	B	C	D	E	F
90°	2.5	2.5	1.0	4.9	8.2	13.1
	2.6	2.6			7.3	12.2
	2.7	2.7			6.4	11.3
75°	2.5	2.6	1.0	5.2	5.5	10.7
	2.6	2.7			4.9	10.1
	2.7	2.8			4.3	9.5
60°	2.5	2.9	1.0	5.2	4.0	9.2
	2.6	3.0			3.7	8.9
	2.7	3.1			3.7	8.9
45°	2.5	3.5	0.8	4.9	3.7	8.6
	2.6	3.7				
	2.7	3.9				
30°	2.5	5.0	0.6	4.0	3.7	7.7
	2.6	5.2				
	2.7	5.4				
0°	2.5	6.1	0.4	2.1	3.7	6.1
	2.6					
	2.7					

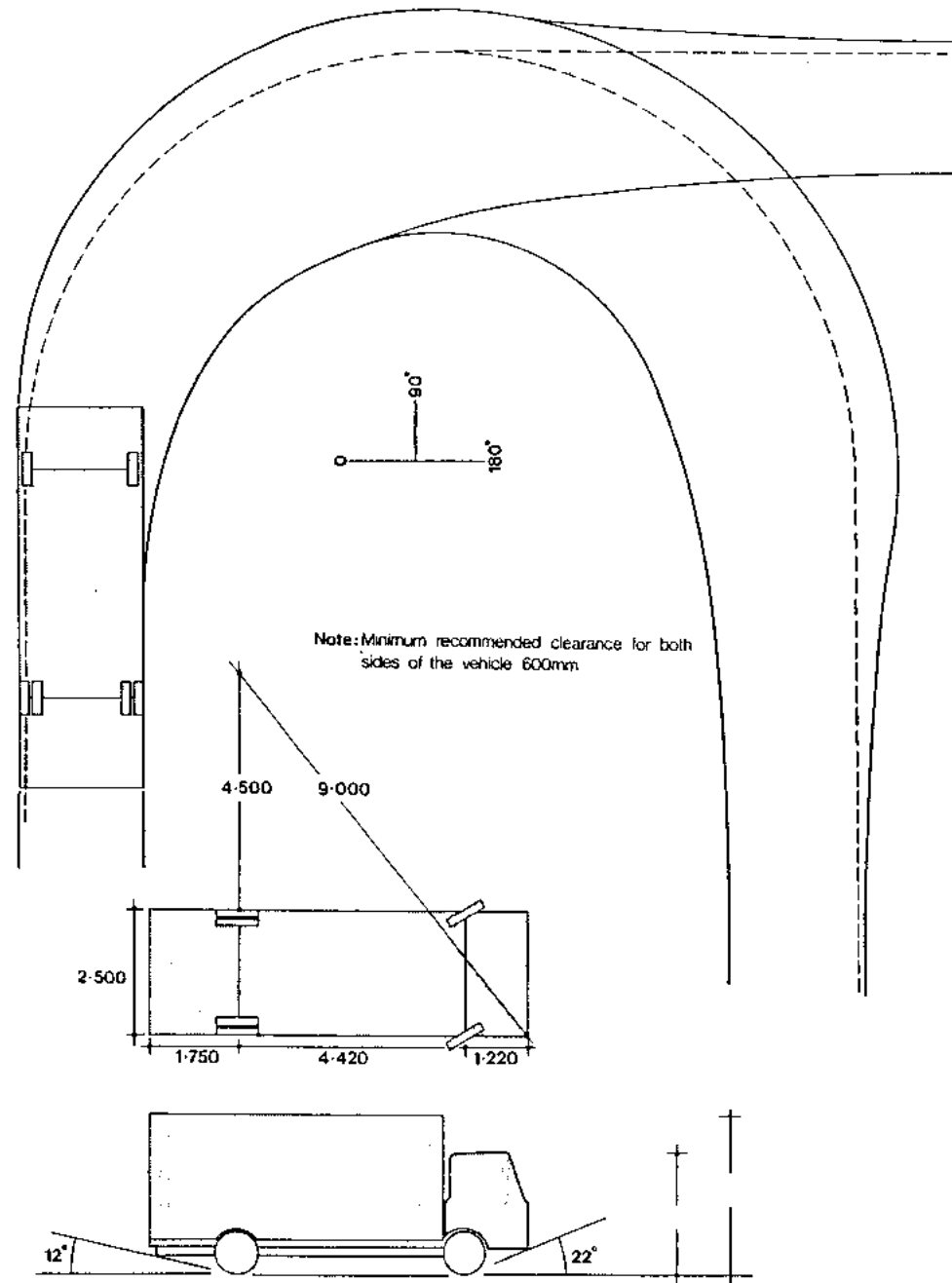
NOTE: (1) All dimensions in metres



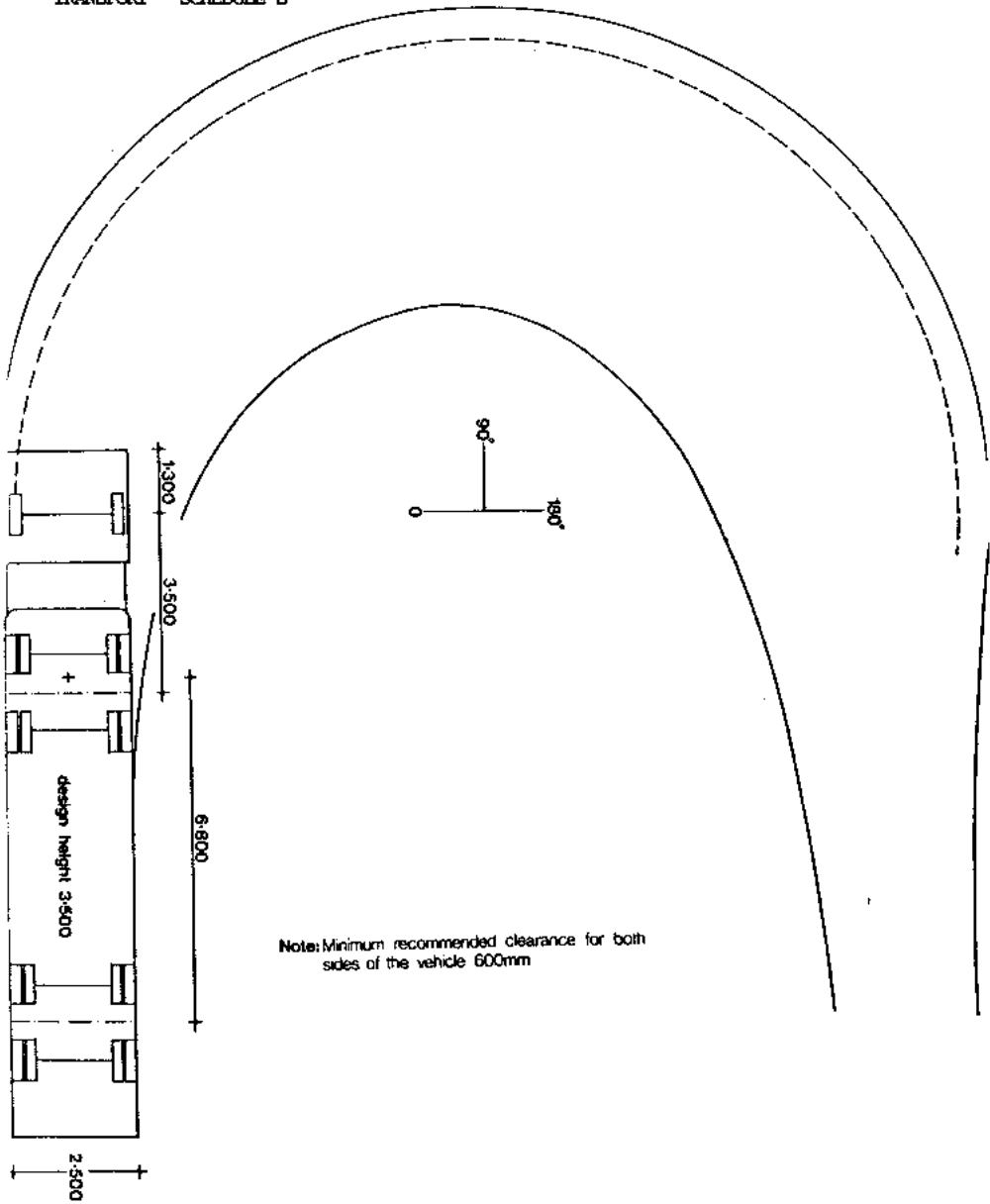
90 percentile design motor car - swept path and design



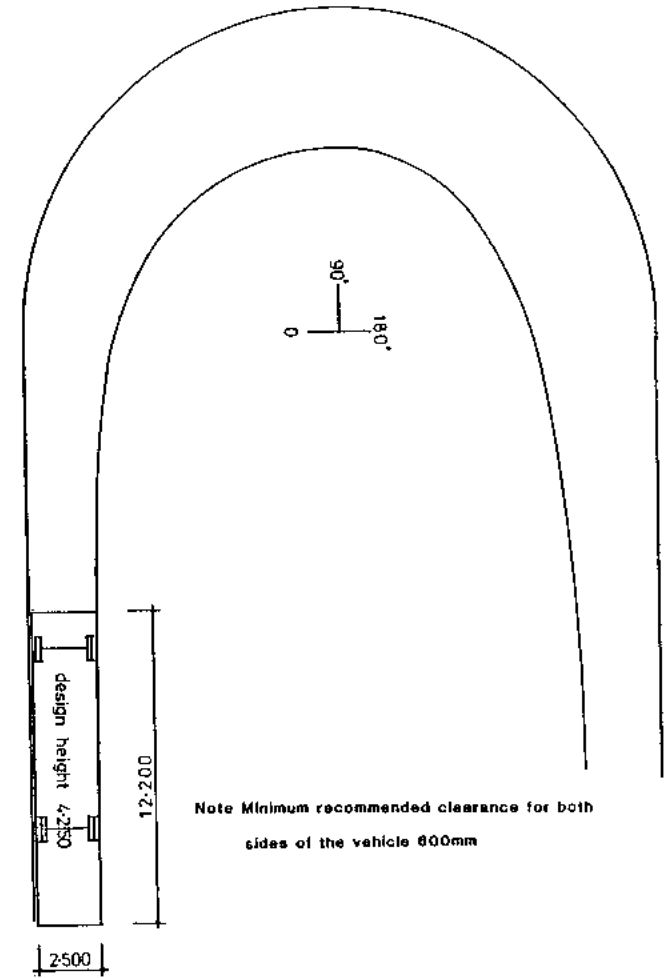
99 percentile design motor car - swept path and design



90 percentile design two axled truck - swept path and design



Design articulated truck-swept path and design



Design bus swept path and design

TRANSPORT - SCHEDULE C

ROADS PROPOSED TO BE STOPPED

The following is a list of the roads that the Council proposes to stop in the future. Such stoppings will result in the closure of roads to through traffic at the points indicated on the planning maps. Access for pedestrians and cyclists may still be provided. The Scheme shows only an intention to stop a road. The procedures required under the Local Government Act 1974 will have to be completed before the stopping occurs.

Name	Planning Map Sheet(s)
N.B. * refers to deviations only	
Athol Terrace at Peer Street east side	F10
Barnes Road at railway	I9
Belfast Road at Northern Arterial	J8
Bishopdale Shopping Centre (Mall)	H10
Broad Street North of Stout Street	H6, I6
Cavendish Road at Sturrocks Road	I9
Chalford Street east of Nirvana Street	M6
Roads west of Darroch Street	K9
Road along stop bank at end of Darroch Street	K8
Earlham Street eastern end	L6
Esplanade and 3 others	J6
Esplanade	I6, K6
Factory Road and Guthries Road at Northern Arterial*	J8
Ford Road at Northern Arterial	K8
Grimseys Road at Expressway*	H9
Road to the Groynes off Johns Road*	J9
3 Roads to the north of the Groynes	J9
Harbour Road eastern end	M6
Road off Heyders Road	K6
Hills Road at Expressway	H8
3 Roads north of Johns Road	J10
Lakewood Drive at Burwood Road	H7
Road off Lower Styx Road	J7
Lower Styx Road north of Harbour Road	M6
Mairehau Road at Expressway*	H6
Prestons Road at Northern Arterial	I8
Radcliffe Road at Northern Arterial	I8
Richardson Street	H6
Rothsay Road from Aston Street extension to coast	I10
Road off Sawyers Arms Road north of stopbank	I10
Seafield Esplanade	L6, M6
Shipleys Road off McLeans Island Road	I11
Stout Street west of Aston Street	H6
Styx Mill Road at Main North Road	I9
South Bank Styx River north of Harbour Road	M6, N6
Whitchurch Place at Harewood Road	I11
Winters Road at Northern Arterial*	H8
Winters Road east of Philpotts Road*	H8
Winters Road from Hills Road to Expressway*	H8
Wood Lane at Avon River	F9

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AMENITIES

PART ONE: HERITAGE PROTECTION

1. INTRODUCTION

- 1.1 Metropolitan Christchurch and its environs is a cultural and tourist centre dependent in part on the attractions it offers by way of amenities of an architectural, historical or scenic nature. Much of its distinctive character is derived from buildings, natural features and other places and objects which have, over time, become an accepted part of the "townscape" or "landscape" and a valued component of the area's identity. Some of these elements are to be found in the Waimairi District.
- 1.2 Older buildings and other man made features will face increasing maintenance and repairs with age and as a normal function of city growth, the eventual replacement of many of these is likely. Significant trees and the vegetation are similarly affected by old age, storm damage and redevelopment pressures.
- 1.3 In these times of rapid technological change there is a growing community awareness of the need to encourage the preservation of tangible reminders of earlier times. The rapid growth of local history museums, the significant commercial value now being placed on relics of the past, and the strong public demand for protection of historic buildings and notable trees are evidence of this.
- 1.4 Clearly not all old buildings and other man made and natural features can be retained indefinitely but it is important that every effort be made to preserve what are acknowledged to be the most important remaining examples of our heritage. In addition a representative selection of older buildings typical of past eras and significant trees and areas of planting be afforded protection.
- 1.5 The Second Schedule to the Town and Country Planning Act 1977 includes as matters to be dealt with in District Schemes

"The preservation or conservation of

- (i) Buildings, objects and areas of architectural, historic, scientific or other interest or of visual appeal.
- (ii) Trees, bush, plants, or landscape of scientific, wildlife or historic interest or of visual appeal.
- (iii) The amenities of the district."

The New Zealand Historic Places Trust is the body responsible for heritage protection at a national level. The Historic Places Act 1980 empowers the Trust to classify buildings according to their historical significance or architectural quality and also provides for protection notices to be issued in appropriate circumstances. The Trust also maintains a register of archaeological sites. District Schemes are required to make provision for protection notices in a manner similar to public works requirements and may record registered archaeological sites if requested by the Trust. There are a number of classified buildings within the Waimairi District but no protection notices have been issued and there are no registered archaeological sites in the District.

See Sections 35 - 50 of the Historic Places Act 1980.

The Council sees the role of its heritage protection ordinance as being to complement the work of the Historic Places Trust. This part of the Scheme has been devised in co-operation with and with the assistance of local members of the Trust together with other interested parties.

An archaeological site is defined in the Historic Places Act as a place which was "associated with human activity which occurred more than 100 years before..."

While the controls included in this Scheme cannot positively protect items of heritage value, the recognition of items draws attention to their value and significance, and the controls should at least ensure that the items are adequately assessed and appreciated as to their value to Waimairi and the community at large, especially prior to any works being undertaken which would involve their modification or destruction. The extent to which the community is prepared to go to ensure listed items remain will be tested at the time applications are made to demolish, remove or alter a listed item.

The Historic Places Schedule appears on pages 13 - 16. This is an extensive list and includes items of varying significance. As the controls included in the ordinance are not considered onerous a larger number of items have been included than might have been the case if more restrictive controls had been proposed. While some District Schemes have graded listed items there are legal and practical difficulties in such an approach and it has not been attempted in this Scheme.

The criteria for listing buildings, places and objects of special interest is set out in detail in Ordinance 3.3 below.

The Council considers as a matter of public interest the fullest possible records should be made and kept of the items recognised in this scheme as being of special interest. The Council would welcome any information, records etc. relating to listed items.

The Trust's classification system is a useful guide, but is not considered entirely adequate for District Scheme purposes. It is essentially a national system, and to date has tended to concentrate on the recognition of historic places of national and in some cases regional significance. There are often places of local interest which while not yet recognised by the Trust, are nevertheless considered of value locally, therefore warranting District Scheme recognition.

2. HERITAGE PROTECTION OBJECTIVES AND POLICIES

2.1 OBJECTIVES:

- * To identify and protect those buildings, places and objects, situated in the District which are of value to the community because of their architectural, historical, landmark, archaeological or other special merit.
- * To encourage the retention of significant trees, groups of trees and other vegetation of historic, landscape, scenic or other special value.

2.2 POLICIES:

This scheme endeavours to protect the heritage of the Waimairi District in the following ways.

- * By listing buildings, places and objects of special interest considered worthy of protection and including ordinances setting out the means of providing such protection.
- * By providing for a register to be kept of significant trees, groups of trees, and other planting considered worthy of protection and including ordinances setting out the means of providing such protection.
- * By including in the Residential G zone ordinance provisions to conserve the special characteristics of the Fendalton area and limiting permitted uses in Memorial Avenue.

3. BUILDINGS, PLACES AND OBJECTS OF SPECIAL INTEREST

3.1 HISTORIC PLACES SCHEDULE

Schedule A to this Section of the Section comprises a list of the buildings, places and objects of special interest which the Council considers warrant recognition and protection. The location of each scheduled item is identified by a symbol on the planning maps. The list indicates the reasons for inclusion of each item. Items may include both man made and natural features although in the case of trees Ordinance 4 below shall apply.

3.2 HERITAGE PROTECTION REGISTER

In addition to Schedule A, the Council shall establish and maintain a Heritage Protection Register of all items listed in the schedule, together with protected trees as provided by Ordinance 4 below. The register shall record all relevant details and particulars known about each item including photographs (early and current) as appropriate.

The Register shall be available for public inspection at the office of the Council during normal office hours.

This Historic Places Schedule (SCHEDULE A) indicates which criteria apply in respect of each listed item. More detailed reports for each item may be found in the Heritage Protection Register.

One way of assuring longer term retention of a protected building is to allow a suitable alternative use to be made of it. Such a use may not always be provided for in the zone in which the building is situated, and ordinance 3.5 allows for conditional use rather than the more onerous specified departure consent to be sought. The notified application will test the suitability of the proposal taking into account its effect on the listed item as well as upon the amenities of the locality.

The transfer of development rights technique is based on the premise that where a site has not been developed to its full potential, the integrity of the Scheme can be retained if that unused potential is transferred to a nearby site on the basis that the 'overdevelopment' of the second site is compensated for by the 'underdevelopment' of the first. While such a technique is most likely to be applicable to a high density, central city location, there may be some parts of the Waimairi District where it could be successfully used.

3.3 CRITERIA USED IN SELECTING SCHEDULED ITEMS

Buildings, places and objects listed in Schedule A have been selected for one or more of the following reasons. These shall also be taken into account by the Council when considering any proposal to destroy, remove, alter or add to any listed item.

- (a) Historical Significance
The building, place or object has strong associations with significant events or notable people or is important as a reflection of the social patterns of its time.
- (b) Architectural Significance
The building, place or object is a notable example of a particular style, designer or period, or displays craftsmanship and technology of intrinsic interest, or by virtue of its design, conforms to a past or present sense of beauty.
- (c) Community Significance
The building, place or object makes a significant contribution to the character and identity of the District as a whole or to any part of the District as a landmark, for other reasons of appearance, or usefulness to the local community.
- (d) Group Significance
Individual buildings, areas or objects combine to form an area of historical or architectural merit, or community importance. Items within the group may not be individually significant but their loss or change would diminish the significance of the group.
- (e) Scientific Interest and Archaeological Significance
The building, place or object is important because of its scientific interest or archaeological value through its scarcity or uniqueness.
- (f) Threat of Demolition
The building, place or object may be under possible threat of demolition or removal and listing in the Schedule would encourage the discussion of alternatives.

3.4 PART OR ALL OF ITEM MAY BE LISTED

Schedule A indicates the extent to which listed items are protected by this Scheme. In the case of buildings the schedule refers only to exteriors unless otherwise indicated and some other parts of buildings (e.g. later additions) may not be included.

3.5 ALTERNATIVE USES PERMITTED AS CONDITIONAL USES

Notwithstanding the provisions of the Scheme as to uses permitted in the zone in which a listed item is situated, any proposal to change the use to which that item is put, shall if not included as a predominant use in the zone be a conditional use.

Matters to be taken into account by the Council in considering any conditional use application shall include, inter alia, whether preservation of the item will be assisted or ensured by the change of use and what detriment, if any is likely to occur to those characteristics of the item which warranted its protection in the Scheme.

Should there be any proposal to ensure the long term retention of a listed item involving the transfer of any rights of development, unused on the site in question to another site in the general locality, such that the other site would have development in excess of that permitted by the Scheme, such proposal shall be deemed to be a conditional use. In considering such a conditional use application the Council will consider the effects upon both of the sites involved and would expect the application to provide for some legally binding arrangement to ensure the long term preservation and maintenance of the listed item.

Substantial prior notice is necessary to allow adequate time for consideration of possible alternatives and to allow recording of the item.

All or any of the following organisations along with persons who may have expertise or special knowledge would generally be consulted. The NZ Historic Places Trust, the NZ Institute of Architects, the NZ Institute of Landscape Architects, the Christchurch Civic Trust.

Alternatives to demolition or removal would include for example finding a new use which would allow the item to be retained, alterations to the item to allow either the current use to continue or a new use, finding a purchaser for the item prepared to retain it, fund raising including possible public financial assistance by way of grant or loan, relocation to another site.

Recording would include for example a detailed photographic record, measured drawings, sketches and, with the consent of the owner, excavation, removal of later additions, linings etc to locate original parts, colour schemes etc.

Refer to Sections 35-50 of the Historic Places Act 1980.

Any proposed use of an item, whether or not a use permitted as of right in the zone, and which requires the subdivision of land in a manner not provided for in the zone shall, if not able to be dealt with by dispensation, be deemed to be a conditional use.

3.6 SCHEDULED ITEMS NOT TO BE DESTROYED ETC

Notwithstanding that any use, work, or subdivision may be permitted as of right or by application by other provisions of this Scheme, no person shall wilfully destroy, remove, damage, alter or add to any item listed in the Historic Places Schedule except as provided under Ordinance 3.

Where a Heritage Order has been confirmed for an item, this shall be noted in the District Scheme without the need for a Scheme Change. No work on any item subject to a Heritage Order may be carried out if contrary to the terms of that order.

3.7 PROCEDURE FOR OBTAINING CONSENT TO DEMOLITION, ALTERATION ETC

3.7.1 *Excavation, Demolition, Alteration*

Where excavation, demolition or alteration of any item listed in Schedule A is proposed the following conditions shall apply.

- (a) Prior notice shall be given to the Council, being not less than 3 months.
- (b) Following such notice being received, the Council shall publicly notify the proposal, erect a notice on the building or place, give notice to interested parties and arrange such meetings with the applicant as may be necessary to fully explore all alternatives to demolition or removal and may seek such historical, architectural, structural, landscape or other specialist professional advice or opinion as it sees fit.
- (c) During the period of notice, the applicants shall provide the Council with satisfactory photographs and any other information held by them to enable an adequate record to be made.
- (d) In the event of no alternative to demolition or removal of the item satisfactory to the applicant being found the Council shall grant its consent to its demolition or removal.
- (e) For items classified by the NZ Historic Places Trust the requirements of the Historic Places Act 1980 shall also apply.

While no application is required, the Council is prepared to assist with advice on the restoration and maintenance of listed items and can also seek assistance from organisations and persons with expertise or special knowledge.

As a matter of public interest it is important to retain records of buildings places and objects of special interest even after the items cease to exist.

3.7.2 In the case of an alteration or addition to an item listed in the historic places appendix, the applicant may make a non-notified application. The application should include detailed drawings to scale of the proposed alteration or addition and the existing item. Where the proposal is in sympathy with the original design and materials and in the opinion of the Council will not adversely affect its special characteristics, the application will be approved. If the application is declined, written notice of not less than three months shall be given to the Council prior to the alterations being commenced. The Council shall follow the procedure that it would in the case of the proposed demolition or removal of the building or object, as set out in sub-clause 3.7.1.

Where the proposed alterations or additions involves work to a part of the building which has previously been modified, and original features removed, the applicant shall notify the Council of their intention for the purpose of updating Council records. However, no plans or detailed drawings are required to be submitted for assessment in terms of character, design or materials.

3.7.3 Redecoration, Restoration etc
No Council consent under this Ordinance shall be required in respect of any redecoration and or restoration of any original fabric or detailing provided that it is carried out to the same design and with similar materials to those originally used and does not detract from those characteristics of the item which warranted its protection in the Scheme.

3.8 DAMAGE OR DESTRUCTION BY FIRE, EARTHQUAKE ETC
Nothing in this section shall apply in respect of any building, structure or property as a whole, so damaged by fire, earthquake, subsidence or other natural phenomena as to be irreparable and/or a danger to the public thereby requiring its removal, demolition or making good in the interests of public safety.

3.9 *Scheme to be Changed Following Demolition*
Upon demolition of any building or place, it shall be noted on Schedule A without the need for a Scheme Change, that the building or place has been demolished. The Council shall however continue to maintain records of such items in the Heritage Protection Register.

It is not considered practicable to include a list of registered trees in the District Scheme (as is the case for historic places), because of the numbers of trees involved and the further additions that continue to be made to the register. Alterations to a list included in the Scheme can only be made by scheme change procedures.

The assessment of value, made at the time of registration and updated periodically, enables the comparative worth of trees on particular sites to be seen as well as assisting the Council in the event of proceedings being taken in respect of unauthorised damage or destruction. The system of assessment is based on the United Kingdom system developed by Helliwell.

These criteria will be used by the Council when considering proposals under Ordinance 4.3 (a) - (d).

4 . PROTECTION OF NOTABLE TREES AND OTHER DISTINCTIVE VEGETATION

4.1 HERITAGE PROTECTION REGISTER

The Council shall establish and maintain a Heritage Protection Register listing notable trees and other distinctive vegetation together with details of listed buildings, places and objects as provided by Ordinance 3 above.

The register shall record all relevant details known about the trees and other distinctive vegetation listed including an assessment of the value of each item. It shall be available for public inspection at the office of the Council during normal office hours.

4.2 CRITERIA FOR REGISTERING ITEMS

For notable trees and other distinctive vegetation to be included in the Heritage Protection Register they should generally form an important visual contribution to the streetscape, neighbourhood or locality. They may be individual trees or groups of trees or other distinctive vegetation and have one or more of the following characteristics:

- (a) Historical Significance: Trees or other distinctive vegetation commemorating important events in New Zealand history.
- (b) Scientific Significance: Trees or other distinctive vegetation which are prime specimens of a species or variety or are a particularly rare species or variety in the Canterbury Region.
- (c) Landmark Significance: Trees or other distinctive vegetation which contribute significantly to the district by being clearly visible and commonly recognised visual focal points for the community.
- (d) Landscape Significance: Trees or other distinctive vegetation that notably contribute to the landscape quality of a street, neighbourhood or locality. Poorer specimens may be worthy of retention where vegetation is scarce.
- (e) Local Significance: Trees or other distinctive vegetation that screen undesirable views, provide wind protection, assist soil stabilisation, help to break the stark appearance of new development or provide visual harmony.

Generally the Council will seek the consent of the owner of the land concerned before placing items on the register. However in circumstances where there are clear and substantial community benefits in having an item protected by registration the Council will consider including it in the register even without the consent of the owner.

Suitably qualified Council officers will offer guidance and advice to owners contemplating trimming and maintaining listed trees, to ensure that work undertaken is necessary, appropriate and effective.

The Council will be guided by the criteria set out in this ordinance when considering any proposal to delete items from the register. Once deleted, items are no longer protected and may be removed without further reference to the Council. Where the Council receives a request to delete registered trees, the matter will be fully investigated including, where appropriate alternative solutions to removal. In the case of site redevelopment for example, the Council may consent to a dispensation or waiver from the provisions of the Scheme if satisfactory site development, including retention of registered trees or other distinctive vegetation can be assured by the granting of such a dispensation or waiver. (Refer SECTION FOURTEEN GENERAL ORDINANCE.)

- (6) Group Significance: Trees or other distinctive vegetation forming a group of value to an area because of its size or because of its association with other plant or wildlife.
- (7) Community Significance: Trees or other distinctive vegetation on or near public reserves or other areas visible or seen by large numbers of people.

4.3 MEANS OF REGISTERING ITEMS

Notable trees and other distinctive vegetation shall be included in the Register by Council Resolution as a result of:

- (a) A request by the owner of the land on which the item is situated.
- (b) A condition of subdivision approval under Section 279 of the Local Government Act 1974.
- (c) A condition of a notified or non-notified planning application consent.
- (d) A decision by the Council that an item should be registered.

4.4 REGISTERED ITEMS NOT TO BE DESTROYED ETC.

Notwithstanding that any use, work or subdivision may be permitted as of right or by application, by other provisions of this Scheme, no person shall wilfully destroy, remove, ringbark, pollard, damage or otherwise adversely affect any trees or other distinctive vegetation while such items are included in the Heritage Protection Register.

Should any registered item be accidentally removed the Council shall require the owner to replant with a similar specimen in accordance with the replanting requirements of Ordinance 4.6 below.

4.5 CONSENT REQUIRED FOR MAJOR TREE SURGERY ETC.

Any person or body wishing to carry out any major tree surgery, pruning or excavation of ground works within the crown periphery (drip line) of a tree listed in the Heritage Protection Register shall prior to commencing any such work on or in the vicinity of the tree apply to the Council for its consent.

The Council shall not withhold its consent unless it is not satisfied that the proposed work is justified in the circumstances. Should the work result in the tree no longer warranting inclusion in the Register, Ordinance 4.6 below shall apply.

The trimming and maintenance of trees listed in the Register shall be carried out in accordance with good arboricultural practice and in this respect the Council shall be notified, and the advice of its technical staff sought prior to the commencement of any work.

4.6 PROCEDURE FOR REMOVING ITEMS FROM THE REGISTER

The Council shall by resolution consent to an application to delete notable trees or other distinctive vegetation from the Heritage Protection Register where one or more of the following conditions are established to its satisfaction.

- (a) The trees are dead, dying, diseased, or have lost the essential qualities for which they were originally protected.
- (b) The tree or trees have become a danger to the public.

- (c) The tree or trees interfere with essential public utilities or important public construction work and no alternative route or location for these is practicable.
- (d) The tree or trees are required to be removed from drainage systems, watercourse, streams or rivers under the Christchurch Drainage District Act 1951.
- (e) The tree or trees are subject to a Court order for removal or modification in terms of the Property Law Act 1952 (S.129(c)(5)(a)), or other legislation.
- (f) The tree or trees are causing serious damage to buildings or property, public or privately owned.
- (g) The tree or trees would seriously restrict redevelopment of the site and no alternative route or location for these is practicable.

In considering such applications the Council may request the comments of any person or body whose interests might in the Council's opinion be prejudicially affected or who were consulted or otherwise involved at the time the item was registered.

Where trees are removed the Council shall require suitable replacement planting to be carried out by the applicant. The replacement planting shall be the largest well shaped healthy specimens of their type currently available from normal commercial outlets specialising in semi mature stock. Planting shall be carried out within one month of tree loss if container grown stock is available or the next planting season (June to August) if open ground stock is to be used.

4.7 PLANTING, CONSERVATION AND MANAGEMENT OF TREES ON PUBLIC LAND

4.7.1 Trees on Council Streets:

It is the Council's intention to continue to plant street trees in appropriate locations and it will maintain and conserve existing street trees except where one or more of the conditions set out in Ordinance 4.6 above have occurred. Where existing trees are not considered suitable for retention because they are inappropriate for the locality or because of excessively high maintenance costs, replacement planting may be undertaken.

4.7.2 Trees on Council Reserves:

The Council will not remove any substantial trees from a reserve under its jurisdiction (other than nursery trees or trees forming part of a commercial plantation) except where one or more of the conditions set out in Ordinance 4.6 above have occurred.

The Council recognises the contribution that street trees make to the character and amenity of the District. For the more intensively developed suburbs where small sites often preclude the planting of trees on site, the streets provide the only suitable place for tree planting of sufficient size to form a strong sense of character or identity within the suburban framework. Accordingly the Council will continue with its policy of planting trees in the streets and will maintain and conserve existing street trees where possible, except where the continuing costs of maintenance preclude this. In such instances, replacement by trees requiring lesser maintenance will be undertaken as and when funds are available.

The beauty and identity of Council reserves are often due in large measure to the trees and other distinctive vegetation found within their boundaries and as in the case of street trees, such vegetation may be particularly significant to the local neighbourhood if not the wider district. While it is not considered necessary to include Council owned trees in the heritage protection register, this Scheme sets out the Council's policy of only removing substantial trees under the same conditions that it sets out for the deletion of trees and other distinctive vegetation included in the register. As a guide "substantial" tree is generally considered to be one of not less than 6 metres in height or 0.6 metres in girth.

PART TWO LANDSCAPE TREATMENT

1. INTRODUCTION

Requirements for landscape treatment are set out in the various zone ordinances. This part of the Scheme explains the principles of landscape treatment and describes landscape design components as well as the Council's requirements for landscape plans.

The Second Schedule to the Act includes "the preservation or conservation of trees, bush, plants or landscape of scientific, wildlife or historic interest or of visual appeal" and "the design and arrangement of land uses and buildings, including... the excavation and contouring of the ground, the provision of landscaping, fences, walls, or barriers" as matters to be dealt with in District Schemes. In this Scheme the term "landscape treatment", is generally used in preference to "landscaping" because "landscape treatment" more clearly indicates the broad meaning that the Council ascribes to this subject.

The previous District Scheme, as approved in 1974, placed little emphasis on the landscape treatment of sites or areas under development nor did it give consideration to the effects of development on the natural or man modified landscape. A number of subsequent scheme changes gave greater attention to these matters, but not on the comprehensive basis now proposed for this Scheme.

2. LANDSCAPE TREATMENT OBJECTIVES

- (a) To promote a greater awareness of the local landscape pattern and encourage development to be in harmony with that pattern.
- (b) To create and enhance a pleasing living, working and recreational environment.
- (c) To encourage sensitive design and development in accord with landscape design principles.

To give effect to these objectives the Council has included landscape treatment requirements for various uses throughout the zoning ordinances, rural landscape guidelines in SCHEDULE C to SECTION FOUR - RURAL, and in this section sets out general landscape principles and design components for the guidance of those contemplating development.

3. MEANING OF LANDSCAPE TREATMENT

- 3.1 The terms "landscape treatment" and "permanent planting" are used throughout the Scheme and are defined as follows:

"Landscape Treatment" includes the comprehensive design and development of a site so as to relate and co-ordinate the built and unbuilt portions of the site generally in accordance with the landscape principles expressed in this Scheme. Permanent planting is one component of landscape treatment. "Landscaping" and "landscaped" shall have a corresponding meaning.

"Permanent planting" in relation to a landscape requirement means the planting of trees and shrubs. Ground cover used in conjunction with earth shaping to perform a screening function also constitutes permanent planting for the purposes of this Scheme. Ground cover includes plant material which does not exceed 200 mm in height under normal horticultural management.

4. LANDSCAPE PRINCIPLES

4.1 Landscape treatment should be based upon the basic design principles of UNITY, HARMONY, DOMINANCE/SUBORDINANCE and SCALE. An illustrated explanation of these principles follows.

4.2 UNITY

Means to attain order through repetition of the same design elements. This means that discrete structures or elements can form a composite which appears as a whole rather than a series of unrelated parts. An example is to use the same colour scheme on the walls of different buildings, or to reinforce the local landscape pattern by using the same plant material as exists in the locality in any new development.



Strong relationship between Buildings through unified rooflines and materials.



Weak relationship between buildings from varied rooflines and materials.

4.3 HARMONY

Means to attain order through the repetition of related design elements. This means that discrete structures can form a strong relationship with each other by using similar elements. An example is to use a similar colour scheme on walls of different buildings, or perhaps using trees of a similar shape but different species to those found in the immediate locality.



Buildings clustered, with similar materials and roofline providing a harmonious design linking the structures.



Buildings as discrete units of different materials, with no relationship between them.

4.4 DOMINANCE/SUBORDINANCE

To dominate is to become the focal point, which may not be a necessary feature of a development. To be subordinate is to allow other features to be the focal point.

This means that structures in the landscape need not focus attention on themselves to be functional or effective. By becoming part of the local landscape character, rather than imposing upon it, development can succeed both visually and functionally. For example, it is preferable to site a new dwelling in the rural landscape some distance from the main road so that it appears to belong to the land. By fitting the dwelling into the landscape pattern in this way, its impact on the character of the rural landscape is minimised and it remains subordinate to the rural landscape. A dwelling close to the road does not fit easily into the surrounding rural landscape because it is dominant and results in an altered, more urban character over its surroundings.



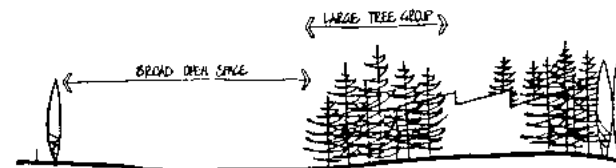
Large building conspicuously sited, intruding on the surrounding natural features, appearing dominant and altering the rural character.



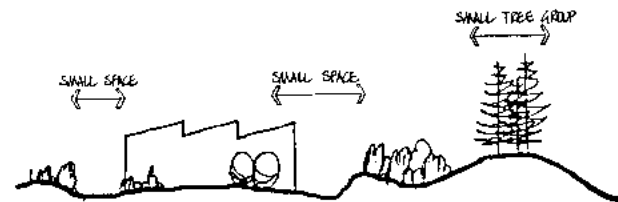
Large building subordinate to the surrounding natural features, allowing the rural character to remain.

4.5 SCALE

Scale is the relationship between various elements which make up the visual landscape. A "good" scale relationship is one where the parts have some balance between them. A "poor" scale relationship is one where the parts are out of balance, and an inappropriate element assumes a dominant role. For example, a large warehouse type structure erected on a small neighbourhood reserve would obviously be too large for its setting; it would be out of scale.



Broad open spaces and large groups of significant trees form a large scale landscape which can successfully absorb large buildings.



Small spaces, scattered vegetation and varied landform are unable to absorb a large building which will appear out of place.

5. APPLICATION OF DESIGN PRINCIPLES

5.1 In the consideration of any new site development, or redevelopment of an existing site, the following factors should be considered at an early stage of the design process:

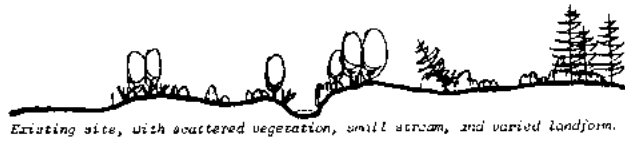
(a) Existing Site Features

Topographical changes or significant vegetation should be retained where at all possible. Landform variety is especially important in the relatively flat Canterbury landscape, and sensitive siting of buildings or other elements can frequently fit in with minor changes in level to produce a more interesting site development. Large existing trees, uncommon species or groups and clumps of

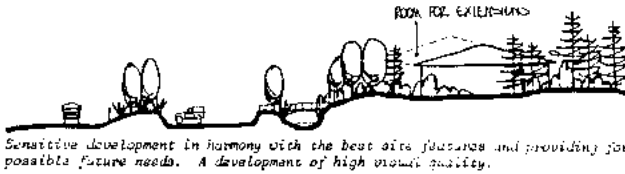
smaller vegetation will normally be worthy of preservation. Sufficient space for further natural growth should be permitted, as well as taking care to limit any ground disturbance within the vegetation dripline. Any vegetation to be preserved should also be carefully protected during site works or construction periods.

(b) Siting

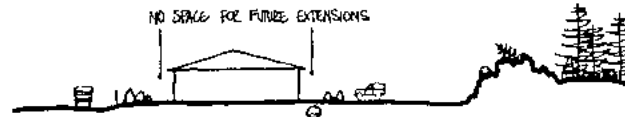
Buildings in particular should be placed with regard to existing site features, and developments or other land uses in the immediate vicinity. Adequate thought should be given to sun/shade aspects, predominant wind and shelter, and any further development envisaged even if this is many years away. Visual or functional effects (e.g. shading or wind funnelling) on neighbouring land uses should also be considered.



Existing site, with scattered vegetation, small stream, and varied landform.

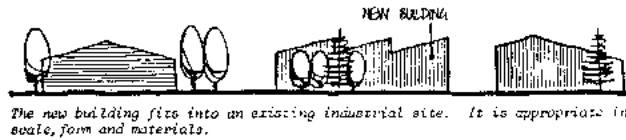


Sensitive development in harmony with the best site features and providing for possible future needs. A development of high visual quality.

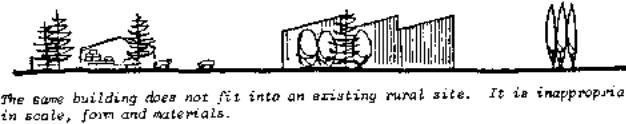


Insensitive development ignoring existing features with insensitive thought given to possible future needs. Low resulting visual quality.

- (c) **Design**
 Careful attention should be paid to the design of any structures in the landscape. In particular appropriate form, colour and materials should be major considerations. The appropriate form for an industrial site will be different from that for a rural site for example, and similarly materials and colour appropriate in an industrial area will be less likely to be appropriate in a rural setting.



The new building fits into an existing industrial site. It is appropriate in scale, form and materials.



The same building does not fit into an existing rural site. It is inappropriate in scale, form and materials.



This building of similar floor area, fits into its rural setting and is more appropriate than the industrial type building.

- (d) **Circulation patterns**
 Pedestrian and vehicle circulation patterns should be carefully considered with building siting and especially with a view to any future changes. Separation of vehicles and people is desirable for safety reasons, where pedestrian movement warrants it, by physical barriers, or choice of surfacing material if space is restricted.



Separation of on-site vehicles and pedestrian movement is desirable for safety and amenity.

- (e) **Earth shaping**
 Any proposed changes in level must be carefully planned with regard to the surrounding landscape. Frequently, small humps in a predominantly flat landscape will appear inappropriate and out of place. Landform changes should be consistent with the function desired, whether this is for visual screening, sound proofing, or general amenity reasons. Sudden changes in angle or direction are seldom visually successful and a major aim of earth shaping is to achieve gradual and subtle changes over as much of the site as possible.



Gradual changes in a predominantly flat landscape are generally visually more successful than sudden changes.



A sudden "hump" frequently looks incongruous and inappropriate.



EXISTING, OPEN VIEW



REDUCED SCREENING

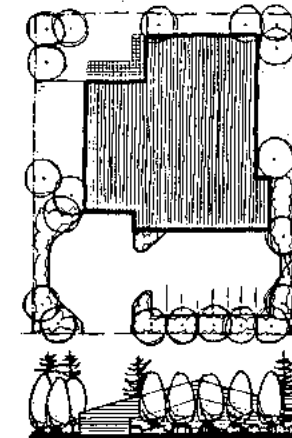


ADD SCREENING, BETTER WITH PLANTING

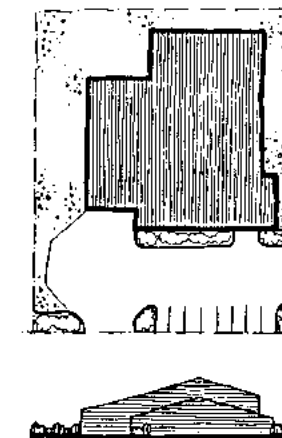


PEAK RELATIONSHIP TO EXISTING CONTOUR

- (f) **Planting**
 This is one of the most successful ways to integrate a new development with its surroundings. Vegetation should perform a scale or a screening function and be suited to its purpose, i.e. larger industrial-type buildings will require groups or clumps of substantial trees to be effective, whereas an additional car parking area may only require shrub screening to public areas. Nearly all development will benefit from larger tree planting however, and allowance should be made for future tree growth or on-site development.



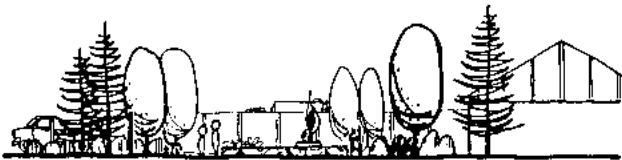
Planting which defines and encloses the site, is in scale with the building, screens parking areas, and generally helps the building to fit into the local landscape pattern.



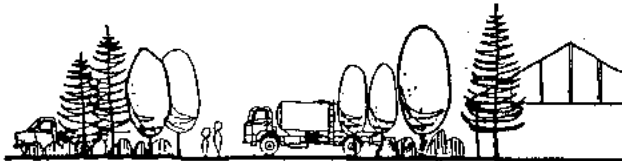
Planting which does not provide scale or screening to the site and does not help the building fit into the local landscape pattern.

(g) Other elements

Paths, walls or fences, water and other site furniture (e.g. seats, litter bins, sculpture) are part of any site development. In the case of any proposed fences, consideration should be given to materials and colour, as well as to siting. A strong relationship with the materials and colour of the main building will help in integrating these elements. Consideration of wind and shelter, sunshine and shade, access, noise and safety should all be given to any areas proposed for pedestrian usage.



The addition of a fence, seating, water and sculptural elements enriches a space for people to use, provides human scale elements, and creates privacy and an intimate atmosphere.



A less private space, with limited scope for people to use.

6. LANDSCAPE PLANS

6.1 Whenever a landscape plan is required under an ordinance of this Scheme, any or all of the following information as may be considered by the District Engineer to be appropriate shall form part of that plan, together with scale, north point, date and author.

- (a) Existing site features
Spot heights or contours and location, species, height and spread of vegetation.
- (b) Siting
Location of all buildings, work and storage areas.
- (c) Design
Building elevations, walls and fences, with information on materials, sizes and colours proposed.
- (d) Circulation patterns
Location of pedestrian paths, and vehicle entrances, access, parking and turning areas, and any separation devices (if proposed).
- (e) Earth shaping
Existing and proposed levels as spot heights or preferably contours.
- (f) Services
Location of all underground and overhead services.

(g) Planting

Information on positions, numbers and species of trees, shrubs and ground cover to be planted. Flat grassed areas will not normally be considered to be part of any requirement for a minimum area of permanent planting, but may be appropriate as extra "soft" surface areas. Grass and other ground covers used in conjunction with earth shaping to perform a screening function would, however, be acceptable.

At the time of planting trees shall have a minimum height of 1.5 metres or be at least 3 years of age. Species which do not transplant easily at the standard may be supplied at a lesser standard. Shrubs shall be supplied at PB8 grade.

(h) Other elements

Location, sizes, materials and colours of other landscape elements such as seats, tables, litter bins and lighting.

7. FURTHER DEVELOPMENT ON EXISTING DEVELOPED SITES

- 7.1 In any case where further development is proposed on an already partially developed site, no such further development shall diminish any area of permanent planting to less than the minimum area specified in the relevant zoning ordinance of this Scheme.
- 7.2 In any case where further development is proposed on a site which does not meet the current landscape requirement of this Scheme, permanent planting shall be provided as required by the Scheme but based on the area of further development only.

8. LANDSCAPE BOND

- 8.1 Under certain circumstances, a landscape bond will be required to ensure that the proposed landscape treatment is carried out and maintained. The amount of the bond is calculated according to the estimated value of completing the works necessary to meet the landscape requirements.
- 8.2 Should the agreement not be honoured, the bond gives the Council authority to carry out approved landscape works and recover the appropriate costs. The bond will usually require the necessary planting to be carried out within 12 months and maintained for a further 24 months.

9. MAINTENANCE OF LANDSCAPE TREATMENT

- 9.1 The maintenance of the landscape works means that not only should the planting be kept in a healthy state but also the ultimate purpose of the landscape treatment is achieved. All landscape treatment shall be maintained to the satisfaction of the District Engineer at all times.

Refer to definitions of SIGN, HOARDING, SITE - SECTION THREE - DEFINITIONS.

The zoning ordinances contain details of size and location of signs permitted for each use. This part of the Scheme sets out the Council's policies in relation to signs, its requirements for sign applications, provisions for temporary signs and design guidelines for signs and advertising.

PART THREE: SIGNS AND ADVERTISING

1. INTRODUCTION

1.1 Signs are an important visual element in most environments. Their function is to transmit information. Signs can generally be classified into two types, namely those advertising a service, product or object and those displaying directions. The provisions of the District Scheme relate to the control of advertising and other signs with respect to appearance, amenity and traffic safety.

2. OBJECTIVES

2.1 To impose controls on advertising and signs to ensure that such activities are not visually obtrusive, environmentally unacceptable or in conflict with traffic safety standards.

3. GENERAL

3.1 Signs shall be limited to those displayed in connection with any permitted building or use in any zone, and shall, unless consent is granted to a non notified application, be located on the site to which they relate.

3.2 Without in any way limiting the generality of application of any bylaw of the Council, it is expressly declared that this part of the Code of Ordinances is complementary to and not in substitution for the bylaws of the Council relating to the control and licensing of signs and advertising. Where there is a conflict between the two however, the provisions of the Scheme shall prevail.

4. TEMPORARY SIGNS

4.1 In addition to the signs permitted by the zoning ordinances, temporary signs shall be permitted as follows:

(a) Any one sign advertising the disposal of land or premises on which it is situated. Such a sign shall not exceed 1 m² in area. Except that in the case of corner sites, two signs may be erected, one to be displayed on each road frontage and each sign not exceeding 1 m² in area.

(b) Council may approve the erection of an additional sign advertising the disposal of land where application is made by another real estate agency or auctioneer.

- Each additional sign shall be no more than 0.57 m² in area.
- Each additional sign, in combination with existing sign(s) on the property shall present a neat and uncluttered appearance; or

(c) A sign advertising an auction sale to be held on the premises on which the sign is erected. Such a sign shall not be erected or displayed for more than 28 days before and 3 days after the auction; or

- (d) Any sign advertising forthcoming cultural, religious or sporting events or for similar purposes approved by the Council, provided that the sign shall be displayed for not more than 28 days before and shall be removed within 3 days after the event; or
- (e) Any sign not exceeding 3 m² in area for general or local body elections approved by the Council provided that the sign shall be displayed for not more than 3 months and shall be removed before the date of the election; or
- (f) Any sign erected on a construction site for the duration of the construction period. Such a sign shall indicate the name of the contractor responsible for the project.
- (g) Any temporary sign for any other purpose, subject to the approval of the Council in respect of size, siting and length of time the sign is to be displayed.

All such signs may be illuminated but shall be non-flashing, shall have neat and uncluttered lettering, and shall be painted in non-fluorescent colours.

5. APPLICATION FOR A SIGN

Application must be made to the Council to erect any sign, except in the case of those temporary signs as provided for under Ordinance 4 above where no Council approval has been specified and provided that any such temporary sign does not exceed 2 m² in area and, if free standing, will be no higher than 2.5 m from the ground at its highest point.

All applications for consent to erect and/or display a sign shall be made through the Council's General Inspector and shall be accompanied by such plans and information as the District Engineer considers to be necessary. Such information shall include:

- (a) An elevation (accurately drawn to scale) of the proposed sign, indicating all materials and colours forming an integral part of the display; and
- (b) A site plan of the property showing the location of the proposed sign.
- (c) The limitations and controls on signs are set out in the zone ordinances. Where a proposal does not comply with the requirements of the scheme, a dispensation or waiver under SECTION 14 may be applied for.
- (d) The Council, at its discretion, may prohibit a sign which in its opinion is, because of its location, design or colour, likely to create a situation hazardous to the safe movement or direction of traffic.

6. DESIGN GUIDELINES FOR SIGNS & ADVERTISING

6.1 Matters which should be considered in design and location of signs include the following:

- (a) The structure of the sign; the method of support and fixing in general should either be obscured by or incorporated within the main body of the sign.

- (b) The relationship with other signs and elements, the proposed sign should not contribute to a collective effect of clutter in the vicinity. In areas where there is either an overall absence of signs or a common design or theme, any new sign should not detract from the existing character.
- (c) The effect on residential, rural or recreational land; signs should not be obtrusively visible from these areas.
- (d) The scale, form or harmony of signs in relation to the building or place where the sign is to be erected and the immediate area, and the wider area within the influence of the sign.
- (e) The use of spot or floodlighting in relation to the objectionable spill of light.
- (f) The size of the sign in relation to the size of the building(s) or site(s) that the sign relates to.
- (g) The necessity for the sign to provide information for the general public.

Section 36 of the Act gives the Council powers of dispensation and discretion concerning the design and appearance of buildings. The extent to which the Council will exercise these powers is set out in PARTS ONE AND TWO of SECTION FOURTEEN - GENERAL ORDINANCES.

This part of the Scheme briefly describes design and appearance principles and sets out general requirements relating to appearance of buildings and outdoor sculpture.

PART FOUR : DESIGN AND APPEARANCE OF BUILDINGS

1. INTRODUCTION

- 1.1 Individual buildings and groups of buildings make an important contribution to the appearance of the District. For this reason, alterations and additions to existing buildings should have regard to the general design and materials of the original. Similarly, the character and layout of existing buildings should be a consideration upon building replacement.
- 1.2 Irrespective of an individual's concept of what is "good" or "bad" design, certain factors can be identified as relevant in achieving design and appearance compatibility. Such factors include:
- (a) The arrangement and form of building components.
 - (b) The texture, shape and colour of materials used.
 - (c) The layout of the building on the site.
 - (d) The visual character of the area.
 - (e) Existing and proposed landscape treatment.
 - (f) The view of the building from neighbouring properties and the street.
- 1.3 Ideally, the designer or applicant will take into account these factors. Regardless of the need for planning permission, the problems of visual appearance are unlikely to be solved by restrictions. Guidance is a more appropriate way of assisting improved design. The Council intends to produce illustrated, non mandatory design guides which will assist applicants with extensions, renovations and new buildings, both in function and appearance.
- 1.4 With respect to appearance issues, no building shall be finished or left unfinished so that its external appearance would detract from the amenities of the neighbourhood or tend to depreciate the value of adjoining properties.
- 1.5 All buildings shall be maintained so as to preserve the amenities of the neighbourhood in which they are situated.

2. DECORATION OF BUILDINGS, OUTDOOR SCULPTURE

- 2.1 Murals and other art forms can make a positive contribution to improving the appearance of buildings and localities, and provide interest and variety in the environment. The Council will encourage sympathetically executed graphic design on buildings and other structures, and the erection of outdoor sculpture or other items where these enhance the views of from any point, or provide visual or textural contrast.
- 2.2 In the achievement of this, the following broad controls shall apply:
- (a) No painting, decoration, or feature erected or installed other than within a building, (and not a sign for the purposes of this scheme or the Council bylaws), shall;
 - (i) contain any advertising material
 - (ii) cause any conflict with traffic safety standards
 - (iii) be in conflict with the provisions of any reserve management plan, the policies related to any open space provision, or the amenity standards intended to be achieved in the scheme.

This schedule was devised based on the criteria set out in PART ONE of this SECTION - HERITAGE PROTECTION.

As far as protected trees and other significant vegetation are concerned these are listed in a separate register, not part of this scheme, with the exception of a limited number of trees of historic value.

**HISTORIC PLACES SCHEDULE
BUILDINGS, PLACES AND OBJECTS OF SPECIAL INTEREST
SUBJECT TO HERITAGE PROTECTION CONTROLS**

NB:

(i) **Reasons for Selection** - area as set out in Heritage Protection Ordinance 3.3, ie:

- a = Historical Significance
- b = Architectural Significance
- c = Community Significance
- d = Group Significance
- e = Scientific Interest and Archaeological Significance
- f = Thread of Demolition

(ii) **Features Protected** are only indicated when features other than buildings exteriors are protected. Unless otherwise stated the exterior of each listed item is protected by this Scheme.

