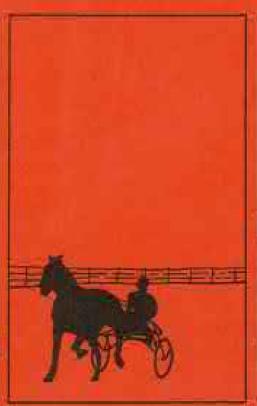
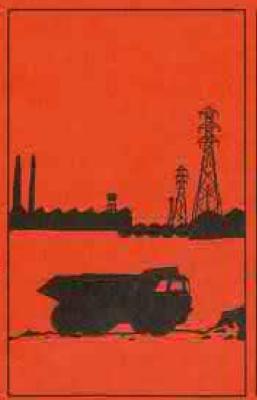
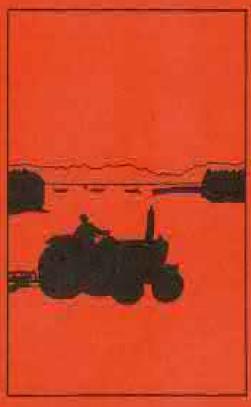
Paparua

District Planning Scheme First Review











Christehurch City Council

Operative 1st July 1985 Reprinted July 1991

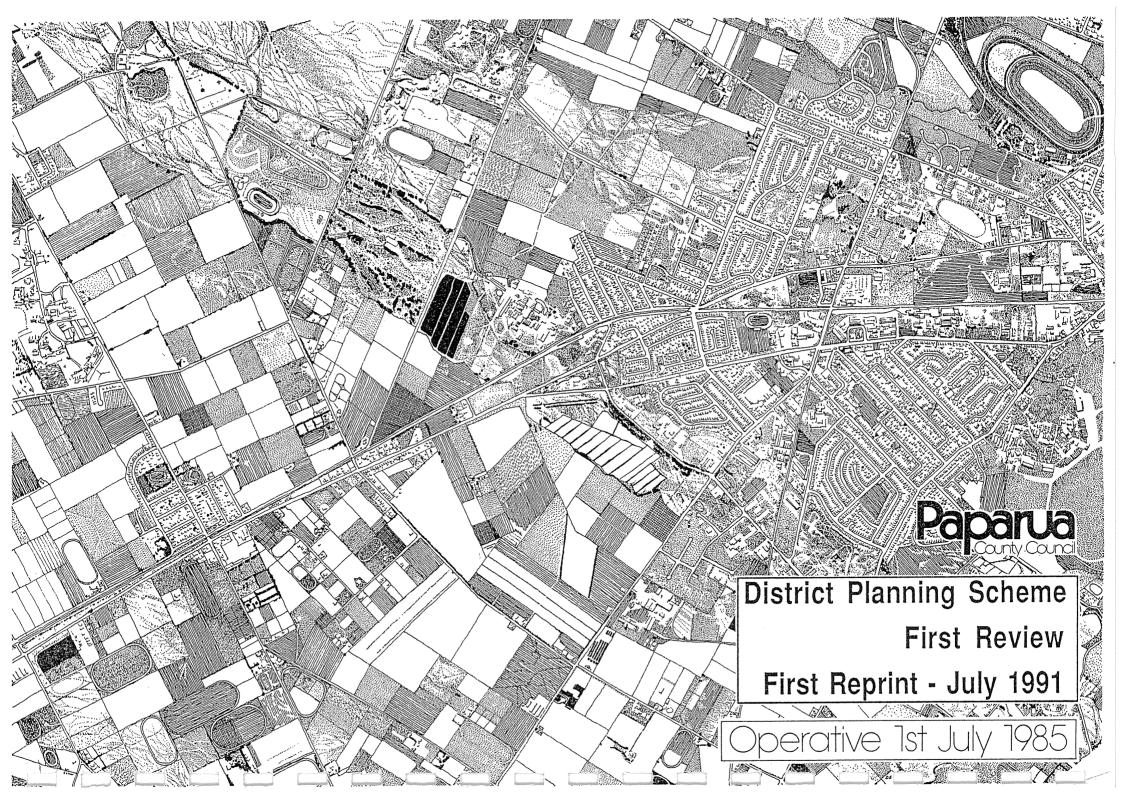


PAPARUA DISTRICT PLANNING SCHEME

RECORD OF CHANGES

This reprint includes Operative Changes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 27, 31 and 36

Date Operative	Change No.	Subject	Replacement Pages



The First Review of the Paparua County District Planning Scheme, made Operative on the 1st July 1985, does not include, as operative, the proposed road widening on Curletts Road, between Blenheim Road and Main South Road, shown on Planning Map P19, and more accurately defined in Appendix P, pg 167. That widening was still the subject of an appeal by W.C. Poole and others (Appeal 167/83) and had not been resolved.

The Planning Tribunal has consented, pursuant to Section 52(1)(b) of the Town and Country Planning Act 1977, to the Scheme being made Operative with the exception of this matter.

The First Review of the Paparua District Planning Scheme was approved, by resolution of the Council, on the 4th June, 1985, to become Operative on the 1st July, 1985.