I BUILDINGS

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
50 Acacia Avenue Middleton Grange School	Pt L1 DP 21557 252	NZHPT 'C' Built 1855		a,b,c
8 Blakes Road "Spring Grove" Dwelling	Lot 1 DP 9006 Pt Lot 1 DP 593	Built 1896 NZHPT 'C'		b
Chaney's Corner NZ Railways Goods Shed	Pt RS 1765 4 c/s 741			a
83 Clyde Road House	Lot 5 Pt Lot 4 DP 12421		Whole building	a,b
88A Clyde Road	Lot 4 DP 28058	Built 1898		b
109 Clyde Road Medbury School	RS 12 Ct 227/46	Built 1900		a
168 Clyde Road Fendalton School	Pt 1,2 DP 4775	Built 1920's	Original open air classrooms	a,b,e,f
7 Daresbury Lane House	Lot 18 DP 17795	NZHPT 'C' "Daresbury Stables" Built 1902	Grounds incl	b
9 Daresbury Lane (67 Fendalton Road) "Daresbury" Dwelling	Lot 2 DP 19964 Lots 2-3 DP 49363	NZHPT 'A' Built 1901	Grounds incl	b

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
10 Desmond Street "Danmark" Dwelling	Lot 28 DP 6068	Built 1927		b,c
48A Fendalton Road "Lismore Lodge" Dwelling	Pt Lot 1 DP 18513	Built 1880's		a
51 Fendalton Road House	Lot 2 DP 1593	Built 1901		a
53 Fendalton Road "Tirawai" Dwelling	Lot 6 DP 1593	Built 1900's		b
65 Fendalton Road Mona Vale Gatehouse	Lot 6 DP 10765 Pt Lots 1-5 Lots 6-8 DP 7787 Pt Lot 1 DP 7156	NZHPT 'C' Built 1905		a,b,c
96 Fendalton Road "Kelstone" Dwelling	Lot 1 DP 50490	Built 1880's		a,b
110 Fendalton Road "Los Angeles" Dwelling	Pt Lot 5 DP 2120	NZHPT 'B' Built 1909		b,c
142 Fendalton Road "Garthmore" Dwelling	Lot 7 DP 1921 Lot 2 DP 47234			b
145 Fendalton Road (8 Tui Street) St Barnabas Church Sunday School & Parish Hall	Lots 4-6 DP 2528 Pt RS 18	NZHPT 'B' Built 1926	Exteriors plus Church Interior and Grounds (except where required for road widening	b,c,e
150 Fendalton Road "Chilcolm" Dwelling	Pt Lot 1 DP 7872			b
4 Fovant Street House	Lot 1 DP 47617	Built 1860's		a,b
14 Garden Road House	Lot 2 DP 3085			b
21 Garden Road House	Lot 1 DP 50719	Built 1895		b

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
65 Garden Road House	Pt 46 DP 2238	Built 1900		b
65 Gardiners Road House	Flat DP 54245 over Lot 2 DP 51021			a
12 Glandovey Road House and Fence	Lot 8 DP 9102	NZHPT 'C'	Whole building and Fence	b
22 Glandovey Road House	Lot 1 DP 23471	Built 1905		b
27 Glandovey Road House	Lots 1,2 DP 10382 Lot 1 DP 49867 Lot 2 DP 29086	NZHPT 'C' Built 1933		b
29 Glandovey Road House	Lot 2 DP 49867	Built 1903		a,b
32B Glandovey Road Bryndwr Homestead	Lot 2 DP 45548	Built 1870's		a
60 Glandovey Road House	Lots 1,2 DP 7754	NZHPT 'C' Built 1932		b
70 Glandovey Road House	Lots 3,4 DP 9577	NZHPT 'C' Built 1931		b
140 Glandovey Road "Lintrathen" Dwelling	Lots 1-6 DP 50947	NZHPT 'D' Built 1926		b
19 Gleneagles Terrace House	Pt 2 DP 38195	Built 1910		a,b
59 Hansons Lane "Rannerdale House"	Lot 1 DP 50929	War Veterans Home		a
75 Hansons Lane House	Lot 1 DP 38274	Built 1879		b
75 Harakeke Street "Everswood" Dwelling	Lot 1 DP 28892			a,b
516 Harewood Road House	RS 357 Ct 109/34			b
2 Hawthornden Road "Hawthornden" Dwelling	Pt RS 1236 Ct 503/89			b

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
3 Heathfield Avenue House	Lts 15, 16, 17 DP 3864	Built 1907		b
Helmores Lane Wooden Bridge		NZHPT 'C'	Whole structure	a
2 Helmores Lane House	Lot 1 DP 23492	Built 1945		b
16 Helmores Lane House	Lot 2 DP 12605			a,b
19 Helmores Lane House	Lot 22 DP 6068	Built 1922		b
24 Helmores Lane House	Lot 1 DP 42894			b
25 Helmores Lane "Ashbrook" Dwelling	Lot 6 DP 21734	Built 1916		b
284 Highsted Road House	RS 1600 Ct 392/96	Built 1880's		b
18B Holmwood Road House	Lot 3 DP 23214			b
30 Holmwood Road House	Lot 1 DP 6454			b
37A Holmwood Road Stone Bridge		Built 1878	Whole structure	a
43 Holmwood Road House	Lot 1 DP 47385	NZHPT 'C' Built 1920		b
49 Idris Road "Greystones" Dwelling	Lot 1 DP 7737	NZHPT 'C' Built 1926		b
Ilam Road Staff club	RS 12 Ct 242/42	Built 1910		a,c
Ilam Road Extension Studies	RS 12 Ct 223/28	"Okeover" Built 1860's		a,c
129 Ilam Road House and Barn	Lot 2 DP 30709	Built 1900		a
5 Jacksons Road House	Lot 2 DP 6168	Built 1881		b
20 Jacksons Road House	Lot 1 DP 20372	Built 1910		b

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
Jeffreys Road St Johns Church	Lot 2 DP 25855	Built 1927		b,c
46 Jeffreys Road House	Lot 1 DP 29615	Built 1895		b
Johns Road Devonvale Dairy	RS 575 Ct 10B/1228	Demolished		a
831 Johns Road St James Church	Lot 1 DP 27571	Built 1935	Church building Lych gate & Church yard	b,c
12 Kahu Road Deans Cottage	Lot 1 DP 14082 Lot 1 DP 44967	NZHPT 'B' Built 1843	Whole building	a,b,c
12 Kahu Road Riccarton House	Lot 1 DP 14082 Lot 1 DP 44967	NZHPT 'B' Built 1855	Whole building	a,b,c,e
14 Kirkwood Avenue "Kirkwood" Dwelling	Lot 6 DP 11390			b
19 Kotare Street House	Lot 432 DP 8348			b
46 Lower Styx Road House	Lot 1 DP 6532	Built 1870's		a,b
Main North Road Scanes Store	Lot 1 DP 50732			a
493 Main North Road House	Lot 1 DP 55640	Relocated from 38 Park Terrace NZHPT 'D'		a,b
665 Main North Road	RS 41299	Built 1878 - Schoolhouse NZHPT 'C' Built 1870 - Cottage	Grounds incl Grounds incl	a a
831 Main North Road St Davids Church	Lot 1 DP 45052	Built 1903 NZHPT 'C'		a,b
768 Marshland Road Pataka Fruit Storage Shed	Lot 6 DP 2836	Built 1880		a
46 Memorial Avenue House	Lot 2 DP 25971	Built 1898		b
171 Memorial Avenue House	Lot 2 DP 21737			b

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
4 Middleton Road "Midway" Dwelling	Lot 2 DP 33773			b
27 Montana Avenue House	Lot 2 DP 15987	Built 1910		b
11 Pentlow Place House	Lot 8 DP 20797	Built 1924		b
Prestons Road St Marks Church	Pt Lt 50 DP 875	Built 1926		b
266 Prestons Road House	Lot 1 DP 39573			b
465 Prestons Road House	RS 1856 CT 6D/157			b
39 Poynder Avenue House	Lot 1 DP 26792			b
265 Riccarton Road Kincaid Homestead, Coachouse & Seminary Chapel	Lot 1 DP 42952	Built 1909		b
340 Riccarton Road Bush Inn Hotel	Lot 1 DP 51703	Built 1865		a,b,c
216 Russley Road	Lot 1 DP 5788	Built 1912		a,b
15 Snowdon Road House	Lot 10 DP 6101	Built 1930		b
27 Spencerville Road Cottage	R 40939			b
30 Spencerville Road "Steads Cottage"	Lot 3 DP 2832	Built 1890's		b
121 Straven Road Cich Boys High School (Main Block) Deans Est farm buildings	Pt Lot 1, Lot 2 DP 9912 Lot 3 DP 12397 Lots 1-4 DP 9461 RS 4255	NZHPT 'B' Built 1926		a,b,c a,c
15 Thornycroft Street House	Lot 1 DP 45281	Relocated from 22 Park Terrace NZHPT 'D'		a,b
24 Turners Road Dalraith Dairy	Lot 2 DP 38791	Built 1923		a

Street Address	Legal Description	Other Information	Features Protected	Reasons for Selection
24 Turners Road House	Lot 2 DP 38791	Built 1930		a
129 Walmairi Road Teachers College Ex Fendalton Open Air Classroom	Lot 2 DP 30223	Built 1920's		a,b
30 Wairarapa Terrace House	Lot 49 DP 493	Built 1880's		b
83 Walters Road House	Pt 45 DP 875			b
142 Winters Road House	Lot 1 DP 50828			a,b
1 Wood Lane House	Lot 2 DP 21062	Built 1907		b
6 Wood Lane House	Lot 106 DP 8633 Pt Lots 3,4 DP 20095	NZHPT 'C' Built 1860's		a,b
52 Wroxton Terrace House	Lts 13, 14 DP 3123	NZHPT 'C' Built 1929		b

II HISTORIC TREES

Lt 1	Native vegetation (various)
DP 3884	Deans Bush
Pt R 4683	Cabbage Trees (Cordylone)
SO 9736	Burnside High School
Pt Lot 1	Cabbage Trees (Cordylone)
DP 13089	Stanleys Road

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SPECIAL PROVISIONS

PART ONE: CHRISTCHURCH INTERNATIONAL AIRPORT NOISE EXPOSURE LINE

INTRODUCTION

The Christchurch International Airport, although in Papanui County is located close to the Waimairi boundary. The airport, as well as being a considerable traffic generator and a local employment source, places restraints on activities in the District because of height and safety requirements and the noise associated with aircraft operations. The height and safety requirements are catered for in the Scheme by designation.

In 1975 the Council introduced Change No. 10 to the previous Scheme. That Change rezoned to Rural A, land within a calculated noise control line, and endeavoured to control possible conflict between Airport related activities and residents in the vicinity by making dwelling-houses including the rebuilding of existing dwellinghouses, a conditional use with requirements for noise insulation. Following a reappraisal of the controls proposed by Change No. 10 in 1980, revised provisions were introduced as part of a major review of rural zoning. (Change No.27)

The noise exposure line provisions in this Scheme are similar to those included in Change No. 27 except that the line has been adjusted in some places and also now includes some properties within the urban area previously excluded (Change No. 27 dealt only with the Rural area.) It is also noted that with extensions being carried out to the main runway there may be changes in aircraft noise patterns. Any necessary further revision of the noise exposure line will be introduced by variation or change to the scheme.

The controls associated with the noise exposure line are provided both to protect residents living in the vicinity of the airport from airport related noise and also to protect the airport from complaints about noise from residents which if sustained could lead to constraints upon airport operations (eg. night time curfews). The importance and economic benefit of Christchurch International Airport, not only to Waimairi District but to the Canterbury Region and beyond, is recognised by the Scheme.

Refer to definitions of RESIDENTIAL BUILDING, HABITABLE ROOM - SECTION THREE - DEFINITIONS.

The Airport noise exposure requirements of this Scheme are based on revised noise control lines which relate to actual flight paths and a larger number of recorded noise levels rather than the largely theoretical model on which the previous Rural A boundary had been based. The basic measure now used is the Day-Night Level (LDN). The contour line at which it is considered sound attenuation requirements should be imposed for residential buildings is the 50 LDN line, the location of which was determined by the Department of Scientific and Industrial Research and reported to the Christchurch Airport Authority in "Christchurch International Airport Noise" - July 10, 1978. The "The Christchurch International Airport Noise Exposure Line" is shown on the planning maps and generally follows the D.S.I.R. line with some adjustment for property boundaries and also takes into account the north west (29 - 11) runway, which was not subject to D.S.I.R. measurement. Although this runway is used less frequently than the main runway (20 - 02) (i.e. 5 - 8% of occasions per year) there is nevertheless a significant noise problem of ground testing of engines. This suggests the need for insulation of residential buildings in the vicinity.

It is not intended that the controls within the noise exposure line should be applied in an arbitrary manner. There will be circumstances varying for each site which will greatly affect the extent of external noise levels due to such things as local characteristics, angle of incidence of aircraft and tree planting. The noise exposure line will therefore be used as a basis for determining those sites in the District where it is expected that noise insulation will be required. By taking noise level readings at each proposed site, their amount of attenuation required can be determined and techniques for achieving it (eg. orientation of the building, internal layout, materials to be used, form and standard of construction), recommended. It is intended through these means that the indoor design sound level (i.e. the maximum noise level from an aircraft flyover, heard inside the building) should not exceed 55 dBA for habitable rooms other than kitchens and 65 dBA for other rooms in respect of normal aircraft movements to and from the Christchurch Airport. These levels, which are those recommended by the Standards Association of Australia (AS 2021 - 1977) are considered to be the maximum noise levels which will be judged by the average listener as not excessively intrusive or annoying. Because of the variability of the subjective responses to aircraft noise, however, these figures may not provide sufficiently low interior noise levels for occupants who have a particular sensitivity to aircraft noise.

1. SPECIAL PROVISIONS: AIRPORT NOISE EXPOSURE AREA

1.1 PRE-CONDITION

This ordinance shall apply to every site located between the Christchurch International Airport Noise Exposure Line, as notated on the planning map and the boundary of the District with that of the Paparua and Eyre Counties to the west.

1.2 REQUIREMENTS FOR RESIDENTIAL BUILDINGS

1.2.1 In addition to any requirements of the zone in which the site is located, building design, construction and insulation of residential buildings shall be such that the maximum indoor design sound level due to aircraft noise for habitable rooms other than kitchens shall not exceed 55 dBA and for other rooms 65 dBA. The New Zealand Standard N.Z.S.6801:1977 ("Methods of Measuring Noise") and N.Z.S. 6802 ("Assessment of Noise in the Environment") shall be followed in regard to noise measurement, correction, interpretation and assessment.

1.2.2 Prior to any consent being given to erect the residential building, noise level measurements shall be monitored at the site by the Council to determine the attenuation required. The applicant shall submit calculations and design details prepared by a Registered Engineer with expertise in acoustics as to how the required attenuation is to be achieved, including such of the following matters as are considered necessary by the Registered Engineer in the circumstances.

- (a) Orientation of the building.
- (b) Internal room layout of the building and location of windows and external doors.
- (c) Materials to be used in construction, including their acoustic ratings.
- (d) Form of construction.
- (e) Maximum window area to exterior wall area ratios.
- (f) Installation of fixed-closed windows and/or double glazing.

1.2.3 Where the circumstances indicate that close supervision of the erection of the building is required in order to achieve the necessary insulation, a registered Clerk of Works or similar approved person shall supervise the erection and issue of a Certificate of Compliance that the conditions of the Council relating to noise attenuation have been satisfied.

PART TWO: SCHEDULED STREETS: FENDALTON

INTRODUCTION

Parts of the Fendalton area have particular characteristics which the Council considers ought to be retained and enhanced. The manner and type of housing development, together with the presence of significant quantities of larger trees continue to give Fendalton a character seldom found elsewhere in Christchurch. Fendalton contains many fine homes on large sections, some of which have over time been further subdivided and built on. This is a continuing process which cannot in reality be halted. There is a risk however that the character of Fendalton could be seriously affected during the redevelopment process and the Council considers that special controls are appropriate to encourage sympathetic and harmonious development when it occurs. This is achieved both by listing some of Fendalton's finest homes in the Historic Places Schedule (SCHEDULE A - SECTION ELEVEN - AMENITIES), and by including special controls in the Scheme for nominated streets. The Residential G zone ordinances place greater limits on the permitted uses in these streets than elsewhere in the zone. In addition controls set out in this SECTION require design and appearance to be given special consideration and Council approval when development is proposed on a site with frontage to a scheduled street.

One of the scheduled streets, Fendalton Road, is itself subject to major re-development and the Council, in designing and undertaking the widening and re-construction, will take into account the special character of this street (see Explanatory Statement in Section 13, p. 37).

Refer to definitions of DEVELOPMENT, LANDSCAPE TREATMENT, SITE - SECTION THREE - DEFINITIONS.

SCHEDULE A to this section lists a number of streets where the manner and type of housing development together with the presence of larger trees contribute to the appearance of individual streets or the area generally. The Council's policy is that recognition and enhancement of these features is desirable in the public interest. The factors to be taken into account in the ordinance will be used to assess the impact of any proposal on the existing environment. For most practical purposes this will apply only to projects for which a building permit may be issued, or an approval of plans of subdivision, but the policy of Council is that it should remain as an administrable provision over the area included by the Scheduled streets. It therefore has both the purpose of controlling particular developments in a way that is in harmony or pleasant contrast with the best visual features of the particular street, and of maintaining the overall appearance of the area.

Refer to PART TWO - SECTION FOURTEEN - GENERAL ORDINANCES for details of the Council's powers of discretion relating to design and appearance, and procedures available for the review of decisions.

1. SPECIAL PROVISIONS: SCHEDULED STREETS, FENDALTON

- 1.1 Where any development is proposed for any site having frontage to a street listed in SCHEDULE A to this Section, in addition to the provisions applicable in the Residential G zone, design and appearance of buildings, sites and site works shall be subject to the approval of the Council.
- 1.2 In considering any proposal the Council will assess the design and appearance of buildings, sites and site works against the extent to which the proposal reflects the character of the existing street. In this assessment, account shall be taken of:
 - (a) The presence of vegetation particularly larger trees, on both the site and in proximity to it.
 - (b) The type and state of fencing, walls, buildings and other site works in the vicinity.
 - (c) The nature and appearance of the street, taking into account any improvement proposed for any street or open space area.
 - (d) The proximity of any proposal to an item included in Schedule A SECTION ELEVEN - HERITAGE PROTECTION.
- 1.3 A landscape plan in accordance with PART TWO - SECTION ELEVEN - AMENITIES, may be required covering part or all of the site where the Council considers such a plan necessary.
- 1.4 Where any site having frontage to a street listed in SCHEDULE A to this Section is proposed to be subdivided, in addition to the minimum standards set out in the zone ordinances and in SECTION NINE - SUBDIVISION, the Council shall also take into account the matters set out in (a) - (d) of 1.2 above.

SPECIAL PROVISIONS

PART THREE:

PROVISION OF SERVICES - BROOKLANDS AND SPENCERVILLE

INTRODUCTION

While water borne sewage disposal facilities are generally provided throughout the metropolitan area and are administered and maintained by the Christchurch Drainage Board, the residential areas of Brooklands and Spencerville are not serviced at present.

These areas are zoned Residential General in common with the bulk of the District area, and no distinction is made in the ordinances between those areas of the Residential General zone that are provided with a sewage disposal system and those not provided. Brooklands/Spencerville has no connection to, or, at present provision for, a water borne sewage disposal scheme. Provision of such a system is dependent on Drainage Board properties including development proposals associated with other uses in the area (particularly the possibility of the proposed Northern Treatment Station based on providing treatment principally for industrial uses). The locality is a difficult one for the purposes of septic tank disposal systems, and the Council has of necessity withheld building permits because of this. At this stage it is not known when a sewage disposal system will be provided for this area.

1. SPECIAL PROVISIONS: DEVELOPMENT LIMITATIONS SPENCERVILLE AND BROOKLANDS

- 1.1 In respect of any site zoned Residential G and located at Brooklands or Spencerville until a comprehensive sewage disposal system is provided for this area, any use permitted in the Residential G zone shall provide a disposal system to the satisfaction of the Council's Chief Health Inspector.
- 1.2 No building permit shall be issued for any development until the Chief Health Inspector has approved a satisfactory sewage disposal system.

Refer to definitions of DEVELOPMENT, SITE - SECTION THREE - DEFINITIONS.

Because of the lack of a water borne sewage disposal system and the known difficulties of septic tank disposal in this area any person proposing to develop sites for residential uses will be required to demonstrate, prior to the issue of a building permit that sufficient area is available for satisfactory soakage for the disposal of the effluent from septic tanks, or that some other method is to be installed for the treatment and disposal of sewage.

SCHEDULE A

SCHEDULED STREETS: FENDALTON

Waiwetu Street
Glandovey Road
Thornycroft Street
Fendalton Road
Snowdon Road
Idris Road
Bradnor Street
Jacksons Road
Stratford Street
Clifford Avenue
Wroxton Terrace
Poynder Avenue
Garden Road
Wairarapa Terrace
Fulton Avenue
Queens Avenue
Holmwood Road
Helmores Lane
Rhodes Street
Desmond Street
Wood Lane
Straven Road - Rochdale Street to Fendalton Road
Royds Street
Rochdale Street
Daresbury Lane
Heathfield Street

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UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES

PART ONE : UTILITY SERVICES

BACKGROUND

INTRODUCTION

The provision of public utility services such as for electricity, water, sewage disposal and telecommunications is an important factor in the development of land for urban and rural purposes. Public utility services have a direct bearing upon the costs and feasibility of urban growth. Advanced planning both in the allocation of areas for future development and the provision of services adequate for proposed uses, is necessary to ensure reasonable costs of development. Recent policy within the Christchurch region has been to encourage urban development only within areas which are already reticulated or where services may readily be made available.

The inclusion in the previous District Scheme of deferred urban zones was based on these principles but of recent years "Green Belt" policies have been of increased importance in limiting urban and residential development. Particular servicing problems in Stewarts Gully, Kainga and similar areas, highlight difficulties associated with a lack of planning.

The main public utility services and their limiting factors are:

<u>Service</u>	<u>Limiting Factors</u>
Foul Sewer :	Gravity and the capacity of the system and treatment works
Stormwater Disposal :	Gravity and the capacity of the system and outfalls
High Pressure Water :	Pressure and capacity of system
Electric Power :	Distance from source of supply or
Telephone :	booster and size of development to be serviced.
Refuse Disposal :	Areas to be serviced and method of disposal

Comments from the authorities responsible for major utilities have been received and follow below as a general explanation. They are not necessarily the policies of the Council.

SANITARY AND STORMWATER SEWERS

The Christchurch Drainage Board is responsible for the bulk sewerage and stormwater systems within Waimairi. A summary of the Board's comments follows:

"The sewerage system extends to the boundary of the main urban area of the District and undeveloped land within this area can be considered to be serviced as outfalls of a suitable capacity for residential purposes exist at their perimeters. An exception is in the north-east of the

UTILITY SERVICES

urban area; here the North East Sewer Relief Scheme, when completed, will provide increased capacity for the Beach Road, Bower Avenue, Inwoods Road, Burwood Road and Travis Swamp area. No sewerage service is available for the Brooklands/Spencerville area recently incorporated into the Board's district.

The stormwater system covers the Waimairi District to the extent limited by the boundaries of the Board's district. All areas are serviced to a certain degree. When the high rainfall intensities of recent years are taken into consideration, it must be acknowledged that many individual stormwater catchments are not serviced to current design standards. Continuing significant costs are likely to be involved in the improvement of watercourse and pipelines to cope with the existing development to current design standards and provide for new residential development. The Travis Swamp area will require extensive filling and large diameter stormwater pipelines, and development will need to be co-ordinated with the Christchurch City Council's area of the same swamp."

The Styx River catchment is the subject of an investigation by the Christchurch Drainage Board for the formulation of a management policy. In the meantime, strict control of drainage from development is necessary to limit further increases in stormwater flows which would adversely affect lower areas in the catchment which are already subjected to flooding in times of prolonged rainfall.

The construction of wastewater and stormwater pumping stations is necessary to maintain efficient systems for the collection and transfer of sewage, sullage and stormwater from the Christchurch Metropolitan area. These pumping stations can vary considerably in size. They are often the size of a large garage with a height less than 5 m but can be up to a maximum height of 7.5 m with an area of 200 m². For residential areas the Council considers that the larger pumping stations could have a possible impact on adjoining neighbours and for stations with an area in excess of 80 m², a conditional use application will be necessary. Landscape treatment will be required to be provided on-site to ensure that the character of the area is enhanced.

1.3 ELECTRIC POWER

The Municipal Electricity Department of the Christchurch City Council is responsible for the distribution of electricity in most of the District and comments as follows:

"All areas are reticulated for present loads, but the provision of adequate future supply capacity in the north and east parts of the District remains a concern. The Department has requested an additional point of supply from N.Z.E.D. in the Marshland area which would provide a solution. This will, however, necessitate the construction of 220,000 volt transmission lines from Bromley to Marshland and onward to Eyreton, and the proposal for the Bromley-Marshland section is meeting with opposition from Christchurch City residents on its route.

Within established residential areas there has been difficulty in obtaining sites for extra substations needed to provide for increased load. Greater assistance is needed in the acquisition of such sites if the undesirable alternative of platform mounted transformers is to be avoided."

As long as domestic, commercial and industrial electricity consumption continues to increase, it is essential that a continual process of extension to the existing system of reticulation be carried out, so that an optimum level of distribution capacity is maintained without a

UTILITY SERVICES

reduction in reliability of supply. The following buildings are required to carry out this function and must be located where there is an increase in the demand for electricity.

Kiosk Substations, approximately 2 m high and 12 m² in floor area are located in all areas. In residential zones, where possible, they are located in the corner of front sites.

Building Substations are approximately the size of a large garage and are located usually in the corner of a front site with a set back for landscape treatment.

District Substations are similar in size to a dwellinghouse and are usually located on one or two sections with landscape treatment. Where accessory structures, such as coolers, are associated with a district substation, greater yards are required because of the increase in the building bulk created by the size of these structures. Because of possible impact on adjoining neighbours, district substations have been made conditional uses in residential zones. Excluded from the category of "district substations" provided for in the Scheme, however, are those substations containing 66,000 volt or greater, outdoor switchgear, which generally involve a larger area (approximately 400 m²) and a considerable quantity of outdoor apparatus. Should the Department wish to establish substations of this type, designation procedures will be required.

TELECOMMUNICATIONS

"It is Post Office policy to provide telephone services in all areas as demand arises. No developments in the Waimairi District area are expected to cause undue problems in this regard."

As the urban area grows and redevelopment occurs, the demand for telephones and other services such as telex, data circuits and fire alarms increases. This demand can only be met by a continual process of expansion of Post Office facilities and by the extension of existing telephone exchange buildings and the provision of new ones.

Telephone exchanges can vary in size from single storeyed to multi-storeyed buildings; the primary need being for sufficient area to accommodate the equipment. The ordinances are designed to protect the visual character of an area and to ensure telephone exchanges do not unduly shade adjoining residential buildings. Because of possible impact on adjoining neighbours, telephone exchanges have been made conditional uses in residential zones.

WATER SUPPLY

"The Council is the authority responsible for water supply in Waimairi. The water supply has been designed to meet the likely water demand related to the use of all the land within the urban fence, including the appropriate allowance for fire fighting purposes. These requirements relate to the designation of the land at the time it is serviced."

The demand for water in the District will increase as the population grows. To provide for future water needs, it is necessary to construct waterworks pumping and treatment stations, suction tanks and bores. This is to enable not only an adequate and safe supply of water to every site in the District but also to ensure that there is adequate pressure in existing mains for fire fighting purposes. Waterworks pumping and treatment stations can vary in size up to a maximum height of 7.5 m and an area of 150 m². A suction tank, covering an area of

approximately 90 m² may be associated with the waterworks pumping station. For residential areas, the Council considers that the larger pumping and treatment stations could have a possible impact on adjoining neighbours and for stations with an area in excess of 80 m² a conditional use application will be necessary. Where appropriate, landscape treatment will be required to be provided on-site to ensure that the character of an area is not diminished. Should other local authorities wish to establish waterworks pumping stations within the Waimairi area, the ordinance will also permit these, subject to the same conditions as the Council's own pumping stations.

1.6 REFUSE DISPOSAL

"It is the responsibility of all Councils in the Metropolitan area to collect and dispose of household and some commercial refuse.

The Christchurch Metropolitan Refuse Disposal Committee comprising the Riccarton Borough, the Heathcote and Paparua Counties, and the Waimairi District was constituted by agreement in 1978 under the provisions of Section 105 of the Local Government Act 1974.

The Committee on behalf of the constituent Councils may exercise all or any of the powers which the Councils have for the dumping or disposal or other processing of rubbish or refuse, and which include:

- (a) Undertaking the planning, design and administration of a comprehensive scheme for the dumping and disposal or other processing of all rubbish or refuse arising within the districts of the Councils.
- (b) Purchase or otherwise acquire or take or lease land or buildings.
- (c) Construct buildings.
- (d) Establish dumping areas and/or processing areas.

To achieve the objectives of the Committee's present scheme, sites would be required in the District area for the construction in the northern part of the District of a suitable building as a transfer building within which refuse, both from the local authority domestic collection and also such refuse as is delivered by commercial and private vehicles will be deposited and thence compacted and placed in a container for transfer and removal to the landfill disposal area proposed at the Waimairi Coastal Area or elsewhere.

Such sites must be suitable for these purposes and comply with planning requirements."

In May 1982, the Council initiated a change to the operative District Scheme proposing the designation of two rural sites in the Redwood area for a transfer station. The Council has subsequently consented to a specified departure in respect of one of the same sites together with a further site in the Industrial zone. The Council's decision was appealed against and is presently awaiting a decision by the Planning Tribunal. With regard to the designation of the Waimairi Coastal area for refuse landfill, a decision was released in 1982 by the Planning Tribunal and in a final decision, dated 21 October 1983 the requirement to designate has been confirmed together with the access route. Details, including the conditions of approval are found in the SCHEDULES to this Section and the planning maps.

STRATEGY

UTILITY SERVICES OBJECTIVES

- (a) To make suitable provision in the Scheme for those utilities necessary for the adequate servicing of land use activities within the District, and in some instances the wider metropolitan area.
- (b) To ensure that the environmental impacts of public utilities are minimised and that where there are potential adverse effects to provide for "third party" rights.
- (c) To encourage limitation and staging of urban growth in accordance with agreed regional planning policies by controlling the provision of utility services.

UTILITY SERVICES ORDINANCES

Public utility uses are included as predominant or conditional uses in the ordinances for every zone as appropriate, together with the relevant development controls.

PART TWO: PUBLIC WORKS

BACKGROUND

As indicated in Section One - Legal Framework, district schemes are required to make provision for public works. Traditionally the public works of Government departments, other local authorities and the Council itself have been provided for by designation but where district scheme zoning ordinances provide for these uses as of right, the need to designate seems questionable. Designations appear in the Scheme when it is publicly notified, but in addition, authorities may serve requirements on the Council at any time to designate further land for public works. Requirements are subject to public notification and objection procedures and criteria are set out in the Act for assessing their merits, including:

- (a) Whether the proposed work is reasonably necessary for achieving the objectives of the Minister or local authority.
- (b) Whether the site is suitable for the proposed work.
- (c) The economic, social and environmental effects of the proposal.
- (d) The extent to which adequate consideration has been given to alternative sites, routes or methods of achieving the objectives of the Minister or local authority. (S.118(8))

In addition to the identification shown on the planning maps, Schedule A contains a list of designations. The use of any land or building within a designated area shall be limited to the use designated, any use lawfully in existence at the time the land was designated or any use or building permitted by, and complying with, the requirements appropriate to the underlying zoning and to which the person or body having financial responsibility for the public work has given consent.

Where land is designated for a public work, the Crown or any local authority with financial responsibility is obliged, under circumstances specified by Section 125 of the Act, to submit outline plans of the proposed work for Council comment before construction commences.

In such cases the Council would normally request that the public work comply with the relevant requirements of the underlying zoning including height, daylight admission to adjacent land and separation of buildings from boundaries.

STRATEGY

PUBLIC WORKS OBJECTIVE

To recognise by designation only such essential and other public works of government departments and local authorities as are best protected in the Scheme by this means.

PUBLIC WORKS ORDINANCES

Details of requirements for public works appear in Schedule A with explanations and conditions (where applicable) set out in Schedule B. Except where expressly provided by special conditions included in Schedule B, as a guide the development conditions for public works shall generally be as for the underlying zone or where there is no similar use in that zone, as for similar uses in other zones.

PART THREE : COMMUNITY USES

BACKGROUND

Section 73 of the Act provides for the specific identification of land being used for purposes of value to the community but not intended to be owned by the Crown, the Council or any Local Authority. Under this Scheme, such land is identified on the planning maps and is also described in Schedule C to this Section.

The effect of an identification is twofold. Firstly the District Scheme records and brings to the public's notice advice that certain land is being put to a use which is of value to the community. Secondly, the use of that land for any purpose which is inconsistent with the specific identification requires a conditional use application which provides for public comment through the objection process. This procedure allows public scrutiny where use of a significant community asset may be jeopardised.

Specific identification of land is used sparingly and only those uses which are of special value to the community are so recognised. It is considered unnecessary to specifically identify relatively small areas developed and used for activities such as tennis and bowling clubs that are not of value to a wide section of the public. Churches and private schools are provided for under residential zoning as a conditional use and are not specifically identified. The Council accepts that the development or demise of these particular uses will respond to needs within the community and do not require, in the wider public interest, planning control beyond that imposed under the appropriate zoning.

STRATEGY

COMMUNITY USES OBJECTIVE

To recognise and encourage the retention of those special land uses which are of value to the community, but are not intended to be owned by the Crown, the Council or any Local Authority.

COMMUNITY USES ORDINANCES

Land specifically identified will be controlled in the manner described in the following ordinances. In the event of the removal of the identification, development of the land will be subject to the underlying zoning.

Specifically identified land is grouped into two categories:

- (a) That land located in the rural area used for recreation and generally occupying large sites (Schedule C - Part 1).
- (b) That land located in the urban area, where identification is required to protect the land from development inconsistent with its identification (Schedule C - Part Two).

The requirements applying to uses specifically identified in the rural area have been framed to ensure that any development is in keeping with the character of the locality.

Development normally associated with an identified use is permitted as of right. Such activities may include limited reshaping of topography necessary for management purposes or forming accessways or walking tracks where appropriate.

Subdivision is also permitted where it is shown that such subdivision is necessary for management reasons and the land involved is to be used in accordance with the specifically identified purpose.

Where in any case a conditional use application is required on identified land the controls in these ordinances will be used as a guide by the Council in assessing any particular case.

The erection of buildings is also permitted as of right subject to compliance with their identified purpose. Clubhouses and accessory buildings such as tractor sheds would be appropriate on golf courses whereas animal and display enclosures and accessory buildings would be appropriate on wildlife reserves.

Buildings and other structures should form a strong relationship with the land rather than with the roading network servicing the land. An adequate building set back will assist with a building's integration into the landscape.

The recession plane applies at site boundaries to ensure shading of adjoining properties does not occur.

A maximum height is imposed to ensure buildings do not dominate the rural landscape.

Carparking should be subservient to the landscape character and preferably divided into smaller scale areas through planting and mounding rather than formed as large scale, hard surface areas. Landscape treatment should ensure that the parking areas do not detract from the amenities of the area. All carparking areas should be formed to an all weather standard.

PROVISIONS APPLICABLE TO SPECIFICALLY IDENTIFIED LAND

1. SPECIFICALLY IDENTIFIED LAND IN NON URBAN ZONES

- 1.1 USE OF LAND
 - (a) Where land is specifically identified on the planning maps and included in PART ONE OF SCHEDULE C to this section, the use of any land or building within that area shall be limited to those uses in accordance and consistent with the specific identification.
 - (b) The carrying out of any work including the construction or alteration of any structure, or the reshaping of the topography is permitted as of right where such work is necessary and appropriate to the activity specifically identified.
 - (c) The subdivision of that land or its use for any purpose which is inconsistent with the identified purpose shall be a conditional use.
 - (d) In considering any conditional use application, the Council shall have particular regard to the need for the proposal and its likely or potential environmental effects.
- 1.2 DESIGN AND APPEARANCE OF BUILDINGS
The location, size and external design, colours and materials of any buildings or structures shall be chosen so as to assist the visual integration of all these man made elements with the surrounding landscape.
- 1.3 MINIMUM YARD REQUIREMENTS
Front yard : 20m
- 1.4 RECESSION PLANE APPLICABLE
Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.
- 1.5 MAXIMUM BUILDING HEIGHT
No part of any building shall exceed a maximum height of 8 metres.
- 1.6 PARKING LOADING AND ACCESS
All vehicles associated with the use shall be accommodated on site. Parking spaces must be located where they will be fully utilised, preferably between the road or access, and the site activity
- 1.7 SEWAGE DISPOSAL
To be satisfactory from an environmental and health risk point of view. No building permit shall be issued for any development until the Chief Health Inspector has approved a satisfactory sewage disposal system.

At present the only area of land specifically identified in the urban area is the Addington Raceway. It occupies a significant land area, and as a single use is one of the major traffic generators in the urban area. The ordinances generally provide for uses consistent with trotting and associated office and administrative functions. Other uses consistent with the identified purpose would be those associated with permanent maintenance of the land, for example, grazing for grass control.

Where in any case a conditional use application is required on identified land the controls in these ordinances will be used as a guide by the Council in assessing any particular case.

It is intended that the maintenance of land and buildings covered by the identification should be such that they contribute to the amenities of the area.

A building setback is required for amenity purposes. Side yard requirements ensure that any buildings are in scale with the surrounding area as well as appropriate from a general amenity point of view.

The policy of the Council is to require the maintenance of at least the existing level of permanently surfaced and grassed temporary parking. This is based on requiring sufficient space in view of the relative frequency of meetings and the subsequent demand for on site parking.

Any building proposed on the land specifically identified would have to provide on site parking sufficient for its needs without reducing the availability of parking for the existing activities.

2. SPECIFICALLY IDENTIFIED LAND IN URBAN ZONES

2.1 USE OF LAND

- (a) Where land is specifically identified on the planning maps and included in PART TWO OF SCHEDULE C to this Section, the use of any land or building within that area shall be limited to those uses in accordance and consistent with the specific identification.
- (b) The carrying out of any work including the construction or alteration of any structure or the reshaping of the topography is permitted where such work is necessary and appropriate to the activity specifically identified.
- (c) The subdivision of that land or its use for any purpose which is inconsistent with the identified purpose shall be a conditional use.
- (d) In considering any conditional use application, the Council shall have particular regard to the need for the proposal and its likely or potential environmental effects.

2.2 DESIGN AND APPEARANCE OF BUILDINGS

The design and location of buildings and the maintenance of buildings shall be such that they will be in harmony or pleasant contrast with and complement the functional and best visual features of the locality. No land or building shall be left, or left unfinished so that their appearance would detract from the amenities of the neighbourhood.

2.3 MINIMUM YARD REQUIREMENTS

Front yards: 6 m
All other yards: 9 m

2.4 RECESSION PLANE APPLICABLE

Buildings shall not project beyond a building envelope constructed by recession planes as specified in SECTION FOURTEEN - GENERAL ORDINANCES.

2.5 PARKING LOADING AND ACCESS

- (a) In the case of any new use, all vehicles associated with the use shall be accommodated on site. Parking spaces must be located where they will be fully utilised, preferably between the road and the site activity. In the case of existing uses, no reduction in the amount of existing parking will be permitted.
- (b) No work, development, building, or subdivision undertaken on land specifically identified in PART TWO SCHEDULE C of this Section shall be permitted, if that will reduce the amount of land as space required for temporary or permanent parking.
- (c) These provisions relating to parking access and manoeuvring shall apply whether or not any use is consistent with the identified purpose.

SCHEDULE A

DESIGNATIONS

<u>Planning Map</u>	<u>Designation</u>	<u>Address</u>	<u>Area</u>	<u>Underlying Zoning</u>
E9	<u>Ministry of Energy</u> N.Z. Electricity (M.O.E.) Depot & proposed substation	Princess St	3.70 ha	Ind.G
G11	(M.O.E.) substation	Hawthornden Rd	4854 m2	Rur.H
	<u>Canterbury Hospital Board</u>			
D10, E10	CHB - Hospital purposes	Lincoln Rd	33.6 ha	Res.G
H6, H7, I6, I7	CHB - Hospital purposes	Burwood Rd	77.7 ha	Rur.C
	<u>Christchurch Drainage Board</u>			
K8, L8, L7	CDB - Proposed Sewage Treatment Plant	25 Spencerville Road	38.2 ha	Rur.C
	<u>North Canterbury Catchment Board</u>			
L8	NCCB - Catchment Board Purposes	1330 Main North Road		Rur. Ind. 1A
	<u>New Zealand Fire Service</u>			
H11	NZFS - Station	536 Wairakei Rd	1553 m2	Ind.L
M6	NZFS - Station	1090 Lower Styx Road	1012 m2	Res.G
	<u>New Zealand Post Office</u>			
D10	NZPO - Telephone Exchange	Lincoln Rd	1214 m2	Res.G
E10	" " "	Riccarton Rd	1055 m2	Res.G
F11	" " "	Yaldhurst Rd	2498 m2	Res.G
F10	" " "	Glandovey Rd	984 m2	Res.G
G10	" " "	Memorial Ave	1750 m2	Res.G
H7	" " "	Mairehau Rd	2.57 ha	Res.G1
H10	" " "	Breens Rd	1012 m2	Res.G
K8	" " "	Main North Rd	809 m2	Res.G
L6	" " "	Lower Styx Rd	809 m2	Res.G
E10	NZPO - Proposed telephone Exchange	Riccarton Rd	1055 m2	Res.G
E10	NZPO - Bldg Branch & Store	Blenheim Rd	2.02 ha	Ind.G
E10	NZPO - Supply Depot	Wrights Rd	2.30 ha	Ind.G
H9	NZPO - Line Depot	Sawyers Arms Road	1.47 ha	Res.G
	<u>New Zealand Railways</u>			
K8, L8	NZR - Railway Purposes	Chaney's	25.13 ha	Rur. Ind. 1A Rur.C
J8, K8	NZR - Belfast Station	Belfast	7547 m2	Rural Ind. 2
E9, E10	NZR - Railway purposes	Annex Rd	32.8 ha	Ind.G

An explanatory statement for the proposed Northern arterial and associated works is contained in Schedule B to this Section.

ROADING PROPOSALS

<u>Ministry of Works and Development</u>	
D9,D10,E9,E10	Southern Arterial (Controlled Access)
K8,J8,I8,I9, H8,H9	Northern Arterial (Highway purposes - controlled access)
J8,I8,I9,	Road (Guthries Road relocation, Radcliffe Road overbridge, Belfast Road overbridge)
H8	Prestons Road overbridge, Northern Arterial/Winters Road link)
H9	Highway purposes, future Northcote Expressway (Northern Arterial/Main North Road link)
F11,F12	Proposed Road Widening SH.73 (Russley to Peer St)
I9,J9	Proposed Road Widening SH.1 (Main North Road)

<u>Waimairi District Council</u>	
I6,I7,H6	Woolston-Burwood Expressway (Controlled Access)
H6,H7	Northcote-New Brighton Expressway
H7, H8, H9	Northcote-New Brighton Expressway (Controlled Access)
J9	Radcliffe Road Extension (Controlled Access)
Various (see map enlarge- ments)	Road works and road widening.

EDUCATION

<u>Primary schools</u>			
F10	Ilam P.S.	Ilam Road	2.81 ha Res.G
F11	Avonhead P.S.	Avonhead Rd	3.03 ha Res.G
F10	Fendalton P.S.	Clyde Rd	2.62 ha Res.G
F10, G10	Burnside P.S.	Memorial Ave	6.59 ha Res.G
F11	Russley P.S.	Cutts Rd	2.89 ha Res.G
G10	Westburn P.S.	Waimairi Rd	3.04 ha Res.G
G11	Merrin P.S.	Merrin St	2.36 ha Res.G
H7	Windsor P.S.	Burwood Rd	2.47 ha Res.G
I6, H6	Parkview P.S.	Chadbury St	2.53 ha Res.G
G9	Paparoa St. P.S.	Paparoa St	2.37 ha Rur.H
H8	Glenmore P.S.	Philpotts Rd	2.26 ha Res.G/ Rur.G
H8	Briggston P.S.	Briggs Rd	2.72 ha Res.G
H9	Papanui P.S.	Winters Rd	2.15 ha Res.G
H9, I9	Northcote P.S.	Tuckers Rd	2.59 ha Res.G
H10	Bishopdale P.S.	Greens Rd	2.20 ha Res.G
H10	Cotswold P.S.	Cotswold Ave	2.36 ha Res.G
H10	Isleworth P.S.	Farrington Ave	2.51 ha Res.G
G10	Kendal P.S.	Kendal Ave	2.48 ha Res.G
H11	Harewood P.S.	Harewood Rd	2.41 ha Rur.H
H11	Roydvale P.S.	Roydvale Ave	2.71 ha Res.G
I6	Queenspark P.S.	Queenspark Dr	2.54 ha Res.G
I9	Redwood P.S.	Prestons Rd	2.32 ha Res.G
I8	Marshland P.S.	Prestons Rd	1.86 ha Rur.H
J8, J9	Belfast P.S.	Main North Rd	2.87 ha Res.G
K7, K8	Ouruhia P.S.	Turners Rd	1.21 ha Rur.G
<u>Intermediate schools</u>			
E10, F10	Kirkwood I.S.	Riccarton Rd	4.08 ha Res.G
G10	Cobham I.S.	Ilam Rd	4.75 ha Res.G
H9	Casebrook I.S.	Veitch Rd	4.05 ha Res.G
H10	Breens I.S.	Breens Rd	5.42 ha Res.G

SCHEDULE A

An explanatory statement for the University of Canterbury is contained in Schedule B to this Section.

An explanatory statement for Christchurch International Airport is contained in Schedule B to this Section. Map 3 of the Planning Maps shows the location of this designation. PART NINE of SECTION FOURTEEN - GENERAL ORDINANCES contains the specific requirements in respect of this designation.

An explanatory statement for Wigram Aerodrome is contained in Schedule B to this section. Map 3 of the Planning Maps shows the location of this designation. PART NINE of SECTION FOURTEEN - GENERAL ORDINANCES contains the specific requirements in respect of this designation.

An explanatory statement, including diagrams for the Interim Refuse Disposal landfill site and Access Route is contained in Schedule B to this section.

<u>Secondary schools</u>				
F9, F10	Christchurch Boys H.S.	Te Kura St	11.80 ha	Res.G
G10	Burnside H.S.	Greers Rd	16.27 ha	Res.G
H6	Queenspark H.S.(prop.)	Queenspark Dr	8.20 ha	O/S A
H8	Mairehau H.S.	Briggs Rd	8.14 ha	Rur.H
<u>Teachers College</u>				
F10, F11	Christchurch Teachers Training College	Solway Ave	18.34 ha	Res.G
<u>University of Canterbury</u>				
F10	University purposes	Clyde Rd,	70 ha	Res.G
	Creyke Rd, Ilam Rd			
<u>Department of Scientific and Industrial Research</u>				
F10, F11	DSIR - Ilam Research Centre	Creyke Rd	9075m2	Res.G
<u>Christchurch Airport</u> Christchurch International Airport Height Restrictions				
<u>Wigram Airfield</u> Wigram Airfield Height Restrictions.				
<u>Cemeteries</u>				
G11	Avonhead Park Cemetery	Hawthornden Rd	5.5 ha	Res.G
G10	Waimairi Cemetery	Grahams Rd	4.8 ha	Res.G
J8	Belfast Cemetery	Belfast Rd	2.02 ha	Rur.G
G11	Cemetery (proposed)	Russley Road	5.72 ha	O/S A
<u>Public Halls</u>				
K8	Public (hall)	Guthries Rd	9324 m2	Rur.G
K6	Public (hall)	Heyders Rd	7088 m2	Res.G
H11	Public (hall)	Harewood Rd	690	Rur.H
<u>Other Community Buildings</u>				
F10	WDC Offices & Yards	Jeffreys Rd	2 ha	Res.G
F10	WDC Community Centre	Clyde Rd	2197 m2	Res.G
H6	WDC Community Centre	Queenspark Dr	3614 m2	Res.G
T9	WDC Redwood Library & Community Centre	Main North Rd	6132 m2	Res.G
H10	WDC Community Centre	Farrington Ave	684	Com.D
<u>Miscellaneous</u>				
E10	MWD store & depot	Bienheim Rd	6.92 ha	Ind.G
K8	Government Purpose Reserve (Wildlife Management)	Chanays	10.2 ha	Rur.C
F10	MWD (Water & Soil Temp. Office Accommodation)	Clyde Road	2593 m2	Res.G
L8	MWD Depot	Kainga Road		Rur.
	Ind.1A			
J8	WDC Stock Pound	Belfast Rd		Rur.G
I6, I7, J6	Christchurch City, Papanua & Heathcote Counties, Riccarton & Kaiapoi Borough Councils	Waimairi Coastal Area	90 ha	O/S C
	Interim Refuse Disposal Landfill Site & Access Route			Rur.C

SCHEDULE B

EXPLANATORY STATEMENTS FOR DESIGNATED AREAS

1. UNIVERSITY OF CANTERBURY : EXPLANATORY STATEMENT

"The University of Canterbury is a major land user occupying 70 hectares in the residential neighbourhood of Ilam. The teaching site is bounded by Montana Avenue and Creyke Road on the north, Ilam and Clyde Roads on the west and east and by existing private boundaries and Kirkwood Avenue on the south.

In 1983 the University has a staff of 1000 and student population of 7500 and spread over 40 departments including Arts, Science, Engineering, Law, Commerce, Music, Forestry and Fine Arts. On site car parking is provided for 1650 cars.

Although funds have been sought from the University Grants Committee to provide additional major buildings sited within the existing complex to house a variety of Departments, little funding is expected in the next few years.

Major new developments are therefore not expected on site during the period of the reviewed district scheme and a programme of extending and upgrading existing facilities will proceed. In the immediate term this will include extension to the Engineering Library in Creyke Road and additional space for the Main Library, the Science Faculty, Arts Departments now in the Library building and the Department of Computer Science.

Due to the difficulties of accommodating staff in the existing buildings it has been necessary to locate those branches of Departments which are compatible with other residential uses in the residential properties on the perimeter of the campus.

In the long term, it is expected that funds will become available for construction of additional buildings, enabling relocation of all academics from the "perimeter" houses to the existing complex and so consolidating the campus. The University would want to retain these properties to provide a variety of needs, including the provision of an aesthetic zone between the existing University and the Residential G neighbourhood. The University will consider the purchase of property within the boundaries of Creyke Road, Clyde Road, Kirkwood Avenue, Ilam Road and Montana Avenue, should individual property owners make approaches.

Development of land designated University of Canterbury is subject to submission of an Outline Plan to the Council pursuant to Section 125 of the Town and Country Planning Act 1977. The results of the following criteria being taken into account in design and layout of facilities on site will be reflected in Outline Plans for development.

1. Maintenance of a high degree of aesthetic design in site planning and integration with adjoining residential streets and neighbourhoods.
2. Careful attention to the scale and design of new buildings and their compatibility with other residential uses when land is redeveloped for University purposes.
3. Minimal conflict between traffic and pedestrian circulation on the campus, and access to and from the perimeter roads.

4. A high standard of landscaping in accordance with an overall landscaping plan."

NB: In respect of a number of properties designated pursuant to a requirement served on the Council in December 1981 and finalised by the Planning Tribunal in a decision dated 27 September 1983 special conditions apply. Most of the properties concerned have frontage to Clyde or Creyke Road and are described as Pt. Lot 1, D.P. 19807, Gaz. 1969, p. 123., Lot 1, D.P. 12421, C.T. 489/295., Lot 2, D.P. 12421, C.T. 463.274, Lot 3, D.P. 12421, C.T. 484/31., Lot 4, D.P. 12421, C.T. 490/6., Lot 2, D.P. 38196, C.T. 16K/324., Lot 2, D.P. 11814, C.T., 517/300., Lot 2, D.P. 24436, C.T. 7D/160., Lot 1, D.P. 24436, c.t. 7D/88, Lot 3, D.P. 9765, C.T. 467/129., Lot 2, D.P. 11810, C.T. 471/18.

The conditions applying are as follows:-

- "1. So long as the existing buildings remain, those buildings and their grounds will be maintained to a high standard equivalent to that generally attained by privately owned residential properties in the locality.
2. That where such buildings are converted to uses other than residential, the residential character is to be maintained. In this respect front and side yards shall not be developed for off-street parking, which shall be provided either to the rear of the property or preferably elsewhere on the main University campus. Signs shall be limited in size so as to comply with the requirements of the Operative District Scheme for residential zones (residential buildings used for professional or business purposes - 0.5 m²).

Furthermore, the non-residential use of such buildings shall be restricted to uses which are compatible with the adjoining residential area. In this regard uses which generate excessive noise, large numbers of visitors or large gatherings on the sites, including social functions, shall not be permitted.
3. That where sites are being redeveloped for University purposes, careful attention will be given to the scale and design of new buildings. In this regard such scale and design is to be "residential" rather than "institutional" in character. In addition, when preparing an Outline Plan under Section 125 of the Town and Country Planning Act 1977, the University will have regard to the scale of development permitted by the underlying zoning in force at the time.
4. That access, particularly vehicle access, to the properties the subject of this requirement be carefully considered site by site. As a general guide, when a property is converted to other than residential use access will, where practicable, be provided from within the University site rather than adjacent street frontage.

In respect of No. 81 Clyde Road vehicular access via the Clyde Road entrance is to be for staff and visitors only and no student vehicles shall be permitted on the site. Students will be encouraged to use the pedestrian access off Arts Road.

5. A site plan will be forwarded to the Council when any property is converted from residential to non-residential use. The site plan will show internal building alterations, vehicular access, off-street parking and landscaping.
6. That the above conditions be carried out and maintained to the satisfaction of the District Engineer at all times."

1A. DEPARTMENT OF SCIENTIFIC AND INDUSTRIAL RESEARCH : RESEARCH CENTRE : EXPLANATORY STATEMENT

A requirement was served on the Council in September 1985 to designate the property described on Pt. Lot 2, D.P. 38196 CT 16K/324, as DSIR (Ilam Research Centre). The requirement was approved subject to the DSIR submitting an explanatory statement (given below) setting out the Department's policies and proposals in respect of all DSIR designated land at Ilam.

The Department of Scientific and Industrial Research is responsible to initiate, plan and implement research, calculated to promote the material interest of New Zealand. To achieve this objective the department's functions include:

- research and advisory services to government departments and other interested agencies and individuals
- liaison with other research organisations in New Zealand

The DSIR is organised into twenty-four divisions and these cover a wide range of research activities. In order to encourage closer contacts between Universities and State Research agencies the Government's policy since 1962 has, wherever possible, been to consolidate DSIR's research facilities on or adjacent to university campuses. This policy has been implemented in Christchurch by locating the appropriate DSIR Divisions either at the Ilam Research Centre or at the joint DSIR/MAF research centre at Lincoln.

As at 1985 the following divisions were located at Ilam. The Christchurch branch of the Chemistry Division, Wheat Research Institute and a small group of social scientists. They are located in the existing building.

In the future it is anticipated that the department's Southern Industrial Development Division and the Ionospheric Physics and Geomagnetism group of the Physics and Engineering Laboratory will also be located at the Ilam site on the existing land owned by DSIR. This will then see all the appropriate DSIR activities located adjacent to the University of Canterbury.

The close co-operation between these groups and the University of Canterbury staff has existed for many years through combined research activities and multiple use of shared equipment.

Development of the land designated "Ilam Research Centre" is subject to the submission of an outline plan to the Waimairi Council pursuant to Section 125 of the Town and Country Planning Act 1977. The following criteria will be followed in the design operation and layout of facilities within the research centre.

1. So long as the existing residential buildings remain, those buildings and their grounds be maintained to a high standard equivalent to that generally attained by privately owned residential properties in the locality. That should such buildings be converted to uses other than residential, the residential character is to be maintained. This is particularly the case for sites having frontages to Creyke Road. Front and side yards shall not be developed for off street parking, which shall be provided either to the rear of the property or as an extension to the existing DSIR car park.
2. Signs shall be limited in size so as to comply with the requirements of the then Operative District Scheme for residential zones.
3. Maximum noise levels, measured in accordance with Ordinances 1.2 and 1.3 of Schedule C, Section 8, p. 93 of the District Scheme, Second Review, except that measurement shall be taken at the boundaries of the site rather than the zone boundaries, shall not exceed the following:
 - 45 dBA (7 am - 10 pm)
 - 40 dBA (10 pm - 7 am)
4. That when site redevelopment occurs, careful attention shall be given to the scale and design of new buildings. In preparing an Outline Plan under section 125 of the Town and Country Planning Act 1977, the DSIR shall have regard to the scale of development permitted by the underlying zone in force at the time.
5. Access to the site from Creyke Road shall be limited to the existing accessway which may be widened if necessary to provide both pedestrian and vehicle movement to and from both the Stage 1 and Stage 2 buildings.
6. In the event of any existing dwelling being converted from residential to non-residential use, a site plan shall be forwarded to the Council. The plan is to show internal building alterations, vehicular access, off street parking and landscape treatment. Should any external alterations or additions to existing buildings be necessary, and in the case of the redevelopment of any site, Outline Plans of Works shall be presented to the Council pursuant to section 125 of the Town and Country Planning Act 1977.
7. That all of the above conditions be carried out and maintained to the satisfaction of the District Engineer at all times.

2. PROPOSED NORTHERN ARTERIAL : EXPLANATORY STATEMENT

"In line with National Roads Board policy, the Minister of Works and Development is reviewing his roading requirements in district schemes. Such a review has been completed on the northern outlet to Christchurch.

Currently a requirement for Motorway extends northwards from the Christchurch City boundary in St.Albans to Chaney's inter-change. The requirement covers a six chain wide corridor to allow for a four lane divided carriageway with a wide median flanked by one chain wide landscape reserves (the Minister had indicated these latter strips would not form part of his responsibility).

Draft Section II : Communications, of the Canterbury United Council Regional Planning Scheme does not require the retention of a four lane motorway corridor over the whole length of the requirement. It does indicate the need for the extension of the Northern Arterial (previously Motorway) within the City of Christchurch to Northcote and Winters Roads with provision for up to four traffic lanes and a link northwards to Chaney's to two lane standard. While retention of the Northern Arterial in the City of Christchurch District Scheme is subject to appeals and other action through the Planning Tribunal, protection of the route in both district schemes is supported by the National Roads Board and the Waimairi District Council.

The revised requirement for the Northern Arterial in Waimairi District is in two parts:

- (a) HIGHWAY PURPOSES, and
- (b) ROAD.

The HIGHWAY PURPOSES requirement applies to the area of land to accommodate the arterial itself and to the Northcote Road link which is likely to become State Highway for the initial stage of the project south to Christchurch City, but will later revert to local authority road on completion of the by-pass northwards to Chaney's.

The ROAD requirement applies to relocated local authority roads which once constructed will revert to local authority control.

The function of the revised Northern Arterial road will be to serve as:

- an integrated part of the national roading network.
- part of the regional roading network.
- a traffic by-pass of Christchurch's Northern residential suburbs of Belfast and Redwood.

The need for an independent arterial road linking Chaney's with Christchurch's inner area is based on:

- projected volumes of traffic including increased heavy vehicle traffic.
- the need for an integrated and efficient regional roading network.
- the need to protect the residential amenity of Christchurch's northern suburbs from the effects of heavy through traffic.

The revised arterial route proposed in the Minister's requirement has been chosen and confirmed over a long period of time through a number of regional and transport planning studies:

- The Master Transportation Plan, Canterbury Regional Planning Authority, 1967.
- Canterbury Regional Planning Scheme, First Review, 1971.
- Second Transport Study, Canterbury Regional Planning Authority, 1975.
- Canterbury Regional Planning Scheme, Second Review, Draft Scheme Section Two : Communications 1980.

While detailed design of the Northern Arterial road has not been finalised, consideration will be given to the landscaping and buffer zones between the highway and residential zones.

There will be no property frontage access to the route and vehicle access is to be restricted to the Northcote/Winters Road link and from the Northern Motorway at Chaney's. The areas designated "ROAD" may have controlled frontage access which will be determined in detailed design of the roads. Continuity of cross roads will be retained with overpasses at Main North Road, Belfast Road and Prestons Road. Similarly a section of Guthrie's Road will be relocated eastwards to connect with Belfast Road. Factory Road and Fords Road are to be terminated at the boundary of the requirement; as will the western side of Winters Road and the southern side of Grimseys Road.

Sufficient land is to be designated at Northcote Road/Winters Road to allow flexibility in staging of construction and for various types of intersection treatment appropriate to the staging. The eastern side of Winters Road will be closed with completion of the Winters Road/Northcote Road link. Provision is to be retained at Radcliffe Road for a future connection to the Northern Arterial. The design of the Radcliffe Road connection and whether it remains a through road is to be determined in the future, the timing of the work being dependent on traffic growth and construction works linking Radcliffe Road to Johns Road.

To separate pedestrian/cyclist traffic from arterial traffic, the overall design will allow for a separate cycle and pedestrian facility to be accommodated on Owen Mitchell Park to cater for projected movements from Grimseys Road area to Philpotts Road.

Timing of construction of the Northern Arterial northwards from the city to the Northcote Road/Winters Road link is dependent on national priorities in roading. It is shown in the Regional Planning Scheme Draft Section II : Communications as an immediate period work and it is desirable that construction be commenced within ten years. Because of the roading investment in the Northern Motorway in the north, and the Southern Arterial, in the south, protection of the by-pass route linking the two is essential even though construction will be at the end of or beyond a twenty year planning period. Growth and associated traffic congestion in Belfast and Redwood may necessitate earlier construction. It is expected that the four lane construction of Main North Road from Redwood to Johns Road, including duplication of Styx Rail Overbridge will precede construction of the by-pass.

Effects of the proposed Northern Arterial road designation include a very substantial reduction in the amount of land involved in the previous motorway designation and protection of northern suburban arterials and streets from adverse effects of traffic increases. The scheme has been wholly updated in accordance with current projections and needs for future usage."

3. CHRISTCHURCH INTERNATIONAL AIRPORT : EXPLANATORY STATEMENT

Specification for Approach and Limited Land Use Controls

1. The plans associated with the requirement, together with this specification comprise the "Christchurch International Airport : Specification for Approach and Limited Land Use Controls".
2. The runway sites which form the basis of this specification are:
 - (a) The main runway (runway 02/20) being approximately 2,442 metres in length, with provision for its extension at the north east end to give an overall runway length of 3,660 metres. The bearing of the main runway is 39° 57' 20" in terms of the Mt.Pleasant meridian.
 - (b) The subsidiary runway (runway 11/29) being approximately 1,737 metres in length, with provision for its extension at the north west end to give an overall runway length of 1,981 metres. The bearing of the subsidiary runway is 129° 57' 20" in terms of the Mt.Pleasant meridian.
3. There is to be a control threshold beyond each end of each runway, crossing the runway extended centre line, perpendicularly, at a distance of 61 metres beyond the ends of each eventual planned runway.

Control thresholds for the main runway are each 300 metres in length, and for the subsidiary runway are each 214 metres in length.

The distance between the control thresholds for the main runway is 3,782 metres, and the distance between the control thresholds for the subsidiary runway is 2,103 metres. The locations of the control thresholds are shown on plan

The datum levels are:

<u>Main Runway</u>	Southeast control threshold	36.0 M AMSL
	Northeast control threshold	24.0 M AMSL
<u>Subsidiary Runway</u>	Southeast control threshold	27.5 M AMSL
	Northwest control threshold	34.5 M AMSL

4. Approach Slopes - General

There is to be an approach slope rising at a specified gradient outwards from each control threshold. Each approach slope is to be symmetrically disposed about the extended centre line of the runway, and its sides (which are to extend from the corners of the related control threshold) are each to diverge uniformly outwards at the rate of 15 percent.

Note: The approach slopes defined in this specification also embody take-off/climb requirements.

(a) Approach Slopes - Main Runway

Each of the two approach slopes for the main runway and subsequent extension is to rise at a gradient of 1.5 percent over a horizontal distance of 4.6 kilometres, and thereafter at a gradient of 1.6 percent to an overall distance of 19 kilometres.

(b) Approach Slopes - Subsidiary Runway

Each of the two approach slopes for the subsidiary runway and subsequent extension is to rise at a gradient of 1.6 percent to a distance of 19 kilometres.

5. Rural (Airport Protection) Zone

There is to be a rural (airport protection) zone off each end of each runway, based on eventual planned runway lengths. Each rural (airport protection) zone is to extend outwards from a control threshold, comprising the whole area vertically under the associated approach slope.

(a) For the main runway (02/20), for a minimum distance of 1,500 metres.

(b) For the subsidiary runway (11/29), for a minimum distance of 850 metres.

6. LIGHTING VISIBILITY SLOPES etc.

(a) There is to be a lighting visibility slope beneath a portion of each slope (based on eventual planned runway lengths), symmetrically disposed about the extended centre line of the associated runway, and rising from the associated base. The bases for the lighting visibility slopes for the main runway (eventual planned length) are to be located at a distance of 854 metres from the associated control threshold in each case. For the subsidiary runway (eventual planned length) this distance is 366 metres.

Each base for a lighting visibility slope is 120 metres in length. Each lighting visibility slope rises at a gradient of 3.3 percent from its base so as to intercept the associated over-laying approach slope, and its sides diverge uniformly with increasing height so as to meet the sides of the approach slope where the two slopes intersect.

The datum levels for the bases of the respective lighting visibility slopes are set as follows:

To the southwest of the main runway	41 metres AMSL
To the northeast of the main runway	average ground level at site.
To the southeast of the subsidiary runway	33 metres AMSL
To the northwest of the subsidiary runway	average ground level at site.

(b) A transitional slope is to extend upwards and outwards from each of the two side of each lighting visibility slope at that constant gradient which will allow the top edge of the transitional slope to be coincidental with the side of the approach slope.

7. IIS OVERSHOOT SURFACE

There is to be an IIS Overshoot Surface for the main runway. The IIS Overshoot Surface is to be a level surface at an elevation of 55 metres AMSL and is to have six sides. The surface is to be symmetrical about the centre line of the main runway and about a line intersecting the main runway at right angles to its centre line at 1,891 metres from the southwestern control threshold.

The two ends of the IIS Overshoot Surface are each to be parallel to the main runway control thresholds, and are to be 621 metres long, and are to be 5.922 metres apart. Each of the other four sides is splayed outwards from the extremity of an end at 15° to the runway centre line, so that a pair of these sides meets on each side of the main runway at points approximately 2,208 metres apart.

8. STRIPS

At the ends of the two control thresholds associated with each runway (ultimate planned length) are to be joined to form a rectangular area about that runway site.

These areas comprise the strips.

For the purposes of this specification, the ends of the strips are at the elevations of the control thresholds specified in paragraph 3, and the longitudinal shape of the strip (in the vertical plane) reflects the longitudinal profile of the centre line of the associated runway and its anticipated extension.

9. TRANSITIONAL SLOPES - MAIN RUNWAY (02/20)

Transitional slopes are to extend upwards and outwards from the sides (along their entire lengths) of the approach slopes for the main runway (as defined in paragraph 4); and from the sides of the main strip (as defined in paragraph 8). They rise at a gradient of one in ten to reach 336 metres above mean sea level.

The transitional slopes defined in paragraphs 9 and 10 are measured in a vertical plane at right angles to the centre line of the associated approach slope or strip.

Note:

These 1 in 10 transitional slopes include elements which contribute to the protection of:

- (a) A north eastern approach slope for runway 02/20 both at its existing length (2,442 metres) and for its intermediate extension.
- (b) Obstacle clearance for segments of future precision approach and missed approach surfaces.

10. TRANSITIONAL SLOPES - SUBSIDIARY RUNWAY (11/29)

10.1 At a gradient of "One in Thirteen"

Transitional slopes are to extend upwards and outwards from the sides (along their entire lengths) of the approach slope (as defined in paragraph 4) which extends from the north western control threshold for the subsidiary strip. These transitional slopes extend over a horizontal distance of 37 metres and rise at a gradient of one in thirteen.

Transitional slopes also extend outwards for short distances, and upwards, from the sides of the north western end of the subsidiary strip (as defined in paragraph 8) (beyond the existing constructed runway) rising at a gradient of one in thirteen. These are illustrated on plan . The horizontal distance over which they extend outwards from the sides of the strip depends upon their distance along, from the north western control threshold, viz:

at the control threshold, the 1 in 13 transitional slopes extend out over a horizontal distance of 37 metres.

with increasing distance away from this control threshold (towards the south east), the horizontal distance, over which 1 in 13 transitional slopes extend, diminishes at a constant rate of 15 percent until, at approximately 247 metres along the strip from the NW control threshold, the horizontal distance affected is nil.

Note:

The 1 in 13 transitional slopes for runway 11/29 contribute to protection for a north western approach slope for this runway both at its existing length (1,737 metres) and for its intermediate extension.

10.2 At a gradient of "One in Seven"

Transitional slopes are to rise upwards and outwards at a gradient of one in seven, to intercept the horizontal surface (at 77 metres above mean sea level), from:

- (a) The upper termination of the 1 in 13 transitional slopes as defined in paragraph 10.1 above, (where they lie beneath the horizontal surface);
- (b) The sides of the remainder of the subsidiary strip;
- (c) The sides of the approach slope (as defined in paragraph 4) which rises from the south eastern control threshold.

11. HORIZONTAL AND CONICAL SURFACES

- (a) The horizontal surface is to overlay the strip defined (in paragraph 8) for the main runway, and extends horizontally outwards from above each edge of the strip for a distance of 4,572 metres.

Each outer boundary line of the horizontal surface is extended to complete the surface with tangential curves having a radius of 1,524 metres, as depicted on plan . The horizontal surface is at an elevation of 77 metres AMSL i.e. 45 metres above a datum elevation of 32 metres AMSL.

- (b) The conical surface is to consist of sloping planes extending outwards and upwards from the periphery of this horizontal surface. They extend outwards for a horizontal distance of 4,280 metres and rise at a gradient of one in forty (2.5 percent) to reach a maximum elevation of 184 metres AMSL.

12. INSTRUMENT PROTECTION AREAS

There are to be two instrument protection areas. These areas are located as shown on plan (CAD sketch 246 dated 2 November 1970).

The height restriction below the northeastern instrument protection area is 67 metres AMSL. The height restriction below the southwestern instrument protection area is 91 metres AMSL.

4. INTERIM REFUSE DISPOSAL LANDFILL SITE : EXPLANATORY STATEMENT

A. EXPLANATION

With the limited life of the existing Waimairi rubbish tip off Sawyers Arms Road and the early closure of the Heathcote County rubbish tip at Truscotts Road and the Christchurch City rubbish tip at Bexley, six Councils in the metropolitan area joined in a scheme to develop three transfer stations and a single landfill to serve the main urban areas refuse disposal needs.

The CHRISTCHURCH METROPOLITAN REFUSE DISPOSAL COMMITTEE is a joint standing committee of the contributing Councils responsible for refuse disposal and was established in October 1978 under Section 105 of the Local Government Act 1974.

Five of the contributing Councils served a requirement on the Waimairi Council in 1981. The matter was heard by the Council in August 1981 and subsequently an appeal hearing took place before the Planning Tribunal in May 1982 and August 1983.

With the approval of this site as the landfill site for metropolitan Christchurch objectives and conditions have been determined to limit and control the extent and form of landfill activity within the 90 hectare area of the designation. "Interim Refuse Disposal Landfill Site" shown on the attached Diagram A.

The objectives and policies proposed for this designation are:

1. To permit refuse disposal by controlled landfill as an interim use within the area designated in conformity with the conditions set out in part B below.
2. The landfill shall be controlled to appropriate standards to avoid erosion and assist in the enhancement and stabilisation of the locality for its ultimate use in recreation and protection forestry.
3. The landfill development shall be controlled to prevent as far as practicable the leaching of materials into the water table, the accommodation of vermin and any other nuisances.
4. The delivery of refuse to the landfill shall be restricted to transfer vehicles, a limited number of refuse contractors vehicles, selected Local Authority vehicles and vehicles bringing cover materials permitted by the Metropolitan Refuse Disposal Committee to enter the site.
5. Access to the landfill shall be via a route free from urban residential frontage development as outlined in Part C below and illustrated in Diagram B.

6. On the completion of each stage of the landfilling including the establishment of vegetative cover to the satisfaction of the Waimairi District Council the designation for Interim Refuse Disposal for that stage shall be removed and the underlying zoning shall apply.

B. CONDITIONS OF SITE OPERATION

- (a) Before any work commences an outline plan for the refuse disposal operation within the designated area shall be submitted to the Waimairi District Council by the Christchurch Metropolitan Refuse Disposal Committee for consideration under Section 125 of the Town and Country Planning Act 1977. The outline plan shall show the form of development, including proposed dune and downlands location and levels the programme of management, rehabilitation, landscape treatment, the location and form of any buildings, weighbridge or other fixed equipment and other relevant matters included in conditions (b) to (u) below.
- (b) The boundary of each of the three major stages of landfill shall be planted with trees prior to the commencement of landfill operations and suitable access driveways for fire appliances shall be provided throughout these boundary planted areas.
- (c) A water supply shall be available to assist with firefighting both within the landfill area and in the Bottle Lake Forest locality.
- (d) Dunes and downlands within the designation shall at no point be more than 25 metres above the level of the ground as measured at the intersection of Rothesay Road and Bower Avenue and the finished levels shall merge satisfactorily with the adjacent terrain.
- (e) The area cleared by vegetation for landfill activities including both the excavated area, the area being used for landfilling and replanting at any one time shall not exceed 6 hectares.
- (f) Refuse, other than inert fill, shall be placed at a level such that it will lie above the highest anticipated water table level and any excavation or low areas that lie below this level shall be backfilled to above this level with inert hardfill and/or sand.
- (g) The Engineer to the Christchurch Metropolitan Refuse Disposal Committee shall as far as practicable ensure that materials which are of such toxic or hazardous character that they cannot be safely accommodated in the landfill and/or could give rise to hazardous chemical pollution and leaching to underground water shall not be permitted to be disposed of in the landfill.
- (h) Refuse placed in the landfill shall be compacted using specialised mobile compaction equipment and a minimum working area of refuse shall be exposed at any one time. The refuse placed in the landfill shall be covered by sand or other cover materials on a daily basis.

- (f) Mesh fences and screens shall be placed around the working areas to prevent as far as practicable windblown material from leaving the immediate vicinity. Periodic inspection will be undertaken and if any material is blown beyond the immediate working areas it shall be collected.
- (j) As a means of monitoring the situation within the landfill suitable inspection man holes will be placed within the refuse dunes and downlands to enable inspection of the materials and water table observations to the satisfaction of the District Engineer.
- (k) The new secondary dunes and downlands shall be so shaped and covered with soily materials that excess rain water in storm periods shall be shed to the sides of the landfill dunes and downlands.
- (l) The final surface of the landfill shall be capped off with a cover of soily material to a depth appropriate to the planting programme for each area.
- (m) As each section of landfill is completed vegetative cover shall be established in accordance with the approved outline plan for each stage of the designated area.
- (n) The landfill shall be operated to avoid needless attraction of birds and vermin and control programmes shall be carried out as required by the District Engineer.
- (o) The management of the area may include sorting and stockpiling of sand, soils and composting of suitable materials primarily for the purpose of regular covering of deposited refuse.
- (p) No burning of refuse or incineration processes shall be undertaken at the landfill.
- (q) The Metropolitan Refuse Disposal Committee shall undertake a dune enhancement programme as agreed with the relevant authorities from time to time on the seaward dunes abutting the designation for the duration of the period of the landfill.
- (r) The Metropolitan Refuse Disposal Committee shall continue to monitor the water table levels and quality of water to the satisfaction of both the District Engineer and the North Canterbury Catchment Board and Regional Water Board.
- (s) The landfill may be open for 7 days per week except on such holidays as are determined by the Christchurch Metropolitan Refuse Disposal Committee. No delivery of refuse for disposal shall take place during night time hours i.e. between 5.30 p.m. and 6.30 a.m. save in exceptional circumstances.
- (t) General public access to the landfill will not be permitted and entry to the site will only be permitted to approved vehicles including transfer vehicles from the Metropolitan Refuse stations, other vehicles carrying compacted refuse, vehicles carrying hardfill and material not suited to compaction at refuse transfer stations, selected Local Authority vehicles, and vehicles carrying cover materials.

- (u) Permission for vehicles to enter the site shall be sought from and given at the discretion of the Engineer to the Christchurch Metropolitan Refuse Disposal Committee and also the Principal Rural Fire Officer in respect of meeting the requirements in Section 21 of the Forest and Rural Fire Act 1977.

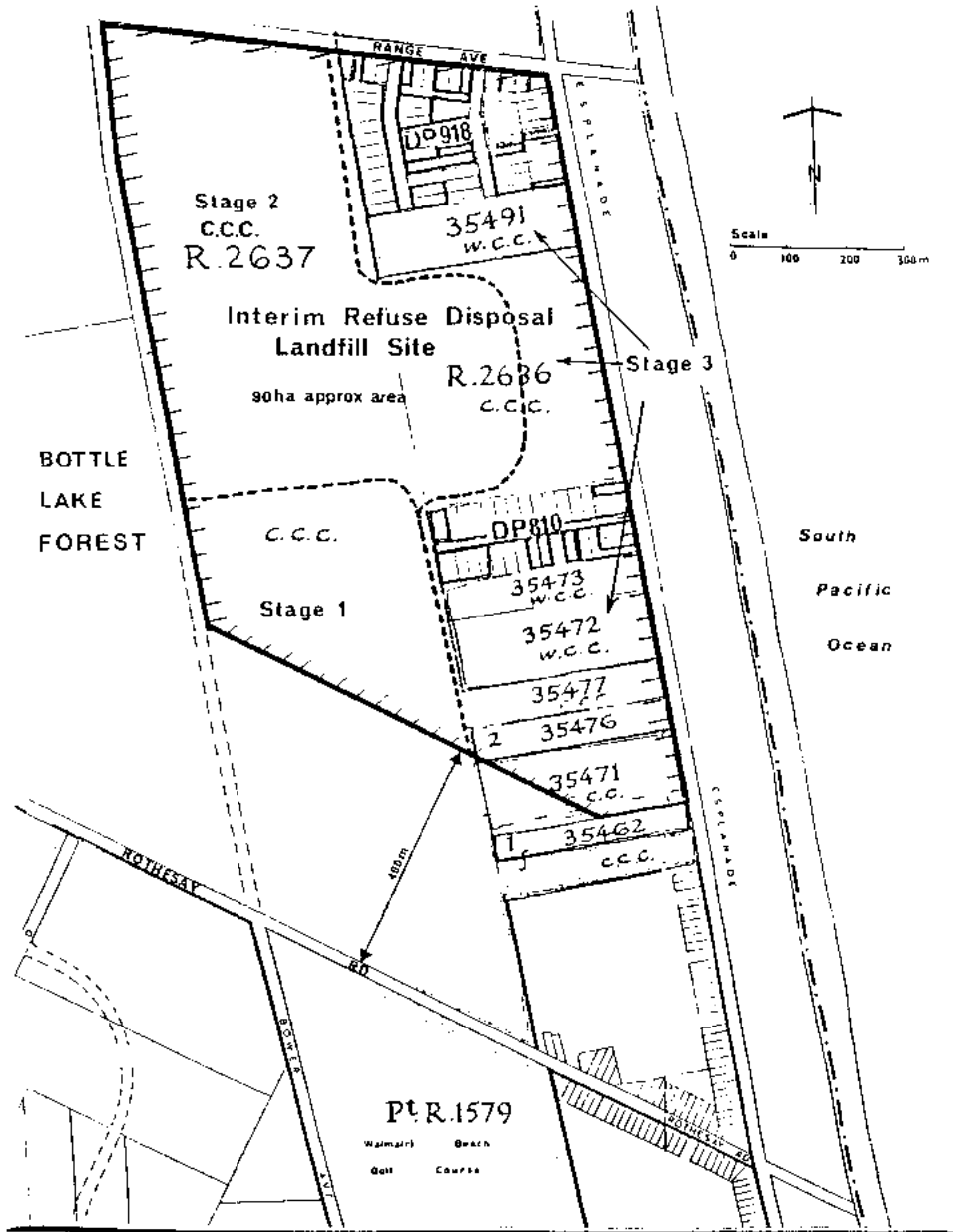
C. VEHICLES AND ACCESS

- (v) All refuse shall be transported in a container or covered except where because of the nature of the load and/or the method of securing it no problem of litter or dust can arise.
- (w) Vehicles carrying refuse to the landfill will only be permitted entry to the site after the owners and operators have agreed to adhere to a route of access including Marshland Road, Prestons Road and thence the driveway via Rothesay Road and Bottle Lake Forest, as illustrated in Diagram B attached.
- (x) The use of the designated land for refuse disposal will not commence until the Metropolitan Refuse Disposal Committee has constructed a driveway from Burwood Road via Rothesay Road and thence along a route located within the Bottle Lake Forest generally as illustrated in Diagram C attached, at no place closer than 300 metres from the residential land of the Parklands subdivision, as the sole access to the site and the Prestons Road deviation has been constructed and is available for use.

So long as the route (shown on Diagram C) continues to be used for Landfill purposes

- (i) Except where prevented by natural causes a belt of mature trees at least 5 metres in width will be retained at all times between that route and Rothesay Road. In the event of natural causes eliminating the existing screens of mature trees, then these areas shall be immediately windrowed to a height necessary to prevent vehicle sighting from the southern areas and replanted immediately;
- (ii) The area between that route and Rothesay Road will at all times be windrowed and/or mounded and/or planted with trees of a sufficient height to eliminate the possibility of vehicles using the route being seen from that land at Parklands presently contained within the Residential G zone; and
- (iii) At all times that area (excluding areas occupied by windrows and forestry access roads) will be planted and/or replanted with conifers.

The Metropolitan Refuse Disposal Committee will also contribute to the improvement of Marshland Road and Prestons Road and the deviation of the latter to opposite Rothesay Road as agreed between the Councils and in the terms resolved by the Metropolitan Refuse Disposal Committee on 23 November 1982.



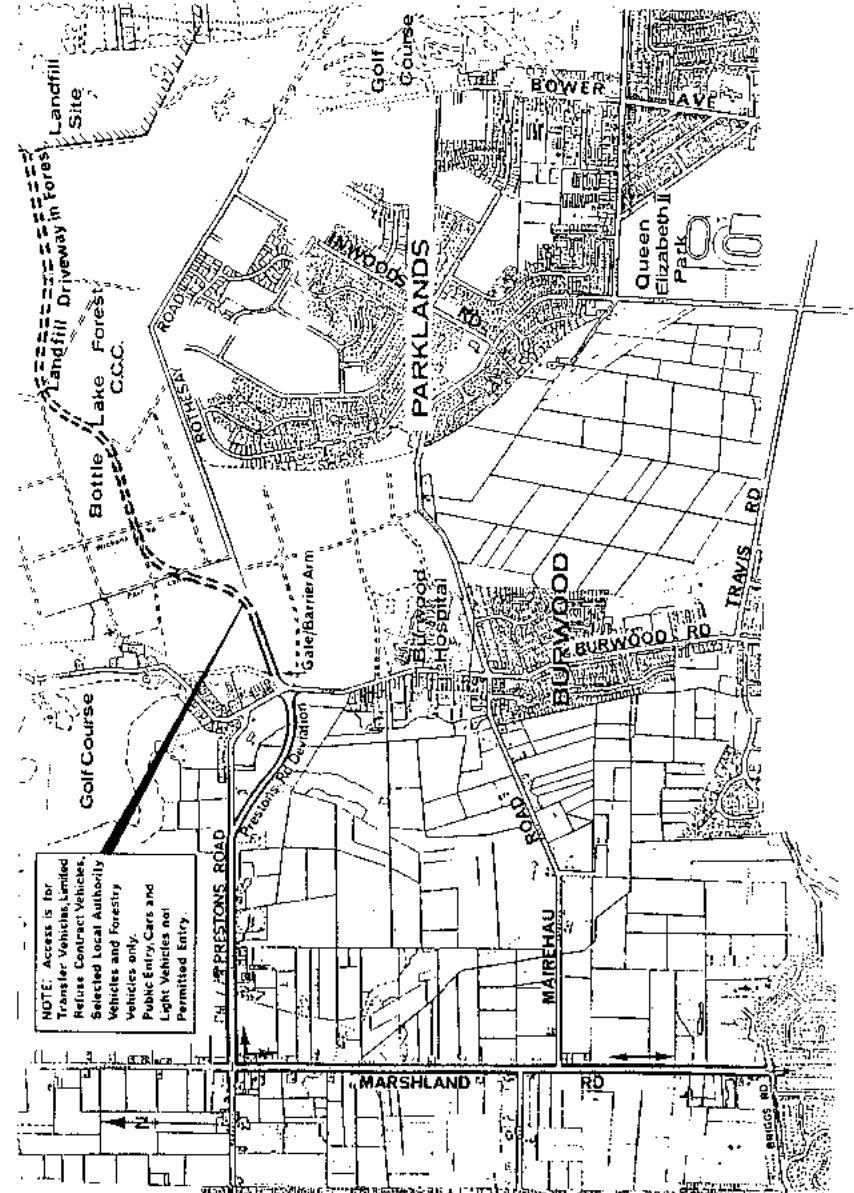
WAIMAIRI DISTRICT SCHEME

LANDFILL DESIGNATED AREA

June 1981

DIAGRAM A

3322/247



CHRISTCHURCH METROPOLITAN REFUSE DISPOSAL COMMITTEE

ACCESS ROUTE TO LANDFILL - Marshland/Prestons/Bottle Lake Forest

June 1983

DIAGRAM B

3322/248

EXPLANATORY STATEMENT: DESIGNATED AREAS

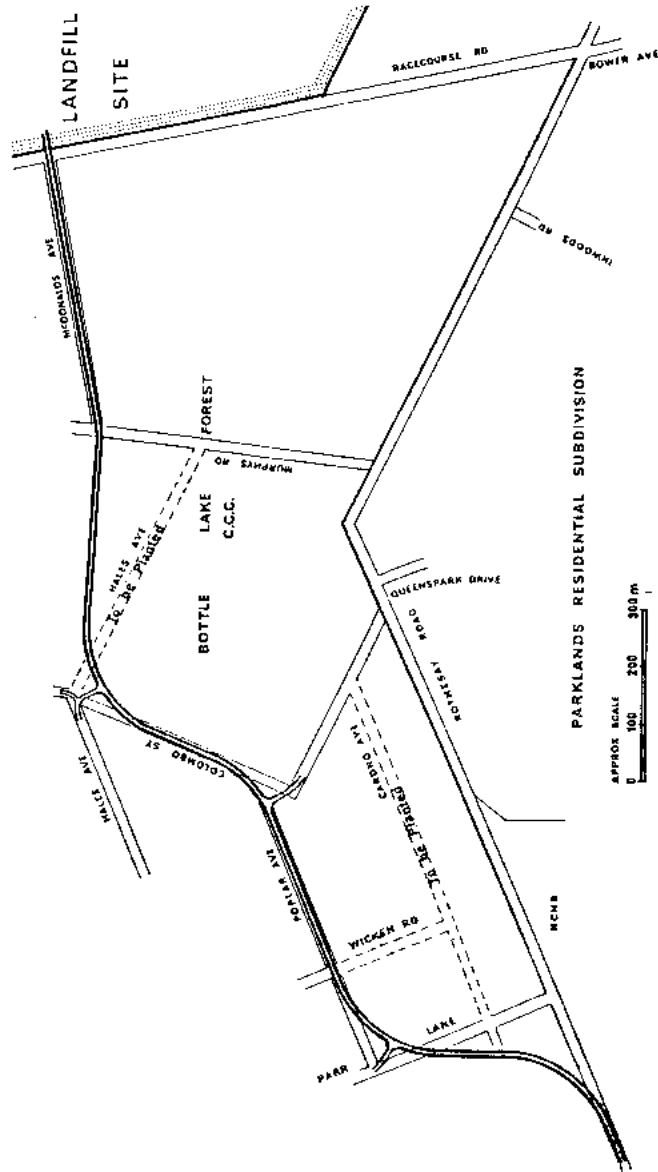
FENDALTON ROAD WIDENING: EXPLANATORY STATEMENT

The planning maps provide for the maximum of 5 m widening on either side of Fendalton Road between the railway line and Clyde Road. The detailed design, however, is intended to integrate the following elements:-

- the removal of fewer trees and plantings than has been envisaged in earlier widening plans and the preservation by retention or relocation, where this is possible, of existing important features such as the St. Barnabas stone wall and the dairy.
- special attention to detailing of the design, such as the use of stone edging and surfaces of varying textures where appropriate.
- the fulfilment of projected regional transportation needs into the 21st century by providing an arterial road with 2 moving traffic lanes in each direction separated by a median strip, together with provision for cyclists.
- the provision of a central median to improve road safety by giving assistance to pedestrians crossing the road and by giving protection to vehicles and cyclists turning at selected side streets.
- the use of the median and the wide berms to maximise the opportunities for new and complementary large scale planting assisted by irrigation.
- a limited number of on-street parking areas separately defined as portions of carriageway to allow preservation of a large proportion of valuable trees.
- the provision of all services underground and new street lighting designed and located so as to enhance the landscape value of the road.
- the provision of continuous footpaths which meander between existing and future plantings in the berm areas."

NOTE:-

1. Routes shown within forest are not dedicated roads, but merely forestry roads with informal names.
2. The proposed landfill access driveway will be used by refuse transfer vehicles, limited refuse contract vehicles, selected local authority vehicles & forestry vehicles only.
3. Public access by cars & light vehicles will not be permitted.



CHRISTCHURCH METROPOLITAN REFUSE DISPOSAL COMMITTEE

ACCESS DRIVEWAY WITHIN BOTTLE LAKE FOREST

June 1983

DIAGRAM C

3522/249

Ordinance

SCHEDULE C

SPECIFIC IDENTIFICATIONS

PART 1

<u>Activity</u>	<u>Address</u>	<u>Underlying Zoning</u>
Willowbank Wildlife Reserve	60 Hussey Road	Rural G
Seventh Day Adventist Camp	Farrells Road	Rural G
Waimairi Beach Golf Course	Beach Road	Rural C
Shirley Golf Course	Lake Terrace Road	Rural G
Russley Golf Course	Russley Road	Rural H
Windsor Golf Course	Burwood Road	Rural G
Waitikiri Golf Course	Burwood Road	Rural G
Everglades Golf Course	Marshland Road	Rural G
Marshlands Hall	Marshland Road	Rural H

PART 2

Addington Raceway Exhibition and Convention Centre Residential G		Wrights Road
Kainga Hall	Kainga Road	Residential G
Brooklands Hall	Enfield Street	Residential G

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- GENERAL LOCATION AND HEIGHT CONTROLS.....page 17

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WASTE AND FILLING OF LAND.....page 29

PART EIGHT: ACCESS TO, AND FACILITIES AT
PREMISES OPEN TO THE PUBLIC FOR
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Refer to definition of "Non Notified Planning Application" - SECTION THREE - DEFINITIONS.

Dispensations and waivers are special approvals which may be granted by the Council with or without notice for minor variations from those general matters set out in Section 36(6) of the Act and included in the Scheme. Under these headings ORDINANCES 7.2.1, 7.3.1, 7.4.1, 7.5.1 and 7.6.1 set out the specific controls from which dispensations or waivers may be granted. The previous Scheme was more limited in the range of matters for which dispensations and waivers could be applied, but as part of the Council's policy of providing greater flexibility in dealing with development proposals, all matters permitted by law to be dispensed with or waived are included in this Scheme.

ORDINANCE 1 sets out the general matters for the granting of dispensations and waivers as provided by the Act. Section 36(6) also empowers District Schemes to provide for the circumstances under which, the manner in which, and the conditions subject to which the Council may grant dispensation or waiver applications and ORDINANCE 7 to this Scheme sets out these limits and guidelines as they apply to the consideration of such applications. The policy/explanatory statements accompanying the particular ordinances from which dispensation or waivers sought are also useful as a guide for determining whether a particular provision should be varied or waived.

Normally the Council will require all the consents of those who might be prejudiced by a dispensation to be obtained, unless the dispensation is made as a notified application. However, in circumstances where the Council is satisfied that it is unreasonable to require the consent to be obtained it may consider a dispensation without a notified application. An example of the circumstances in which the Council may exercise this discretion is where an owner cannot be located.

PART ONE

NON-NOTIFIED APPLICATIONS - DISPENSATIONS AND WAIVERS

1. MATTERS WHICH MAY BE SUBJECT TO DISPENSATION OR WAIVER

- 1.1 The Council may grant an application for the dispensation wholly or partly from, or waiver of those matters specified in Section 36(6) of the Act but only to the extent specified in this scheme and subject to the provisions in Section 76 of the Act. The matters set out in Section 36(6) are:
- (a) The subdivision of land permitted to be used for any urban purpose.
 - (b) The height, bulk and location of buildings permitted on site.
 - (c) The provision of parking and loading spaces.
 - (d) The design and appearance of buildings and signs and the provision, design and appearance of verandahs.
 - (e) Landscaping, and
 - (f) Such other matters as may be specified in that behalf of any regulations in force under the Act.
- 1.2 ORDINANCE 7 below sets out the CIRCUMSTANCES under which, the CONDITIONS subject to which, and the EXTENT to which the above matters have been provided for.

2. PROVISIONS RELATING GENERALLY TO A GRANT OF CONSENT

- 2.1 As empowered by Section 76 of the Act the Council may grant its consent if it is satisfied that:
- (a) The dispensation or waiver would encourage better development of the site or that it is not reasonable or practicable to enforce the provision in respect of the particular site; and
 - (b) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which the dispensation or waiver is sought; and
 - (c) Where the application is not a notified application, the written consent of every body or person whose interests might, in the Council's opinion, be prejudiced by the proposed dispensation or waiver, has first been lodged with the Council. Except where, in the Council's opinion, it is unreasonable in the circumstances existing to require such consent to be obtained. Where it is the Council's opinion that it is unreasonable to obtain such consent, the Council may still require the dispensation application to be made as a notified application (as provided for by Section 65 of the Act).

Examples of circumstances which the Council generally considers that the interests of other parties will not be prejudiced and consent will not normally be sought include:

- (a) Subdivision - Example: reduced area.
- (b) Bulk and Location requirements - Examples: reduced front yards, (industrial zones) and other internal site arrangements (residential zones).
- (c) Parking - Example: reduction in number of spaces, distance of access from intersection, Requirement to turn on site.
- (d) Design and appearance, signs, verandahs - Consent of neighbours will only be sought where the Council considers a neighbour is particularly affected by a proposal as viewed from that neighbour's property.
- (e) Landscaping - Example: Where a reduced percentage is sought. Where dispensation is sought to delete required landscaping or screening between an activity and a residential property however, the consent of that property owner will normally be requested.

Application forms are available at the Council offices, including a standard "letter of consent".

The information required is for the purposes of allowing the Council to make a reasonable assessment of the application, but just as importantly to allow those who might be affected by any grant (or refusal of a grant) to understand the effect of the proposal on their situation. Part of this latter requirement is that plans must be signed by those affected. Applicants will be advised by the Council of those whose interests may be prejudiced and whose signatures and consents are required. "Interest" generally refers to property and amenity interests protected under the scheme. To obviate delays these matters are normally dealt with by a subcommittee. Note that for a non-notified application there are no rights of appeal other than for the applicant.

In respect of plans to be used for obtaining signatures of consent these must first be approved by the Council and receive a stamp to indicate that these are the official plans forming part of the dispensation application.

3. PROCEDURE FOR APPLICATIONS FOR DISPENSATIONS OR WAIVERS

- 3.1 Every application for the exercise of the Council's powers under ORDINANCE 7 shall be on the appropriate form.
- 3.2 Every application for a dispensation or waiver shall include such plans and information as are necessary to enable the Council to fully assess the proposal and its effects on the neighbourhood.
- 3.3 In addition the applicant shall provide the following:
 - (a) The written consent of every body or person whose interests may, in the Council's opinion, be prejudiced by the proposal.
 - (b) Plans submitted accompanying applications for dispensations and waivers which must be signed by every body or person who in the Council's opinion may be affected.
 - (c) A written statement indicating why the dispensation is necessary and why the proposal should not be modified so as to conform to the provision of the District Scheme. This statement may be included on the application form referred to in ORDINANCE 3.1 above.
 - (d) Where in the Council's opinion, the first and second provisos specified above are not met, the Council may require that the application be made with notice (i.e. be advertised in accordance with the Act). In respect of the third proviso, the Council shall require the application to be made with notice.
- 3.4 The Council may delegate to a Committee or sub-committee the power to determine applications for dispensations or waivers.

Under S 71 of the Act the applicant has a right to apply to have any conditions varied or cancelled where circumstances have changed. Situations may arise, before any consent is put into effect, where the applicant and another party with an interest agree to modifications or improvements in the light of the Council's grant. There is an onus on the applicant to show changed circumstances.

If the consent was by notified application then so too must the variation or cancellation application. Otherwise it would be dealt with as a non-notified application.

For non-notified applications, only the applicant has a right of appeal if aggrieved by a Council decision, but others affected as well as the applicant may appeal against any decision if the consent was granted as a notified application.

The Council has adopted the view that irrespective of the extent of a grant sought in any application, the appropriate section against which all applications should be considered is Section 76 of the Act. The inclusion of this clause has as its purpose the prevention of any application being considered as a specified departure. This provides that as a general rule dispensations up to the specified limits, set either numerically or as a percentage, will be considered as non-notified applications (but subject to Ordinance 2), while all applications for consent that go beyond the limits set must be by way of notified applications to be considered under Section 76 of the Act. The matters covered in Section 76 are repeated in Ordinance 2.

4 . VARIATION OR CANCELLATION OF CONDITIONS

- 4.1 Where a consent has been given by the Council to a dispensation or waiver under this ordinance, either as a non-notified or a notified application, the Council may on application agree to a variation or cancellation of any condition, restriction, or prohibition imposed in respect of that consent on the grounds that there has been a change in circumstances that renders the condition, prohibition or restriction inappropriate or unnecessary.
- 4.2 If the original consent was granted as a notified application, then the variation or cancellation may be considered only as a notified application.

5 . APPEALS

- 5.1 Appeals to the Planning Tribunal against decisions of the Council may be made by any applicants where the applicant is dissatisfied by the Council's decision or in respect of any condition imposed on any consent.
- 5.2 Where any appeal is intended against a decision that has been given by an officer under delegated authority, application for a review of the decision must first be made to the Council within one month after notification of the decision.

6 . EXTENT: LIMITATION OF CONSENTS UNDER NON-NOTIFIED APPLICATIONS

- 6.1 While the Council retains a discretion to require any application for a dispensation or waiver to be made as a notified application, in any case where an application seeks to exceed the stated limitation under Clause 7.2.4, 7.3.4, 7.4.4, 7.5.4 or 7.6.4, the application shall be by notified application only.
- 6.2 The extent to which any dispensation shall be granted shall depend upon the achievement of the performance required by the particular control, and whether that performance is either still achieved, but in a different way to that required by the Scheme, or does not need to be achieved in the circumstances, or to the same extent.
- 6.3 Unless an absolute limit is specified, a dispensation may, in appropriate circumstances, involve substantial dispensation from, or total waiver of, the relevant control.

ORDINANCE 7 includes the specific controls and ordinances over which the Council has reserved a discretion (provided by S.36 (6)d of the Act) to grant dispensations and waivers. Within each general subject are set out the MATTERS, the CIRCUMSTANCES, the CONDITIONS likely to be imposed and the EXTENT of any grant. No other matters may be subject to a grant, but note that in some cases relaxation of standards are "built in" to ordinances and are available as of right in accordance with the conditions and controls set out along with them.

URBAN SUBDIVISION

Flexibility of the controls, justified by the circumstances set out, should provide opportunities to develop land more imaginatively and in a manner that makes better use of sites.

NOTE: A reduction granted to shape factor requirements may limit the range of permitted uses applying to that site as reductions for shape factors required elsewhere in the Scheme are not matters for which dispensation may be granted.

These circumstances are based on those matters usually encountered in practice.

7. CONSIDERATION OF APPLICATIONS FOR DISPENSATIONS OR WAIVERS

7.1 The Council may by way of application, grant its consent to a dispensation or waiver in respect of the following matters, but only under the circumstances set out, and to the extent specified, and subject to meeting the requirements of Section 76 of the Act, as specified in ORDINANCE 2. Conditions may also be imposed, either being those included in this ordinance or any other conditions consistent with the matters, circumstances, or extent, that are appropriate to the dispensation or waiver sought.

7.2 URBAN SUBDIVISION

7.2.1 Matters for which dispensation or waivers may be granted:

- (a) Shape factor
- (b) Minimum frontage
- (c) Minimum width of right of way or access lot
- (d) Minimum site area

7.2.2 Circumstances existing which may justify the grant of a dispensation or waiver:

- (a) Where the subdivision is an adjustment of boundaries and the number of titles remains the same as prior to the subdivision and there will be either little change in area of each of the adjusted titles, or where there is a significant change the Council is satisfied that the land comprised in each title may be more effectively utilised for any permitted use.
- (b) Where the proposed allotment or allotments are suitable for the existing use or the intended future use, and are otherwise complying with the provisions of the scheme.
- (c) Where frontage, width or area of a site is reduced through the acquisition or intended acquisition of land for road widening, other public work, reserve or open space zone.
- (d) Where it is necessary to protect any items registered or included in SECTION ELEVEN - AMENITIES or desirable to protect any other vegetation, building, natural or man-made feature, stream or watercourse.
- (e) Where there are constraints imposed by the location of existing buildings, or the location of satisfactory building sites is affected by localized servicing constraints or inadequate or unsuitable ground conditions.
- (f) Where a subdivision of an existing dwelling unit site results in a front lot of not less than 300 m² and a rear lot of not less than 500 m² (exclusive of access which must be not less than 3 metres in width). In such cases the subdivision must not lead to a development which requires further dispensation or waivers from other scheme requirements (other than the minimum site area requirement for a single dwelling unit in the case of proposed front lots less than 500 m² in area).

- (g) Where a subdivision of an existing lot the title of which was issued on or before the 31 October 1983 results in a front lot of not less than 300 m² and a rear lot of not less than 500m² (exclusive of access) which must not be less than 3 metres in width. In such cases the subdivision must not lead to a development which requires further dispensation or waivers from other scheme requirements (other than the minimum site area requirement for single dwelling units in the case of proposed front lots less than 500 m² in area.

7.2.3 Conditions imposed in respect of any application granted, in addition to those imposed under Section 279 of the Local Government Act 1974 may include:

- (a) Limitations on the number of allotments to be created particularly at areas below that specified for the zone in the scheme.
- (b) Limitations or conditions relating to number, density, bulk, and locations of buildings on sites.
- (c) Controls over number, position, and arrangements of access points, rights of way, access lot and easements for utility purposes.
- (d) A bond in respect of any works to be carried out or performance required arising out of the grant of a dispensation or waiver.
- (e) Limitation on further applications for dispensation.

7.2.4 The extent to which the matters in 7.2.1 may be relaxed is:

- (a) Shape factor - each site shall be able to contain a square with a minimum side dimension of 15 metres located over any part of the site except over the front yard.
- (b) Frontage - 20%.
- (c) Minimum width of right of way or access lot - 20% except as provided for in 7.2.2 (f) above.
- (d) Minimum site area - 20%.

Where there is no specified minimum the extent of the relaxation in each case will be assessed against the performance required by the control had it been possible for it to be met.

7.3 HEIGHT, BULK AND LOCATION OF BUILDINGS

7.3.1 Matters for which dispensations or waivers may be granted:

- (a) Recession plane, yards and height.
- (b) Site coverage.
- (c) Maximum area of buildings.
- (d) Plot ratio.
- (e) In the case of radio masts and antennae - height
- number of antennae
- distance from boundaries

Scheme plan approval is a procedure under the Local Government Act 1974 but the conditions suggested here may be attached to any scheme plan should a dispensation be granted, so long as they are consistent with the matters properly to be placed as conditions on a scheme plan for any particular subdivision under S.279 of the Local Government Act 1974.

The largest general category of dispensations and waivers relate to residential development, and these circumstances provide for a wide variety of situations, based mainly on securing adequate levels of amenity for any proposal and for those affected, particularly where constrained by existing site features, or matters beyond the control of the present applicant, e.g. existing buildings, existing easements, servicing etc. Flexibility is also provided for accessory buildings, consistent with the zone purpose.

- 7.3.2 Circumstances existing which may justify the grant of a dispensation or waiver:
- (a) Where in terms of the present minimum subdivision requirements a site is of shallow depth or where frontage, width, or area, is reduced through the acquisition or intended acquisition of land for road widening, other public works, or reserve or open space zone.
 - (b) Where it is necessary to protect any item registered or included in SECTION ELEVEN - AMENITIES, or desirable to protect any other vegetation, building, natural or man-made feature, stream or watercourse.
 - (c) Where there are constraints imposed by the location of existing buildings, or the location of satisfactory building sites is affected by localised servicing constraints or inadequate or unsuitable building conditions.
 - (d) In respect of a front yard where the average distance between the front face of the building and the front boundary is not less than the normal scheme minimum.
 - (e) Where a proposed development (including extensions to an existing development) would have complied under the provisions of a former Scheme, such development having been planned prior to the public notification of this Scheme.
 - (f) Where the adjacent use is such as to not require the separation distance or height limitation provided by the scheme (e.g. a non-residential use in a residential zone).
 - (g) Where there are legal restraints to complying with siting requirements (e.g. easements).
 - (h) Where the use of the adjacent site will not be detrimentally affected by allowing a building to exceed the recession plane.
 - (i) Where the proposal is an extension to an existing building and there is a desire to retain the existing wall and/or roof line.
 - (j) Where the site or terrain is irregular in shape or level.
 - (k) Where nuisance aspects such as noise and loss of privacy can be eliminated by building design.
 - (l) Where additions or structures are less than 4 m² in area and are for utility purposes (e.g. porches) or are for required garage space.
 - (m) Where the applicant can show that an additional area is necessary for a purpose consistent with the zoned purpose of the land (e.g. hobby room, vintage car storage on residential sites).

These conditions generally favour uses or properties beyond the site, in order to provide the level of protection relied upon in the Scheme as if a dispensation were not required.

- (n) Where the site is large and can accommodate a larger area of buildings without detriment to neighbouring properties or the usefulness of the site for its zoned purpose.
- (o) In the case of radio masts where the design of the structure has supporting guy wires reduced to a minimum.
- (p) In the case of radio masts the proposed finished appearance of the aerial structure has only minimum impact on any landscape or visual effect.
- (q) In the case of radio masts the structure can be retracted or lowered when not in use.
- (r) Where there remains one property in any situation where buildings on all adjoining sites have been sited in accordance with the recession plane provisions of the previous District Scheme.

7.3.3 Conditions imposed in respect of any application granted may include:

- (a) A limitation that the consent applies only to the present owner and/or occupier and does not inure for any successors in title or tenancy.
- (b) Conditions requiring the provision and/or maintenance of vehicular access to any part of the site.
- (c) Provision for landscape treatment of areas of building curtilages and screening, for the protection and maintenance of privacy and amenity for affected properties.
- (d) Restrictions and limitations on other complying aspects of the bulk and location of buildings on the site not the subject of the dispensation.
- (e) A radio mast may be required to be lowered or retracted when not in use.
- (f) A bond in respect of any works to be carried out or performance required arising out of the grant of a dispensation or waiver.

7.3.4 Extent to which the matters in 7.3.1 may be relaxed is:

- (a) Recession Plane: No limit

- (b) Site coverage – 20% providing that no increase in site coverage shall permit a circumstance to arise that requires a dispensation from any other bulk and location control.
- (c) Maximum area of buildings – no limit.
- (d) Plot ratio – 20%.
- (e) Yards – no limit.
- (f) Height – no limit.
- (g) Radio mast and antennae – no limit.

In all cases the extent of the relaxation, whether controlled by specified limitations or not, will be assessed against the performance required by the control, had it been possible for it to be met.

These are the most common relaxations which in themselves may not seriously affect traffic safety.

Note, however, the effect of the provisions of Section 295 of the Local Government Act 1974 which the Council may exercise as an alternative to the grant of any dispensation or waiver in respect of required parking spaces.

The inherent constraint in these situations is that reasonable provision for the zoned purpose or use is required, and traffic safety beyond the site in particular, is of paramount importance.

7.4 PARKING LOADING AND ACCESS

7.4.1 Matters for which dispensations or waivers may be granted:

- (a) The number of car parking spaces and provision for off-street loading.
- (b) The number, position and dimension of entrances to any site.
- (c) Access.

7.4.2 Circumstances existing which may justify the grant of a dispensation or waiver:

- (a) If the surface or boundary configuration of the site or existing buildings make provision of the required spaces or access difficult or impossible (taking into account reasonable building requirements).
- (b) If the numbers employed on the site are or are likely to be less in number than that assessed in the Scheme by reason of altered processes or improved technology and the like.

- (c) If the number of visitors or calls or deliveries to be made to the site are less than anticipated as part of the parking and loading requirements in the Scheme.
- (d) If the amount, if any, of parking that the adjacent streets can properly be expected to provide can be included in any calculations of parking requirements. No streets that are part of the primary network roads may be included in this calculation of available on-street parking.
- (e) If the amount, if any, of parking or loading space that existing or proposed public off-street parking can be expected to provide can be included in the calculation.
- (f) If the building or use in respect of which the parking or loading provision is to be made is part of a larger development which does not materially add to or alter the overall provision required by the use.
- (g) Where adherence to the access provisions of the Scheme would result in standards that were excessive in any situation and the requirements of traffic safety and visibility were not unduly prejudiced.
- (h) Where it is necessary to protect any item registered or included in SECTION ELEVEN - AMENITIES, or desirable to protect any other vegetation, building, natural or man-made feature, stream or watercourse.
- (i) Where several activities are proposed by a developer on any one site, or in accordance with ordinance 3.3 of Section 10, Transport, two or more developers construct a joint parking or loading area, and in either circumstance it can be shown that the car parking demand generated by the various uses proposed for the site/utilising the joint car parking area, occur at different times of the day.

7.4.3 Conditions imposed in respect of any application granted may include:

- (a) A limitation that the consent applies only to the present owner and/or occupier and does not inure for any successors in title or tenancy.
- (b) The requirement that the parking or loading spaces or access provisions dispensed or waived be reinstated or provided should the circumstances that gave rise to the application change in any way.
- (c) That the areas or area of land or building not used for parking, loading or access as a result of the dispensation, be not used for any purpose that would prevent their future use for parking, loading or access.
- (d) The requirement that signs, barriers, and directional markings be installed and that further or other provision be made for landscape treatment and screening.

Changes of use in buildings and on sites demands that the possibility of providing the level of parks required by the zoned use should not be prejudiced. Conditions are suggested to ensure this and also to provide for safety.

- (e) Limitations or controls related to traffic safety and visibility and the provision of signs specifying maximum speeds, give ways or compulsory stops.
- (f) Conditions requiring a set back or other formation for on-street parking, along with any roading formation in connection with the installation of any crossings, the full cost of which is to be borne by the applicant.
- (g) A bond in respect of any works to be carried out or performance required arising out of the grant of a dispensation or waiver.

7.4.4 The extent to which the matters in 7.4.1 may be relaxed is:

- (a) Number of car parking spaces – no limit.
- (b) Provision for off-street loading – no limit.
- (c) Number of accesses and entrances – no limit.
- (d) Dimensions of accesses and entrances – no limit.
- (e) Position of accesses and entrances – no limit.

provided that in all cases that the level of service in respect of public parking areas and the roading network will not be unduly lowered by the consent sought.

7.5 DESIGN AND APPEARANCE

7.5.1 Matters for which dispensations or waivers may be granted:

- (a) Signs, their size, location, design and appearance.
- (b) Verandahs on commercial premises.

7.5.2 Circumstances existing which may justify the grant of a dispensation or waiver.

- (a) Where a sign or signs although exceeding the requirements of the Scheme as to size would result in a significant improvement to an existing situation in respect of number, design, and appearance of signs.
- (b) Where the sign or signs would not be out of keeping with those already existing in the immediate vicinity, or would not be incompatible with the character or amenities of an area, or the architectural theme or themes embodied in or exhibited by any building or group of buildings or the size of the site.
- (c) Where a sign exceeding the maximum height is necessary to clear an obstruction, but not another sign, on a neighbouring site.
- (d) Where any dispensation has been granted in respect of verandah provision and the area otherwise available for signs has been reduced.
- (e) Where it can be shown that there is no need for verandahs for the purposes of pedestrian shelter, or where pedestrian traffic is low and where continuity in building facade and verandah appearance is not a factor.
- (f) Where interior or exterior building features provide similar protection or add interest not obtained by retaining verandahs (eg large open or partly open internal foyers, courts or courtyards, external enclosed or partly enclosed courts or courtyards, generally open to the public during business hours).

Only signs and verandahs are included as matters for which the provisions may be relaxed.

The basic approach is not to allow signs to contribute to a collective effect of clutter within an area or on a building. There is a presumption in favour of co-ordinated and coherent approach to both building and sign design, these being part of overall design detailing. The grouping of advertising on one clearly visible sign is generally preferred as an alternative to a number of signs scattered about on a business premises.

Alternatives are provided for the standard verandah.

Problems of distraction and the unwanted spilling of light affecting the amenities of adjoining zones or areas requires that these be included as possible conditions.