_County Chairman

SEAL

_County Cler}

SCHEME STATEMENT

CONTENTS

CHAPTER	TITLE	PAGE
1	INTRODUCTION TO THE DISTRICT PLANNING SCHEME	1
2	PERFORMANCE ELEMENTS AND STANDARDS	5
3	RURAL AREAS	10
4	RESIDENTIAL AREAS	22
5	INDUSTRIAL AREAS	30
6	COMMERCIAL AREAS	35
7	RECREATION AREAS	39
8	QUARRY AREAS	45
9	PUBLIC WORKS AND UTILITIES	46
10	AMENITIES	53
11	TRANSPORTATION	57
12	OTHER OBJECTIVES	63
13	ZONE SUMMARIES	64

CHAPTER 1: INTRODUCTION TO THE PLANNING SCHEME

1. PURPOSE OF DISTRICT PLANNING SCHEME

The Town and Country Planning Act 1977 requires every local authority to prepare a District Planning Scheme for the land within its District. The general purpose of a District Planning Scheme, as set out in Section 4 of the Act is "the wise use and management of the resources, and the direction and control of the development of a district in such a way as will most effectively promote and safeguard the health, safety, convenience and the economic, cultural, social, and general welfare of the people and the amenities of every part of the district". The Act also requires a local authority to recognise and provide for various matters which are declared to be of national importance in Section 3 of the Act.

2. RELATIONSHIP TO REGIONAL PLANNING SCHEME

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 First Reviewed Scheme have taken into account the Operative Regional Scheme and the provisions of the Proposed Reviews of the Regional Scheme of the Canterbury United Council.

3. FIRST DISTRICT PLANNING SCHEME

The first District Planning Scheme of the Paparua County Council was made operative on the 1st August 1974, having been previously publicly notified in two sections; the Paparua Section in July 1967 and the Halswell Section in September 1968. That District Scheme was made operative in the two sections, one relating to the previous Halswell County and one relating to the Paparua County area prior to the amalgamation of the two counties.

4. FIRST REVIEW OF THE DISTRICT PLANNING SCHEME

The First Review of the District Planning Scheme has been prepared in one section relating to the whole area of the Paparua County Council. It was preceded by the "Statement of Planning Objectives", published in February 1979 in terms of Section 60 of the Town and Country Planning Act 1977 and by an earlier public participation programme involving a series of public meetings and a discussion document entitled 'Initial Planning Discussion'. A number of submissions were received and considered by the Council in response to the earlier public participation programme and the Statement of Planning Objectives.

5. DOCUMENTS COMPRISING THE FIRST REVIEWED SCHEME

The First Review of the Paparua County Council District Planning Scheme comprises three main parts;

- (a) The Scheme Statement which outlines the objectives of the District Planning Scheme and the policies to achieve them and an indication of the means by which they will be implemented and achieved. The Scheme Statement is divided into a number of sections each dealing with a particular area on sphere of activity and is accompanied by a general description of the existing situation and issues.
- (b) The Code of Ordinances which provides for the implementation of the Objectives and Policies, and generally sets out the uses permitted on specific areas of land and the ordinances prescribing the use of land and buildings and form of development.

(c) The Planning Maps - which show the physical distribution and location of the different land use zones, designated land, roading proposals and other public works.

6 ROLE OF THE SCHEME STATEMENT

Planning and District Schemes have been moving towards placing much more emphasis on the objectives that the Scheme is trying to achieve and the policies of how to achieve these objectives, with the Code of Ordinances being merely the implementation of these Objectives and Policies. The Scheme Statement is therefore a very important part of the District Scheme in that it attempts to explain the rationale behind the various rules and regulations.

7. PLANNING PERIOD

The District Planning Scheme has been designed to cover a 20 year planning period from 1981 to enable long term planning and development commitments to be made. However, within this period there will be the need to make modifications to the provisions of the Scheme to keep up with many technological, social and economic changes. This is achieved firstly by a Review of the District Scheme within 5 years of it becoming operative and secondly by the ability of the Council to initiate changes (or variations prior to the Review becoming operative) at any time.

8. DESCRIPTION OF THE COUNTY

The Paparua County is situated on the western edge of Christchurch and contains an area of approximately 448 square kilometres. It extends from the Waimakariri River in the north to the summit of the Port Hills in the south extending almost to Motukarara, and westwards to beyond West Melton and to the edge of Rolleston and Lincoln. The urban area on the eastern edge of the County includes the suburbs of Sockburn, Hornby, Islington and Halswell. There are also smaller townships at Tai Tapu, Prebbleton, Templeton and West Melton.

The total population of the County at the 1981 census was 31,800 (provisional results). This is a small increase of 1.7% from the 1976 census of 31,300. Of this 1976 figure, 23,000 were contained in the

urban areas and 8,000 in the rural areas. The 1971 population of the County was 27,100.

Most of the County is zoned for rural purposes. This varies from steep hilly country to the plains, and from highly productive agricultural land to relatively poor shingle country. Approximately 38% of the land is described as Class I and II land (NZ Resource Inventory Worksheets) and a further 21% Class III.