- (g) Where to remain part of a coherent overall design for any new or redeveloped building or group of buildings both verandah provision and signs can be treated in a comprehensive manner and detailed as part of the overall design.
- (h) Where it is necessary to protect, or because of the proximity of, any item registered or included in SECTION ELEVEN – AMENITIES, or desirable to protect any other vegetation, building, natural or man-made feature, stream or watercourse.
- (i) Where on a corner site it is necessary to have an additional sign.

7.5.3 Conditions imposed in respect of any applications granted may include:

- (a) That any sign or signs proposed not be illuminated, or be illuminated only during certain hours, or from sources other than from within the sign itself.
- (b) That other signs whether existing or not, be altered, relocated or removed, or incorporated within or as part of any other group of signs existing or proposed.
- (c) That landscape treatment or other site development work be carried out.
- (d) That any sign or verandah be at such height, level or position as may be necessary to provide integration with existing or proposed building features, pedestrian areas, car parks or other areas to which the public generally has access.
- (e) A bond in respect of any works to be carried out arising out of the grant of a dispensation or waiver.

7.5.4 The extent to which the matters in 7.5.1 may be relaxed is:

- (a) Areas of signs – no limit.
- (b) Height of signs – no limit.
- (c) Location, design and appearance – no limit.
- (d) Verandahs – no limit.

In each case, whether or not there is a specified limitation to which any control affected by the above circumstances may be relaxed, the dispensation or waiver will be assessed against the performance required by the control had it been possible for it to be met.

7.6 LANDSCAPING

7.6.1 Matters for which dispensations or waivers may be granted.

- (a) Reduction in numerical percentage requirements in respect of landscape treatment required.

7.6.2 Circumstances existing which may justify the grant of a dispensation or waiver:

- (a) Where planting or other landscape components in the vicinity (eg public open space) are such as to lessen the need for the full requirement.

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Reduced planting areas may be replaced by other formations.

As one of the more important aspects of site development and one that is relied on over time to improve and enhance developments, relaxations are suggested only where the same or similar effects are either obtained from existing planting or other formation, or are not required because the site is not visible.

- (b) In industrial zones where all loading, storage, and industrial processes are to be undertaken within a building or buildings which have been designed to meet high standards of visual amenity and there is less need for screening and other visual enhancement.
- (c) Where the site is a rear site and is not substantially visible from the road.
- (d) Where the level of planting required by the Scheme is not achievable because of the existence of or need to avoid using land, buildings, or objects registered or included in SECTION ELEVEN - AMENITIES or desirable to protect any other vegetation, building, natural or man-made feature, stream or watercourse.

7.6.3 Conditions imposed in respect of any application granted may include:

- (a) Requirements to form or plant other parts of the site or area not the subject of the dispensation sought.
- (b) The formation of walls, fences or other features included as part of the site development.
- (c) Limitations or conditions specifying species to be used, height of planting or controls relating to visibility for traffic safety reasons.
- (d) A bond in respect of any works to be carried out or performance required arising out of the grant of a dispensation or waiver.

7.6.4 The extent to which the matters in 7.6.1 may be relaxed is:

- (a) Reduction in percentage area requirements in respect of landscape requirement - 50% of area.

In each case the extent of the relaxation will be assessed against the performance required by the control had it been possible for it to be met and in particular the matters set out in PART TWO SECTION ELEVEN - AMENITIES.

PART TWO: CONTROLLED USES AND OTHER COUNCIL DISCRETIONS

1. MATTERS WHICH MAY BE SUBJECT TO THE DISCRETION OF THE COUNCIL

- 1.1 Section 36 (4), (5) and (5A) of the Act provides that the Council may exercise such controls, powers and discretions specified in the Scheme as are necessary or desirable to give effect to the policies and objectives contained in the Scheme relating to:

- (a) The design and external appearance of buildings.
- (b) Landscape design and site layout.
- (c) The location and design of vehicular access to and from the site.
- (d) The preservation or conservation of:
 - (i) Buildings, objects and areas of architectural, historic, scientific or other interest, or of visual appeal.
 - (ii) Trees, bush, plants, landscape, and areas of scientific, wildlife, or other interest, or of visual appeal.
- (e) Areas of special character or amenity value.
- (f) The avoidance or reduction of danger, damage, or nuisance caused by earthquake, geothermal or volcanic activity, flooding, erosion, landslip, subsidence, slitting, and wind.

1.2 Matters where the Council may exercise its discretion are set out in the ordinances for the various zones.

1.3 The relocation of any building from any site to a new site is provided for as a Controlled Use, under Part Ten of this Section.

Reduced planting areas may be replaced by other formations.

As one of the more important aspects of site development and one that is relied on over time to improve and enhance developments, relaxations are suggested only where the same or similar effects are either obtained from existing planting or other formation, or are not required because the site is not visible.

- (b) In industrial zones where all loading, storage, and industrial processes are to be undertaken within a building or buildings which have been designed to meet high standards of visual amenity and there is less need for screening and other visual enhancement.
- (c) Where the site is a rear site and is not substantially visible from the road.
- (d) Where the level of planting required by the scheme is not achievable because of the existence of or need to avoid using land, buildings, or objects registered or included in SECTION ELEVEN - AMENITIES or desirable to protect any other vegetation, building, natural or man-made feature, stream or watercourse.

7.6.3 Conditions imposed in respect of any application granted may include:

- (a) Requirements to form or plant other parts of the site or area not the subject of the dispensation sought.
- (b) The formation of walls, fences or other features included as part of the site development.
- (c) Limitations or conditions specifying species to be used, height of planting or controls relating to visibility for traffic safety reasons.
- (d) A bond in respect of any works to be carried out or performance required arising out of the grant of a dispensation or waiver.

7.6.4 The extent to which the matters in 7.6.1 may be relaxed is:

- (a) Reduction in percentage area requirements in respect of landscape requirement - 20% of area.

In each case the extent of the relaxation will be assessed against the performance required by the control had it been possible for it to be met and in particular the matters set out in PART TWO SECTION ELEVEN - AMENITIES.

PART TWO: NON-NOTIFIED APPLICATIONS - COUNCIL DISCRETIONS

1. MATTERS WHICH MAY BE SUBJECT TO THE DISCRETION OF THE COUNCIL

- 1.1 Section 36(4) and (5) of the Act provides that the Council may exercise such powers and discretions specified in the Scheme as are necessary or desirable to achieve the general purposes of the Scheme and to give effect to the policies and objectives contained in the Scheme relating to:-
 - a. Landscaping
 - b. The presence or conservation of trees, bush, plants, landscape and areas of special amenity value.
 - c. The design and external appearance of buildings.
 - d. The preservation or conservation of trees, bush, plants, landscape and areas of special amenity value.
- 1.2 Matters where the Council may exercise its discretion are set out in the ordinances for the various zones.

The procedure in respect of Heritage Protection items is set out in SECTION ELEVEN - AMENITIES. Rights of appeal against decisions of the Council are set out in 4 below.

See SECTION ELEVEN - AMENITIES for policies and guidelines concerning Heritage Protection items, landscape treatment, design and appearance and signs. SECTION FIVE - OPEN SPACE sets out the criteria for assessment of open space zones, and..

Appropriate forms are available at the District Council offices.

Section 69 of the Act gives a right of appeal to applicants only in the case of an application that is made without notice. Objectors may also appeal where the application is notified.

2. CIRCUMSTANCES UNDER WHICH A NON-NOTIFIED APPLICATION WILL BE REQUIRED

- 2.1 In respect of any ordinance in this Scheme containing a condition relating to any of the matters set out in 1.1 above in which the Council or authorised Council Officer may exercise a discretion, a non-notified planning application may be made to review the decision or interpretation of the Council or Council Officer, relating to the implementation of that condition, in accordance with the procedure set out in 4.1 below.
- 2.2 In respect of any ordinance in this Scheme which specifically provides for non-notified planning applications to be made to assess the suitability of sites for proposals having regard to the matters set out in 1.1 above, consent shall be sought in accordance with the procedure set out in 4.1 below.
- 2.3 In respect of the Heritage Protection Ordinance (SECTION ELEVEN - AMENITIES) any application to the Council to alter or remove any protected item shall be deemed to be a non-notified planning application.

3. GENERAL CIRCUMSTANCES UNDER WHICH CONSENT MAY BE GRANTED

- 3.1 In assessing the merits of any non-notified planning application involving the exercise of the Council's discretion, the Council shall take into account the relevant objectives, policies and ordinances of this Scheme.
- 3.2 In allowing any application the Council may impose such conditions as it thinks fit to achieve the purposes of the Scheme and meet the requirements of the Act.

4. PROCEDURE FOR APPLICATION

- 4.1 Applications to the Council for consent to a non-notified application, including the review of any decision or interpretation relating to the exercise of the Council's discretion shall be on the appropriate form.
- 4.2 Every application shall include such plans and information as may be necessary or required by the particular ordinance, to enable the Council to fully assess the proposal and its effect.
- 4.3 The Council may delegate to a committee or subcommittee powers in respect of non-notified applications as set out in PART THREE below.

5. APPEALS

- 5.1 Appeals to the Planning Tribunal against decisions of the Council may be made by any applicant where the applicant is dissatisfied by the Council's decision or in respect of any condition imposed on any consent.

There are a number of instances in this Scheme where the Council has expressly delegated its authority to the District Engineer. From time to time the Council may also delegate other powers relating to the administration of this Scheme and in each case will determine the extent to which it will delegate to officer level. It has been the Council's practice for example to delegate the power of approving minor dispensations to a staff subcommittee.

The Council will from time to time determine the extent to which it will delegate to committees, subcommittees and Councillors. It has been the Council's practice for example for its Town Planning Committee to be generally delegated the power of decision on notified planning applications following a make decisions on some non-notified applications.

The Council will from time to time determine the extent to which it will delegate powers of recommendation to commissioners. It has been the Council's practise for example for members of the Town Planning Committee to act as commissioners for the hearing and recommendation of decisions upon notified applications.

These ordinances include both matters which are generally applicable regardless of zoning and some which apply only in specific instances and are referred from various zones to avoid needless repetition.

There is a history of land instability in some areas of the District. The attention of land owners, developers and builders is drawn to this matter. Although some sites within areas of known instability may be stable, the Council may require a written certificate from a suitably qualified engineer attesting to the stability and suitability of that land for any subdivision, for earthworks, building development or other relevant matters.

The zoning of any land does not imply that any particular area of land is stable, but indicates those land uses that are appropriate for a location within the zone. The Council maintains a hazard map available for inspection. This map indicates known areas of instability.

Section 641 of the Local Government Act 1974 gives the Council the power to refuse a building permit for development on land which in the Council's opinion is not suitable in terms of this section.

PART THREE: DELEGATION OF POWERS OF THE COUNCIL

1. DELEGATION TO COUNCIL OFFICERS

- 1.1 As empowered by Section 88 of the Act, the Council may delegate to Council officers such of its powers, duties and discretions under the Act relating to applications which may be made without notice as the Council considers necessary for the proper operation and administration of the Scheme. The Act provides for a right of review by the Council of any officers decision upon request by an applicant.

2. DELEGATION TO COUNCIL COMMITTEES, SUBCOMMITTEES AND COUNCILLORS

- 2.1 As empowered by Section 169A of the Act the Council may delegate to a committee (constituted under Section 104 of the Local Government Act 1974) such of its powers, duties and discretions under the Act as the Council considers necessary. Such committee may subdelegate to a subcommittee or Councillor powers, duties and discretions under the Act relating to applications which may be made without notice.

3. DELEGATION TO COMMISSIONERS

- 3.1 As empowered by Section 169A(3) of the Act, the Council may also appoint any person (whether or not a Councillor) to act as a Commissioner with power to make recommendations to the Council on any matter the subject of an application under the Act.

PART FOUR : SITING OF BUILDINGS - GENERAL LOCATION

The following ordinances regulate either the siting or height of buildings in many or all of the zones set out in this Scheme, and not withstanding that proposal may conform with other requirements of the Scheme, these ordinances shall be generally applicable.

4. LAND TO BE SUITABLE FOR PROPOSED USE

- 4.1 Notwithstanding conformity with the zoning requirements of these Ordinances, no building shall be altered, erected or placed, and no use shall be established, or redevelopment commenced, on any land, which in the Council's opinion, is not suitable for the use proposed.
- 4.2 For the purpose of determining whether any land is suitable for any particular use, regard shall be had to:
- the best use of the land and its economic servicing and development, and
 - the avoidance or reduction of danger caused by earthquake, wind and the susceptibility of land or any part of it to flooding, erosion, landslip and subsidence; and
 - the health, safety and amenity of the inhabitants of the District.

2. BUILDINGS AND OTHER STRUCTURES AND DRAINAGE MATTERS

2.1 LOCATION AND LEVELS OF BUILDINGS

The location and levels of all buildings shall be such that they will not be located to suffer from stormwater flooding and water ponding and the access thereto will not adversely affect land drainage patterns. Where the above circumstances are likely to apply, the Council shall refer the proposal for recommendation by the Christchurch Drainage Board (or the North Canterbury Catchment Board in its District) as to the likelihood of flooding and the floor levels and location which are acceptable in view of the nature and use of the building and a reasonable flood level.

2.2 BUILDINGS TO BE SET BACK FROM OPEN WATER COURSES

Notwithstanding the provisions of this ordinance no person shall cause or permit any building or part thereof to be sited within 7 metres of the top of the bank of any open stream, open watercourse or open drain except with the written approval of the Council. Before giving such approval the Council shall consult with the Christchurch Drainage Board or the North Canterbury Catchment Board, as appropriate, and seek any recommendations or suggested conditions which might be associated with such siting.

2.3 ERECTION OF BRIDGES AND CULVERTS

No person shall erect any bridge or culvert or any other structure or permit any such structure to be erected in, on, or over any stream, where such works are likely to affect flood flows, ponding or the passage of water in the locality without the prior written approval of the Council. In such cases and before giving its approval the Council shall consult with the Christchurch Drainage Board or the North Canterbury Catchment Board, as appropriate, and seek any recommendations or suggested conditions which might be associated with such works. Any such works shall be carried out in full compliance with the conditions laid down in the approval of the Council.

2.4 DEVELOPMENT ADJACENT TO STOPBANKS

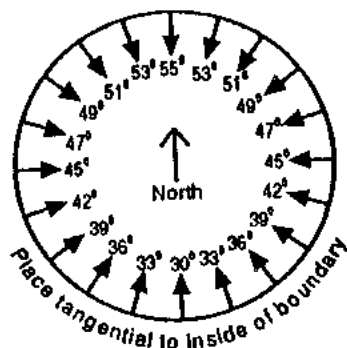
Where stopbanks, natural banks or other protective measures have been notated on the planning map, no building shall be placed within the distance specified on that map of such stopbank (or definite main natural bank). However in special circumstances where the Council deems it necessary to the efficient and economic need of uses permitted in the zone, a building may be approved to be placed within this margin after the matter has been referred to the Christchurch Drainage Board or the North Canterbury Catchment Board, as appropriate, seeking any recommendations or suggested conditions. Any such development work shall be carried out in full compliance with any conditions laid down in this respect in the approval by the Council.

3. SPECIAL BUILDING LINES

- 3.1** Notwithstanding the provisions of any Ordinance relating to siting, where the Scheme prescribes a special building line on any site, no building (including an accessory building) or part of a building shall at any time be erected on that part of the site between the building line and the road or boundary to which it relates.

Recession Plane Diagrams

Applicable to all buildings in all residential zones and all adjoining uses in other zones.



4. ROAD WIDENING OR REALIGNMENT

- 4.1 Notwithstanding the provisions of any Ordinance relating to siting, where pursuant to any Act, a Building Line Restriction has been or shall be placed on any site (whether by reference to the road boundary or otherwise) no building (including an accessory building) or part of a building shall at any time be erected on that part of the site between the road or boundary to which it is related.
EXCEPT THAT This paragraph shall not apply to private motor garages erected in accordance with the provisions of Section 340 of the Local Government Act 1974.
- 4.2 Where a site has a frontage to a road that is proposed to be widened and the land for that purpose has been designated, any building shall be sited as though the proposed street boundary were the front boundary of the site and all requirements of the Scheme shall be met as though the widening had been achieved.

5. RECESSION PLANES

- 5.1 **DEFINITION OF RECESSION PLANE**
A recession plane is a surface inclined towards the interior of a site or zone boundary or from points vertically above a site or zone boundary through which no part of a building may intrude except the following:
 - Chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts less than 9m above ground level, provided the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 3m.
 - In residential zones, where a single gable end with a base 7.5m or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, a gable end may penetrate the recession plane.

5.2 ANGLES OF RECESSION PLANES

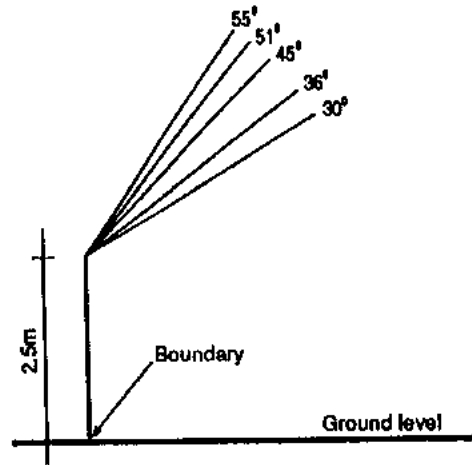
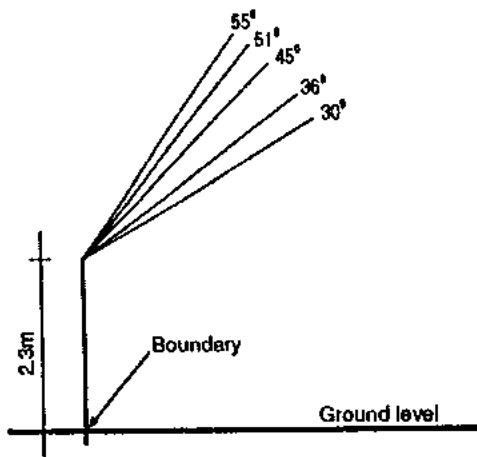
Angles of recession planes shall vary with the direction or bearing of each site boundary according to the following diagrams. They shall commence at points 2.5 m above site boundaries for all buildings located at 1.8 m or further from a site boundary or at 2.3 m above site boundaries for all buildings within 1.8 m of a site boundary.

The recession plane angle shall be calculated by orienting both site plan and relevant diagram to the true north, placing the recession diagram over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be indicated by the diagram at the point where it

Recession Plane Cross-sections

Applicable to buildings within 1.8 m of a site boundary within all residential zones.

Applicable to buildings 1.8 m and further from a site boundary in all residential zones.



touches the site boundary. Where recession lines fall between those indicated on the diagram, interpolations shall be made. On irregular boundaries the same principles shall apply with the recession operating at right angles to all boundaries.

The level of site boundaries shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted. For the purpose of measuring recession planes only internal boundaries shall be taken as site boundaries.

- 5.3 EXCLUSION FROM RECESSION PLANE CONTROL
Where sites for electricity substations are created by subdivision under this Scheme the recession plane controls shall not apply on any boundary that is a common boundary with the site from which the substation was subdivided.

6. REQUIREMENTS AS TO YARDS

In the case of existing single storey dwelling units in the Residential G zone where the width of the side yard is not under 1.5 m, additions not exceeding 40% of the existing wall length may be added to the front or rear of a building as of right provided, however, that compliance is made as regards front and rear yard provisions in the Scheme.

Intrusions into yards may be allowed as of right as follows:

- (a) Eaves up to 0.6 m.
- (b) Windows (includes bay and box windows) of less than 3 m in length may intrude into the set back for up to 0.6 m provided that any such window projects beyond the foundation. Only one such intrusion is permitted on each set back of each unit or a single dwelling.
- (c) A porch, windbreak, chimney, external stairway, landing or unenclosed balcony up to 1.8 m in length may protrude into the set back for up to 0.9 m. Each of these features can only be permitted as an intrusion once on each set back of each unit or on a single dwelling, but may occur in combination eg one set back can be intruded by both a chimney and porch.

PART FIVE: BUILDINGS AND USES**1. TEMPORARY BUILDINGS AND USES**

- 1.1 In any zone the Council may permit temporary offices, temporary sheds and builder's workshops and temporary storage areas provided such buildings and uses are required as incidental to and on the same site as or on a site adjacent to a site for a building or construction project. Such buildings and uses are permitted for the duration of the project or for twelve months whichever is the lesser, unless the consent of the Council to a longer period is obtained by way of a non-notified application.
- 1.2 Temporary uses and buildings for such purposes as carnivals, bazaars, public meetings and the like, may be permitted by the Council for a period not exceeding one month unless the consent of Council to a longer period is obtained by way of a non-notified application under Section 65 of the Act.
- 1.3 In considering an application under this ordinance the main consideration shall be the suitability of the site for the proposed use and the likely effect upon the amenities of the locality within which the site is located.
- 1.4 However the Council shall at all times retain the right to require the removal of any temporary building or the cessation of any use established under this ordinance where in the Council's opinion such building or use contravenes the spirit of this ordinance and constitutes a detraction from the amenities of the neighbourhood.

2. CHANGE OF USE, EXISTING USES, NON-CONFORMING BUILDINGS

- 2.1 **APPLICATION OF REQUIREMENTS WHERE USES OR AREAS ARE TO BE CHANGED FROM ONE PERMITTED USE TO ANOTHER**
Where a permitted use is to be established on any land or in any building or premises which were formerly occupied by another permitted use, the requirements of the Scheme shall be observed in respect of the new use so far as they are capable of being observed and the amount of land not built on shall not be diminished further than these ordinances allow unless the Council determines otherwise under ORDINANCE 1 - PART ONE of this SECTION.
- 2.2 **EXISTING USE MAY CONTINUE**
Any land or building which was being lawfully used in a manner not in conformity with this District Scheme may continue to be so used, but only to the extent permitted by the Act.
- 2.3 **NON CONFORMING BUILDINGS**
Any existing building which is not in conformity with this District Scheme may be reconstructed, altered or added to but only to the extent permitted by the Act.

Uses or buildings that are legally in existence when this Scheme comes into effect remain as legitimate uses even though the use or building may be contrary to the provisions of this Scheme. Changes of ownership do not affect the right to continue to use but any change of the use, intensification of the use or alteration of the buildings may entail an application to the Council for permission unless the proposal is exempted by Sections 90 and 91 of the Act.

Refer to definition of ACCESSORY BUILDING - SECTION THREE - DEFINITIONS.

This Ordinance enables uses and buildings accessory to previously approved notified applications to be established as of right.

Refer to SECTION THREE - DEFINITIONS

This ordinance enables relatively minor additions and alterations to be made to buildings related to uses which are not permitted as of right but have been the subject of notified planning applications. Such alterations and additions are permitted "as of right" provided they are not in conflict with the notified application consent and hence S.71 of the Act. Where a use was originally established by a notified application but is now provided for as a predominant use in this Scheme the predominant use conditions rather than this ordinance apply.

3. ACCESSORY BUILDINGS AND USES ACCESSORY TO ANY APPROVED NOTIFIED PLANNING APPLICATION - PREDOMINANT USE

- 3.1 PRE-CONDITION
Accessory buildings and uses accessory to notified planning applications which have been previously approved and are still current shall only be permitted where they are not contrary to the notified application consent.
- 3.2 For accessory buildings and uses accessory to notified applications, any conditions set out in the scheme for the use the subject of the notified application, together with any relevant conditions forming part of the notified application consent, shall apply.

4. ADDITIONS AND ALTERATIONS TO BUILDINGS APPROVED BY NOTIFIED PLANNING APPLICATION - PREDOMINANT USE

- 4.1 PRE-CONDITION
Additions and/or alterations to buildings approved by notified planning applications for uses not permitted as of right in this Scheme shall only be permitted as a predominant use where such alterations or additions would not be contrary to the notified application consent.
- 4.2 VARIATION OF APPROVED BUILDINGS
Where approval has been given to the erection of a building following a notified planning application, the building may be added to or altered without further planning approval provided that the addition or alteration does not result in an increase in the area (in plan) of the building of more than 10% or 50 m² whichever is the lesser.
- 4.3 For additions and alterations to buildings approved by notified planning application any conditions set out in the Scheme for the use the subject of the notified application approval together with any relevant conditions forming part of the notified application consent shall apply.

5. ADDITIONS AND ALTERATIONS TO BUILDINGS, ACCESSORY BUILDINGS AND USES ACCESSORY TO ANY EXISTING USE PROVIDED FOR AS A CONDITIONAL USE IN THE ZONE IN WHICH IT IS LOCATED - PREDOMINANT USE

- 5.1 MAXIMUM BUILDING SIZE
No accessory buildings or additions or alterations to existing buildings shall exceed 10% of the total area of buildings existing on the site as at 1 May 1984 or 50 m² whichever is the lesser.
- 5.2 DEVELOPMENT CONDITIONS
The provisions applying to permitted uses as set out for the relevant zone shall apply in respect of accessory buildings and additions or alterations to existing buildings permitted by this ordinance.

The use of L.P.G. as an industrial and transport fuel constitutes an important alternative to imported fuels. While it is necessary for the District Scheme to make adequate provision for L.P.G., it must also control its location, siting and use in the interests of public safety.

Bulk storage installations are provided for as a conditional use in the Industrial G zone. In respect of this ordinance bulk installations means any installation for the storage of L.P.G. in quantities greater than 30 tonnes and its handling and distribution. Bulk storage is identified in Schedule B to the Industrial section because of the possible public danger aspects associated with such storage and distribution.

Storage installations other than for the purposes of retail sale are permitted throughout the District where they are incidental to the operation of a permitted use. Such installations may range from industrial process fuels to domestic heating and cooking fuels.

The maximum tank capacities and various separation distances ensure that an installation is appropriately located with respect to land uses in the vicinity.

Because of the issues of public safety involved and the difficulty of determining those people who may be affected, any proposal not complying with the relevant standards may be treated as a notified application with full rights of public comment.

Retail L.P.G. sales are provided from certain service stations where location and site characteristics allow acceptable safety margins. In addition to service stations, retail L.P.G. sales are provided for in urban industrial zones where service stations are a predominant use. The restriction on retail sales and storage to service stations having access to an arterial road does not apply in the industrial zones principally because of the nature of the activities permitted in the zones.

PART SIX: LIQUIFIED PETROLEUM GAS (L.P.G.) STORAGE INSTALLATIONS

1. BULK INSTALLATIONS

1.1 The establishment of a bulk installation for the storage, handling and distribution of L.P.G. is a use identified as containing processes that may become objectionable (SCHEDULE B to SECTION EIGHT - INDUSTRIAL). Uses of this nature are provided for as conditional uses in the Industrial G zone.

2. L.P.G. FUEL STORAGE

2.1 The establishment of an installation as a source of fuel incidental to the operation of the use of the site shall be a predominant use in all zones providing:

- (a) The maximum total capacity of any installation on any site does not exceed 30 tonnes, and
- (b) Any L.P.G. installation in excess of 125 kg shall be separated from the boundary of any property contained within a residential zone by the following minimum distances:

(i) Tanks up to 12 tonnes	50 m
(ii) Tanks exceeding 12 tonnes and up to 16 tonnes	75 m
(iii) Tanks exceeding 16 tonnes and up to 30 tonnes	100 m

2.2 The establishment of any installation not in compliance with the size limitation or the separation distances or other relevant requirements specified shall be a conditional use. In considering any conditional use the Council shall generally have regard to the following matters:

- (a) The necessity for the proposed oversized installation, or for its location within the distances from residential properties prescribed in the Scheme.
- (b) The degree of non compliance with the standards set out above.
- (c) The nature of the existing and likely future uses in the surrounding area.
- (d) The effect on the amenities of the neighbourhood.
- (e) The topography of the site and surrounding areas.
- (f) Compliance with the requirements of other statutes, bylaws etc. (e.g. Dangerous Goods Regulations, requirements of N.Z. Fire Services etc.) or any additional safety mechanisms/features to be included in the proposed installation.

3. RETAIL L.P.G. SALES

3.1 The retail sale of L.P.G. is provided for in the following zones.

- (a) Commercial S (Service Station) zone
- (b) Urban industrial zones i.e. Industrial L, L1 and G.

3.2 Such retail installations shall comply with the relevant standards set out in each of these zones.

It is the Council's policy to provide, through the Metropolitan Refuse Scheme, appropriate facilities for the disposal of household and industrial waste and it is not considered appropriate for land other than that designated for the purpose to be used for waste disposal. In particular there is a potential threat to the underground aquifers from which the water supply for Christchurch is obtained unless sites for waste disposal are very carefully chosen. This PART prohibits the dumping of solid waste or its use for filling except for inert fill (see SECTION THREE - DEFINITIONS).

The Disabled Persons and Community Welfare Act 1975 and the Local Government Act 1974 both contain requirements designed to ensure suitable access to and facilities for disabled people in new and reconstructed buildings to which the public have access, and to certain streets and thoroughfares. The importance of these provisions is recognised by the Council in both its general administrative functions and in the Scheme, and the Ordinances of this Scheme are subject to the application of this legislation.

The provisions set out opposite consolidate the provisions of the legislation as at the time of notification of this Scheme. In the event of any amendments to the legislation, such amendments shall take precedence over the ordinance.

PART SEVEN: DUMPING OF REFUSE AND WASTE AND FILLING OF LAND

1. DUMPING OF REFUSE

- 1.1 Except on sites designated in this Scheme for the purposes of refuse disposal no site shall be used for the dumping or disposal of solid refuse and waste (both household and industrial) other than inert fill.

2. FILLING OF LAND

- 2.1 The development of land for the ultimate establishment of a permitted use of that land by way of the filling of excavations or natural or man-made depressions or low lying land with inert material shall be permitted subject to:-
- (a) Such filling not detrimentally interfering with the natural drainage pattern.
 - (b) The prior removal of any organic material to the satisfaction of the District Engineer.
 - (c) The materials used and the methods of filling to conform to accepted codes of practice (e.g. N.Z.S.4431) to the satisfaction of the District Engineer.
 - (d) Compliance with any provision or requirements of the zone in which the site is located.

PART EIGHT: ACCESS TO, AND FACILITIES AT, PREMISES OPEN TO THE PUBLIC FOR DISABLED PERSONS

1. OBLIGATION TO ADHERE

- 1.1 Notwithstanding compliance with all the provisions of this Scheme, no building or road shall be constructed or reconstructed or use of land commenced which would be contrary to the provisions of the Disabled Persons Community Welfare Act 1975 and Sections 331(2) and 641(3) of the Local Government Act 1974.

2. REQUIREMENTS FOR ACCESS TO AND FACILITIES AT PREMISES OPEN TO THE PUBLIC FOR DISABLED PERSONS

- 2.1 In any case where provision is being made for the construction on any land of any new building or premises to which the public are to be admitted whether on payment or otherwise, or for the major reconstruction of any building or premises to which the public are to be admitted, whether on payment or otherwise, the person liable for the cost of construction or major reconstruction (whether the Crown or any local authority, or public body, or corporation, or person) shall, in the means of assessing both to and within the building or premises, and in the parking facilities and sanitary conveniences to be available (if any), ensure that reasonable and adequate provision is made for disabled persons who may be expected to visit or work in the building or premises to enter and carry out normal activities and processes therein.

Provided that the Director General of Social Welfare may at any time exempt the major reconstruction of any building or premises from all or any of the requirements of this section if, having regard to all the circumstances, he considers that it is reasonable to grant the exemption.

- 2.2 Any provision that is made in accordance with New Zealand standard specification No. 4121 (being the code of practice for design for access by handicapped persons) and any amendments thereof, or in accordance with any standard specification that is in substitution therefor, shall, for the purposes of Ordinance 2.1 be deemed to be a reasonable and adequate provision.
- 2.3 The provisions of this Ordinance shall apply to, but shall not be limited to, buildings and premises, and parts of buildings and premises and parts of buildings and premises, that are intended to be used for or associated with one or more of the following purposes:
- (a) Passenger transport terminals;
 - (b) Public lavatories, whether on land belonging to the Crown, or any local authority or public body, or any other corporation or person;
 - (c) Banks;
 - (d) Churches and chapels;
 - (e) Commercial buildings and premises and professional offices;
 - (f) Educational and cultural institutions, including schools, universities, museums and art galleries;
 - (g) Municipal offices;
 - (h) Government offices;
 - (i) Hospitals;
 - (j) Hotels and motels and other premises providing accommodation for the public;
 - (k) Medical consulting rooms;
 - (l) Public libraries;
 - (m) Restaurants, cafes and canteens;
 - (n) Shops at the level of the street providing sole or primary pedestrian access thereto, and other shops connected to those shops by pedestrian ramps or passageways;
 - (o) Sports stadiums and public recreation centres;
 - (p) Swimming baths;
 - (q) Theatres, cinemas and concert halls;
 - (r) Factories within the meaning of the Factories Act 1946 employing more than 10 persons;
 - (s) Public parking buildings.
- 2.4 Where any provision required by this Ordinance is made at a building in compliance therewith, a notice or sign that indicates in accordance with the international access symbol that provision is made for the needs of disabled persons shall be displayed outside the building or so as to be visible from outside it.
- 2.5 Where a building of any of the kinds listed in 2.3 above is proposed to be erected or altered, the Council shall refuse to grant a permit to erect the proposed building or make the alteration unless the

building when erected or altered will comply with the provisions of Section 25 of the Disabled Persons Community Welfare Act 1975, as set out in 2.1 above.

- 2.6 Kerbs and channels of any footpath (other than in a rural area) are required, at the time of forming or reforming as road, to be formed or reformed so as to permit safe and easy passage from kerb to kerb of any mechanical conveyance normally and lawfully used by a disabled person, except where the Director-General of Social Welfare has granted an exemption.

PART NINE: AIRPORT SAFETY AND HEIGHT RESTRICTIONS

1. CHRISTCHURCH INTERNATIONAL AIRPORT SAFETY AND HEIGHT RESTRICTION

- 1.1 The safety and height restrictions imposed in respect of Christchurch International Airport are included in the Scheme as the result of a requirement from the Christchurch City Council as the Christchurch International Airport Authority, and in accordance with a policy of maintaining standards of airport safety consistent with Ministry of Transport Standards.
- 1.2 The various clearance surface and height restrictions are shown on Map 3 of the District Planning Maps.
- 1.3 No building, structure, mast, pole, tree or other object shall penetrate any of the approach slopes, lighting visibility slopes etc., the ILS overshoot surface, transitional slopes, horizontal and conical surface, and instrument protection area as defined in the Christchurch International Airport Specification for Approach and Limited Land Use Controls, dated 14th May 1980, and set out in SCHEDULE B to SECTION THIRTEEN - UTILITY SERVICES, PUBLIC WORKS AND COMMUNITY USES. Provided that where there is any conflict between these height control limits, the lowest height restriction shall prevail. No building is to be erected anywhere on the strips, except as required by the Director of Civil Aviation for operational purposes. No road shall be constructed where an approach slope, lighting visibility slope, or transitional slope would pass lower than 4.6 metres vertically above any part of the road. No dispensation from, or waiver of, the provisions of this Clause shall be permitted without the consent of the Director of Civil Aviation.

2. WIGRAM AIRFIELD HEIGHT CONTROL

- 2.1 The following provisions for obstruction clearance areas at Wigram Airfield have generally been incorporated from the previous district scheme.
- 2.2 Notwithstanding any height restriction specified elsewhere in this Scheme, no building, structure, mast, pole, tree or other object shall in respect of:-
- (a) The areas shown on Map 3 of the District Planning Maps, penetrate a plane rising at a gradient of 1 in 50 from the nearest point on the effective flying field boundary to a horizontal distance of 2286 m, that is to a height of 45.7 m above the airfield.

- (b) The areas shown on Map 3 of the District Planning Maps, penetrate a plane rising at a gradient of 1 in 7 on the edge of the 1 in 50 gradient to a height of 45.7 m above the airfield.
- (c) The areas shown on Map 3 of the District Planning Maps, penetrate a horizontal surface at a height of 45.7 m above the airfield and extending out to a distance of 3200 m from the nearest point on the effective flying field boundary.

Provided that where two or more of any of these height restrictions apply at the same place, then the lowest height restriction is predominant; provided further that limited infringement of the height restrictions imposed hereunder may be permitted in exceptional cases subject always to the prior written consent of the Secretary of Defence and to any conditions he may require.

- (d) For the purposes of this Scheme, the mean level of the landing area of Wigram Airfield is a height of 22.5 m above mean sea level.

The Sale of Liquor Act 1989 has considerably changed the position concerning licences and licensed premises in New Zealand. In particular it has made possible a wide extension in the hours of operation of licensed premises. The Licensing Authority in Wellington decides on opening hours with regard to the suitability of the application and the site of the premises in relation to neighbouring land use. The Council has no objection to increased licensing hours in most industrial and commercial zones but wishes to ensure that uses which attract large numbers of people do not adversely affect the amenities of the neighbourhood if they operate late at night in or adjoining residential zones. The main reasons for this are the generation of traffic and noise and disturbance caused by people leaving the premises. It is also the case with existing premises that neighbours were protected by the former licensing hours and a sudden extension of these could have a considerable impact on the amenities and character of the neighbourhood. No difficulty is foreseen with bars restricted to persons for the time being living on the premises or with restaurants or with chartered clubs. Difficulties are envisaged with bars, particularly large ones, open to the general public. Licensed premises in or adjoining residential zones have therefore been made conditional uses if they wish to open for the general public between the hours of 11pm and 7am.

PART ELEVEN

LICENSED PREMISES

Where in this code of ordinances any hotel, tavern, place of assembly (excluding chartered clubs) or place of entertainment is prescribed as a predominant use and is located on any site in a residential zone or on any site immediately adjoining or across a road from a residential zone, such prescription of such predominant use shall be limited to only those hotels, taverns, places of assembly (excluding chartered clubs) and places of entertainment which are open for the sale or supply of liquor to any person (other than any person who is for the time being living on the premises, any person who is present on the premises for the purposes of dining or where a special licence in terms of Section 73 or Section 74 of the Sale of Liquor Act 1989 has been authorised) between the hours of 7am and 11pm on any day.

Any hotel, tavern, place of assembly (excluding chartered clubs) or place of entertainment prescribed as a permitted predominant use which is located on any site in a residential zone or on any site immediately adjoining or across a road from a residential zone which is open for the sale or supply of liquor to any person (other than any person who is for the time being living on the premises, any person who is present on the premises for the purposes of dining or where a special licence in terms of Section 73 or Section 74 of the Sale of Liquor Act 1989 has been authorised) outside of the hours of 7am to 11pm on any day shall be and shall be deemed to be a conditional use in the zone in which it is situated.

In considering any such application for a conditional use the Council shall take into account the following matters:

- i The character, scale and intensity of the proposed use and its compatibility in relation to the residential neighbourhood.
- ii The effect on the existing and foreseeable future amenities of the neighbourhood, particularly in relation to noise and traffic generation.
- iii The topography of the site and neighbouring areas.
- iv The nature of existing and permitted future uses on nearby sites.
- v The adequacy of car parking for the site.
- vi The adequacy of screening and buffer areas between the site and other uses.
- vii The previous history of the site.
- viii Any other matter that may be relevant.

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- 1. INDEX TO PLANNING MAP SHEETS**
- 2. KEY**
- 3. PLANNING MAP SHEETS**
- 4. PLANNING MAP ENLARGEMENTS OF ROAD WORK DESIGNATIONS**
- 5. SUPPLEMENTARY MAP NO. 1 - FUNCTIONAL ROAD CLASSIFICATIONS**
- 6. SUPPLEMENTARY MAP NO. 2 - AMENITIES FOR CYCLISTS**
- 7. SUPPLEMENTARY MAP NO. 3 - AIRPORT HEIGHT RESTRICTIONS - CHRISTCHURCH & WIGRAM**

WAIMAIRI DISTRICT COUNCIL

WAIMAIRI DISTRICT SCHEME



PLANNING MAPS 2ND REVIEW



DISTRICT SCHEME
PLANNING MAPS

**second review of the
Waimairi District Scheme**

**the town and country
planning act 1977**

WAIMAIRI DISTRICT SCHEME

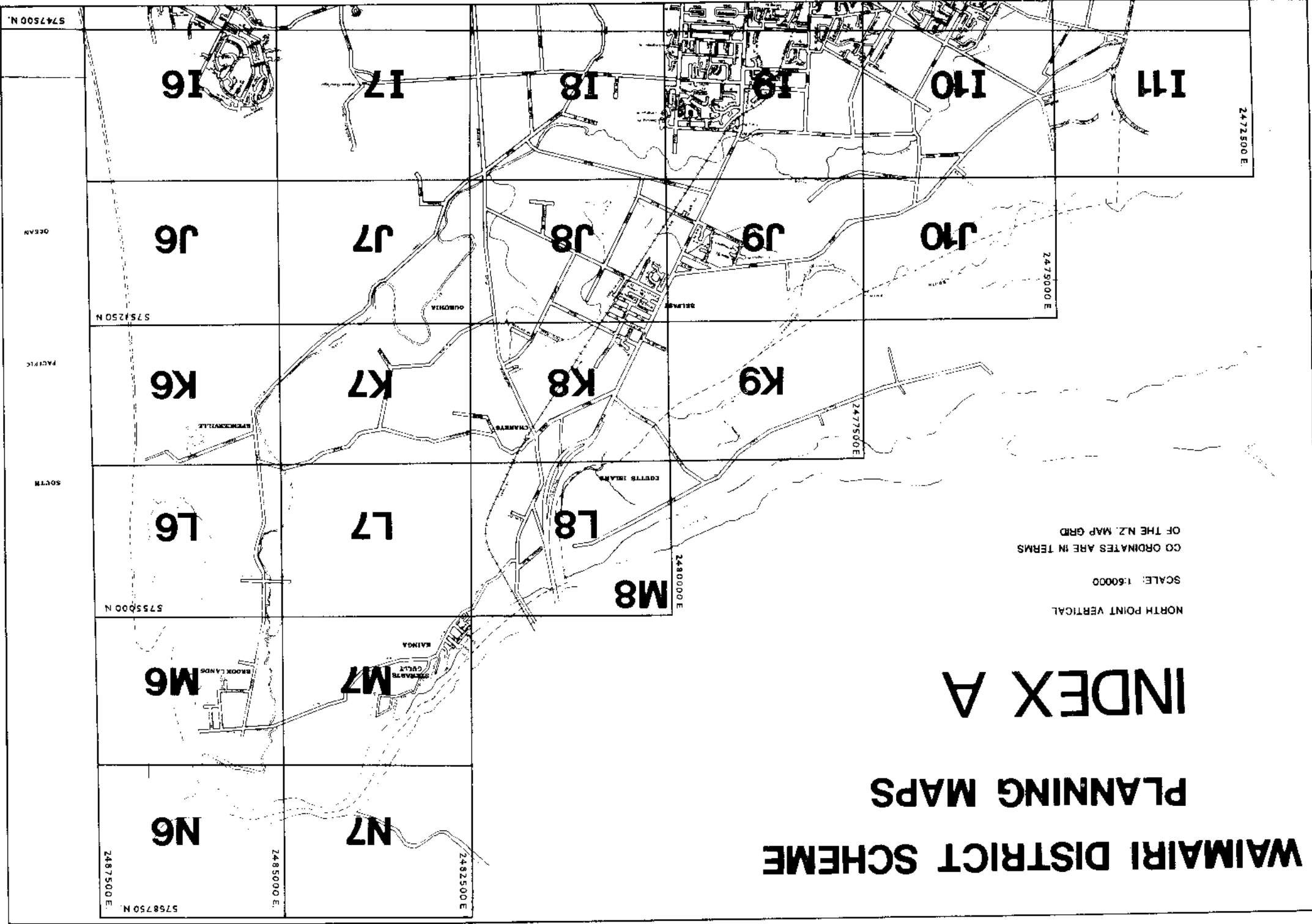
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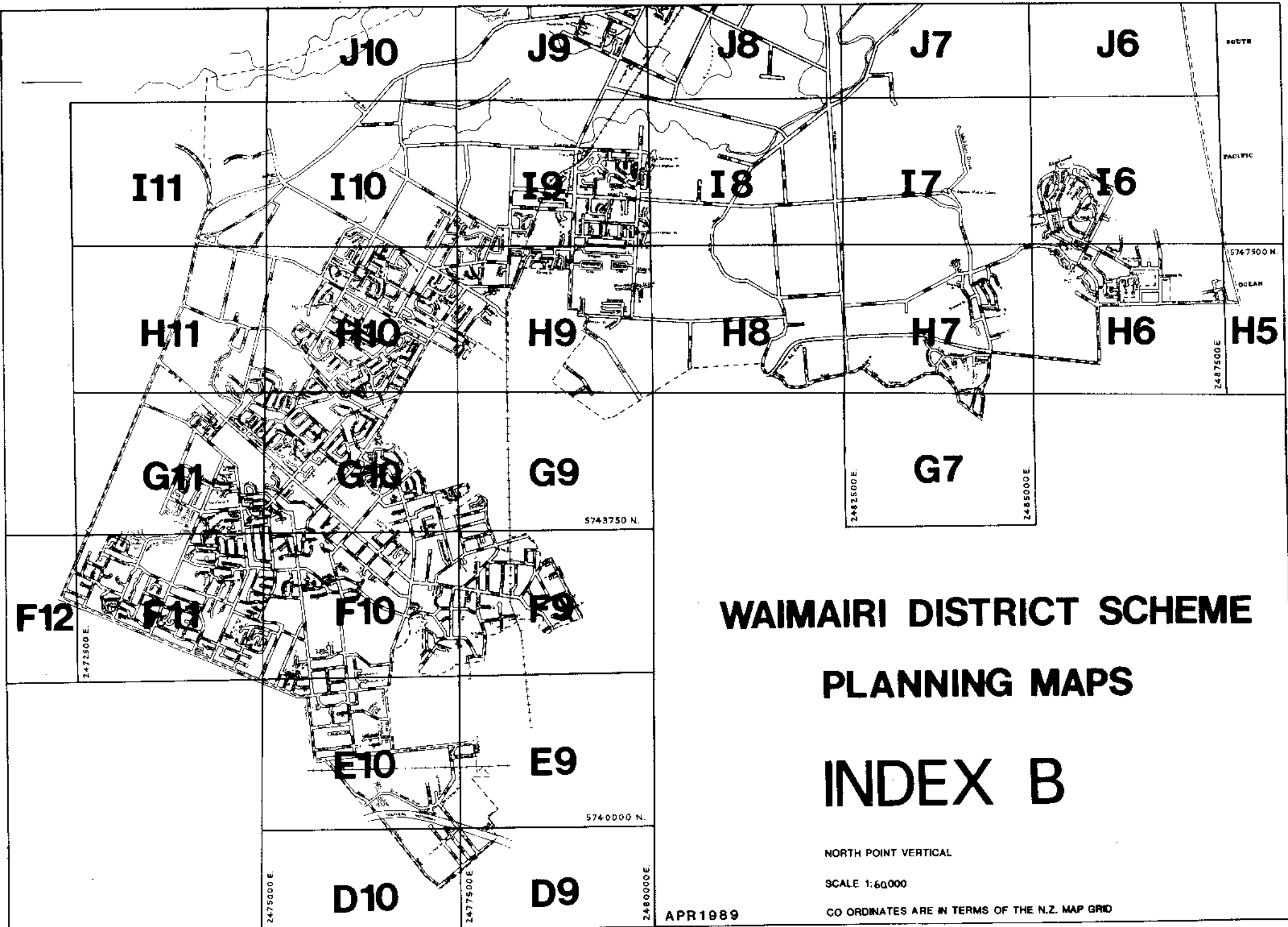
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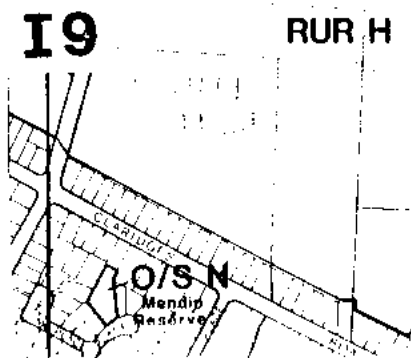
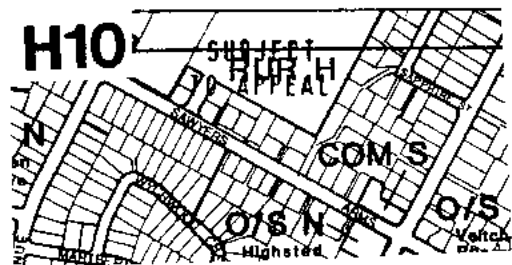
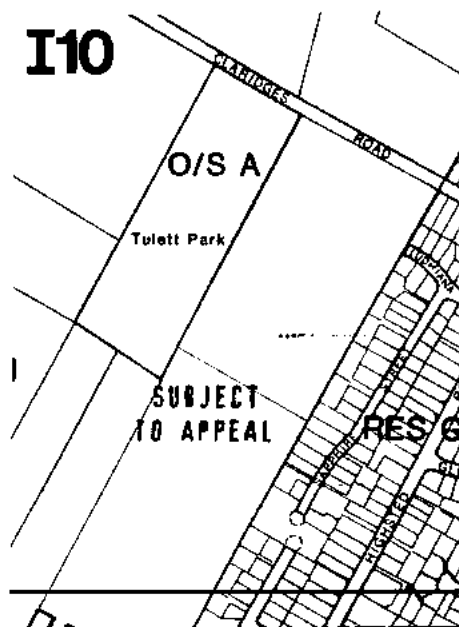
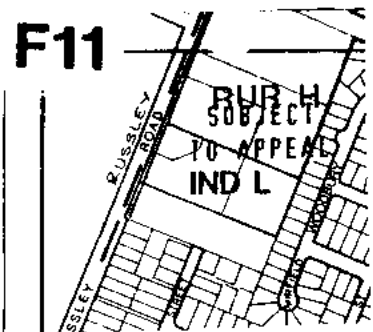
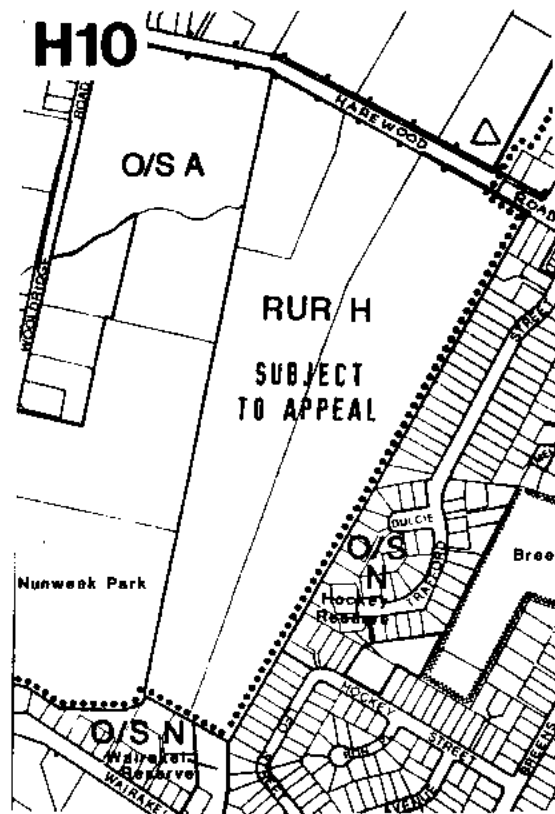
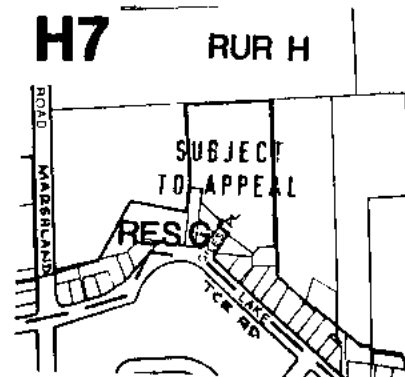
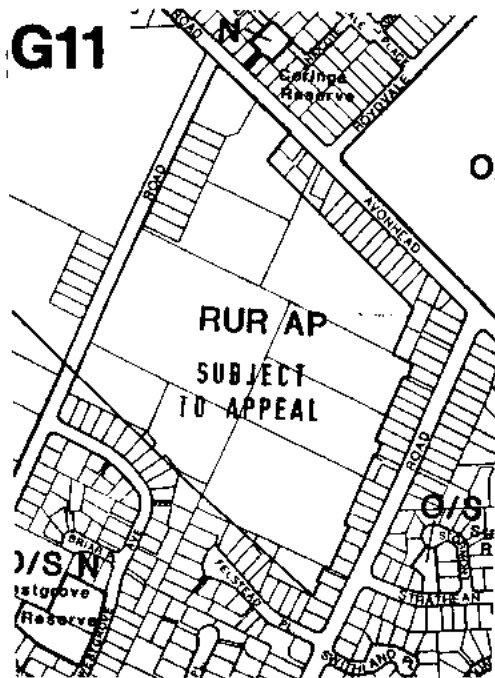
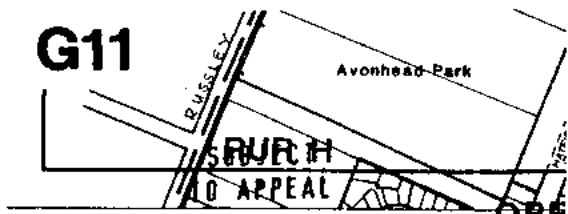
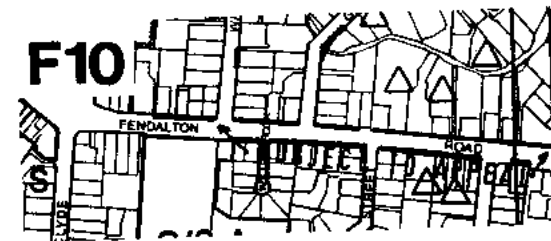
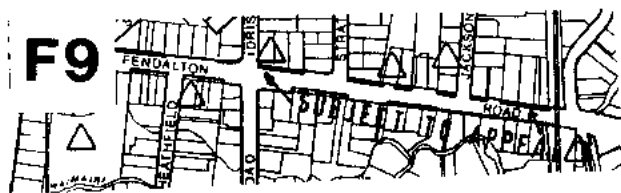
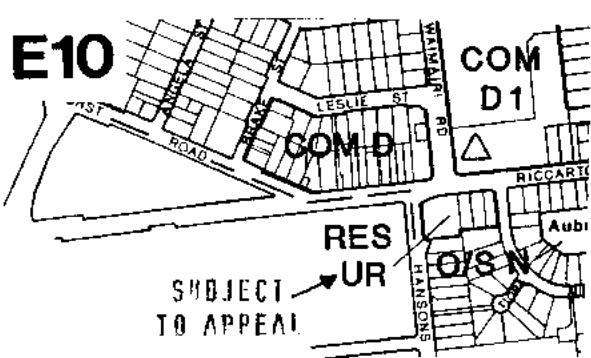


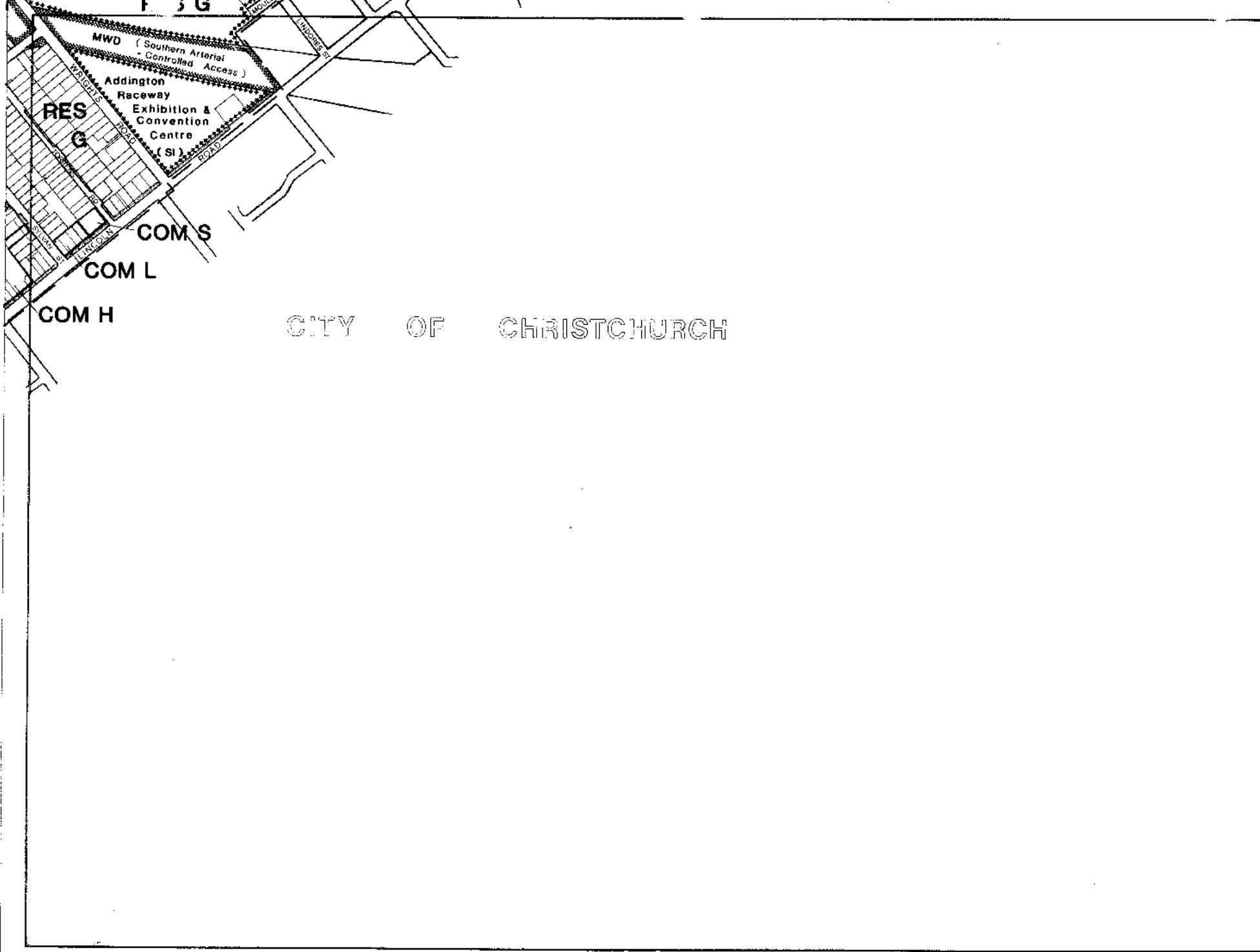


**WAIMAIRI DISTRICT SCHEME
PLANNING MAPS
INDEX B**

APR 1989

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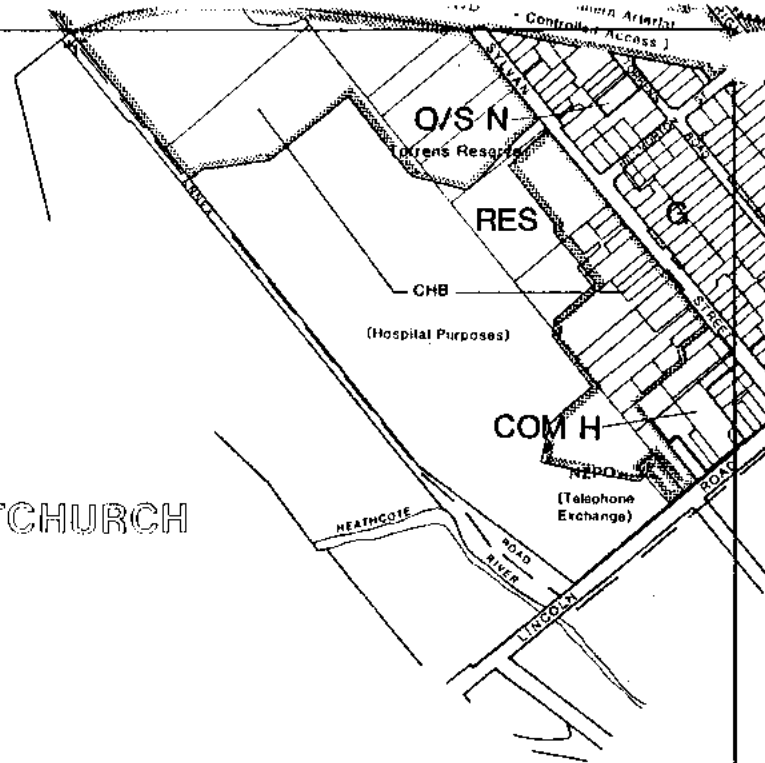


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CITY OF CHRISTCHURCH



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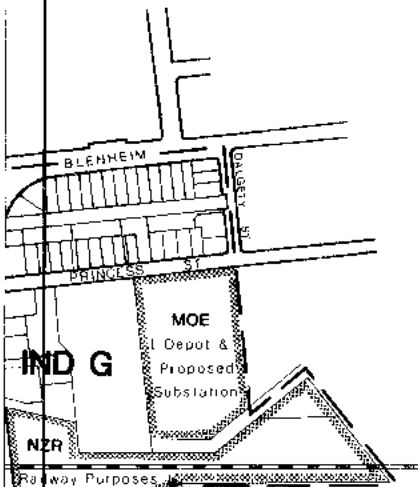


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E10	E9
D10	D9



BOROUGH
OF
RICCARTON



CITY OF
CHRISTCHURCH

RES G

Addington Raceway
Exhibition and
Convention Centre
(SI)



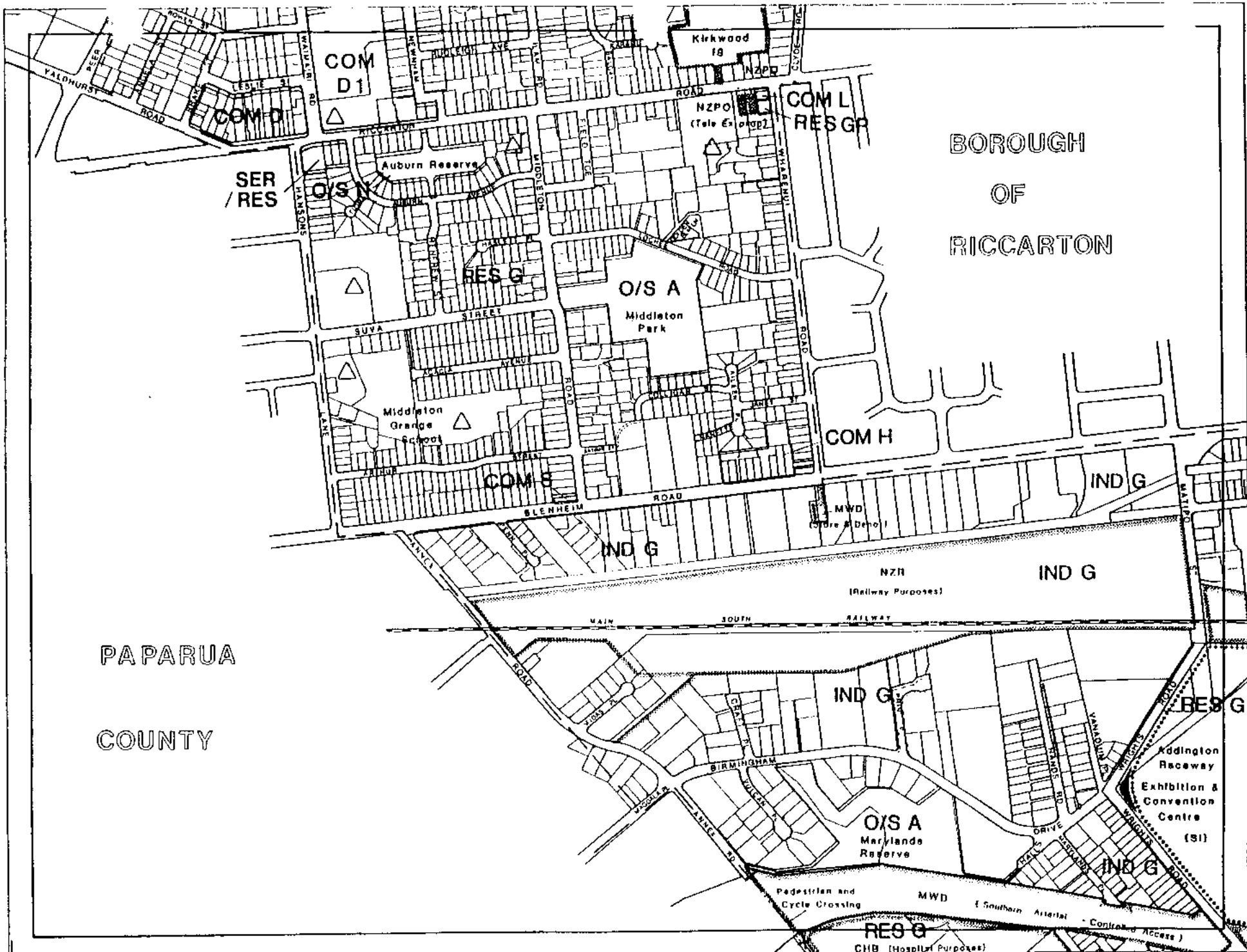
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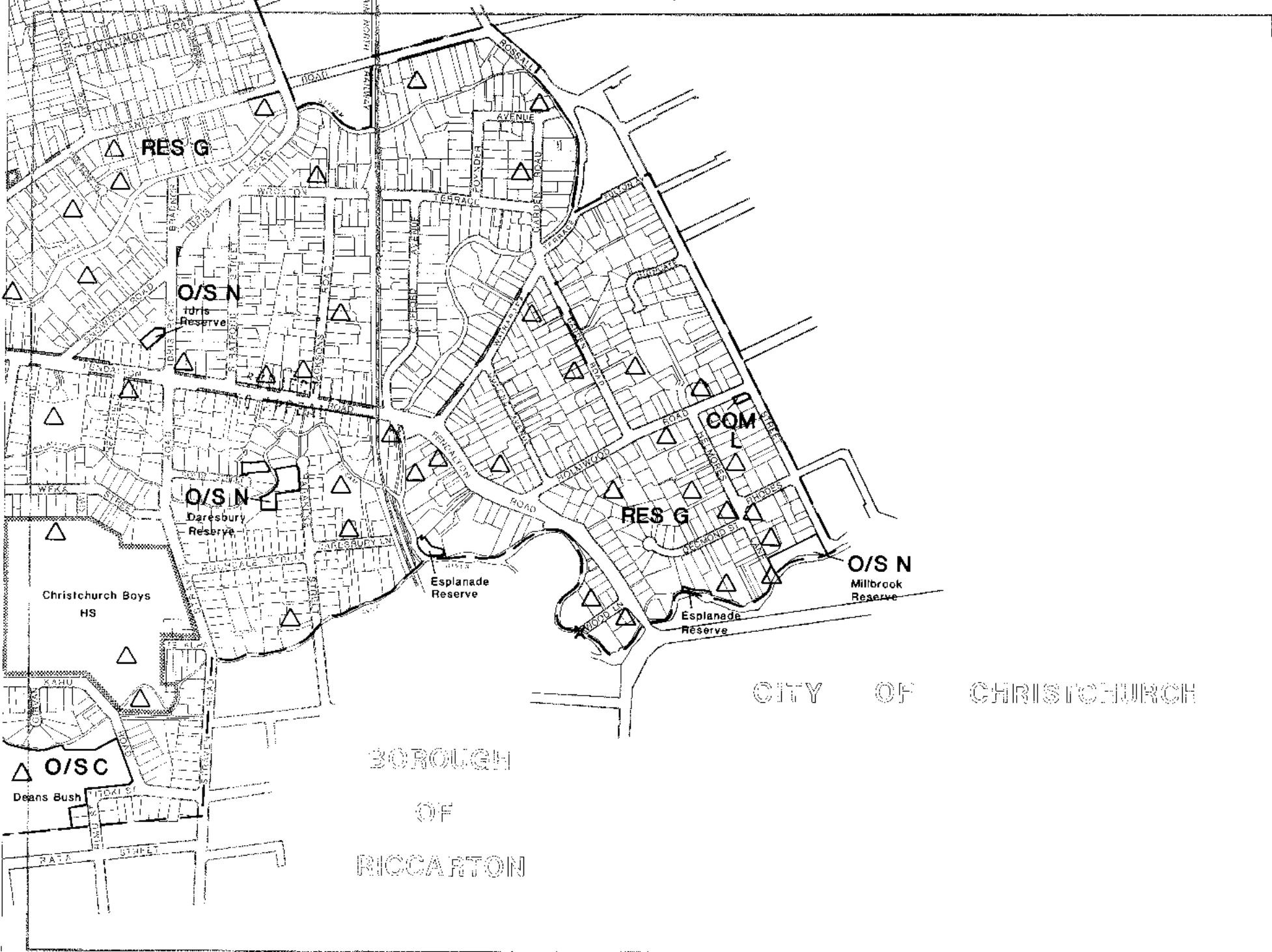


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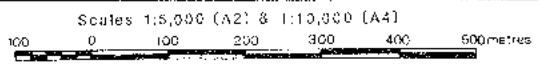


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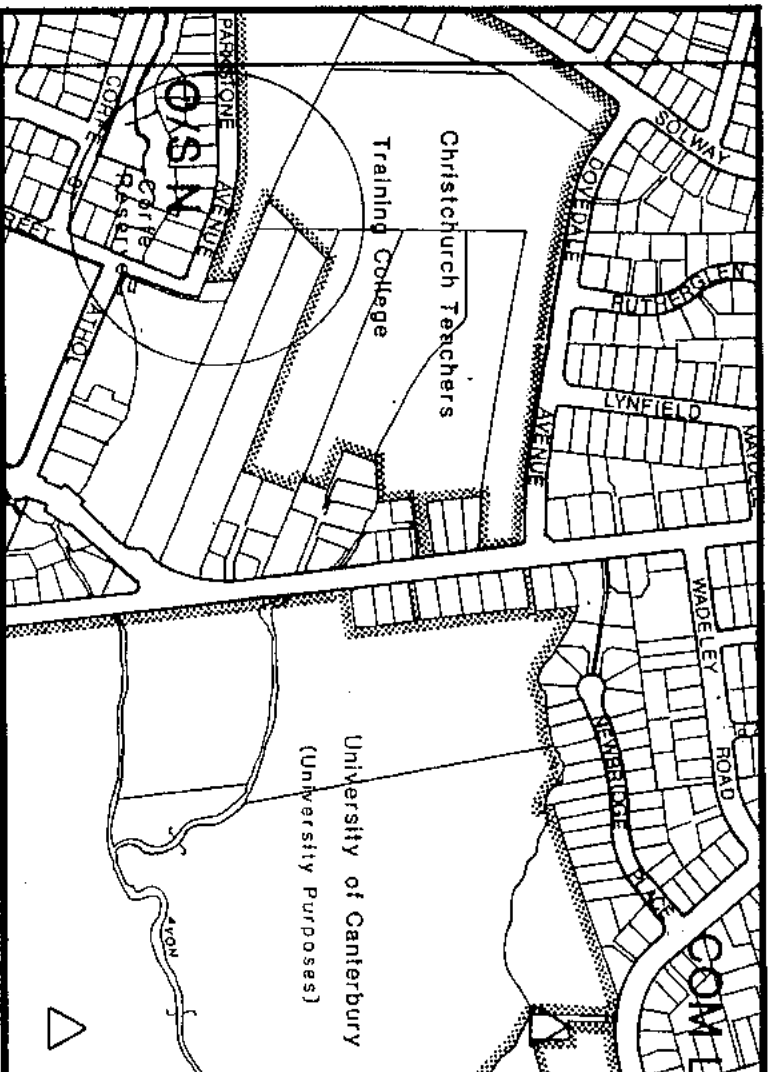


CITY OF CHRISTCHURCH

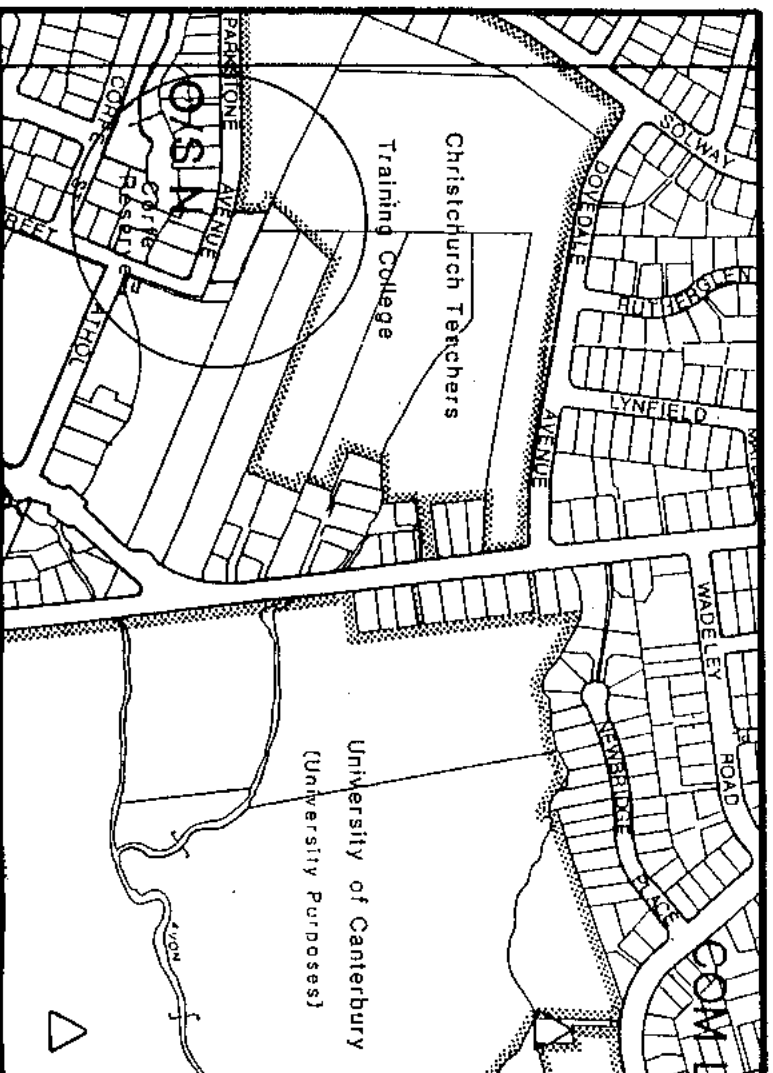
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REMOVAL OF DESIGNATION
WAIMAIRI SECTION
CHRISTCHURCH CITY TRANSITIONAL PLAN
PLANNING MAP NO. F10



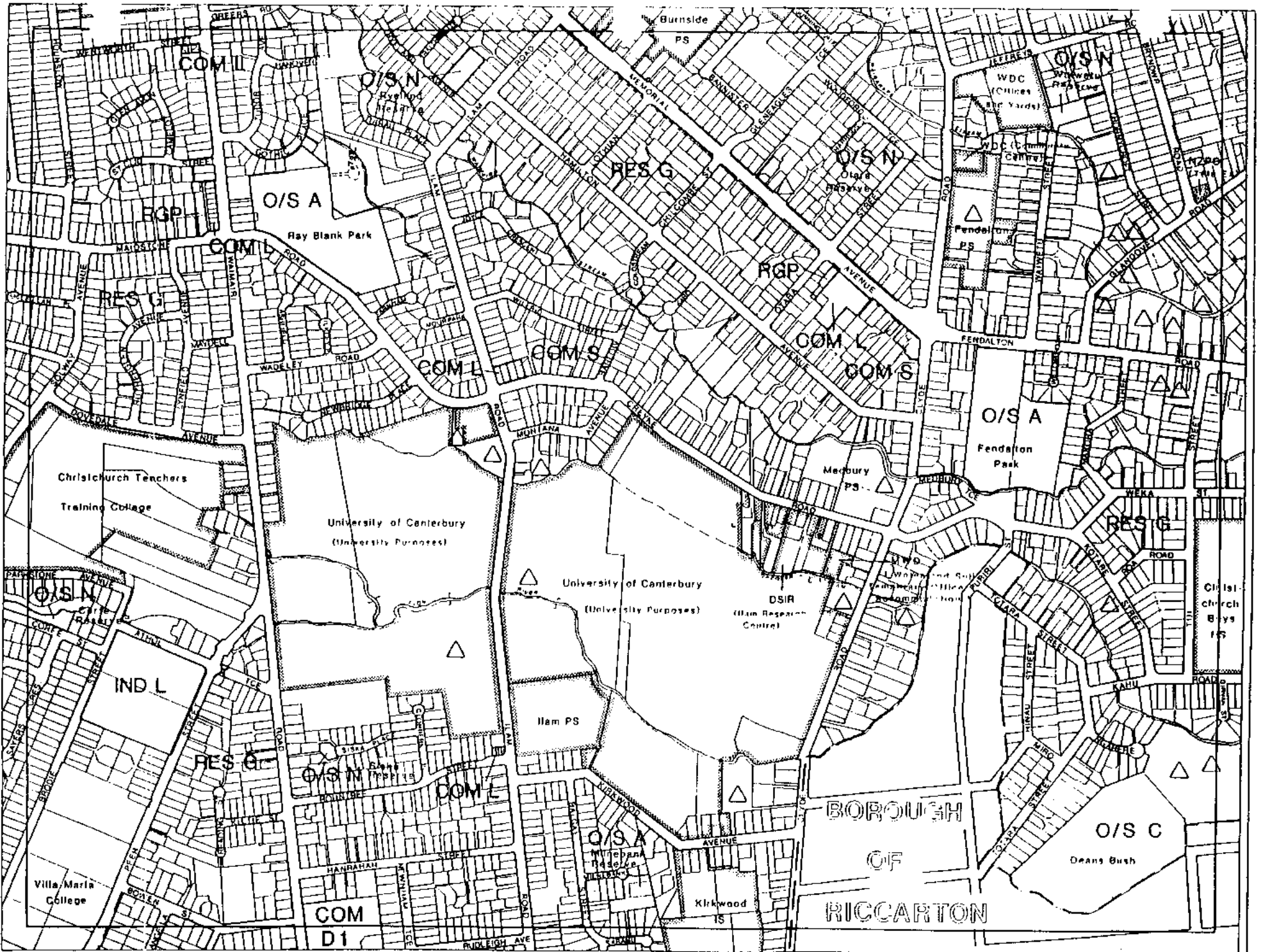
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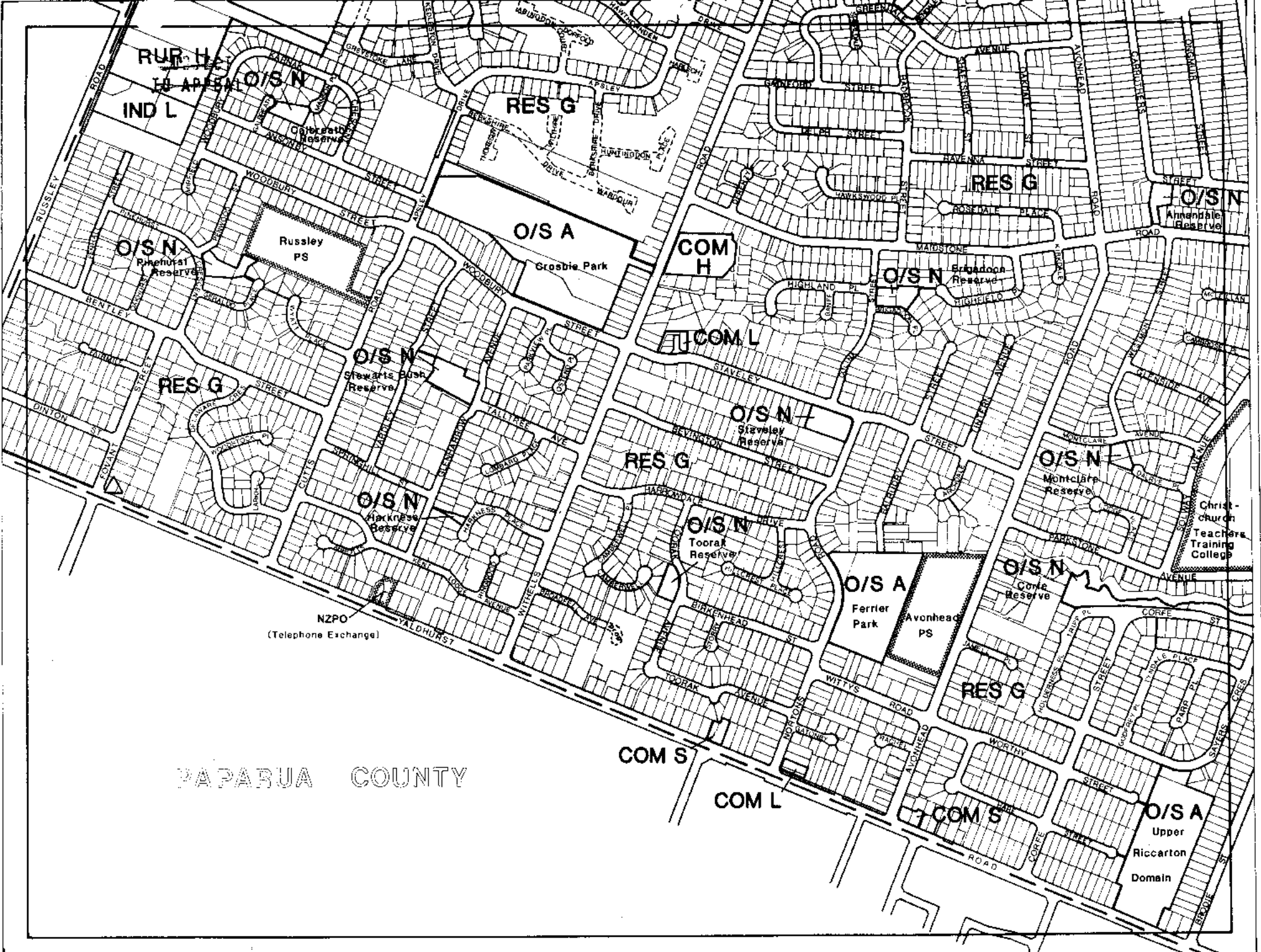
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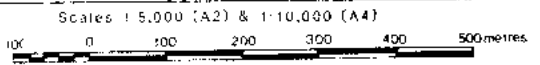
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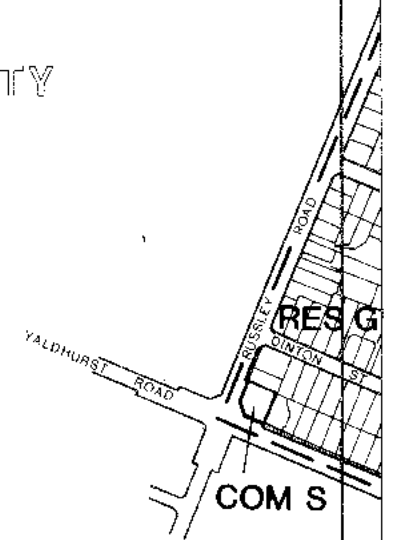
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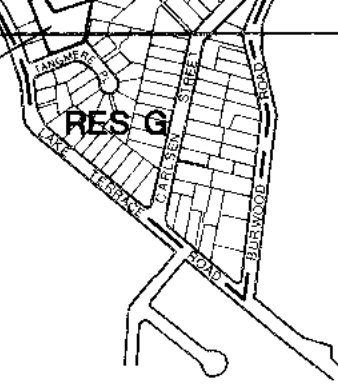
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O/S N
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CITY OF CHRISTCHURCH

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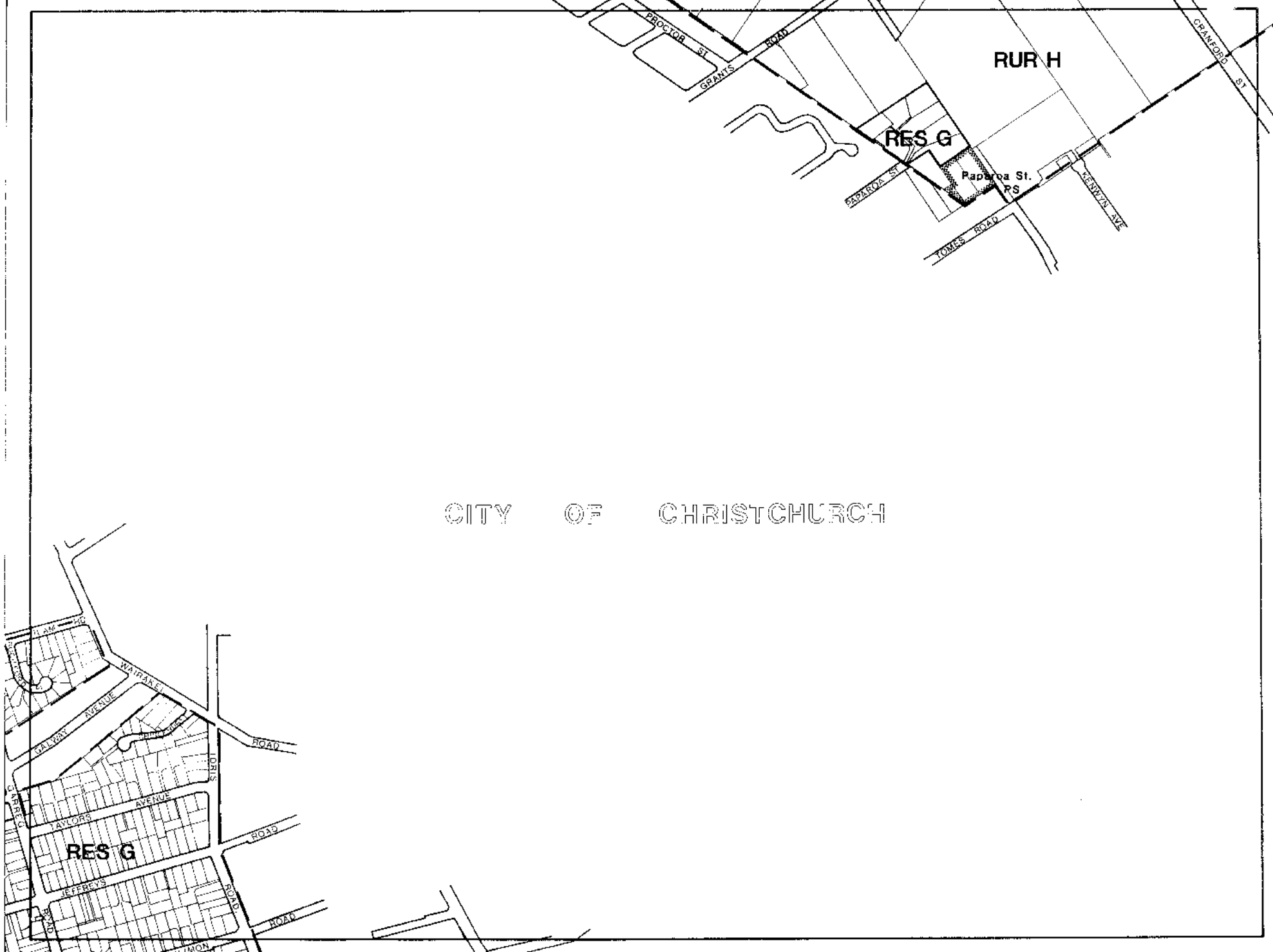


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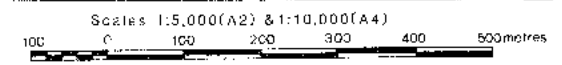
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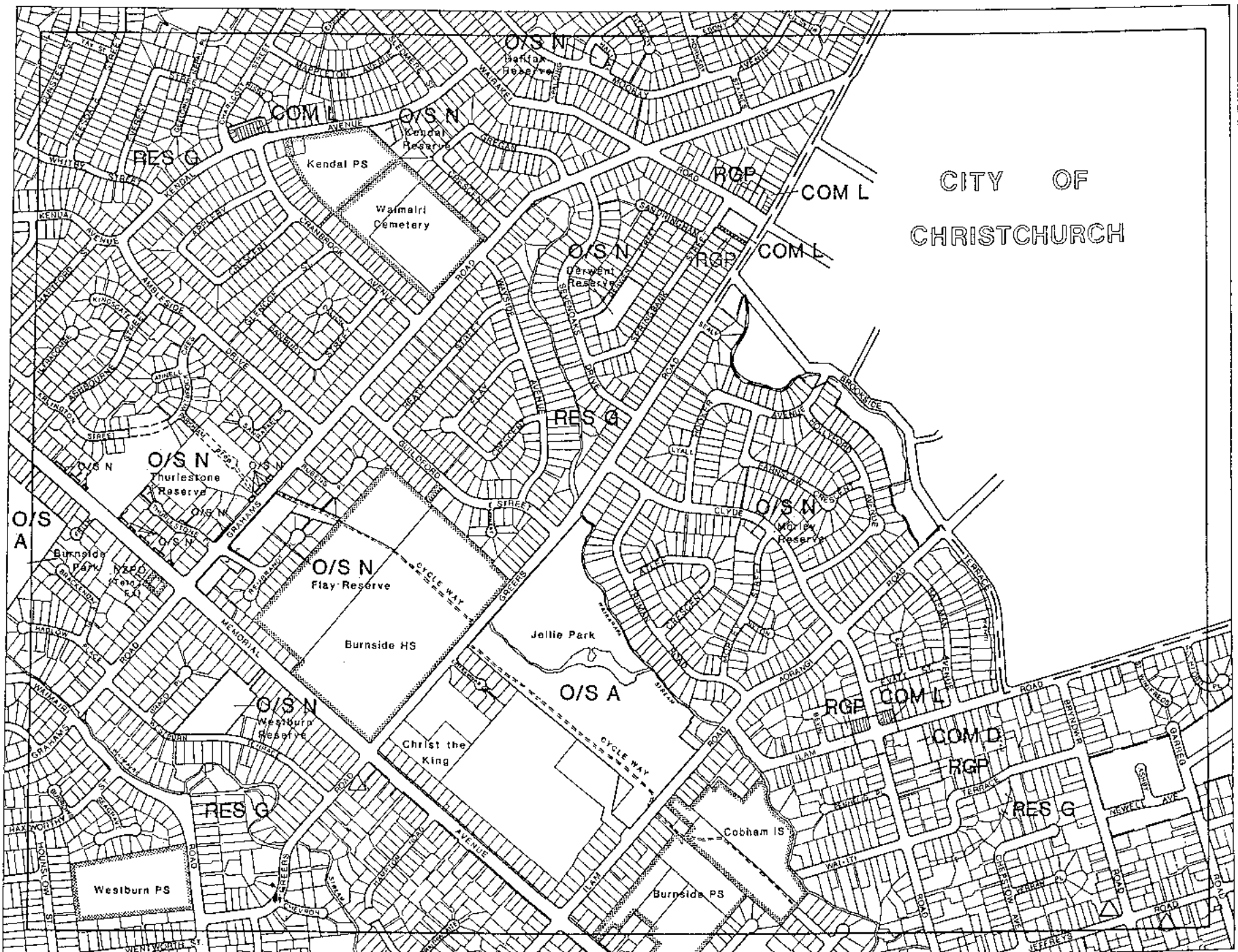
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WAIMAIRI DISTRICT SCHEME OPERATIVE 20 October 1989
 2ND REVIEW - Amended as per Council decisions



G9



G10

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CITY OF
CHRISTCHURCH

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WAIMAIRI DISTRICT SCHEME OPERATIVE 20 October 1989
2ND REVIEW

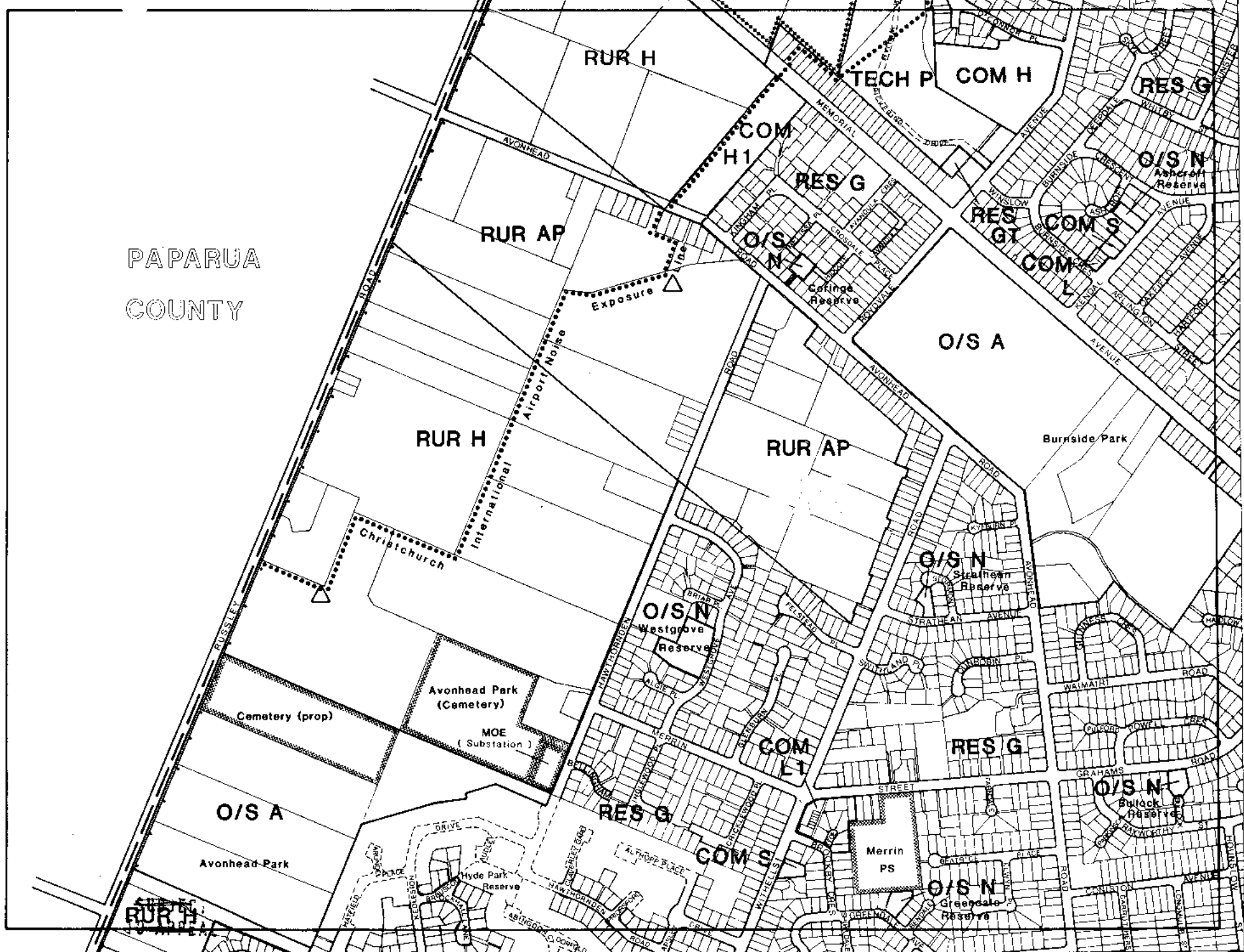
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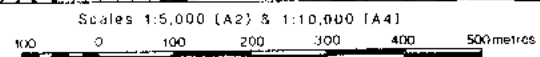
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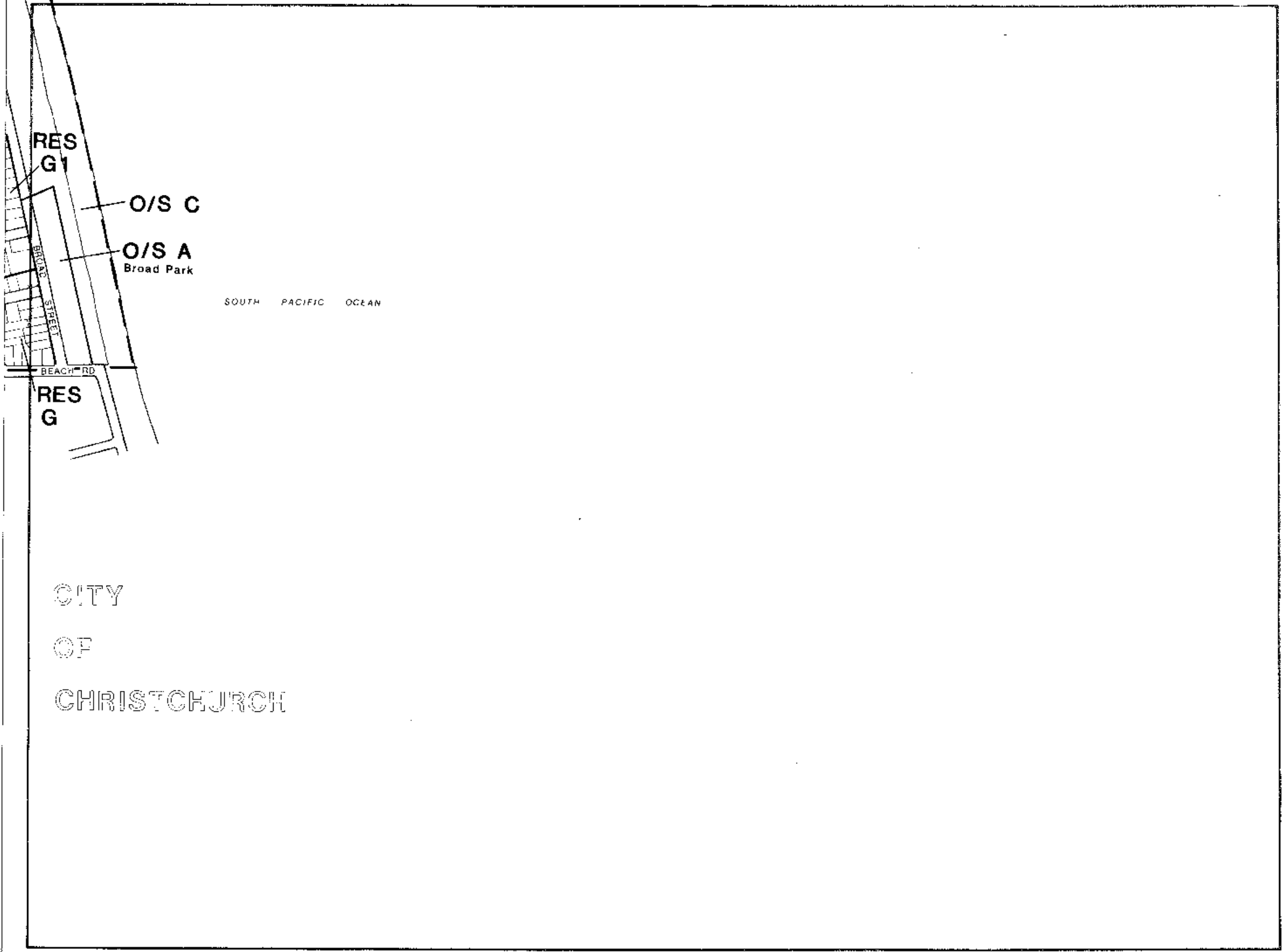
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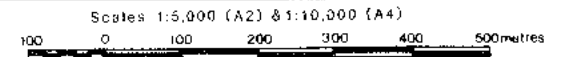
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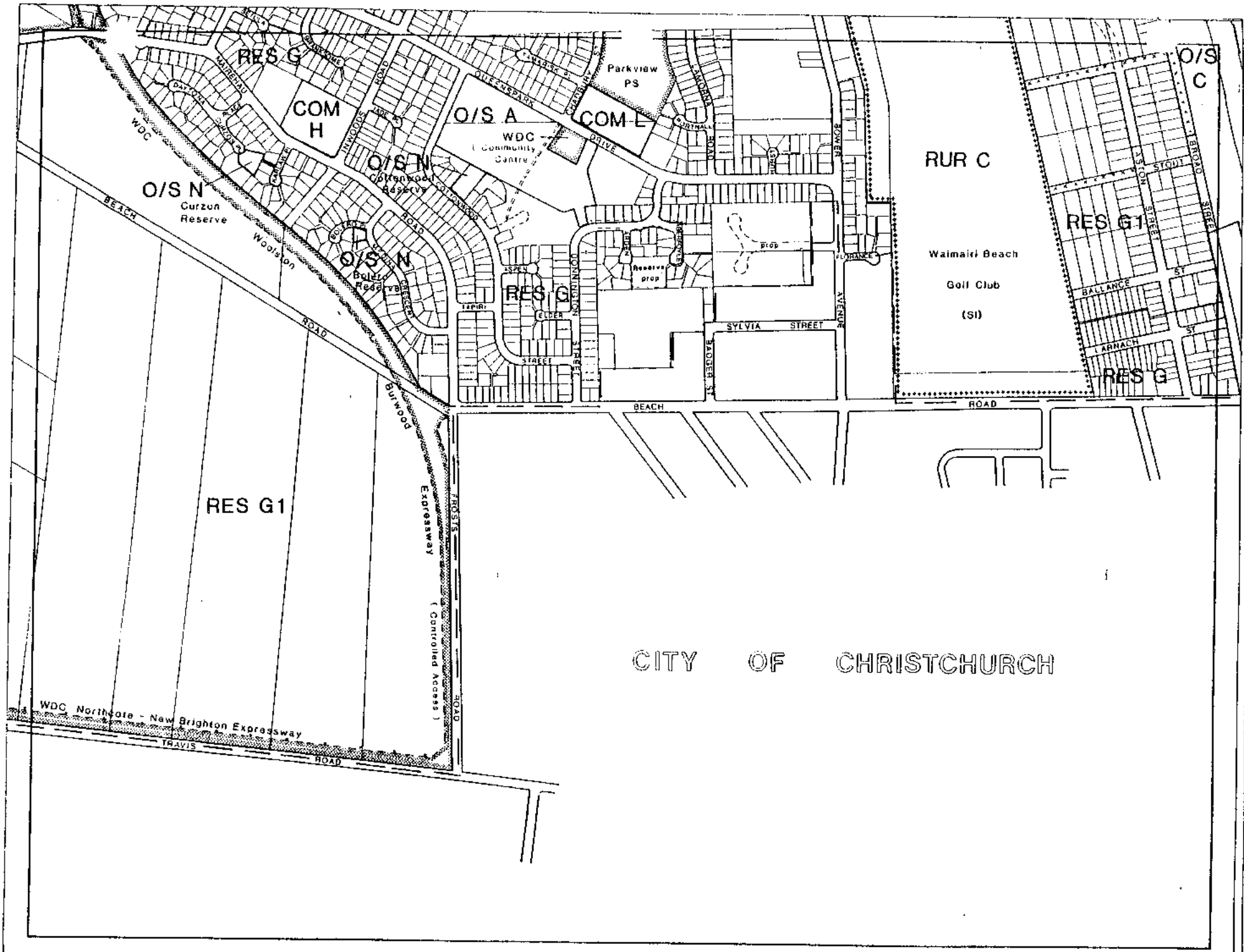


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CITY
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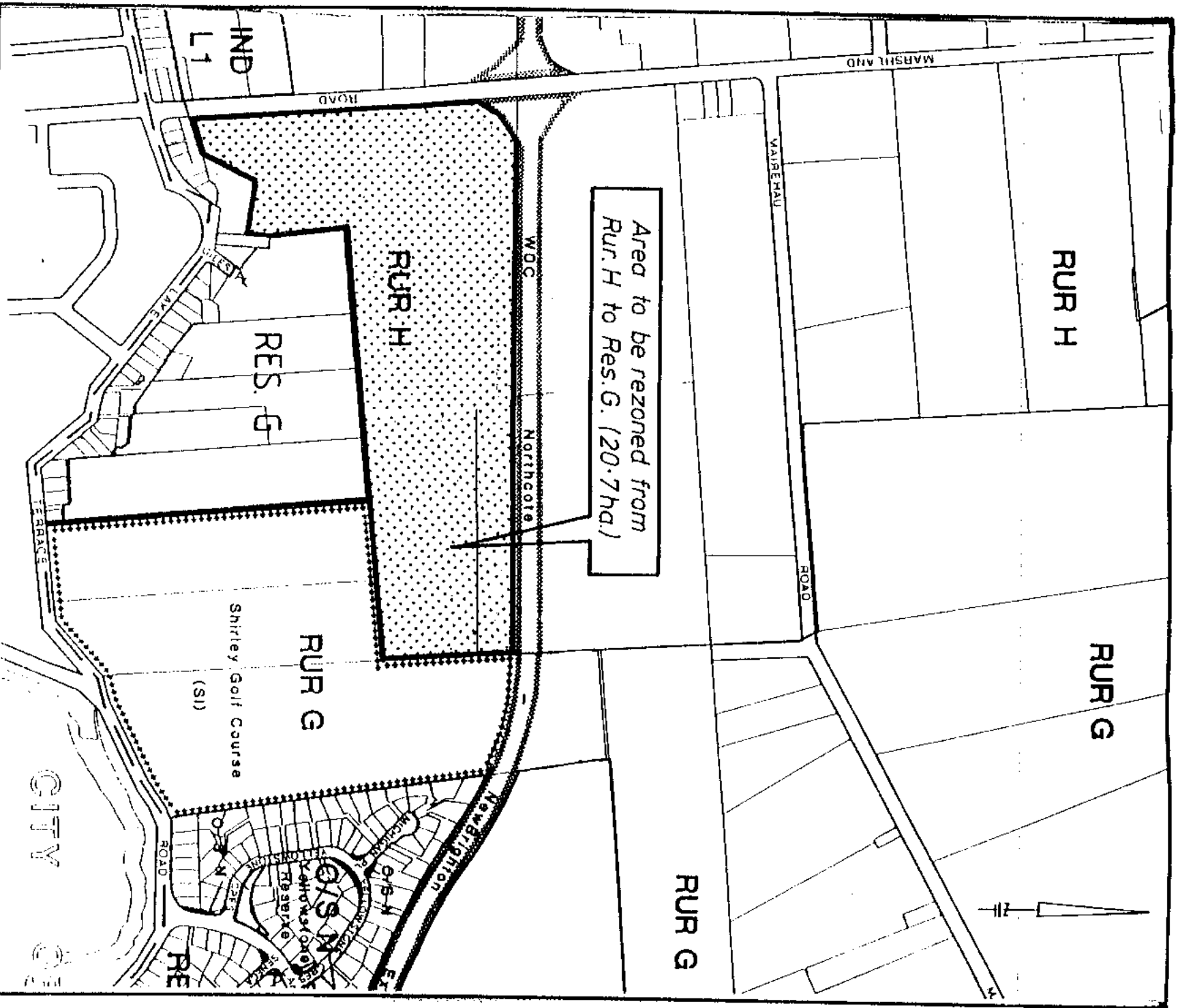




H6

17	16
H7	H6 H5
G7	





Christchurch City Plan (Waimairi Section)
PROPOSED ZONING CHANGE - MARSHLAND RD.

Davie, Lovell-Smith
 PLANNERS ■ SURVEYORS ■ ENGINEERS
 Main Office: 79 Cambridge Ter, Christchurch 1, New Zealand
 P.O. Box 679 Fax: (03) 379 5664 Telephone: (03) 379 0733

Planning Map H7

Northpoint Vertical
 Scale 1:7,500
 Date: April 1995
 M.1874



Resource Management Act 1991
Christchurch City Council
Christchurch City Transitional
District Plan
Change - Proposed

31

WAIMAIRI SECTION
RURAL TO RESIDENTIAL G
MARSHLAND ROAD/NORTHCOTE-NEW BRIGHTON EXPRESSWAY

EXPLANATION

The land the subject this Change is currently zoned Rural H in the Waimairi Section of the Christchurch City Transitional District Plan, and is proposed to be rezoned to Residential G.

The Rural H zone is intended to provide for intensive farming activities. The site is currently owned by three parties and the land is used for flower production, grazing, growing peppers and cucurbits in tunnelhouses and woodlots. Dwellings are located on two of the properties. The soils are generally Class III, which are best suited to grazing and/or urban development. The Change will enable demand for residential allotments to be satisfied without threatening the sustainable management of the District's resources.

The proposed Residential area would be serviced with a reticulated potable water supply, and a reticulated sewerage system. This would avoid any contamination of groundwater resources in the area.

The northern boundary of the site adjoins the Northcote - New Brighton Expressway. To mitigate any adverse effects in the future of traffic noise on residents of this proposed residential area, the Change includes provisions relating to the setback of buildings from the Northcote - New Brighton Expressway.

This Change to the District Plan has been privately prepared and public notification of the Change does not indicate that the Council has accepted the proposal.

An Assessment of Effects on the Environment involved with the Change is available from the Council. It is anticipated that the issues raised in the Assessment of Effects on the Environment will be expanded and clarified following the hearing of submissions and will provide information to be incorporated in a further Section 32 Assessment (duty to consider alternatives, assess benefits and costs).

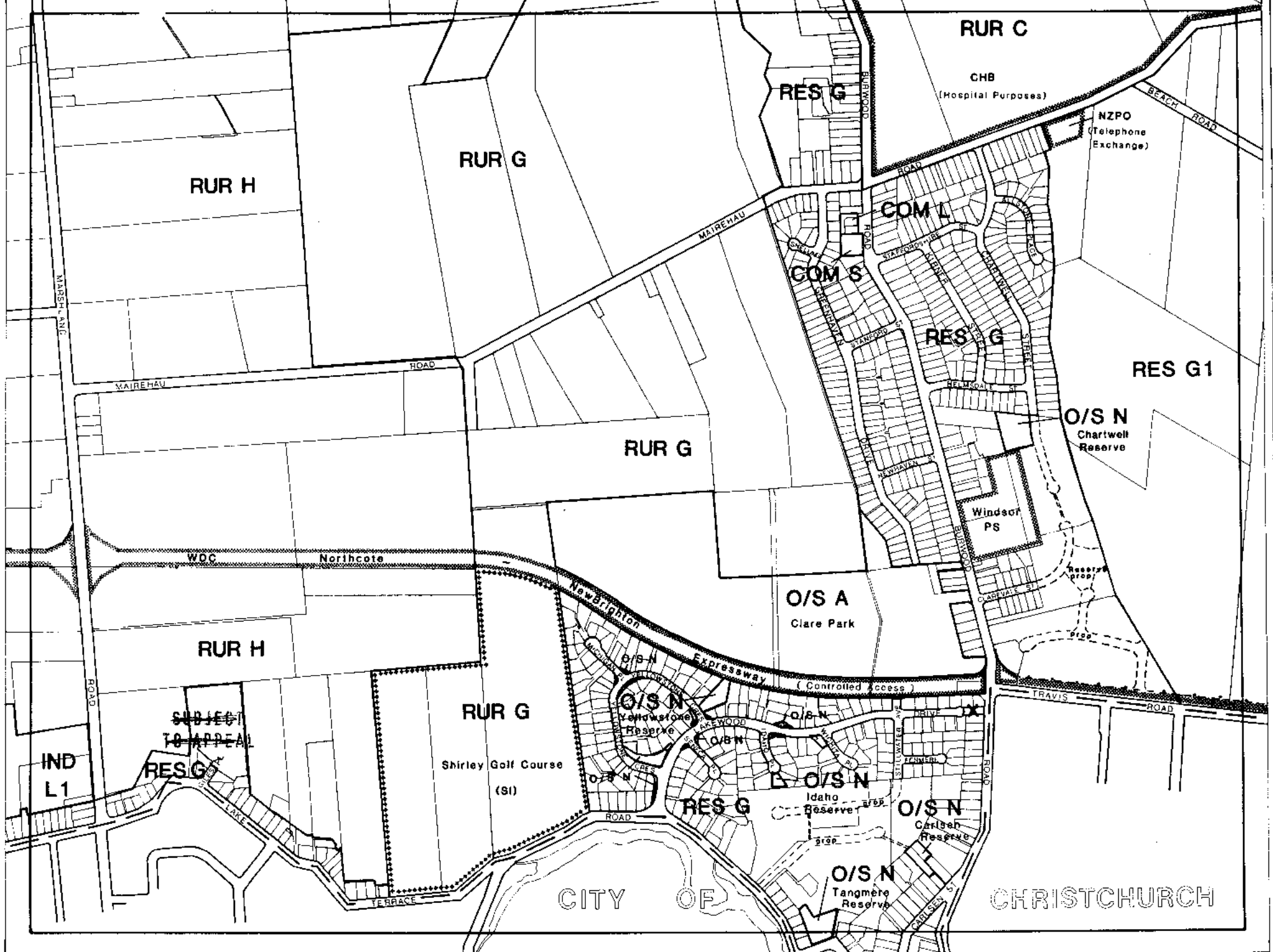
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Date Operative:

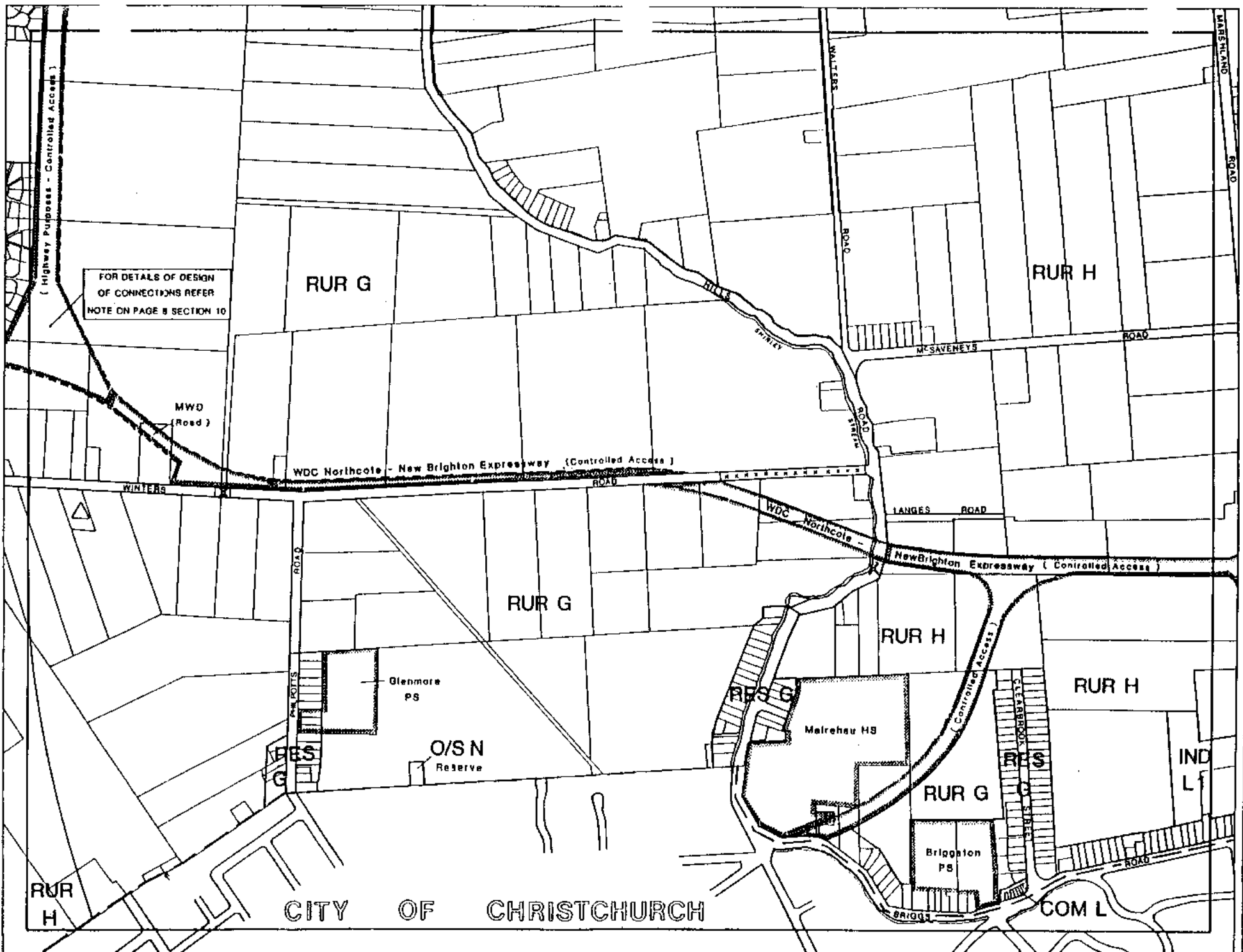
Plan Details:

File No:

18	17	16
H8	H7	H6
G7		



19	18	17
H8	H6	H7
29		37



FOR DETAILS OF DESIGN OF CONNECTIONS REFER NOTE ON PAGE 8 SECTION 10

MWD (Road)

WDC Northcote - New Brighton Expressway (Controlled Access)

New Brighton Expressway (Controlled Access)

Glenmore PS

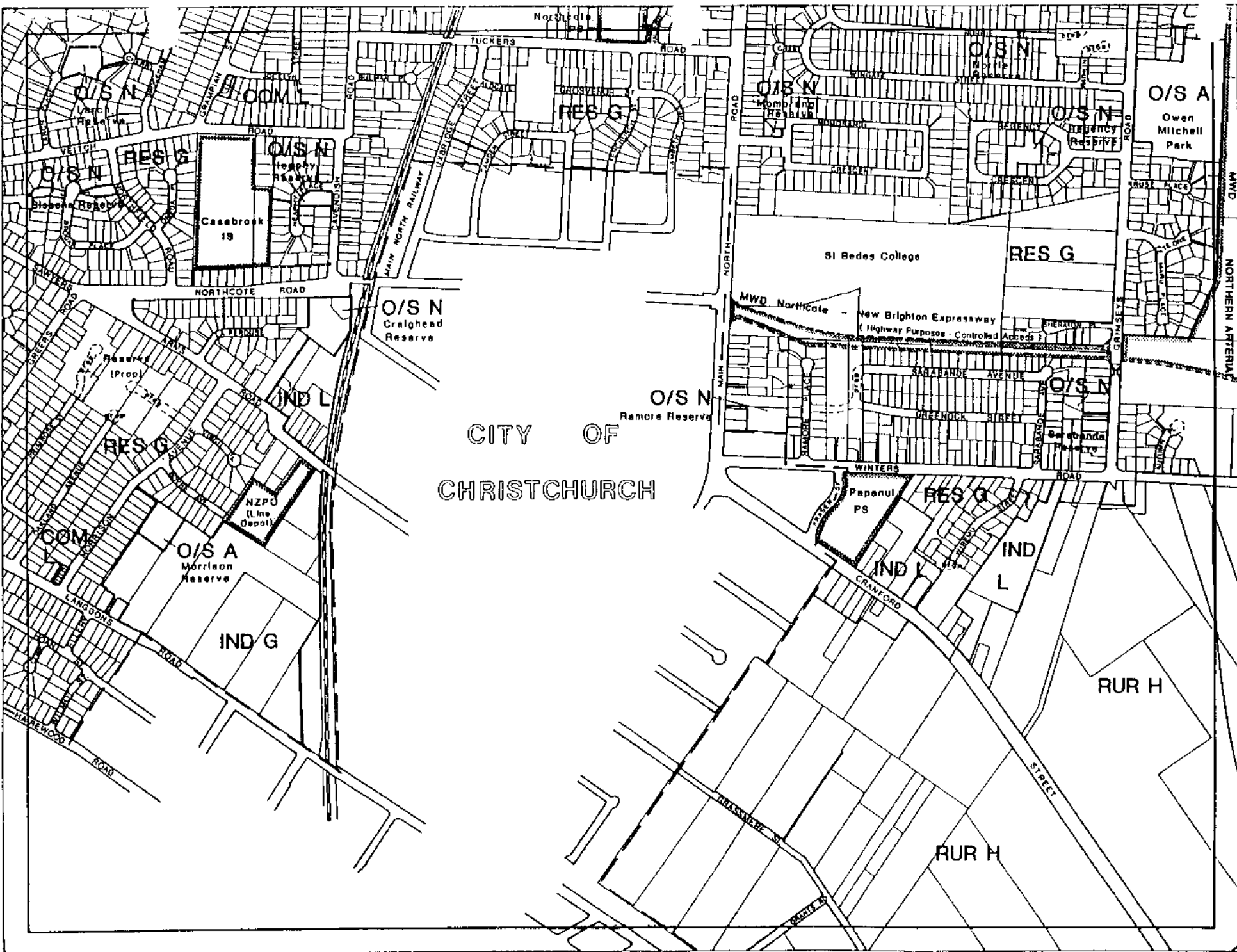
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Malrehan HS

Briggton PS

CITY OF CHRISTCHURCH





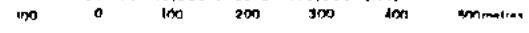
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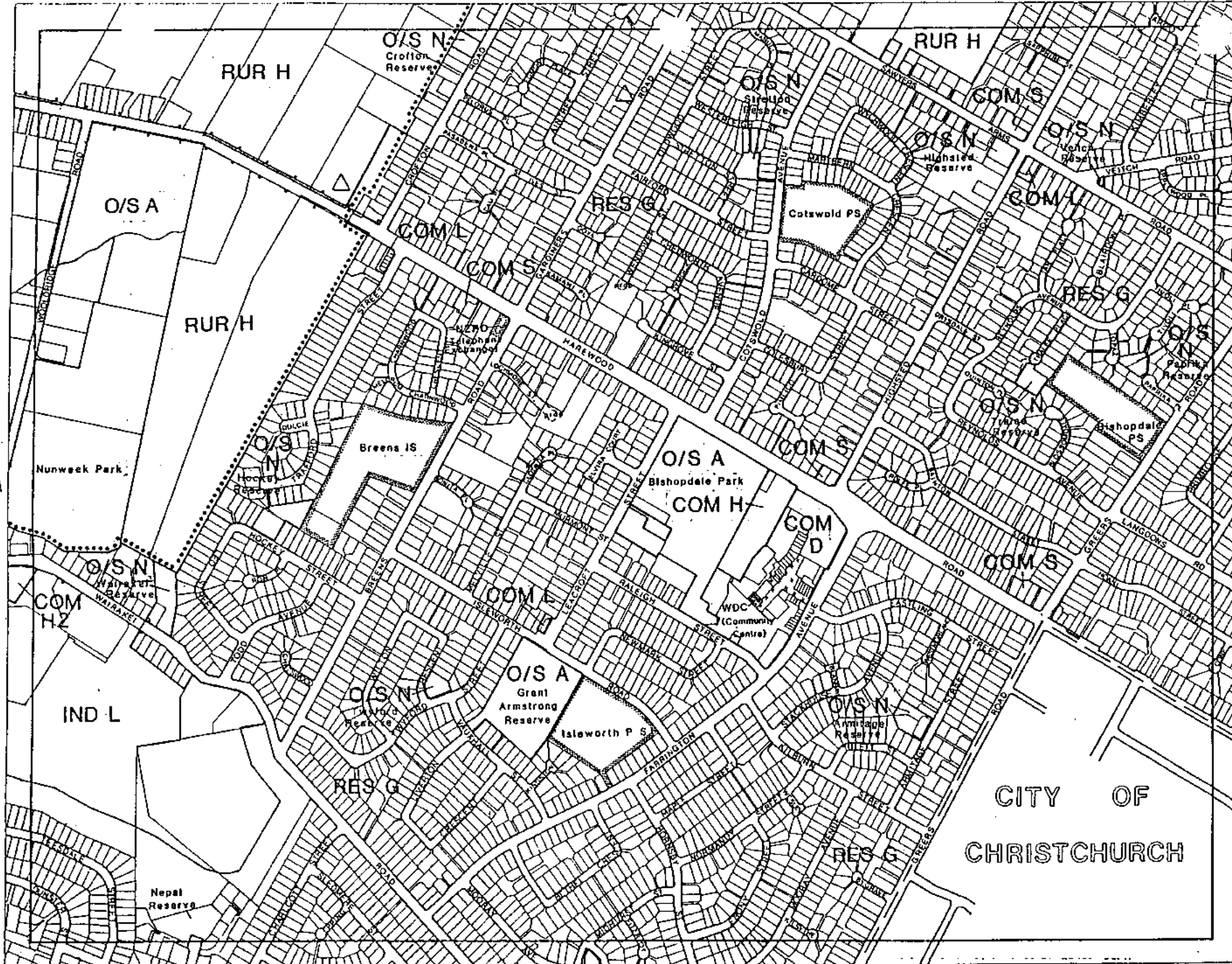
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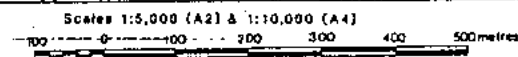


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CITY OF
CHRISTCHURCH

base 1988

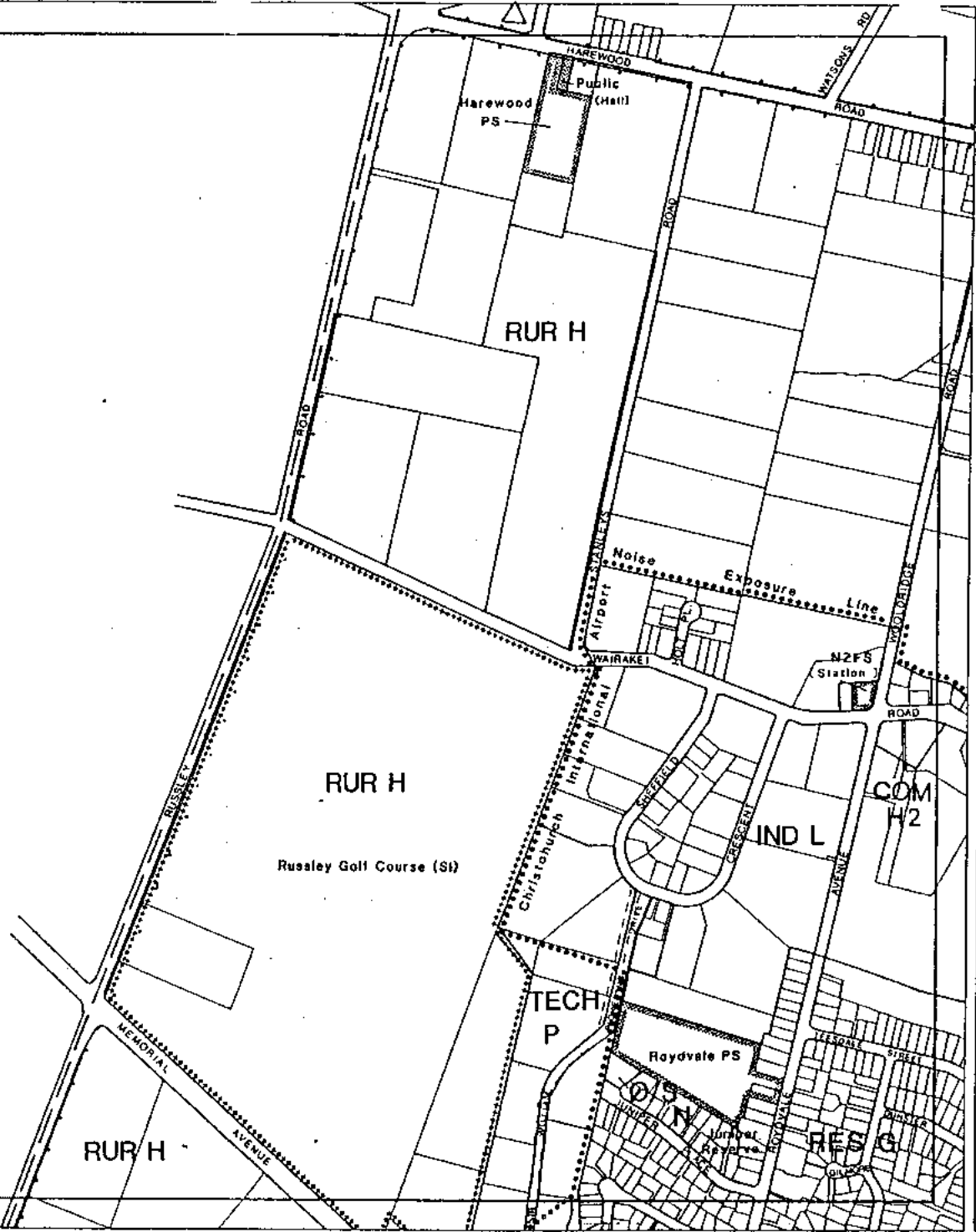


H11

H11	H10
H11	H10
G11	G10



PAPARUA
COUNTY



base 1986



H11

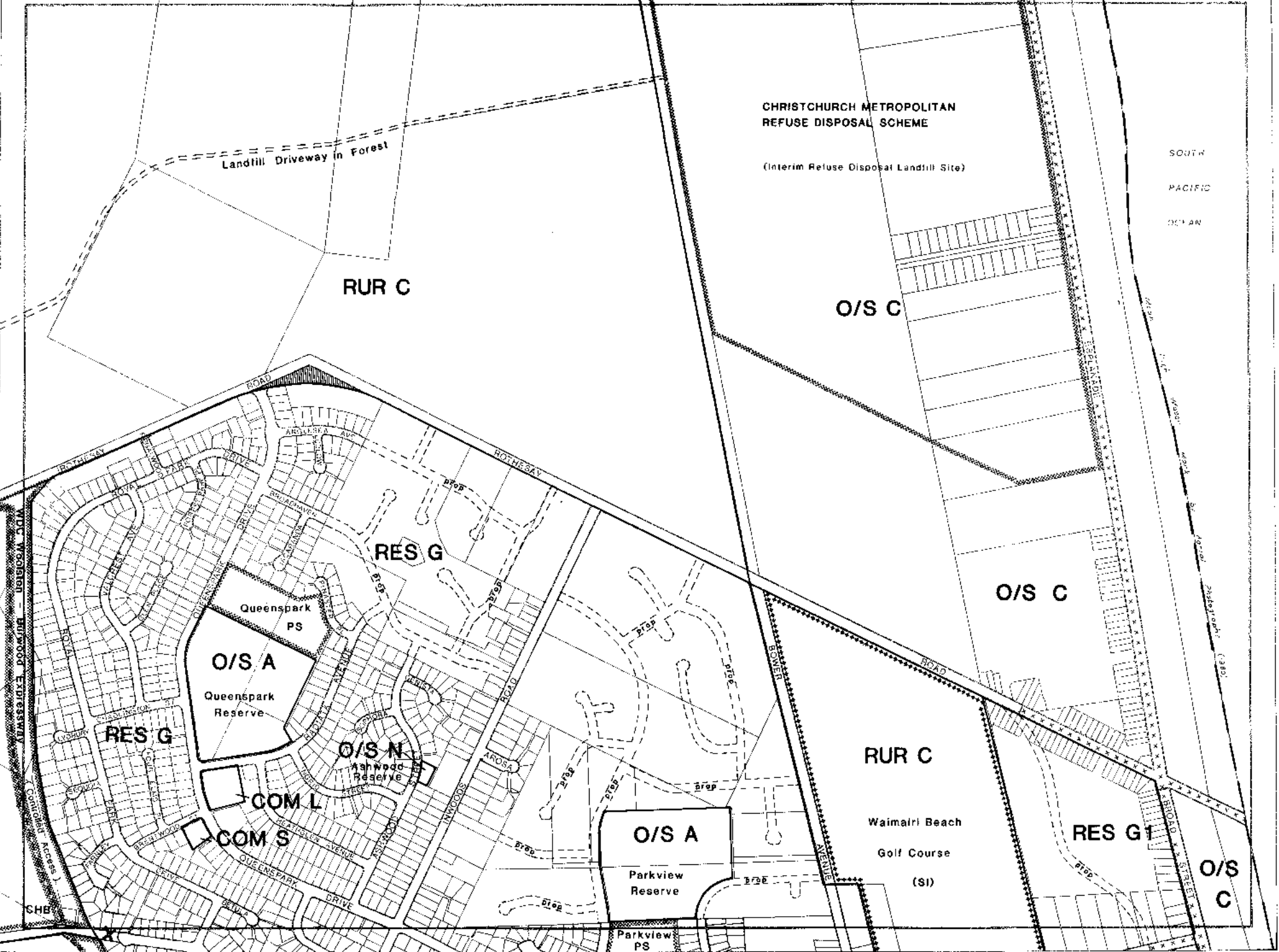
07/16
17/16
47/118/113



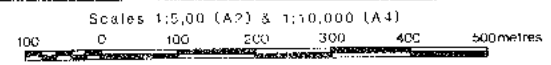
SOUTH
PACIFIC
OCEAN

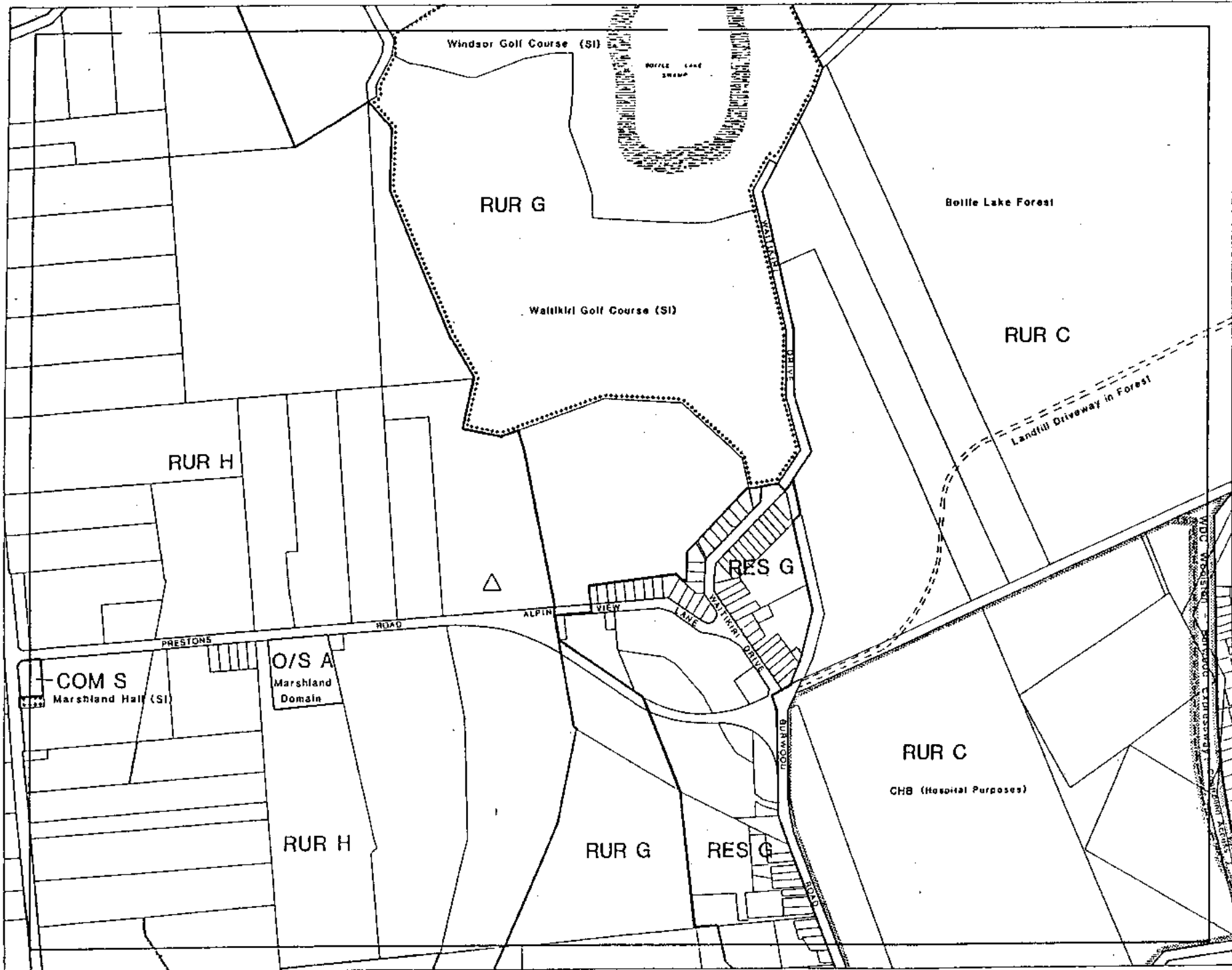
CHRISTCHURCH METROPOLITAN
REFUSE DISPOSAL SCHEME

(Interim Refuse Disposal Landfill Site)



base 1988

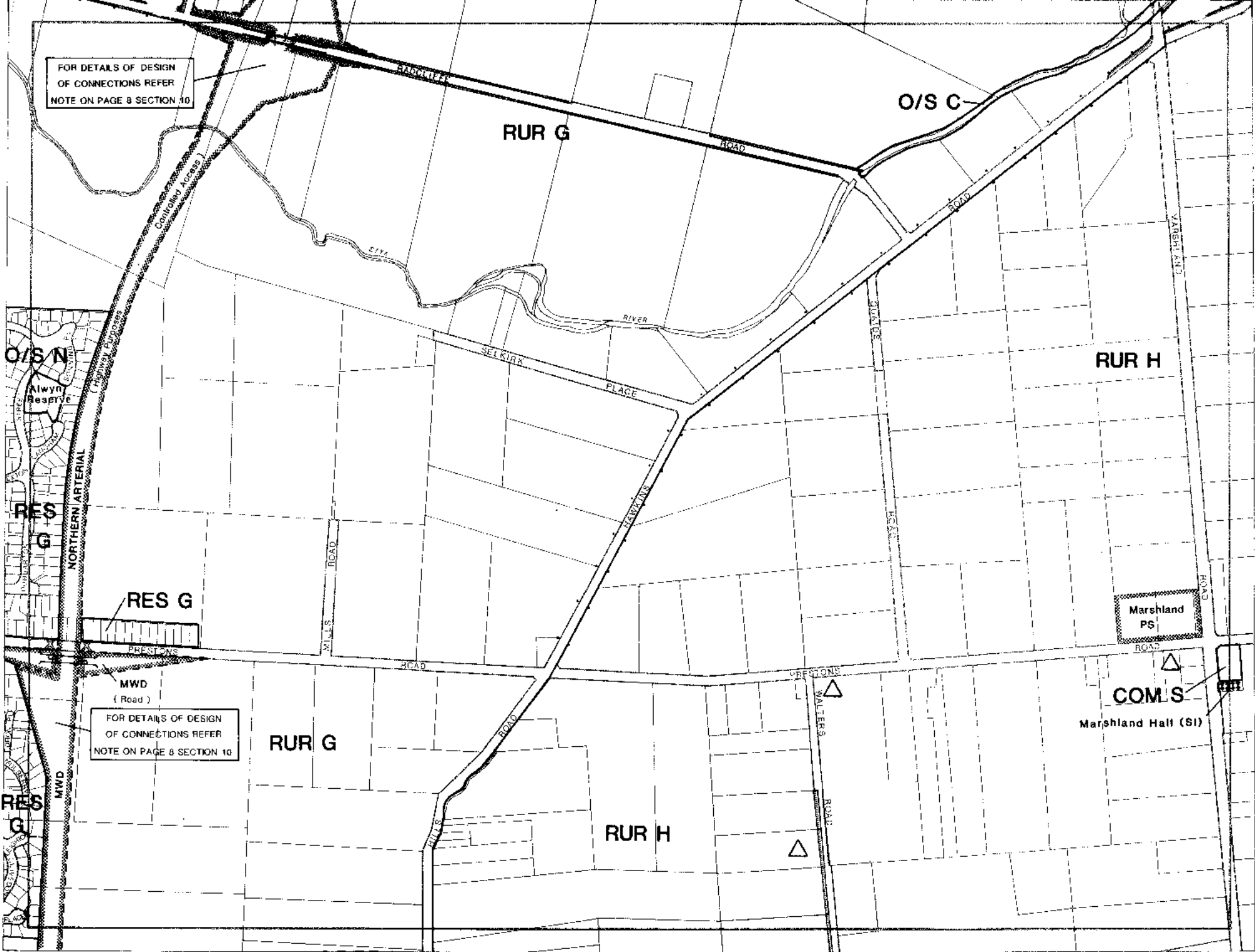




J8	J7	J6
I8	I7	I6
H8	H7	H6



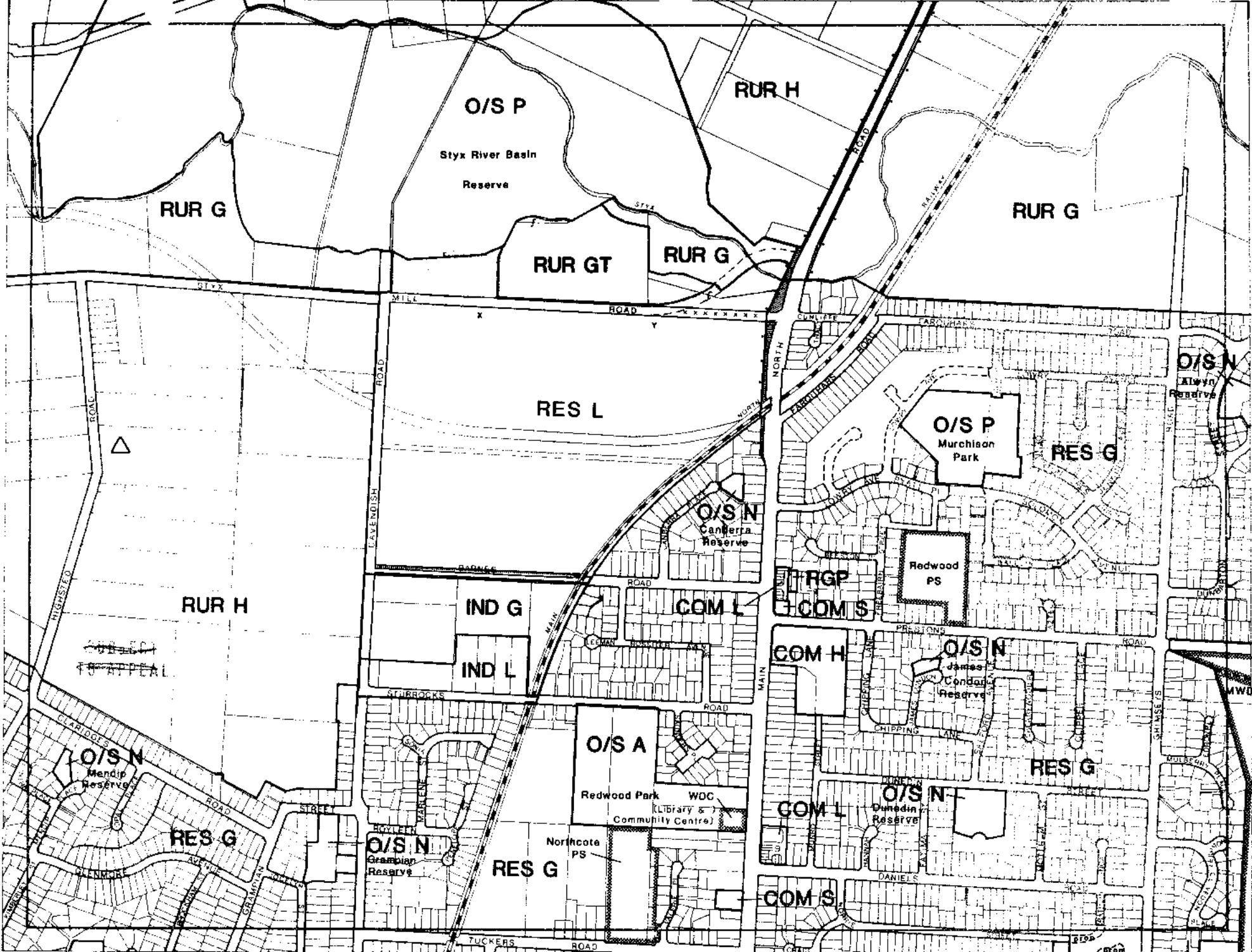
JE	JE	J7
19	18	17
H6	H8	H7



FOR DETAILS OF DESIGN OF CONNECTIONS REFER NOTE ON PAGE 8 SECTION 10

FOR DETAILS OF DESIGN OF CONNECTIONS REFER NOTE ON PAGE 8 SECTION 10

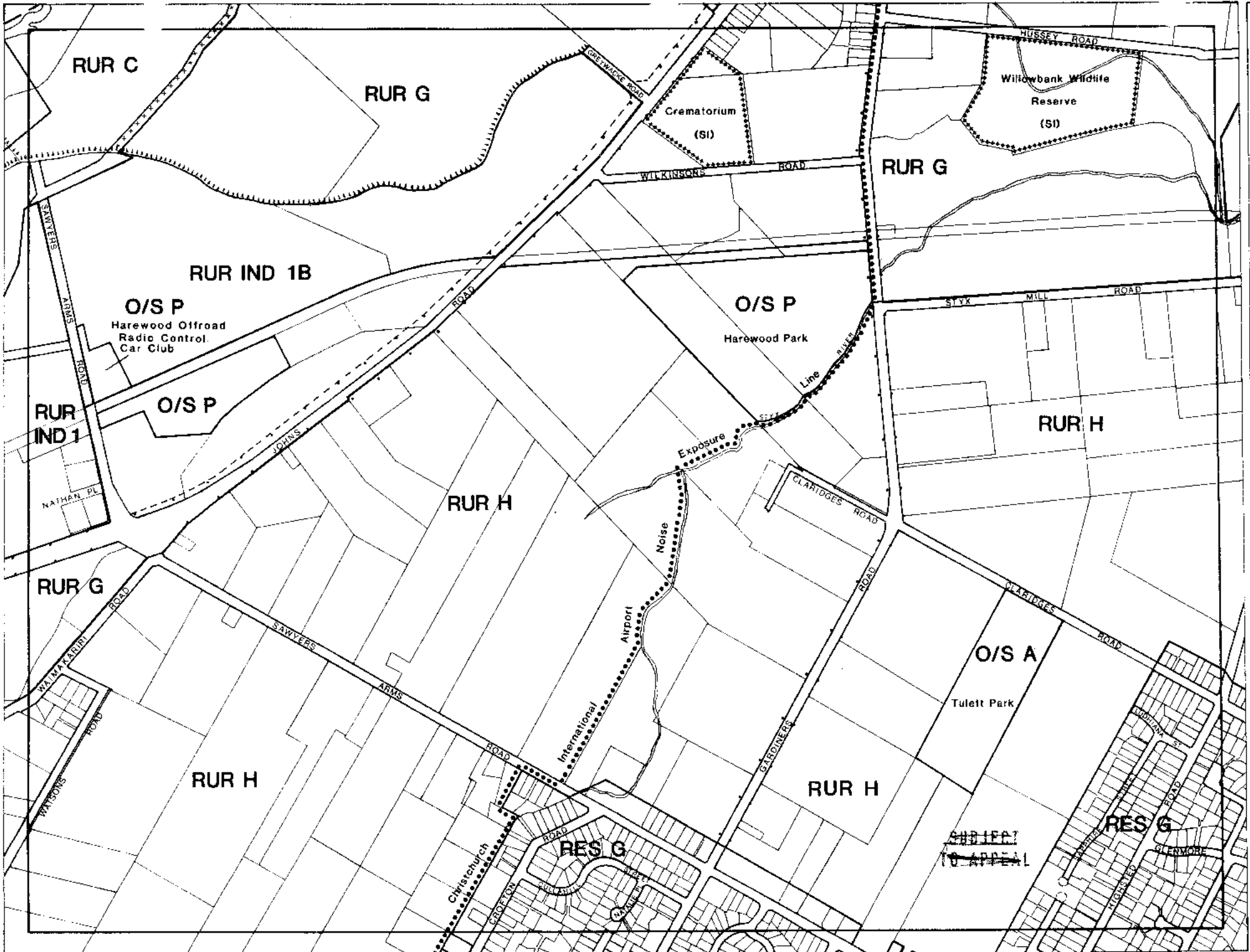
J10	J9	J8
H0	I9	I8
H10	H9	H8



base 1988



J10	J9
I11	I9
H11	H9



base 1988



EYRE COUNTY

I11

		J10
I11	I10	
I11	H10	



PAPARUA COUNTY

RUR AP

RUR C

RUR IND 1

RUR G

RUR H

MC LEANS ISLAND ROAD

BRADGATE ROAD

JOHNS ROAD

HAREWOOD ROAD

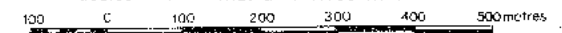
WHITCHURCH ROAD

WALMACK ROAD

ROAD

WATERBURY ROAD

Scales 1:5,000 (A2) & 1:10,000 (A4)



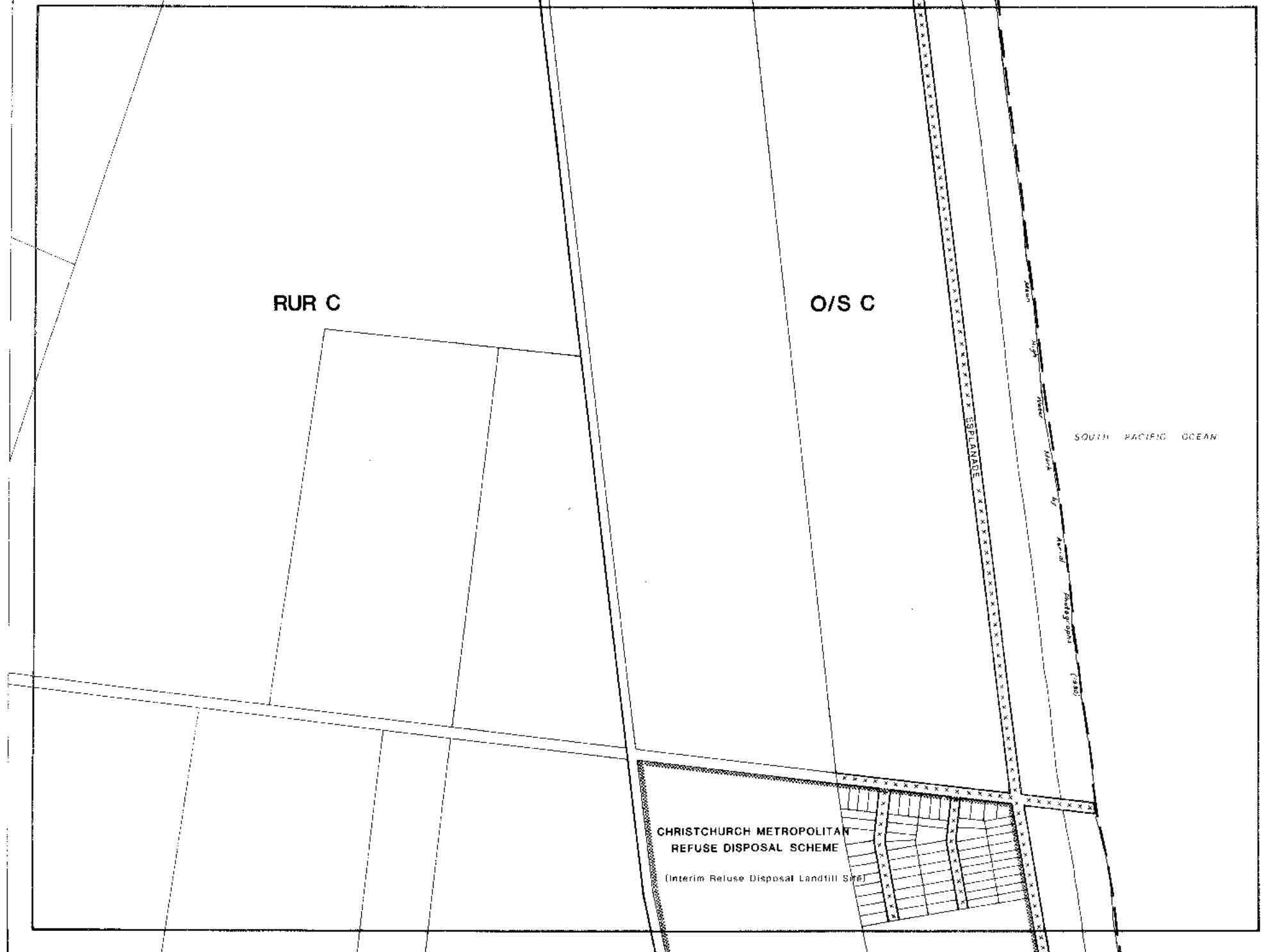
base 1988



WAIMAIRI DISTRICT SCHEME **OPERATIVE** 20 October 1989
 2ND REVIEW Amended as per Councils decisions

I11

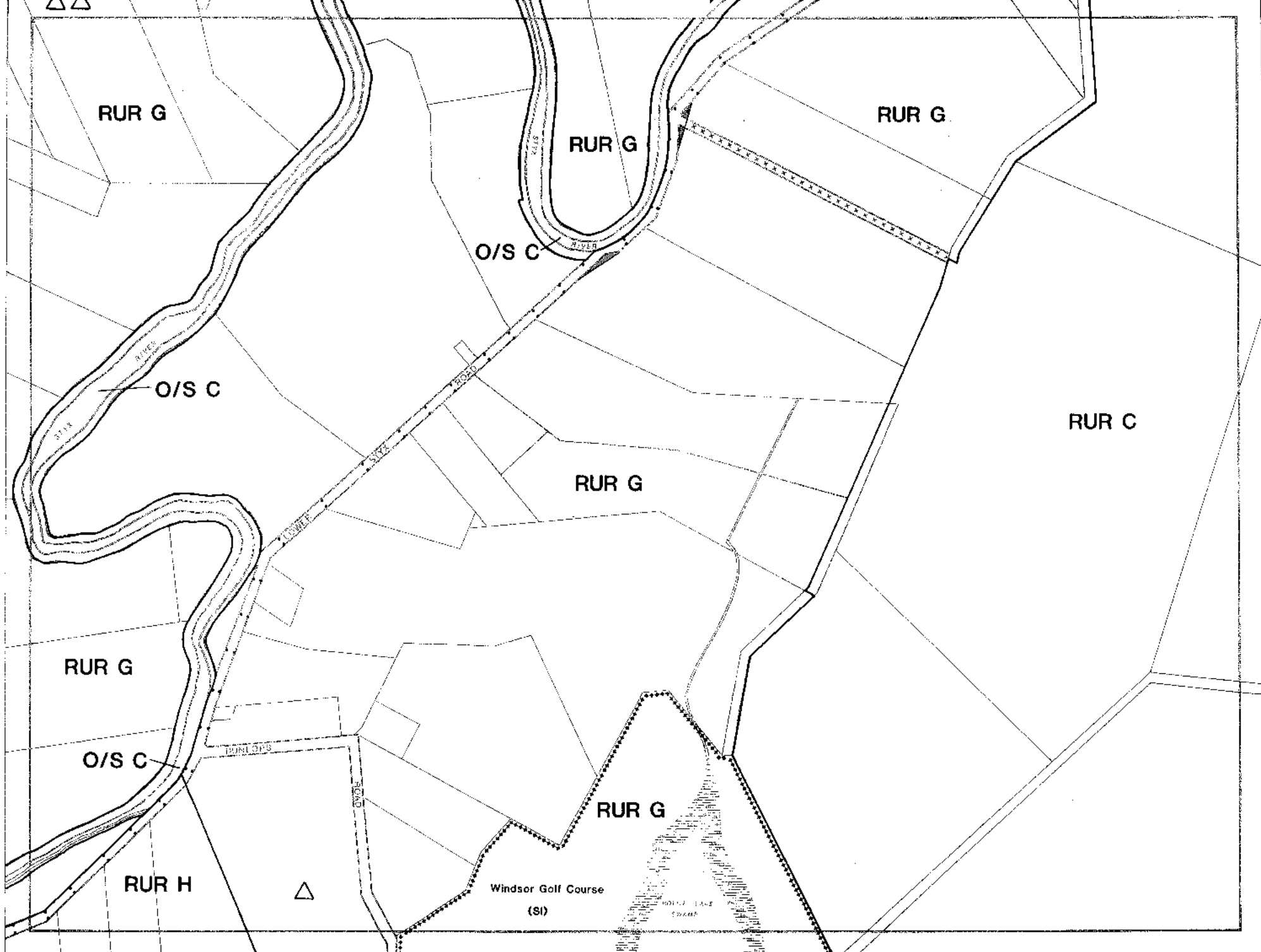
K7	KE
J7	JS
17	18



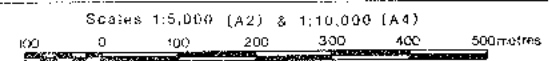
base 1988



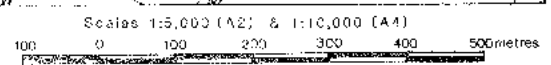
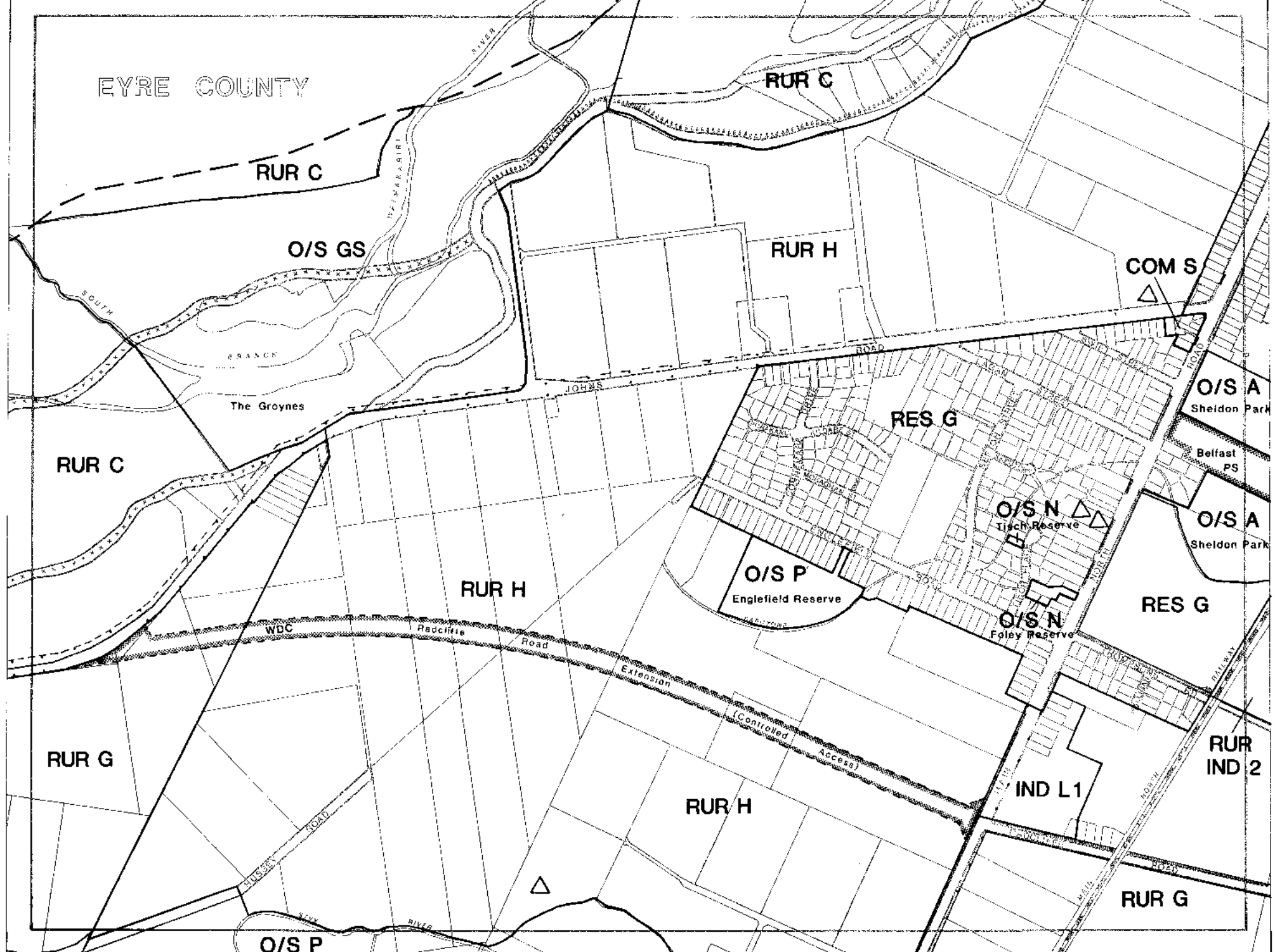
K9	K7	K6
J8	J7	J6
I8	I7	I6



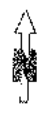
base 1988



K9	K8
J10	J8
I10	I8



		K9
J10	J9	
117	110	119



EYRE COUNTY

RUR C

RUR C

RUR G

RUR IND1B

RUR G

ROAD

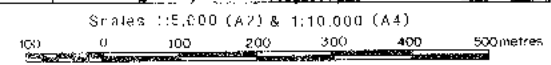
ROAD

HUSSEY RD

base 1988

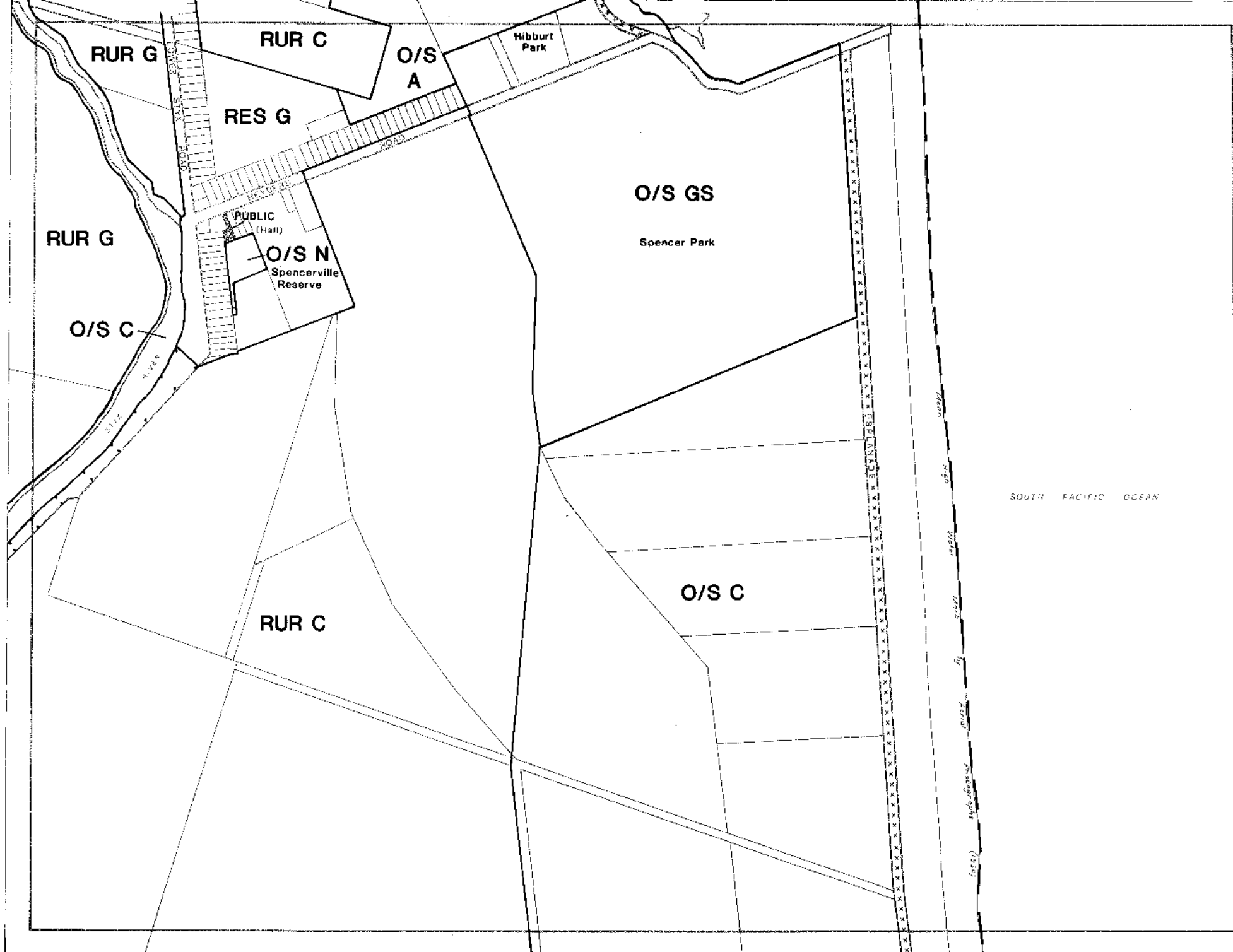


WAIMAIRI DISTRICT SCHEME - OPERATIVE 20 October 1989
 2ND REVIEW Amended as per Council decisions.



K6

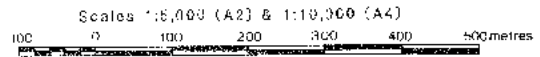
L7	L6
K7	K6
J7	J6



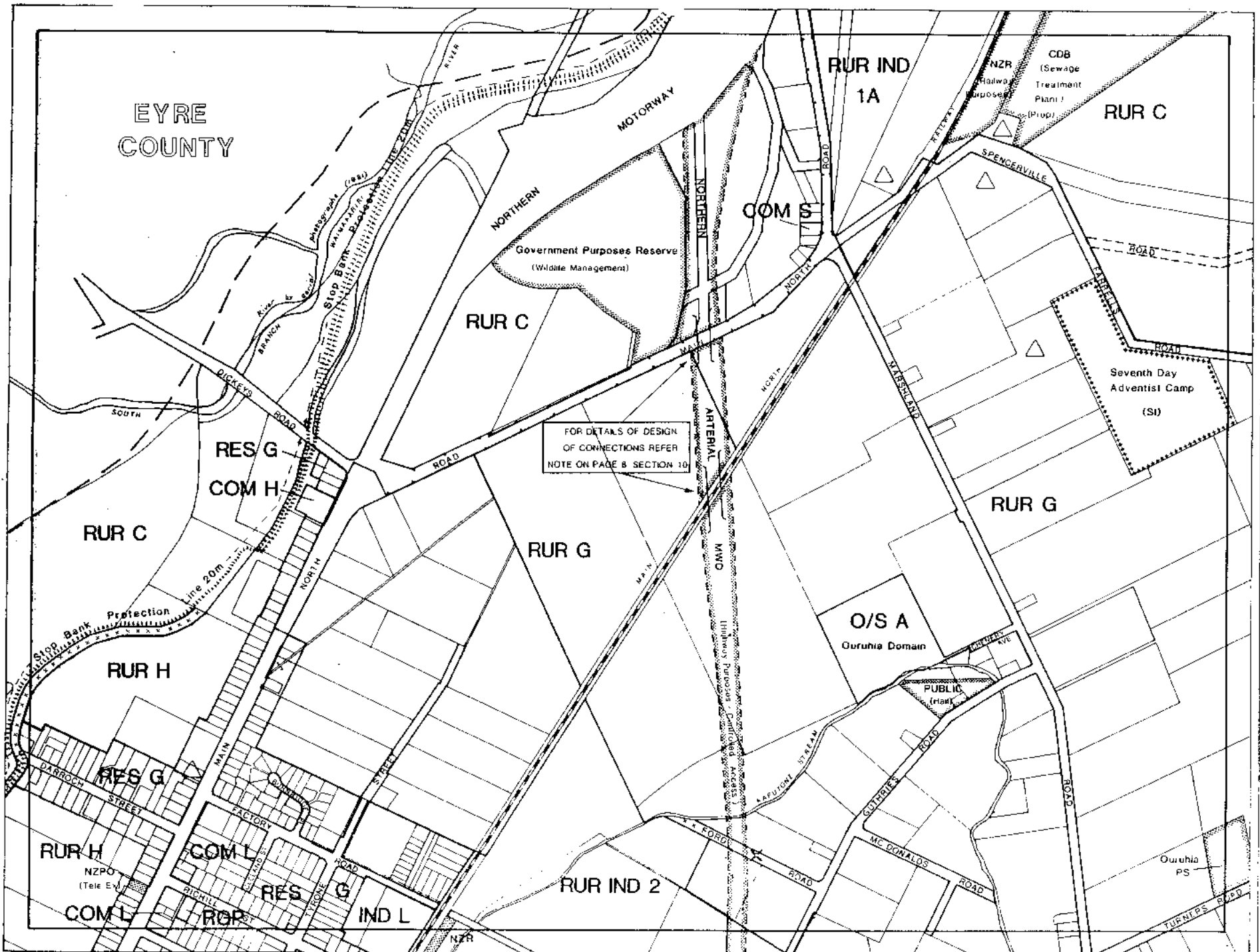
base 1988



WAIMAIRI DISTRICT SCHEME OPERATIVE 20 October 1989
 2ND REVIEW amended as per Council decisions



K6

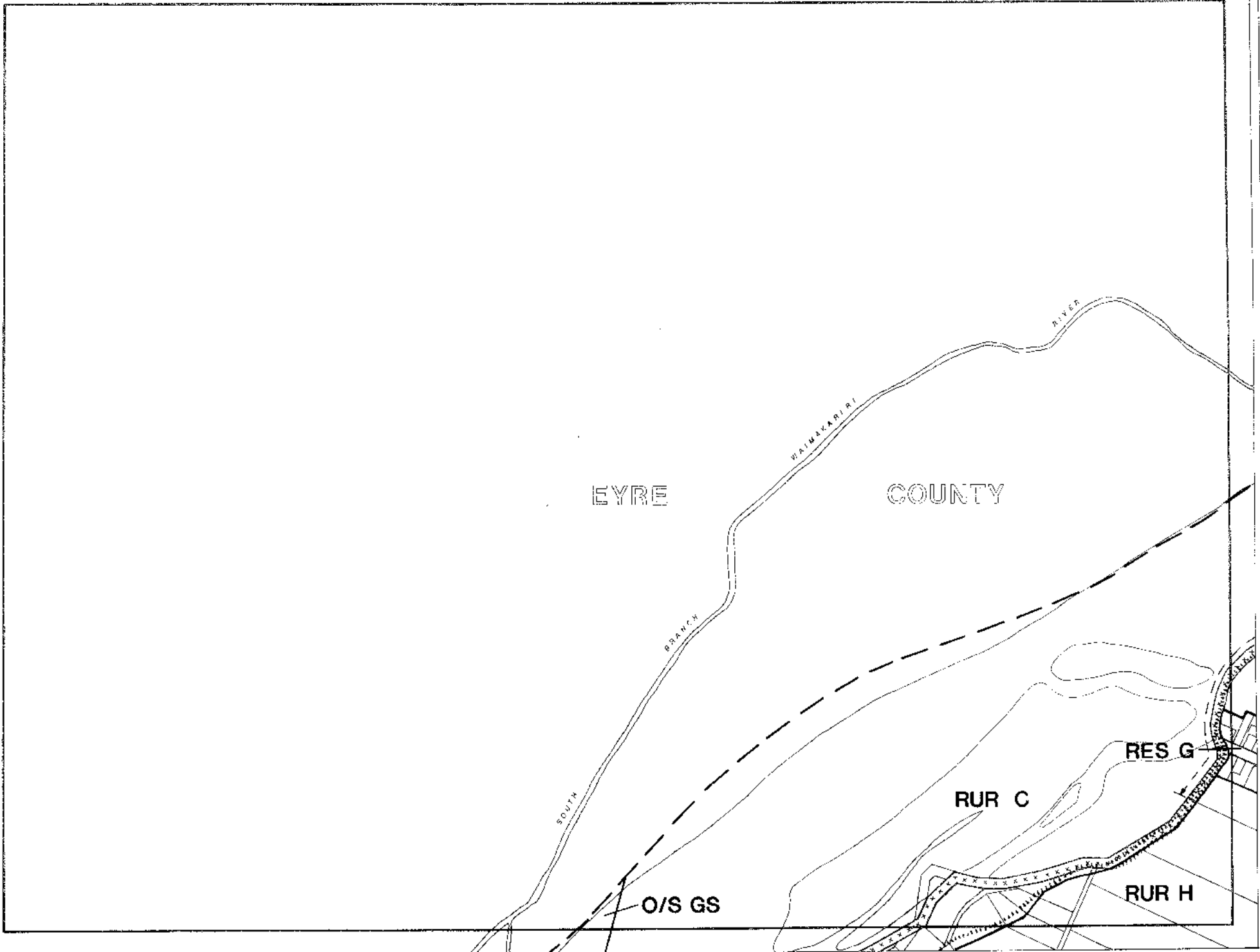


K8

L8	L7
K9	K7
J9	J7

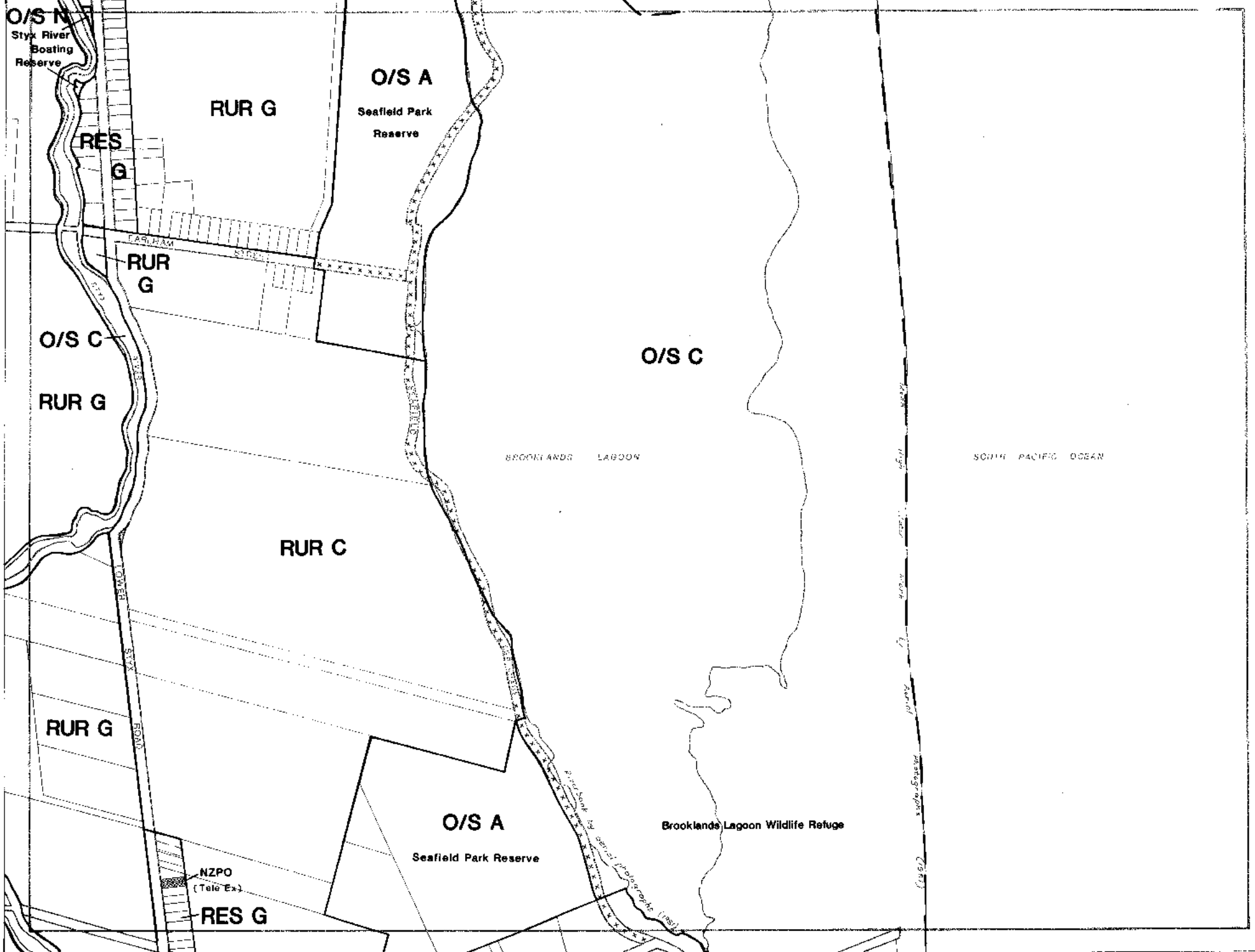


		L8
	K9	K8
J10	J9	J8



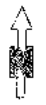
base 1988





L6

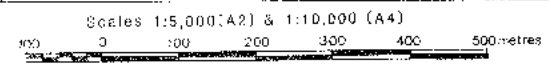
M7	M8
L7	L6
K7	K8



base 1983



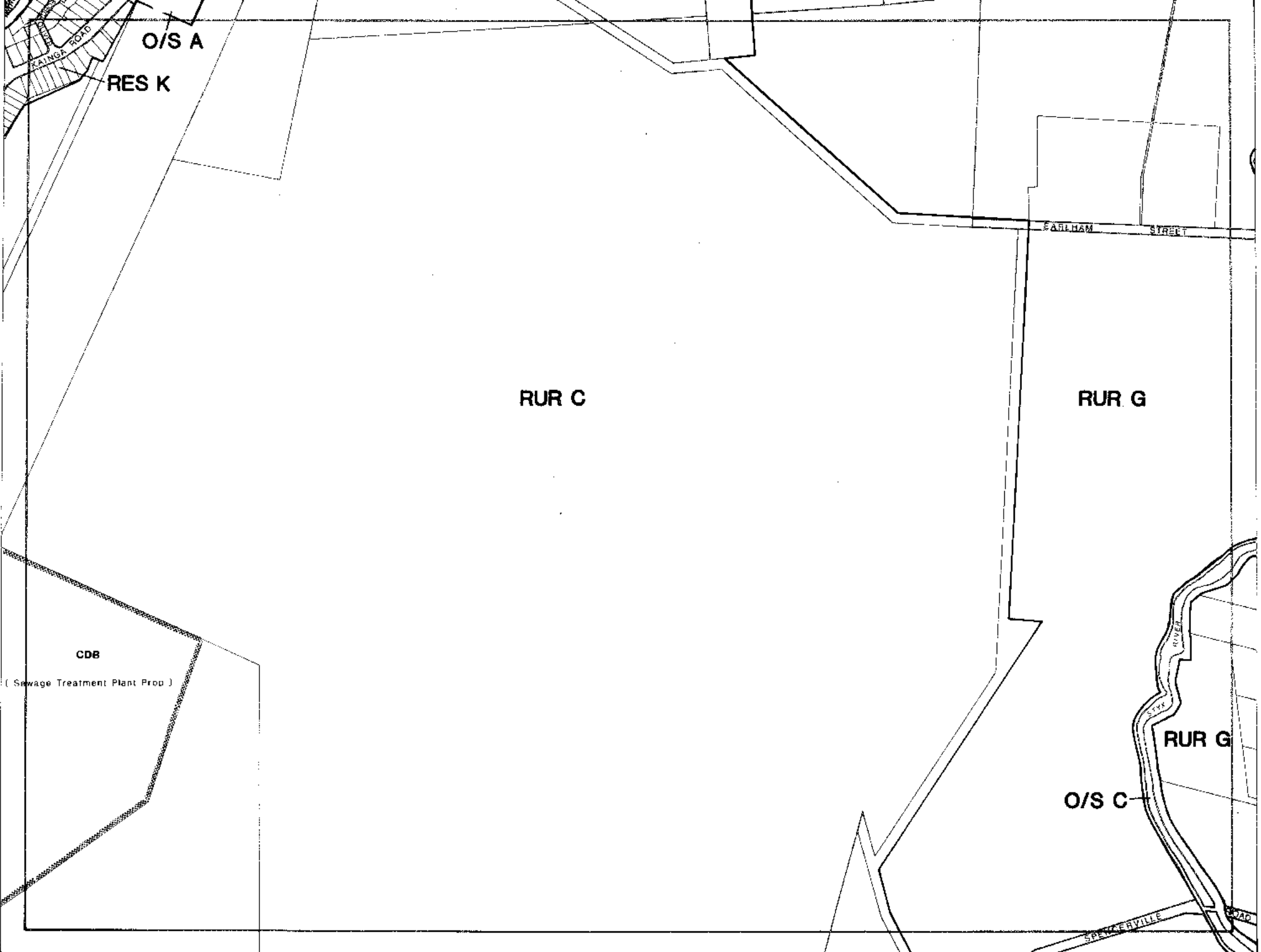
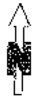
WAIMAIRI DISTRICT SCHEME OPERATIVE 20 October 1989
 2ND REVIEW Amended as per Council's decisions



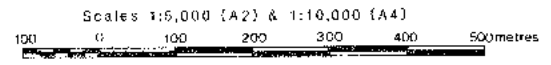
L6

L7

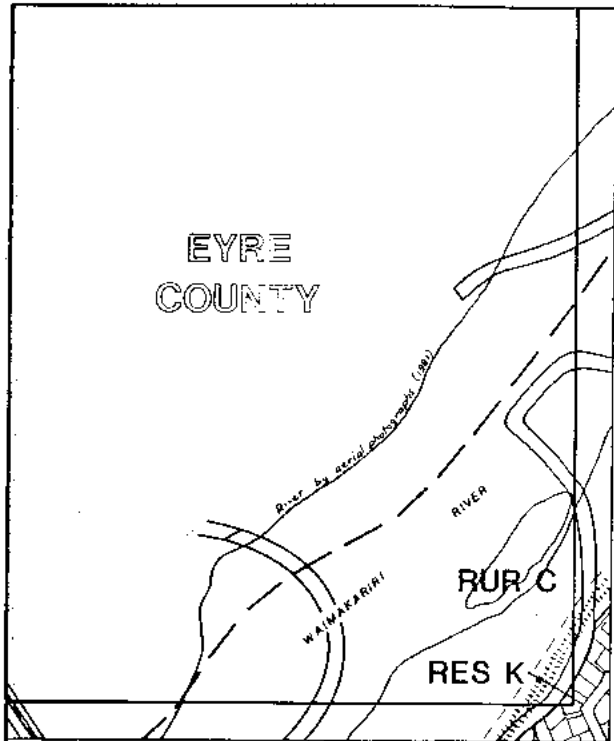
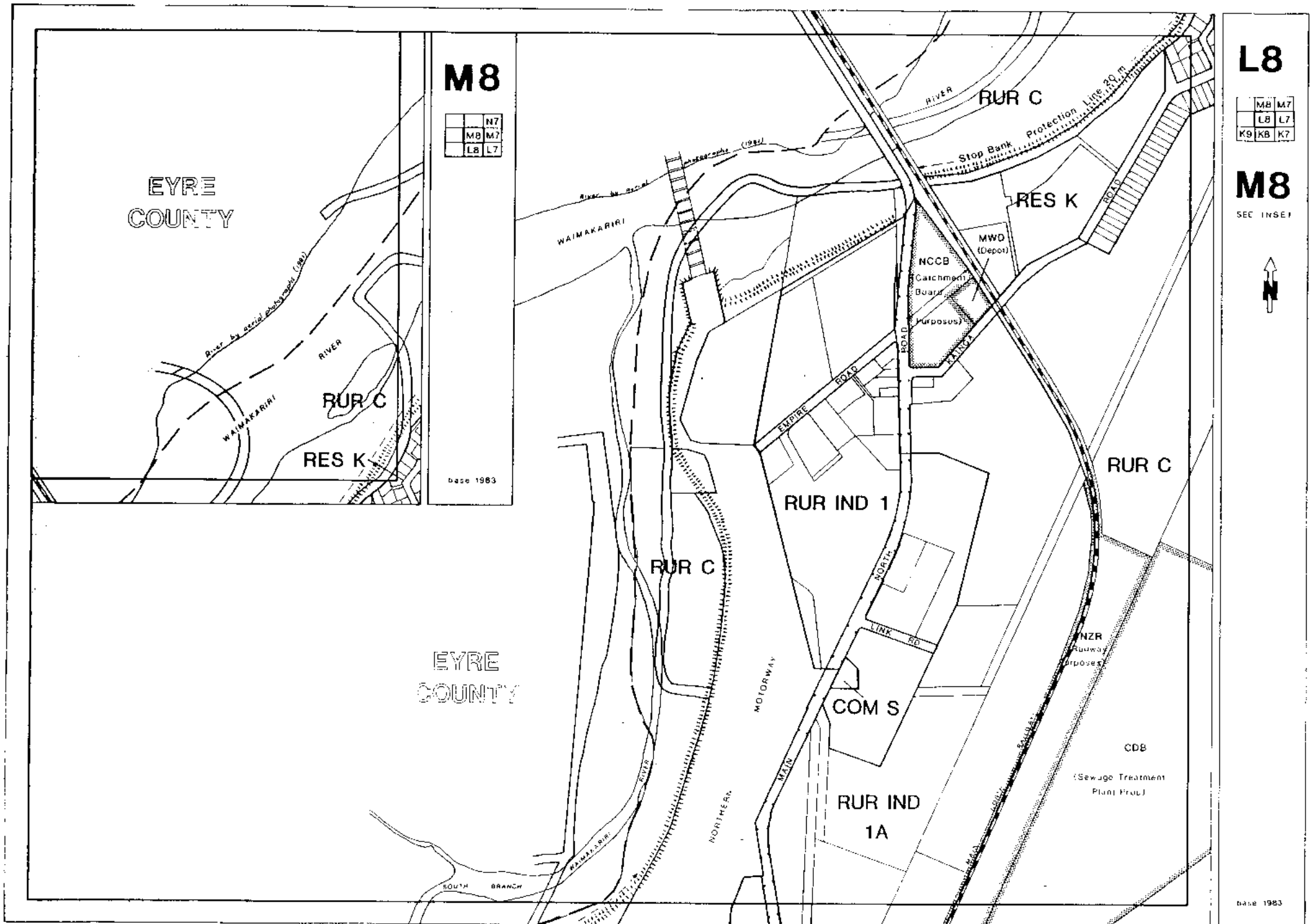
M8	M7	M6
L8	L7	L6
K8	K7	K6



BASE 1988



L7



M8

	N7
M8	M7
L8	L7

base 1983

L8

M8	M7
L8	L7
K9	K7

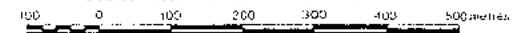
M8

SEE INSET

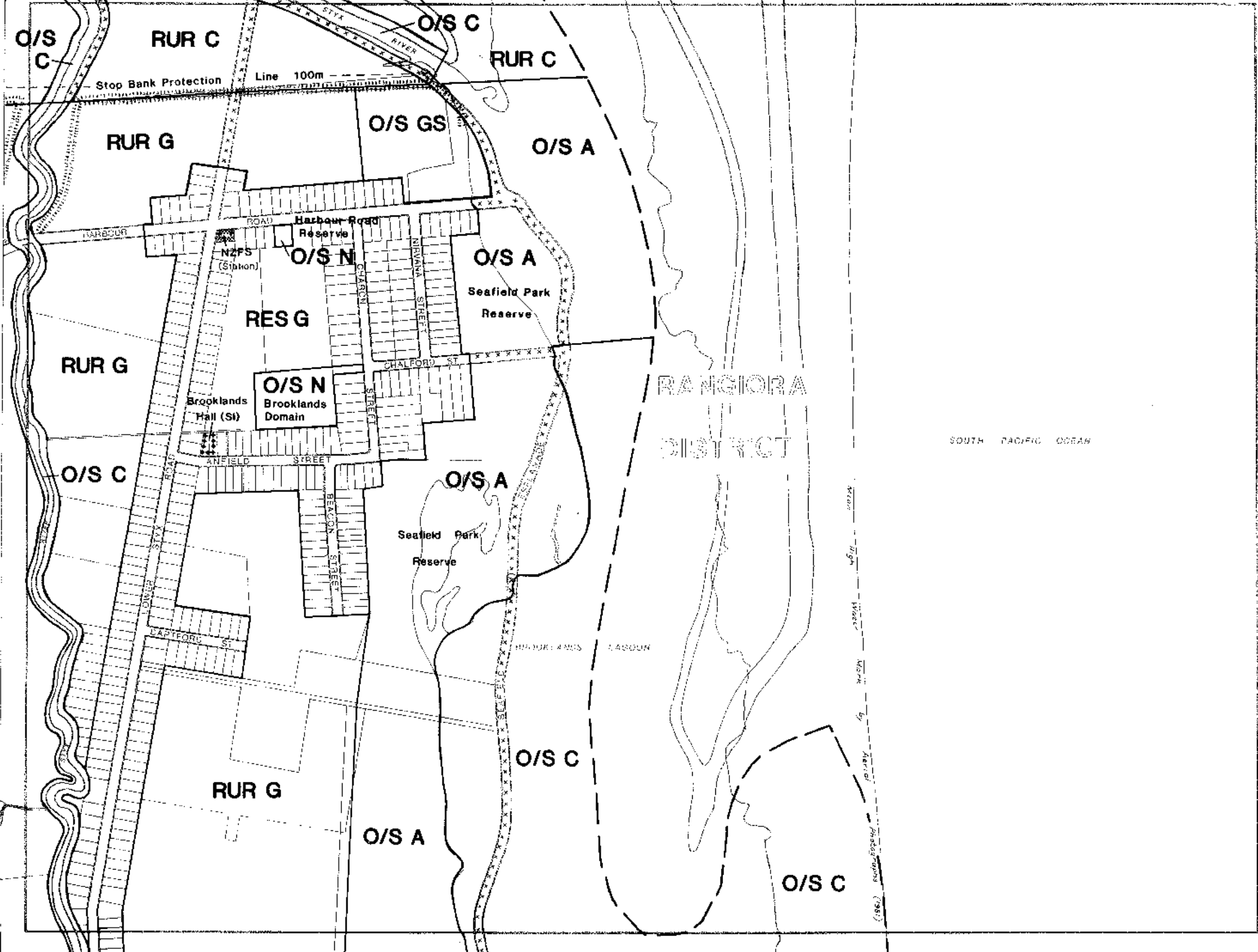


EYRE COUNTY

base 1983



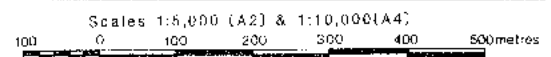
N7	N6
M7	M6
L7	L6



RANGIORA
DISTRICT

SOUTH PACIFIC OCEAN

base 1988



N7	N6
M8	M7
L8	L7



EYRE COUNTY

RUR C

Stop Bank Protection Line 100 m

WAIMAKARIRI RIVER

O/S C

RES K

RUR G

RES K

ROAD

KAINGA

RUR C

RES K

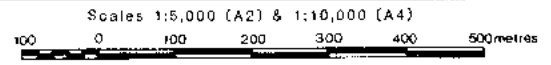
Kainga Hall (St)

Kainga Park

RES K

O/S A

Stop Bank Protection Line 20m



N6

N7	N6	
M7	M6	



RANGIORA DISTRICT

SOUTH PACIFIC OCEAN

WAIMAKARIRI

RIVER

RUR C

STYX RIVER O/S C

RUR C

base 1988



WAIMAIRI DISTRICT SCHEME OPERATIVE 20 October 1989

2ND REVIEW Amended as per Councils decisions

Scales 1:5,000 (A2) & 1:10,000 (A4)

100 0 100 200 300 400 500metres

N6

N7

	N7	N6
M8	M7	M6



RANGIORA DISTRICT

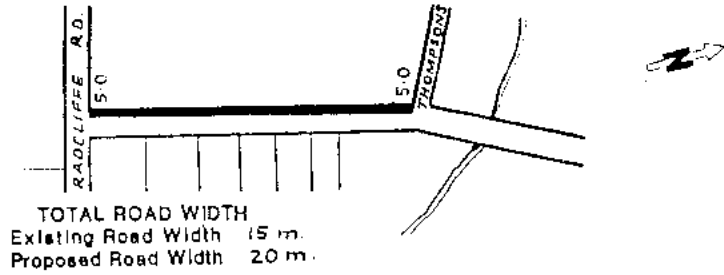
EYRE COUNTY

WAIMAKARIRI RIVER

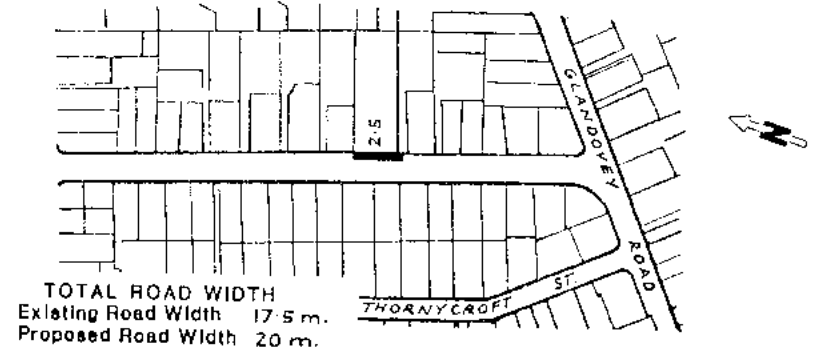
RUR C

base 1988

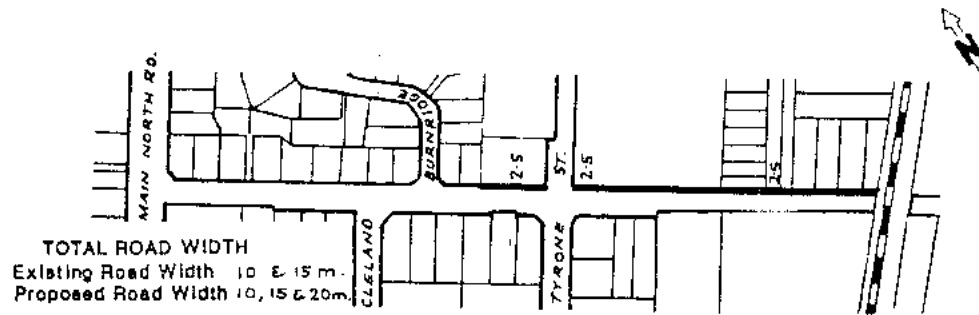
J 8 BLAKES ROAD



F 10 BRYNDWR ROAD

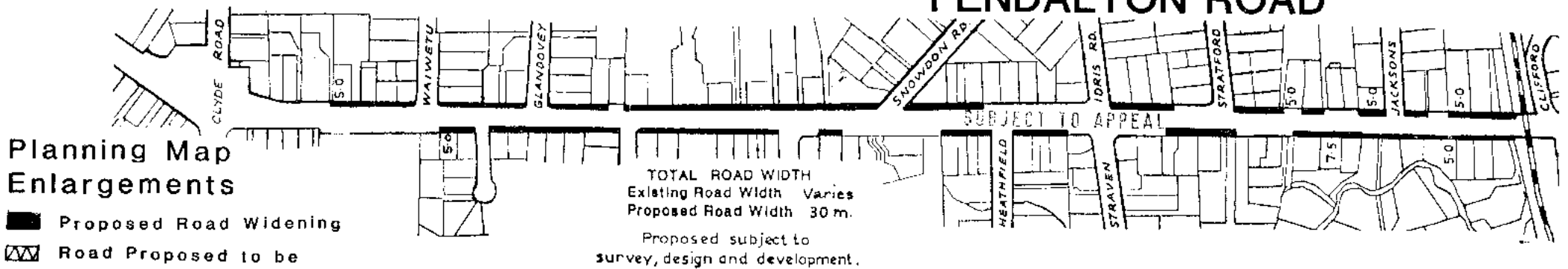


K 8 FACTORY ROAD





F 10 FENDALTON ROAD

FENDALTON ROAD



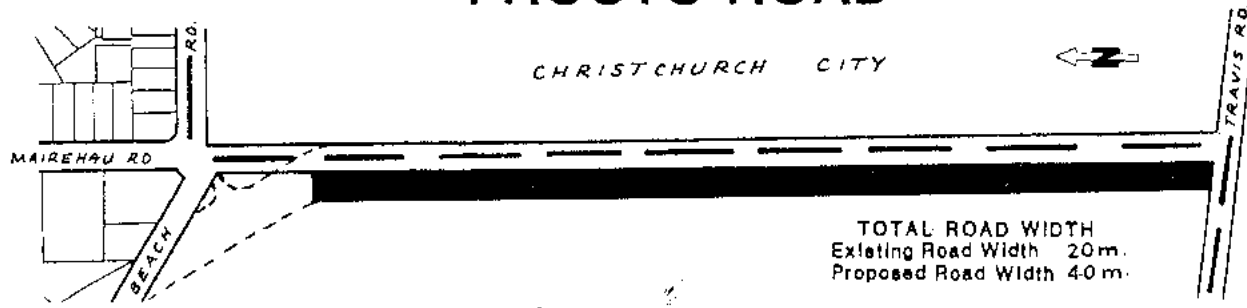
Planning Map Enlargements

-  Proposed Road Widening
-  Road Proposed to be Stopped



SCALE 1:5,000 Approx

FROSTS ROAD

H 6



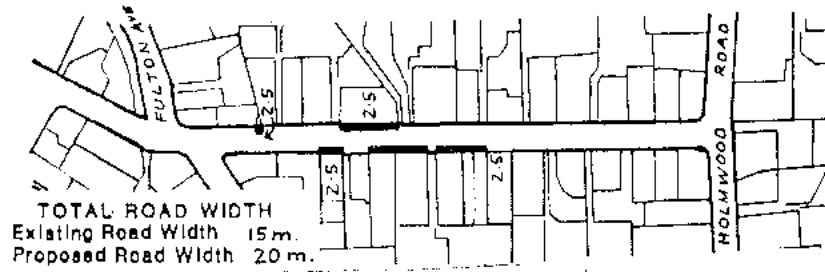
Planning Map Enlargements

-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx

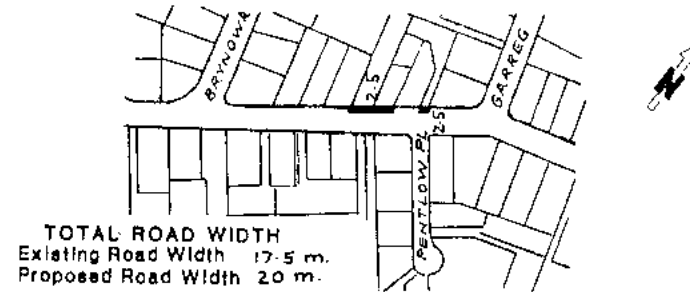
F 9

GARDEN ROAD



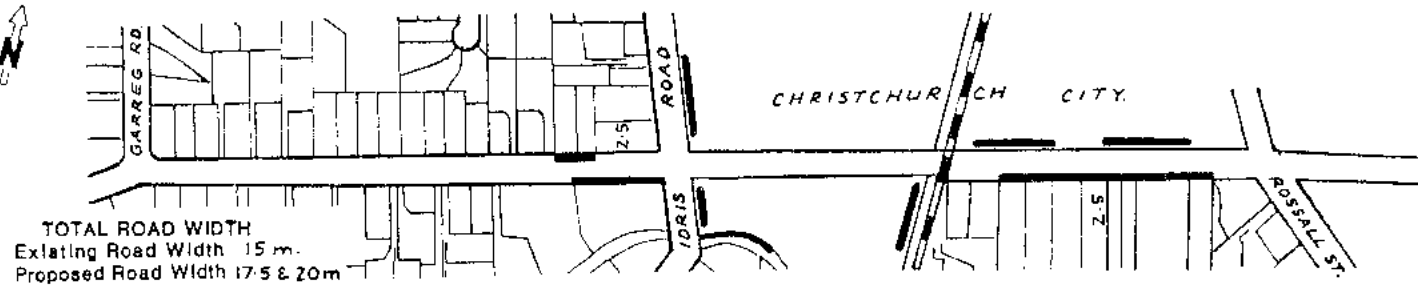
F 9/ F 10

GLANDOVEY ROAD



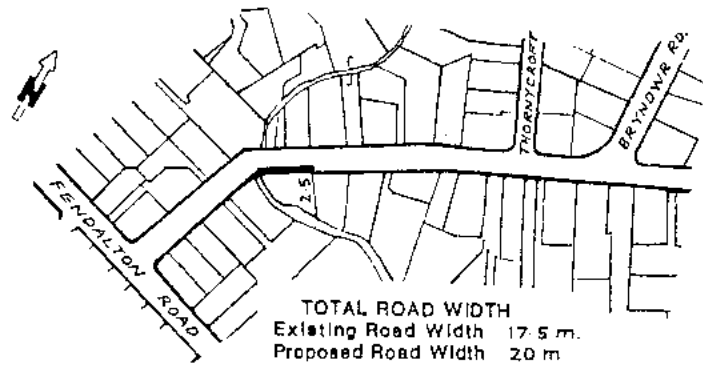
F 9

GLANDOVEY ROAD



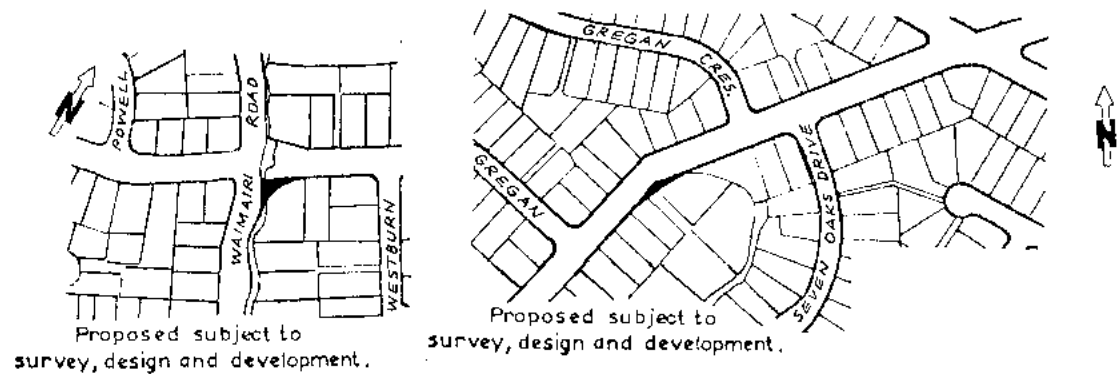
F 10

GLANDOVEY ROAD

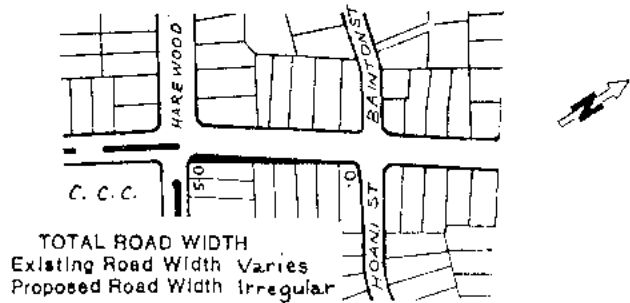


G 10

GRAHAMS ROAD

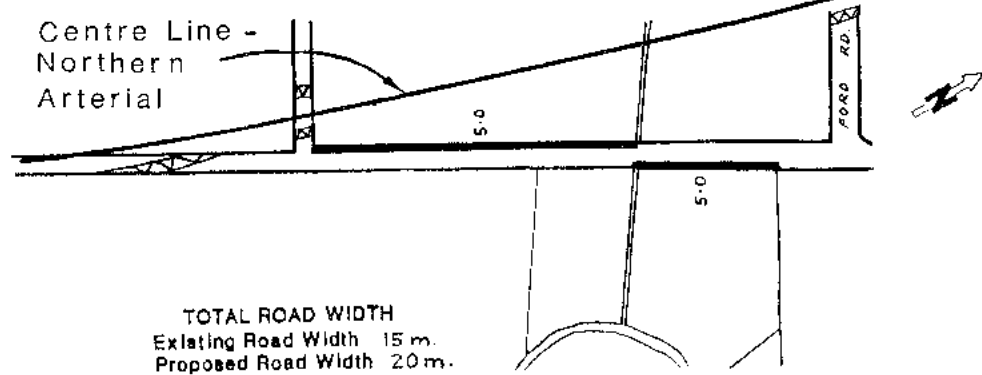


H 10 GREERS ROAD



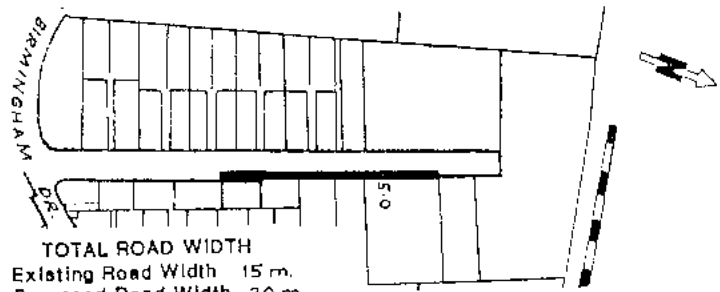
TOTAL ROAD WIDTH
 Existing Road Width Varies
 Proposed Road Width Irregular

J 8/K 8 GUTHRIES ROAD



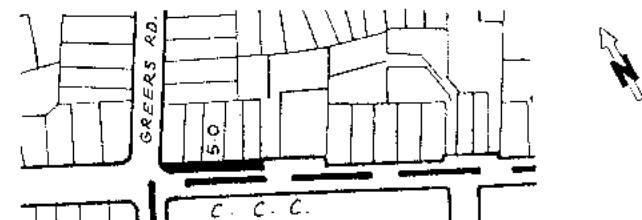
TOTAL ROAD WIDTH
 Existing Road Width 15 m.
 Proposed Road Width 20 m.

E 10 HANDS ROAD



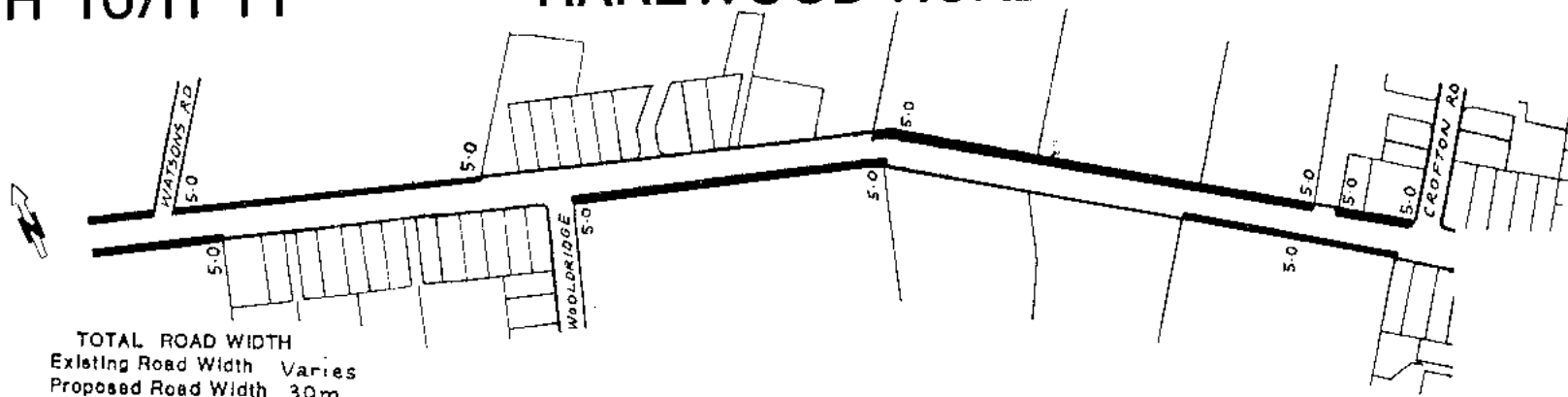
TOTAL ROAD WIDTH
 Existing Road Width 15 m.
 Proposed Road Width 20 m.

H 10 HAREWOOD ROAD





TOTAL ROAD WIDTH
 Existing Road Width 20 m.
 Proposed Road Width 25 m.

H 10/H 11 HAREWOOD ROAD

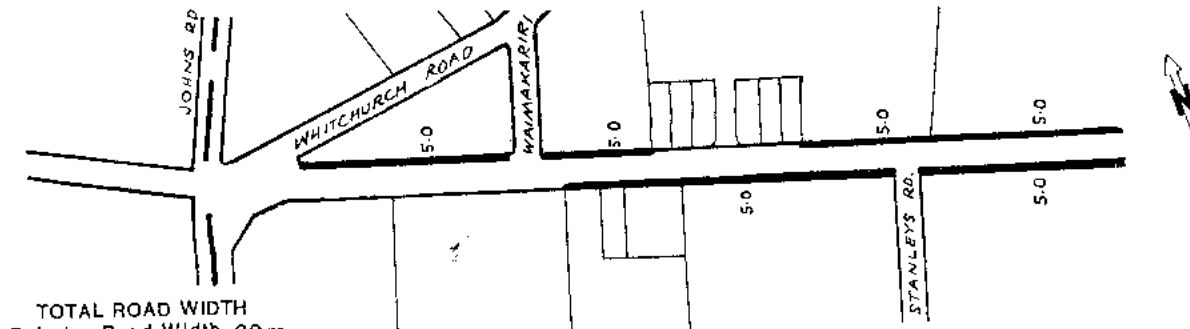


TOTAL ROAD WIDTH
 Existing Road Width Varies
 Proposed Road Width 30 m.

Planning Map Enlargements

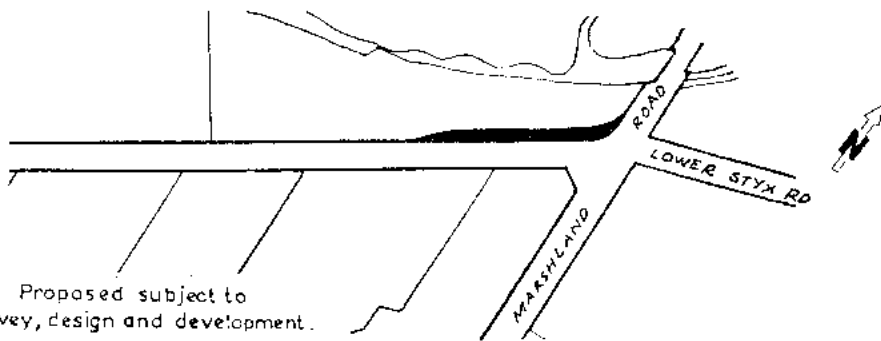
-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx



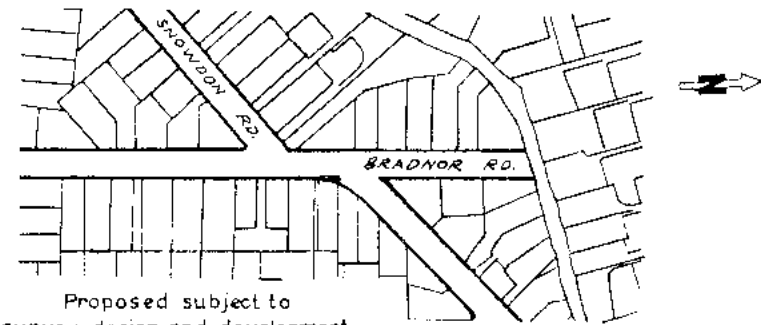
TOTAL ROAD WIDTH
 Existing Road Width 20m.
 Proposed Road Width 30m.

I 8 HAWKINS ROAD



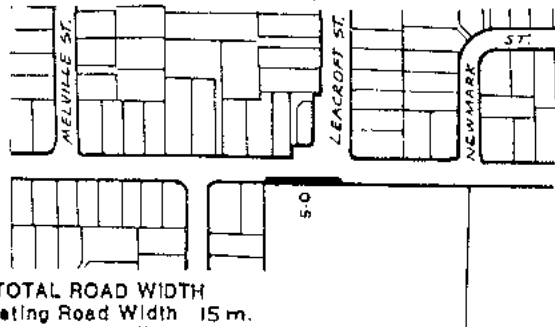
Proposed subject to
 survey, design and development.

F 9 IDRIS ROAD



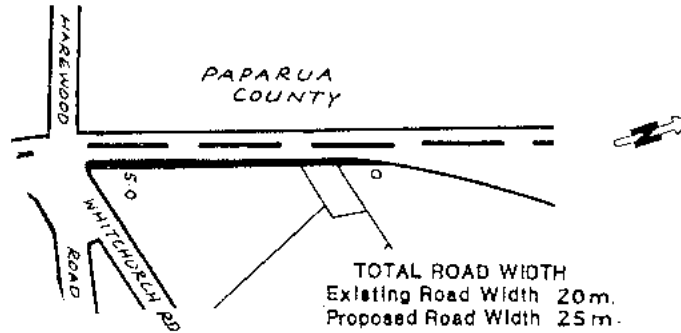
Proposed subject to
 survey, design and development.

H 10 ISLEWORTH ROAD





TOTAL ROAD WIDTH
 Existing Road Width 15m.
 Proposed Road Width 20m.

I 11 JOHNS ROAD



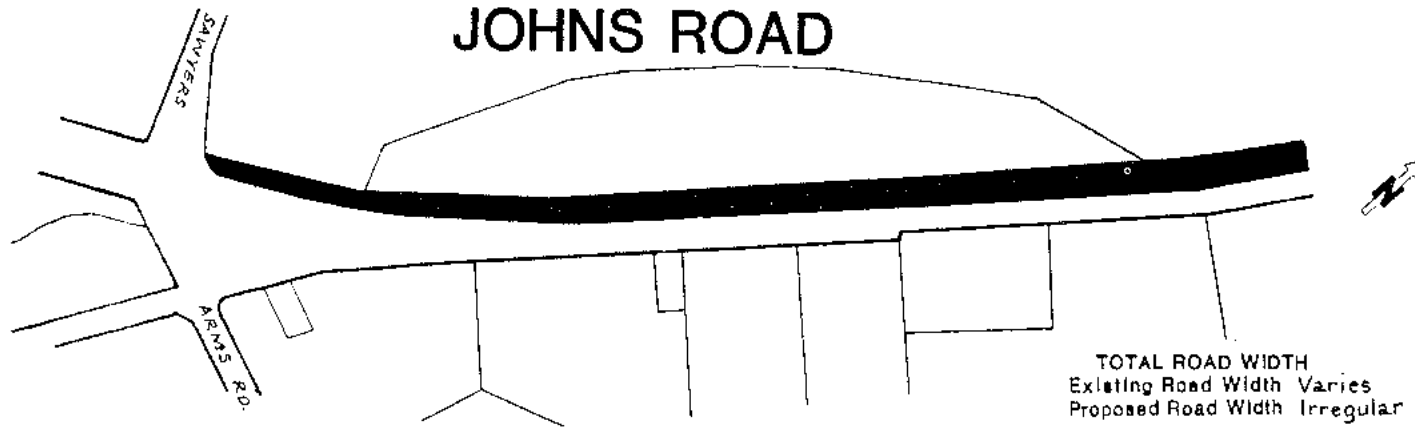
TOTAL ROAD WIDTH
 Existing Road Width 20m.
 Proposed Road Width 25m.

Planning Map Enlargements

-  Proposed Road Widening
-  Road Proposed to be Stopped

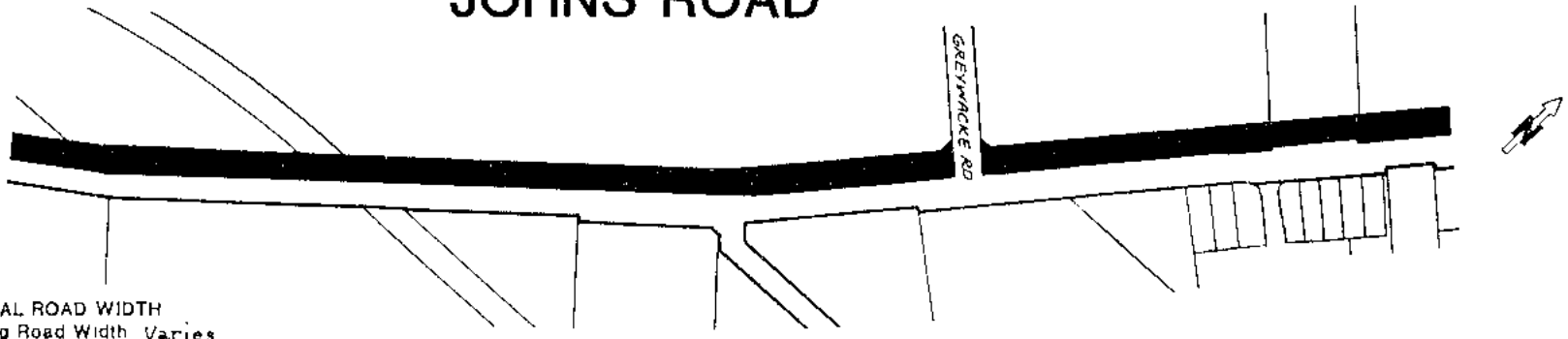
SCALE 1:5,000 Approx

JOHNS ROAD



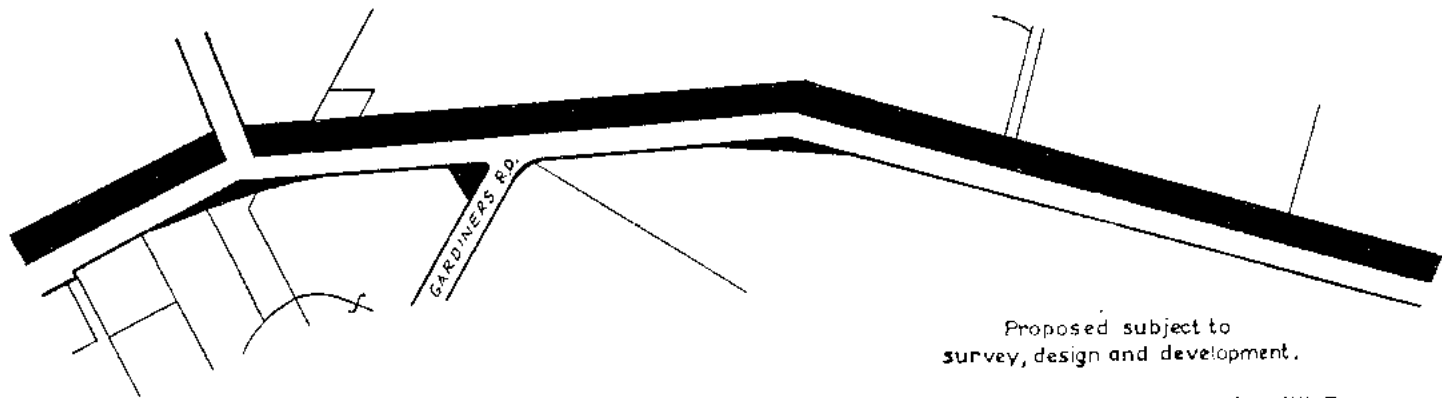
TOTAL ROAD WIDTH
 Existing Road Width Varies
 Proposed Road Width Irregular

JOHNS ROAD



TOTAL ROAD WIDTH
 Existing Road Width Varies
 Proposed Road Width Irregular



JOHNS ROAD



Proposed subject to
 survey, design and development.

TOTAL ROAD WIDTH
 Existing Road Width 20 m.
 Proposed Road Width 40 m.

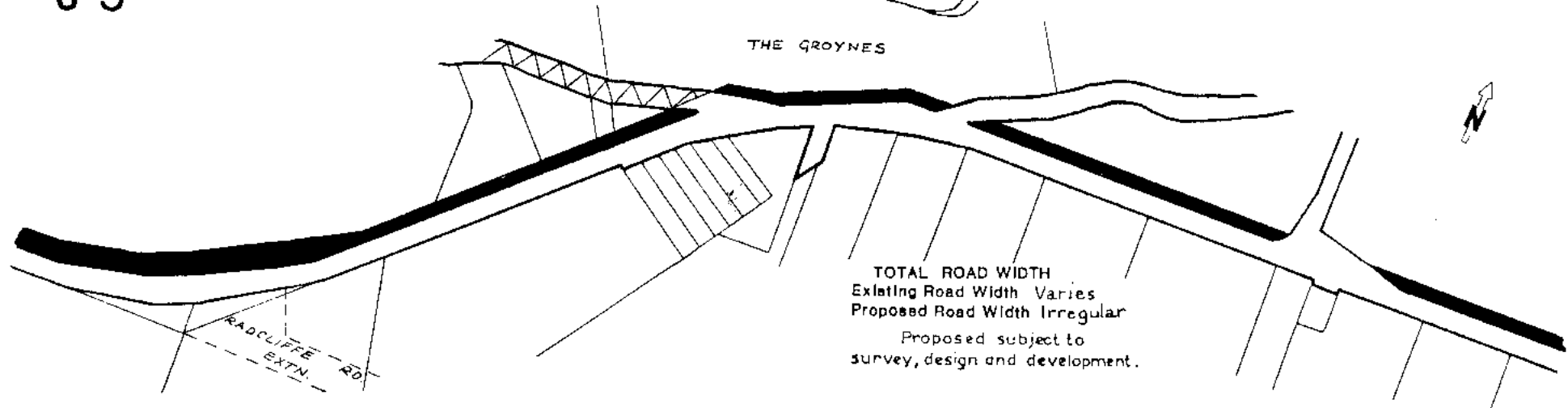
Planning Map Enlargements

-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx

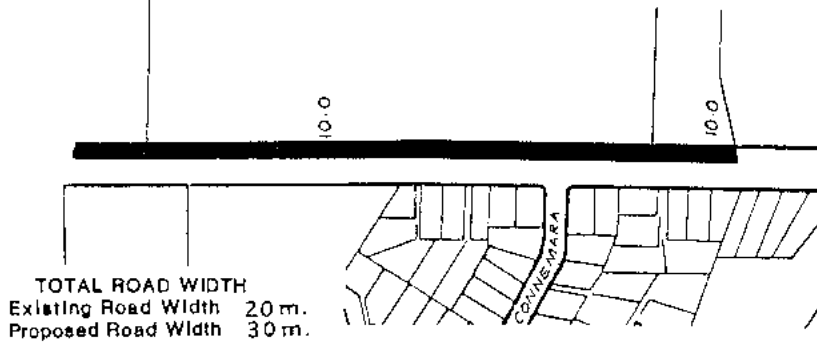
J 9

JOHNS ROAD



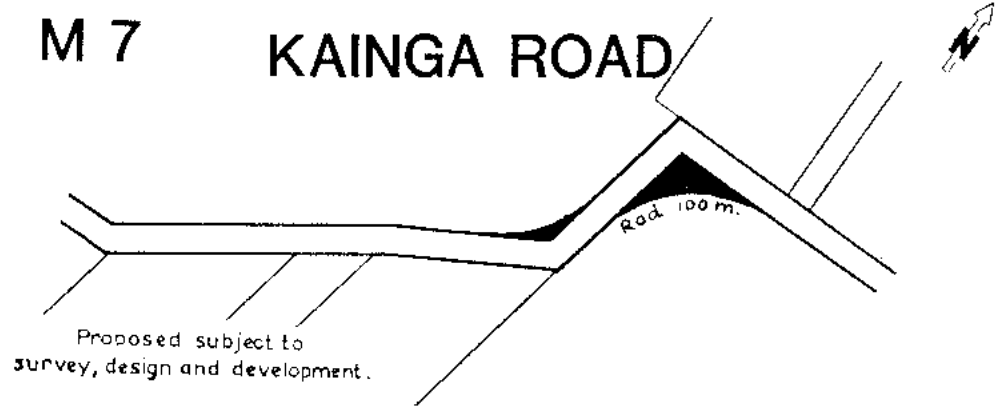
J 9

JOHNS ROAD



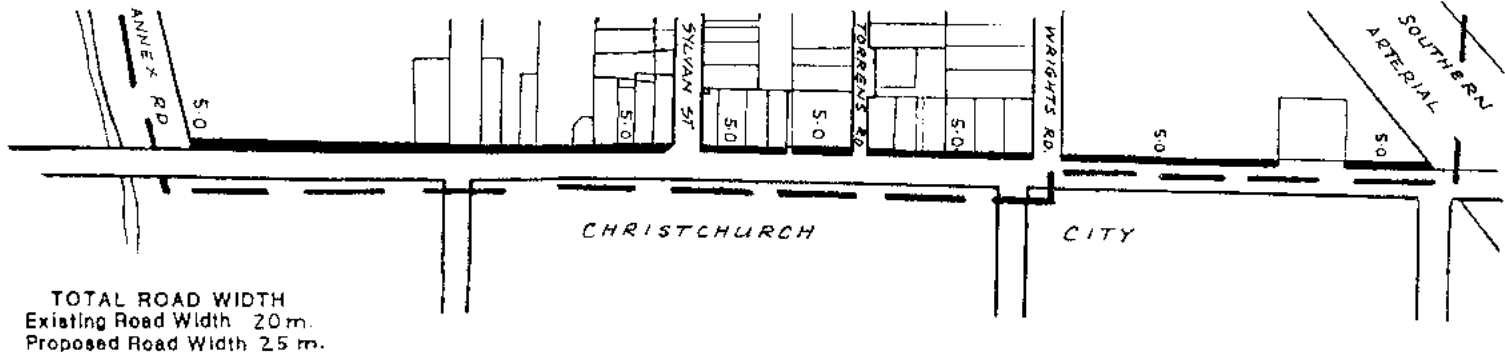
M 7

KAINGA ROAD





D 9/D 10

LINCOLN ROAD



Planning Map Enlargements

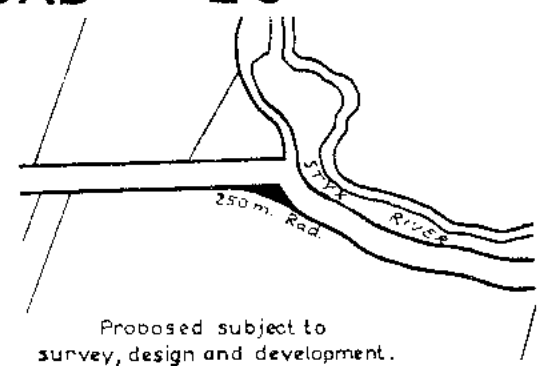
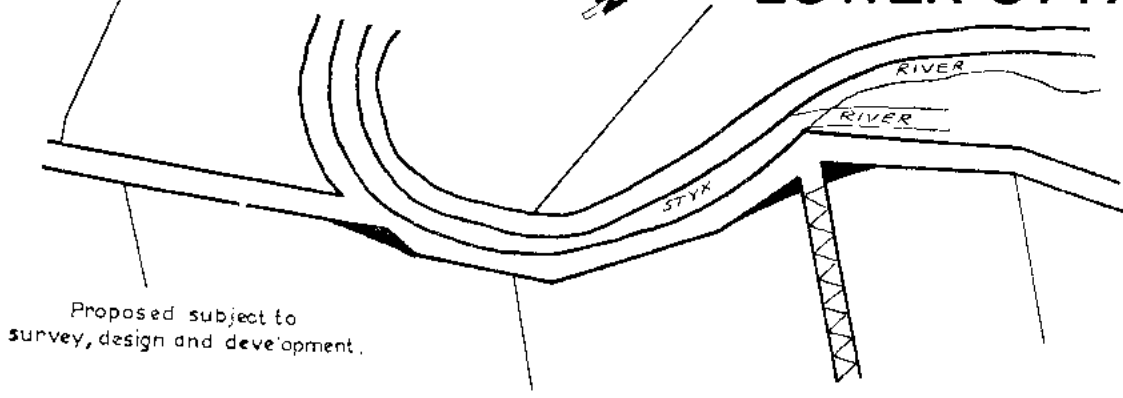
-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx

J7

LOWER STYX ROAD

L6

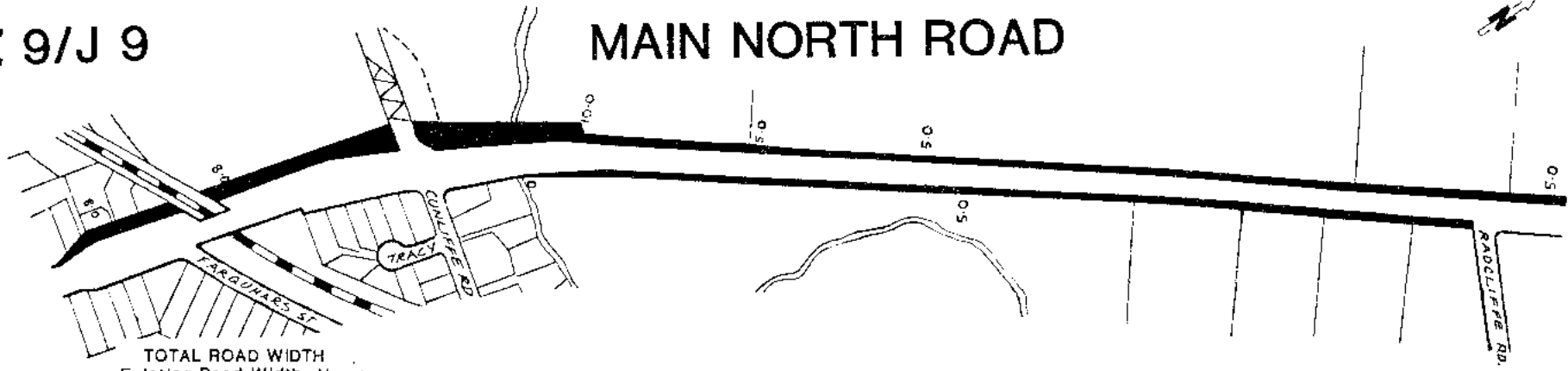


Proposed subject to survey, design and development.

Proposed subject to survey, design and development.

I 9/J 9

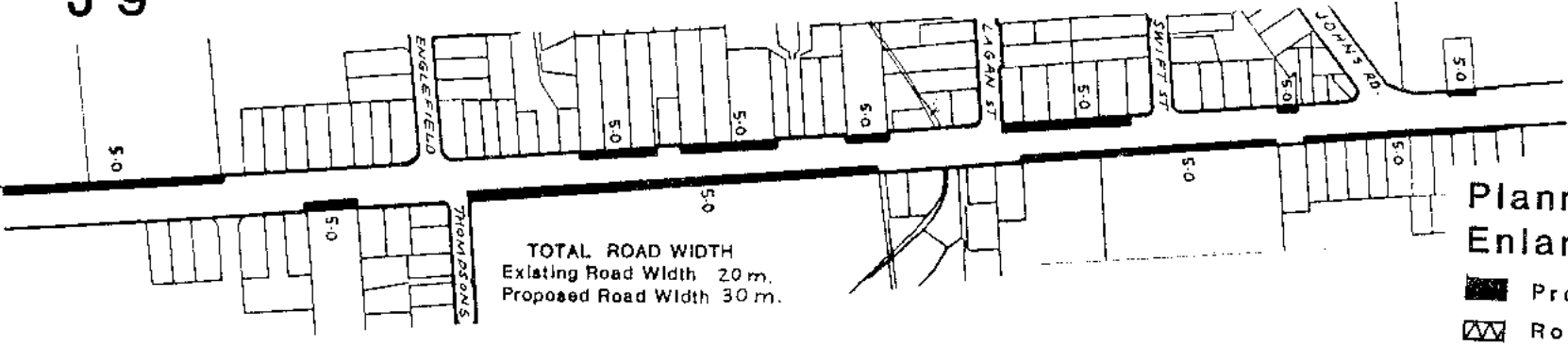
MAIN NORTH ROAD



TOTAL ROAD WIDTH
Existing Road Width Varies
Proposed Road Width Irregular



MAIN NORTH ROAD

J 9



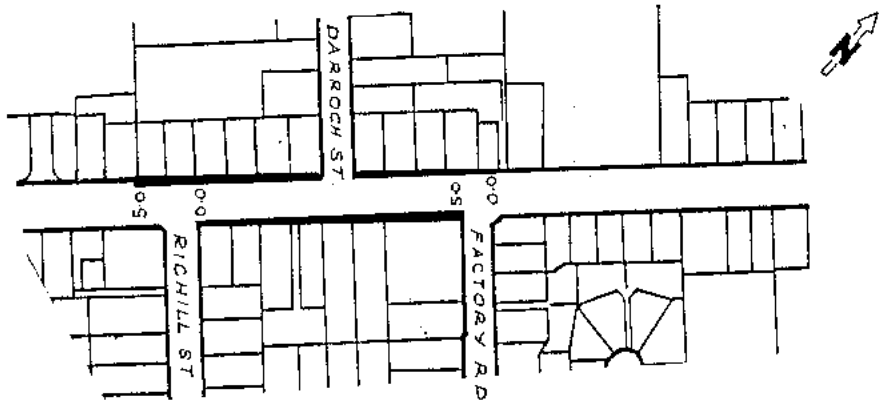
TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 30 m.

Planning Map Enlargements

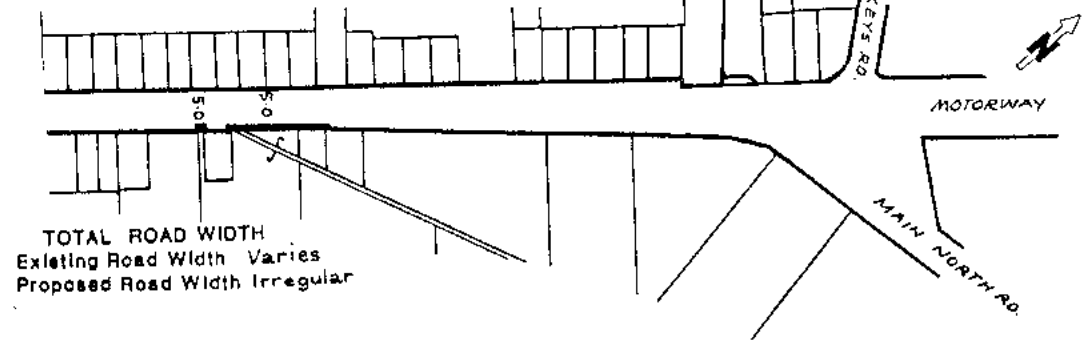
-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx

K 8 MAIN NORTH ROAD

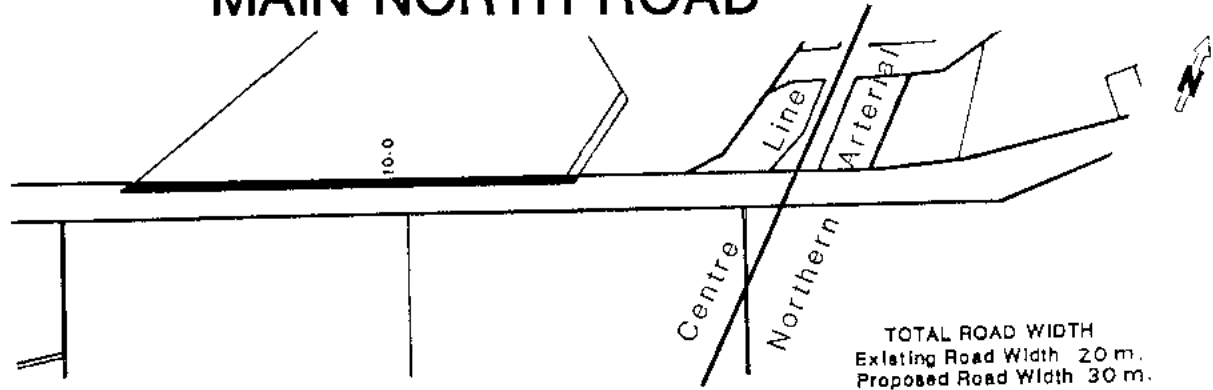


K 8 MAIN NORTH ROAD



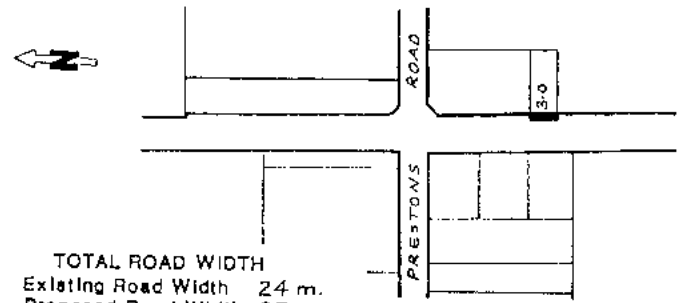
TOTAL ROAD WIDTH
Existing Road Width Varies
Proposed Road Width Irregular

K 8 MAIN NORTH ROAD



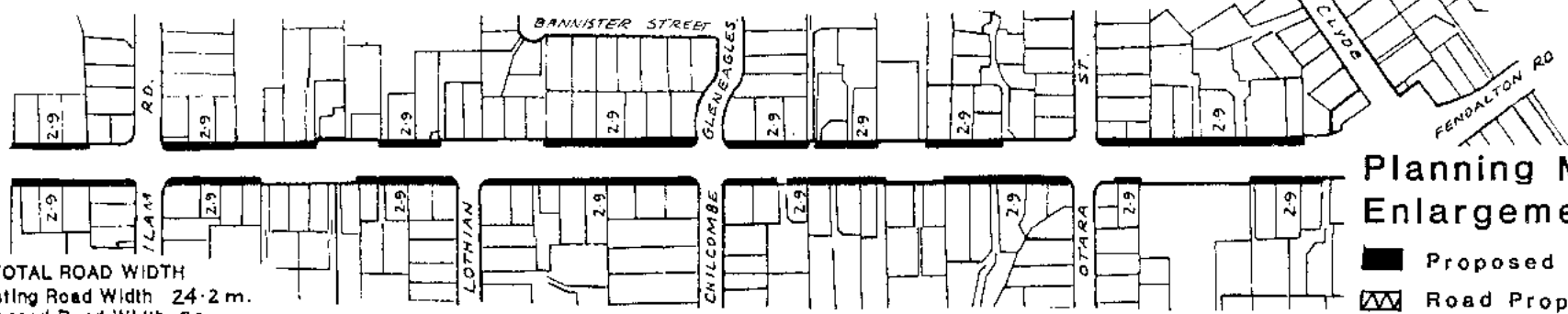
TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 30 m.

I 8 MARSHLAND ROAD



TOTAL ROAD WIDTH
Existing Road Width 24 m.
Proposed Road Width 27 m.

F10 MEMORIAL AVENUE



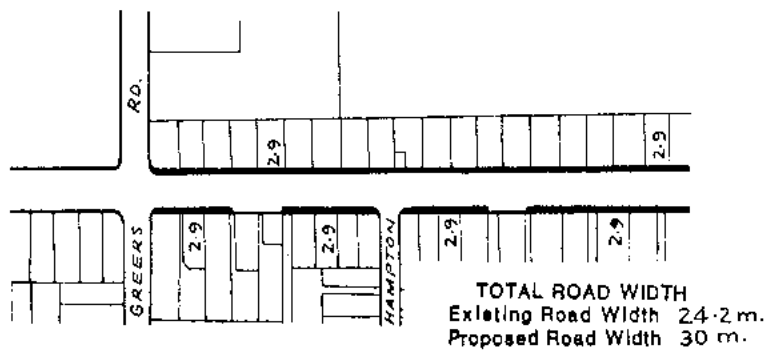
TOTAL ROAD WIDTH
Existing Road Width 24.2 m.
Proposed Road Width 30 m.

Planning Map Enlargements

- Proposed Road Widening
- Road Proposed to be Stopped

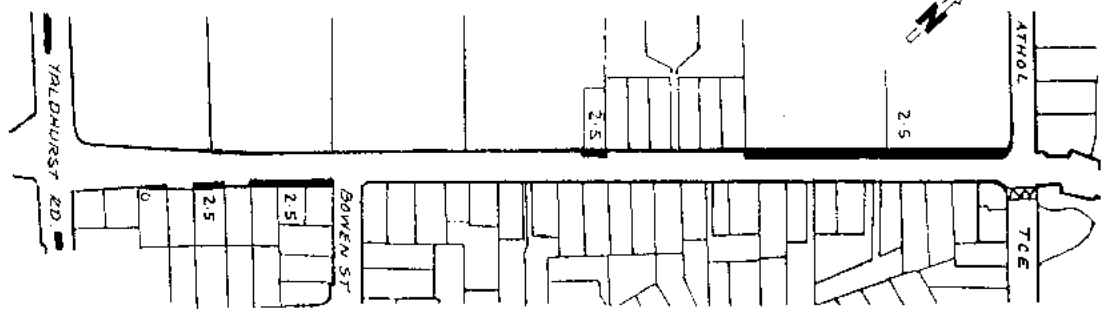
SCALE 1:5,000 Approx

G10 MEMORIAL AVENUE



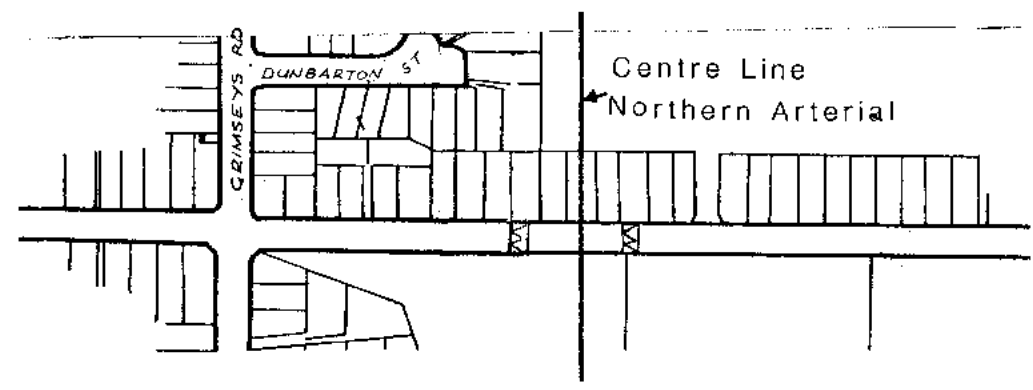
TOTAL ROAD WIDTH
Existing Road Width 24.2 m.
Proposed Road Width 30 m.

E 10/F 10 PEER STREET

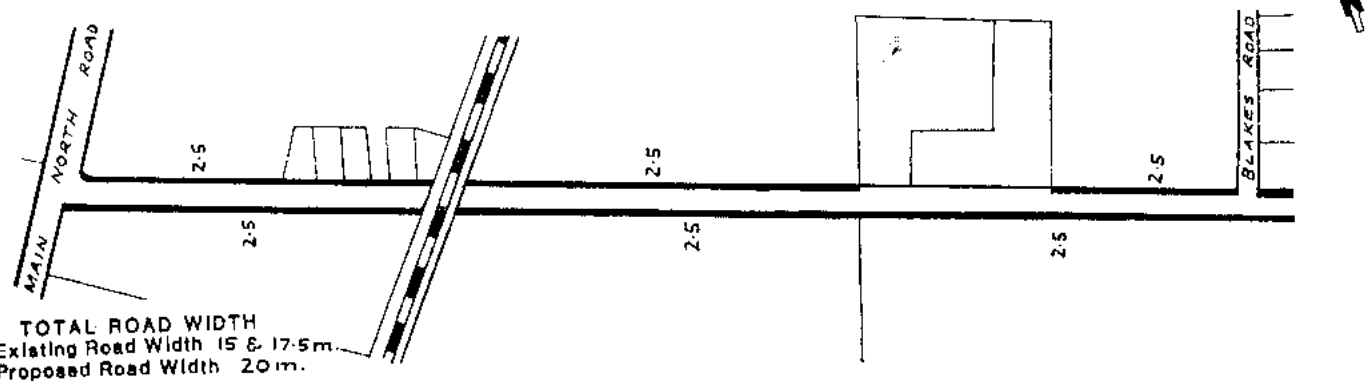


TOTAL ROAD WIDTH
Existing Road Width Varies
Proposed Road Width Irregular

I 8 PRESTONS ROAD





J 9 /J8 RADCLIFFE ROAD



TOTAL ROAD WIDTH
Existing Road Width 15 & 17.5m.
Proposed Road Width 20m.

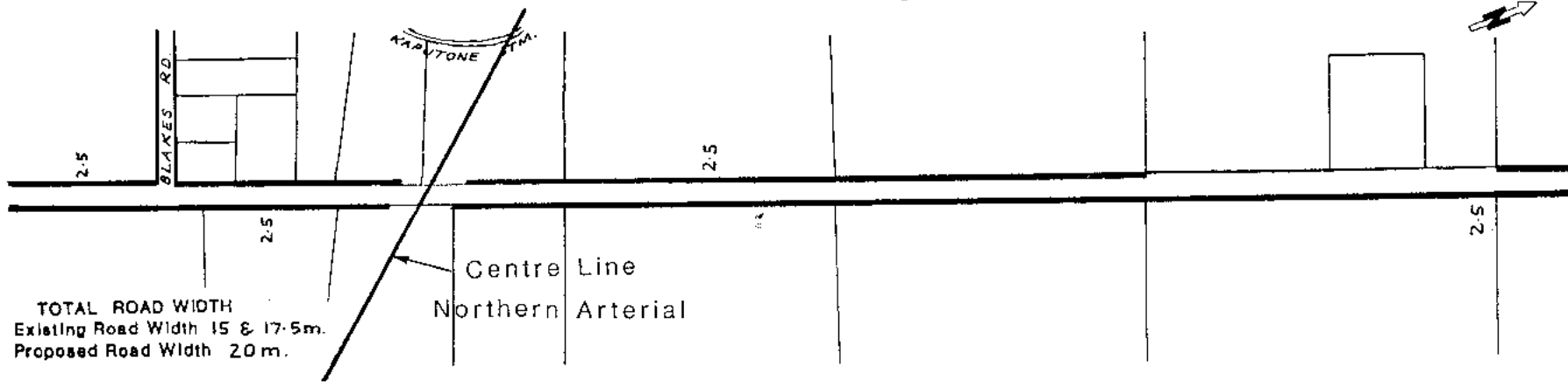
Planning Map Enlargements

-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx

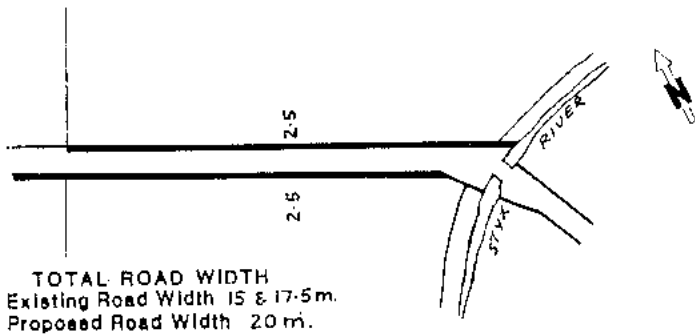
J 8/ I 8

RADCLIFFE ROAD



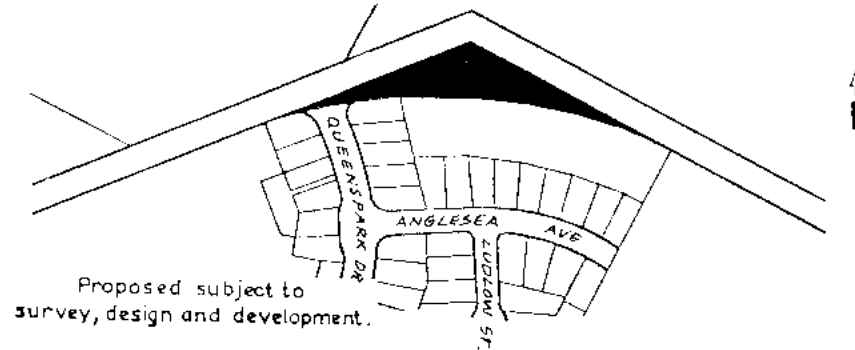
TOTAL ROAD WIDTH
Existing Road Width 15 & 17.5m.
Proposed Road Width 20 m.

I 8 RADCLIFFE ROAD



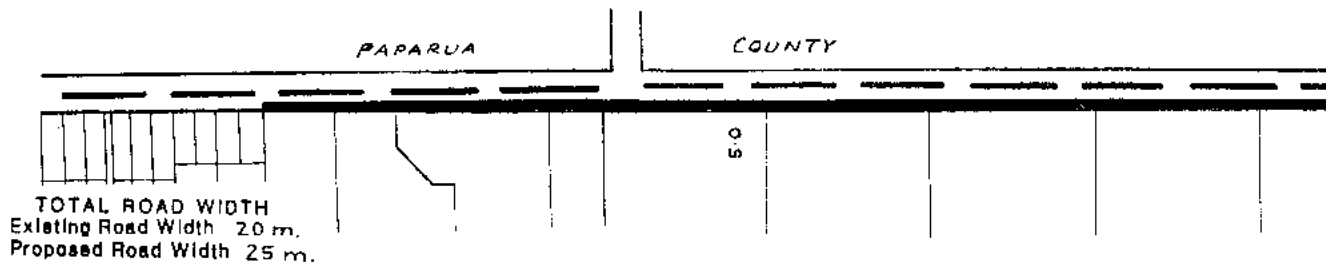
TOTAL ROAD WIDTH
Existing Road Width 15 & 17.5m.
Proposed Road Width 20 m.

I 6 ROTHESAY ROAD



Proposed subject to survey, design and development.



G 11/ F11 RUSSELY ROAD



TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 25 m.



Planning Map Enlargements

-  Proposed Road Widening
-  Road Proposed to be Stopped

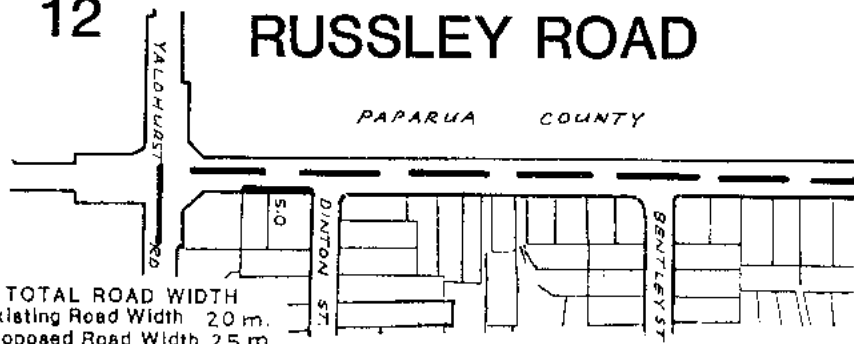
SCALE 1:5,000 Approx

F 12

RUSSLEY ROAD

PAPARUA COUNTY

TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 25 m.

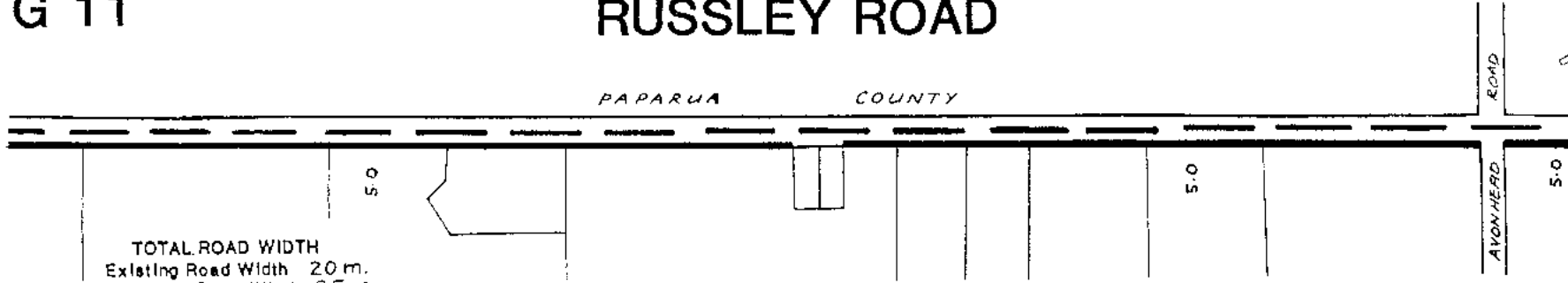


G 11

RUSSLEY ROAD

PAPARUA COUNTY

TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 25 m.

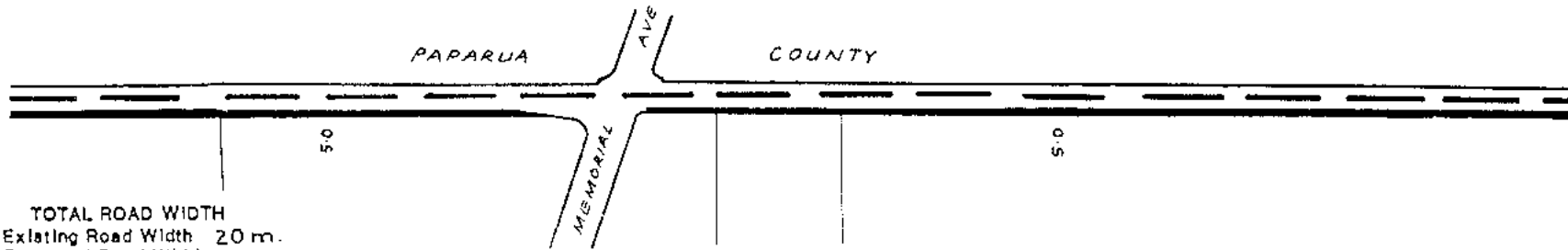


H 11

RUSSLEY ROAD

PAPARUA COUNTY

TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 25 m.

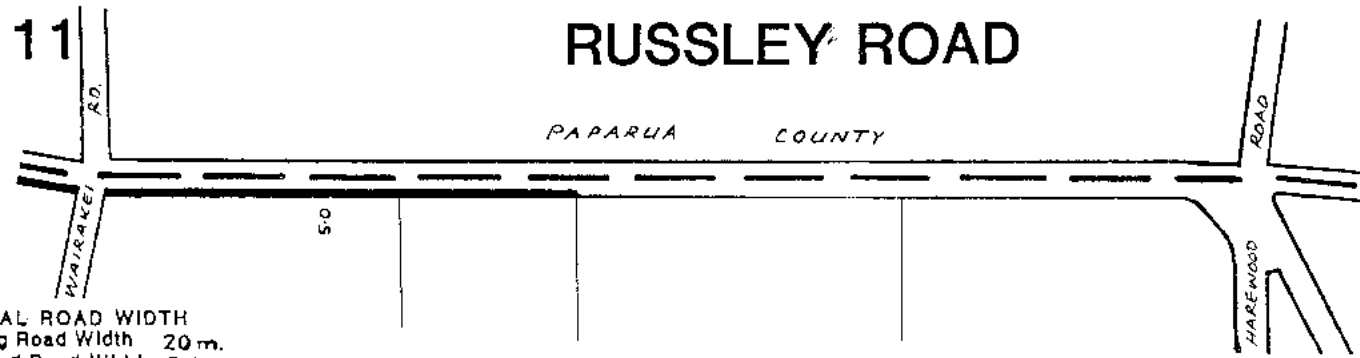


H 11



RUSSLEY ROAD

PAPARUA COUNTY

TOTAL ROAD WIDTH
Existing Road Width 20 m.
Proposed Road Width 25 m.

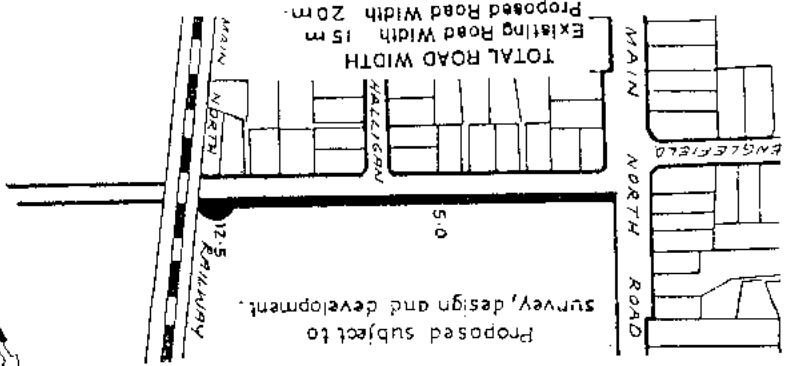


Planning Map Enlargements

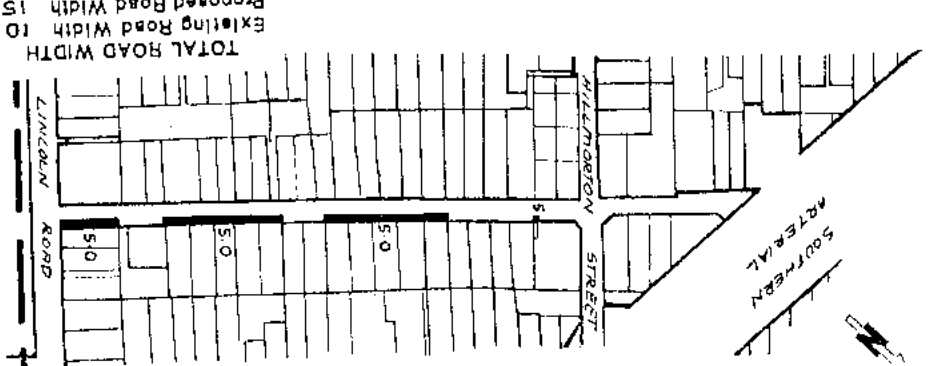
-  Proposed Road Widening
-  Road Proposed to be Stopped

SCALE 1:5,000 Approx

J 9 THOMPSONS ROAD

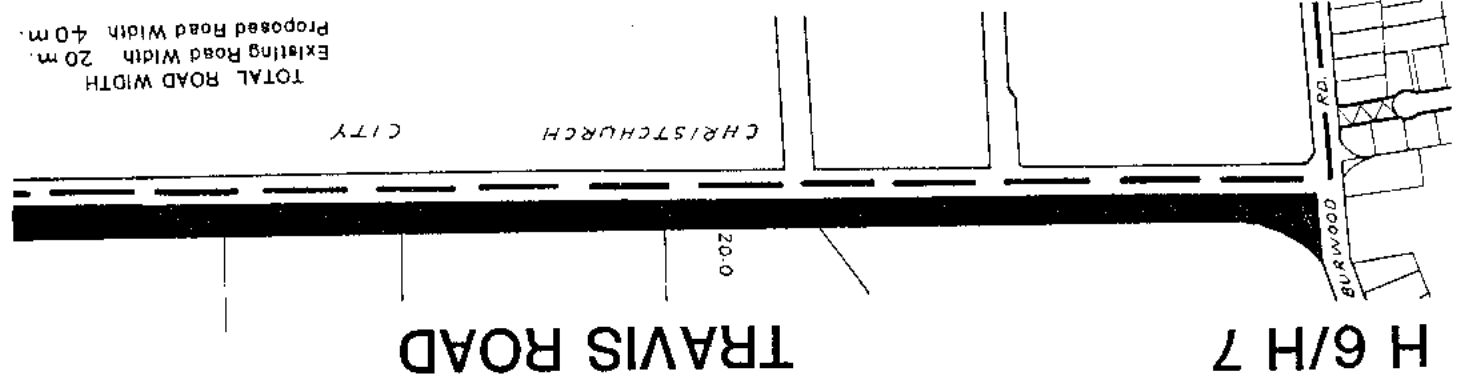


D 9 / D 10

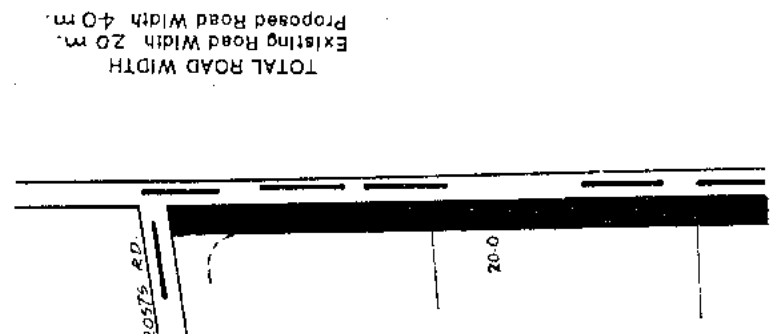


TORRENS ROAD

H 6/H 7

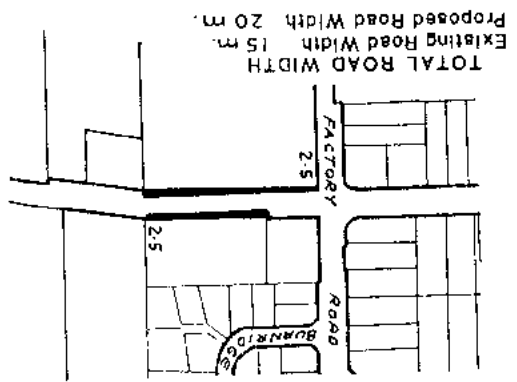


H 6 TRAVIS ROAD



K 8

TYRONE STREET



Planning Map Enlargements

Proposed Road Widening
 Road Proposed to be Stopped
 SCALE 1:5,000 Approx

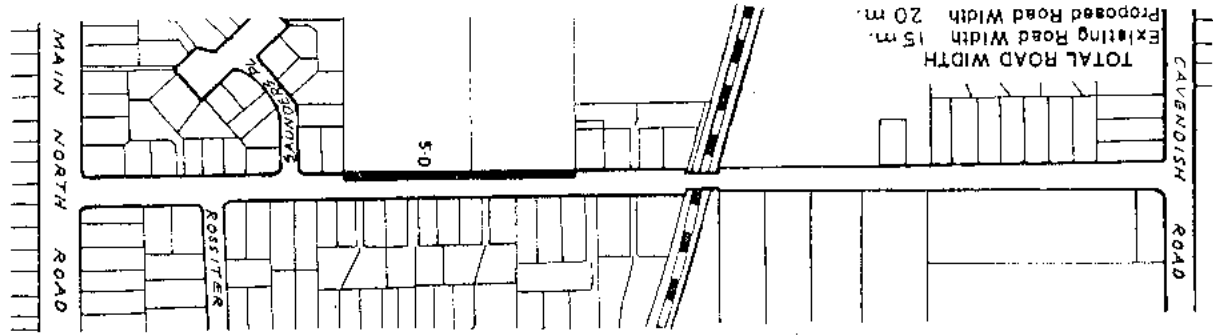
STANLEYS ROAD



TOTAL ROAD WIDTH
Existing Road Width 15 m.
Proposed Road Width 20 m.

H 11

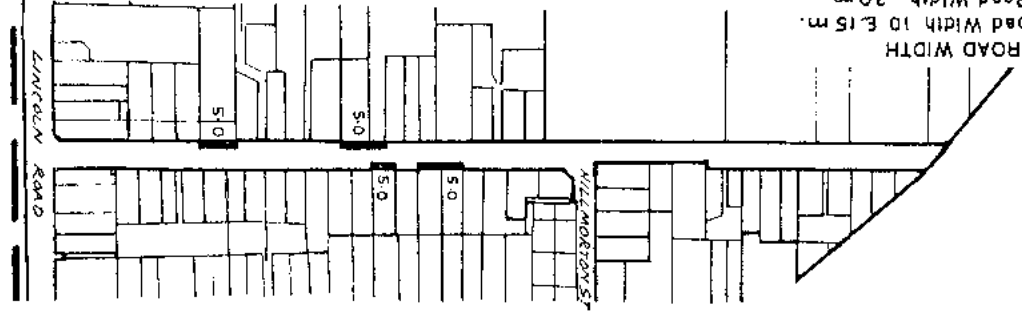
STURROCKS ROAD



TOTAL ROAD WIDTH
Existing Road Width 15 m.
Proposed Road Width 20 m.

I 9

SYLVAN STREET

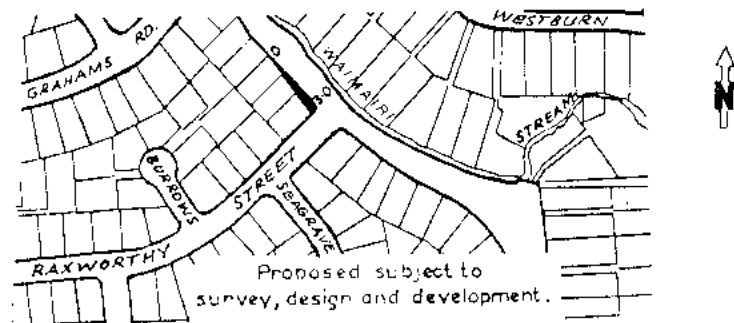


TOTAL ROAD WIDTH
Existing Road Width 10 E.15 m.
Proposed Road Width 20 m.

D 10

Planning Map
Enlargements
Proposed Road Widening
Road Proposed to be Stopped
SCALE 1:5,000 Approx

G 10 WAIMAIRI ROAD



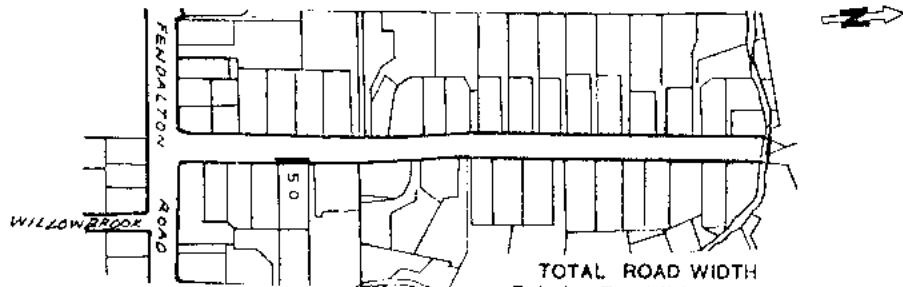
Proposed subject to survey, design and development.

F 9 WAIRARAPA TERRACE



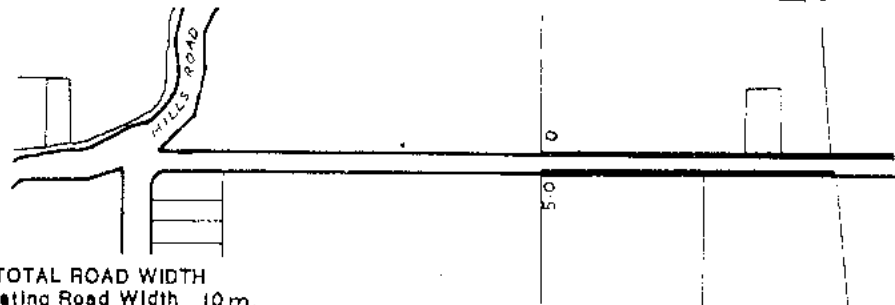
TOTAL ROAD WIDTH
Existing Road Width 17.5 m.
Proposed Road Width 20 m.

F 10 WAIWETU STREET



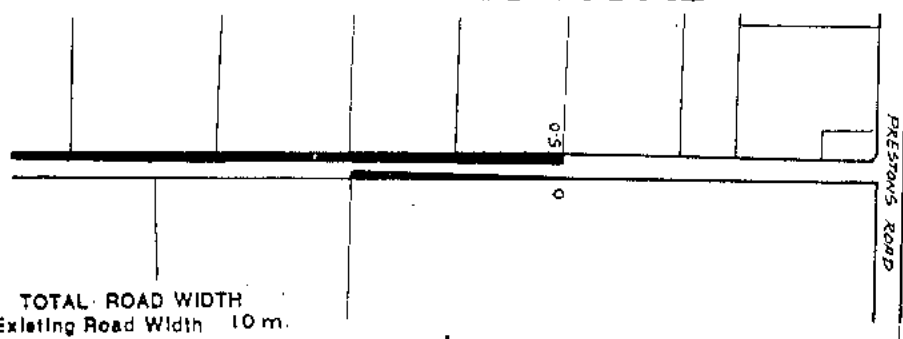
TOTAL ROAD WIDTH
Existing Road Width 15 m.
Proposed Road Width 20 m.

H 8 WALTERS ROAD



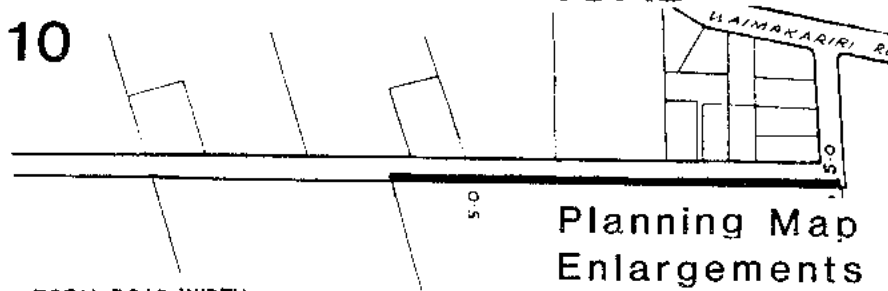
TOTAL ROAD WIDTH
Existing Road Width 10 m.
Proposed Road Width 15 m.

I 8 WALTERS ROAD



TOTAL ROAD WIDTH
Existing Road Width 10 m.
Proposed Road Width 15 m.

I 11 WATSONS ROAD

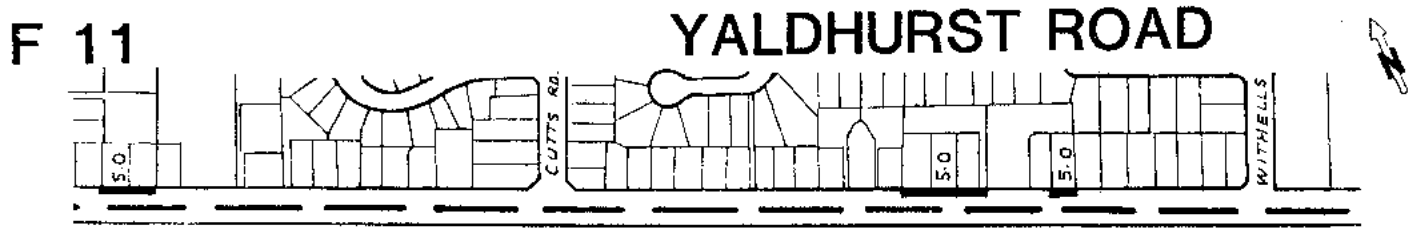
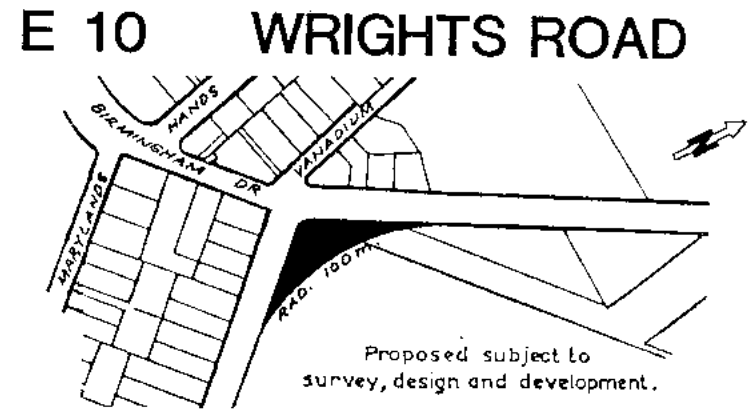
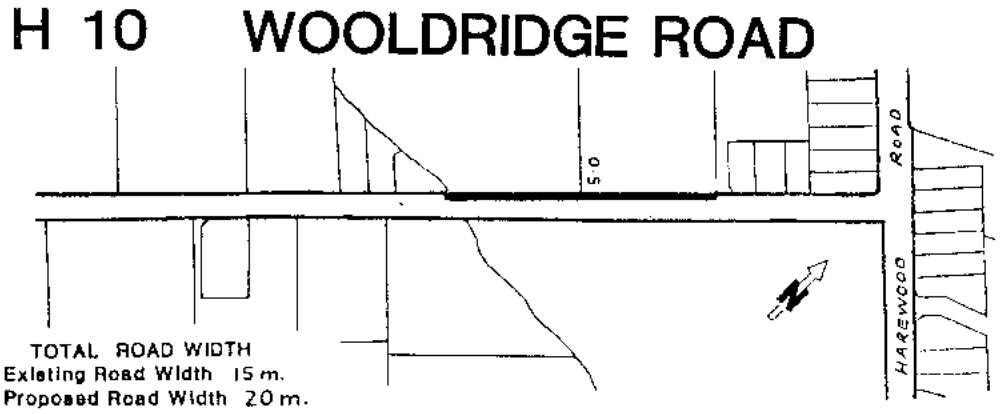
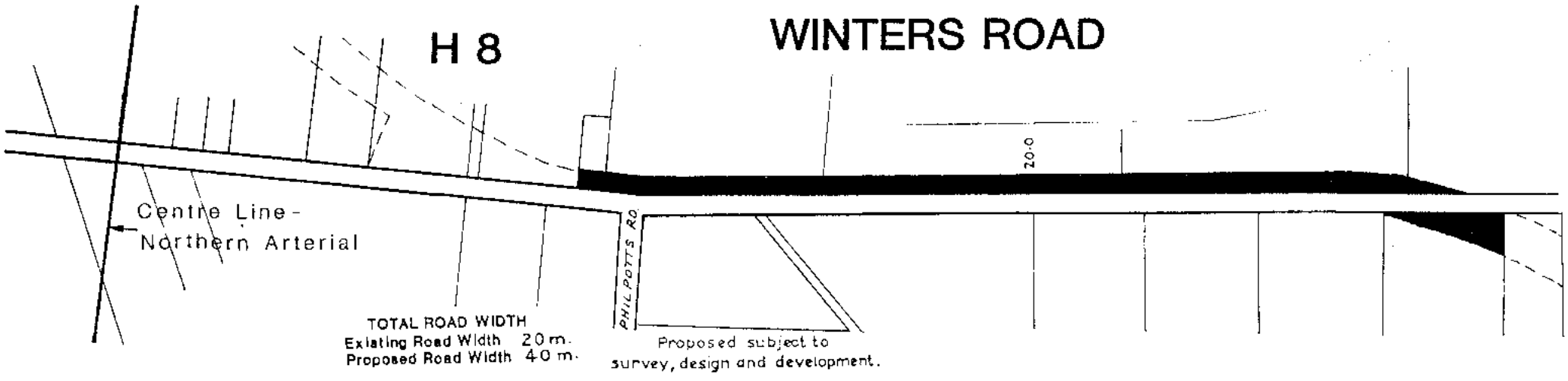


TOTAL ROAD WIDTH
Existing Road Width 15 m.
Proposed Road Width 20 m.

Planning Map Enlargements

- Proposed Road Widening
- Road Proposed to be Stopped

SCALE 1:5,000 Approx



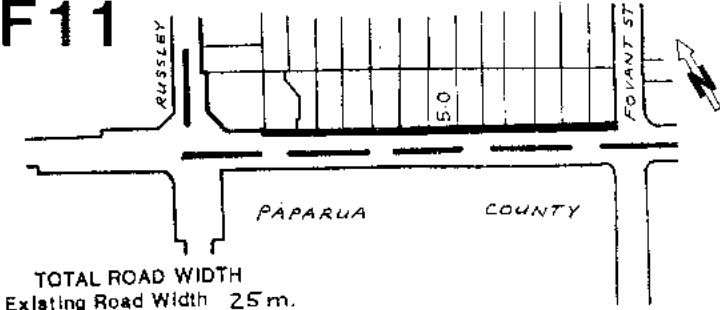
Planning Map Enlargements

- Proposed Road Widening
- Road Proposed to be Stopped

SCALE 1:5,000 Approx

F 12 YALDHURST ROAD

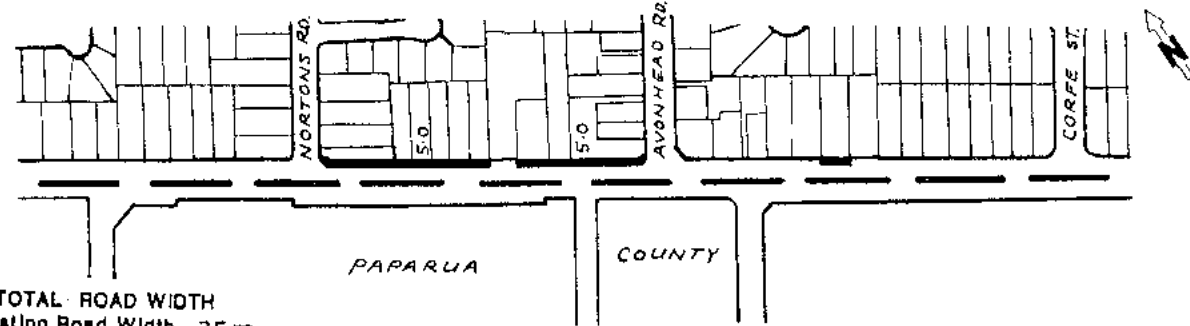
F11



TOTAL ROAD WIDTH
Existing Road Width 25 m.
Proposed Road Width 30 m.

F 11

YALDHURST ROAD



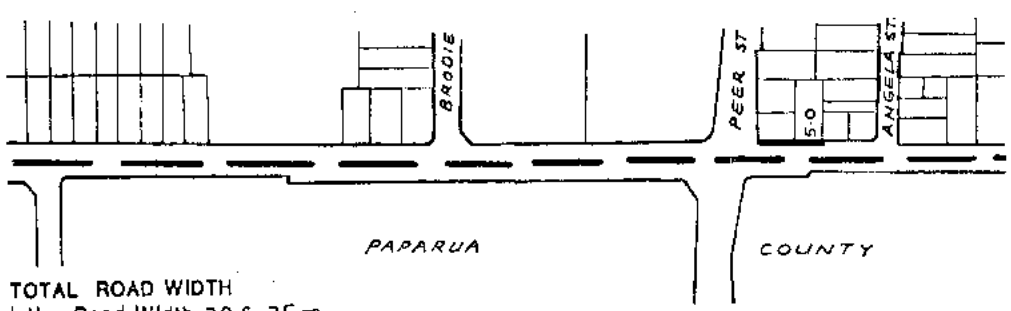
TOTAL ROAD WIDTH
Existing Road Width 25 m.
Proposed Road Width 30 m.

E 10

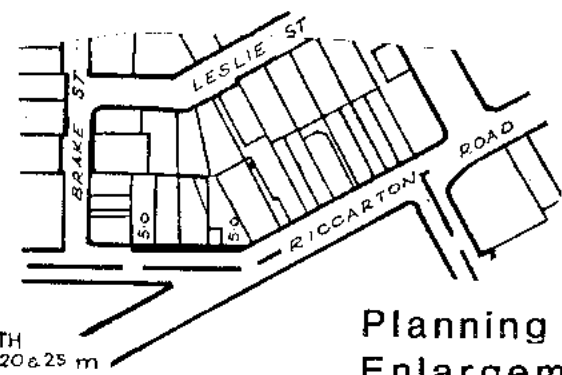
YALDHURST ROAD

F 11/E 10

YALDHURST ROAD



TOTAL ROAD WIDTH
Existing Road Width 20 & 25 m.
Proposed Road Width 25 & 30 m.

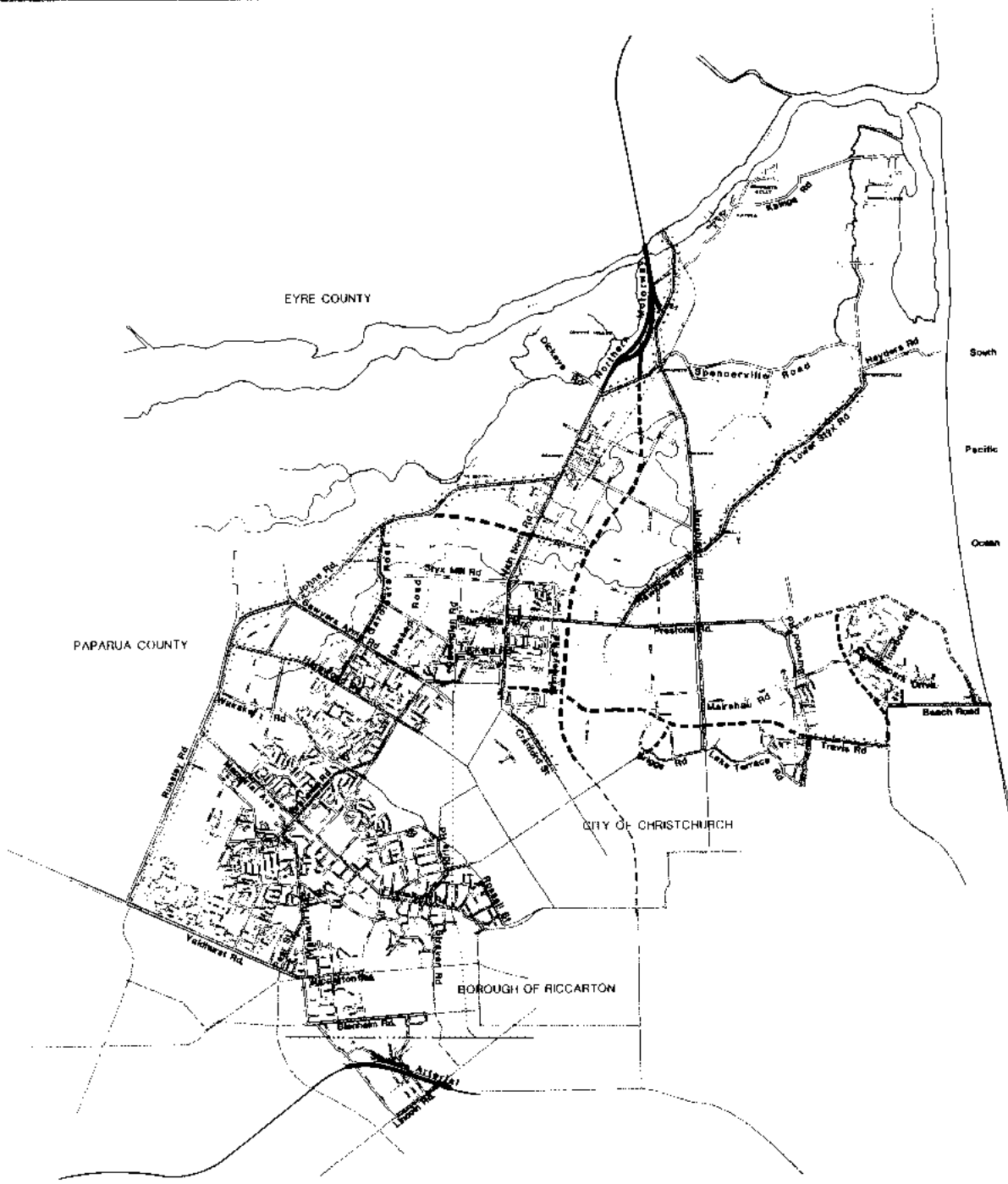


TOTAL ROAD WIDTH
Existing Road Width 20 & 25 m.
Proposed Road Width 25 m.

Planning Map Enlargements

- Proposed Road Widening
- Road Proposed to be Stopped

SCALE 1:5,000 Approx



Functional Road Classifications

		WDC	Other Local Authorities
Major Arterial Controlled Access	Existing		
	Proposed		
Major Arterial	Existing		
	Proposed		
Minor Arterial	Existing		
	Proposed		
Local Distributor	Existing		
	Proposed		
Limited Access Road	Existing		
	Proposed		

For Details of Road Classifications Outside WDC Area See Relevant District Schemes

Large Scale Detailed Plans of this Map are held at the Council Offices

MAP NO1



CHRISTCHURCH
INTERNATIONAL
AIRPORT

PAPARUA COUNTY

EYRE COUNTY

CHRISTCHURCH CITY

RICCARTON
BOROUGH

AIRPORT HEIGHT RESTRICTIONS CHRISTCHURCH INTERNATIONAL AIRPORT and WIGRAM AIR BASE

Large Scale Detailed Plans of this Map
are held at the Council Offices

MAP No3