A considerable proportion of the rural area of the County is contained within the proposed Green Belt of the Proposed Review of Section 1 of the Canterbury United Council Regional Planning Scheme. This has significant repercussions with regard to rural planning issues.

Also included in the urban area of the County is nearly 650 hectares of land zoned for industrial purposes, mostly situated at Hornby and Sockburn. Approximately 45% of this is currently developed for industry.

The County also includes Christchurch International Airport, Wigram Aerodrome, Paparua Prison and Templeton Hospital which all occupy extensive areas of land.

An extensive underground water resource comprising both confined and unconfined aquifers lies beneath the whole of the Plains area of the County. This resource meets the needs of most industrial, domestic and agricultural supplies in not only the County but also the greater Christchurch and Ellesmere County areas.

Much fuller descriptions of various areas and aspects of the County can be found in each following chapter of the Scheme Statement.

9. MAIN PLANNING ISSUES CONSIDERED IN THE FIRST REVIEW

Most of the planning issues, and consequential changes from the First District Scheme, are discussed in each of the following sections of the Scheme Statement. However, as a means of summary, some of the main issues are set out below.

(a) OVERALL PLANNING STRATEGY

This Reviewed Scheme has accepted in principle the general strategy of the Proposed Review of Section 1 of the Regional Scheme, which in summary is the containment of the existing urban area of Christchurch, the promotion of new growth points separated from Christchurch and the promotion of a "green belt' between the edge of the urban area and the future growth areas. For this reason there is very little change to the boundaries of the urban zones as contained in the original District Scheme. The issue of controls within the Green Belt are discussed later.

(b) PREDOMINANT USES

The Reviewed Scheme introduces a wider range of predominant uses than the First Scheme, many of which were previously conditional uses. It has been found that many previous conditional uses can be made predominant subject to a list of predetermined conditions.

(c) DETAILED ORDINANCE CONTROLS

The more conventional bulk and location controls of the First District Scheme have been replaced by 'performance elements and standards'. This system is more fully described in Chapter 3 of the Scheme Statement, but essentially it relates development controls (the performance standards) to the objectives they are intended to meet (performance elements). This approach is intended to produce more realistic controls.

(d) RESIDENTIAL ZONES

In accordance with the overall strategy, there is very little change to the boundaries of the residential zones, other than extensions to Templeton and Halswell, and the development of a small township at West Melton. Most changes relate to the performance standards and elements, in particular the development controls for flats and dwellings, and to a wider range of uses permitted in the residential zones.

(e) INDUSTRIAL ZONES

The main change in the Industrial zones is the introduction of a hierarchy of zones from Industrial 1 (light) to Industrial 4 (heavy) and the consequential rezoning to Industrial 1 and Industrial 2 of much of the industrial area closest to residential zones. There is also a widening of the range of permitted uses and the use of performance elements and standards.

(f) COMMERCIAL ZONES

Apart from one or two additional zones, the number and size of Commercial zones remain similar to the First District Scheme, and there is the introduction of a hierarchy of commercial zones.

(g) RURAL ZONES

The Reviewed Scheme introduces 4 main rural zones based on topography and soil type and places some controls on uses which do not require to be sited on high quality land. Dwellings in the rural area remain a conditional use subject to meeting certain criteria, but the Review also introduces a number of rural-residential and part time farming zones which are intended to provide for the part time and hobby farmer. The provision of these zones will also enable the more stringent planning controls over the balance of the rural area to be sustained. Vineyards have been reintroduced as a predominant use on the flat area of the County.

(h) OTHER ZONES

The Reviewed Scheme retains the Quarry Zone in much the same format as the First Scheme while awaiting the outcome of an investigation into end uses of quarried land. The Review introduces recreation zones for all the reserves previously designated and a special recreation zone at McLeans Island. An Airport Zone, with an overall concept plan, has been introduced for Christchurch International Airport.

(i) AMENITIES

The Reviewed Scheme introduces or extends provisions relating to preservation of historic buildings, tree preservation and retention, landscape, and advertising signs.

(i) TRANSPORTATION

The major road network is based on the regional network determined by the Canterbury United Council. The regional network has been reduced from that included in the Operative Scheme. The Review also expands the provisions of the scheme relating to parking, access etc.

(k) SUBDIVISION

Subdivision controls have been altered slightly with more flexibility on section sizes (in residential zones) and with some provision for rural subdivisions for agricultural purposes.

10. GENERAL PLANNING OBJECTIVES

From the general purposes of a District Planning Scheme set out in Section 4 of the Town and Country Planning Act 1977 a number of general objectives for the scheme have been developed.

(a) LAND USE

To continue to improve land use distribution including the rationalisation of zone boundaries, in order to minimise conflicts between incompatible land uses.

(b) AMENITIES

To provide a standard of amenity and public health which will improve the "garden city" image and further establish the reputation of Christchurch and the surrounding area as a good place to live.

(c) SOCIAL SERVICES

To co-ordinate the development of the County with employment, shops, schools, parks, and health and social services wherever practicable.

(d) TRANSPORT

To establish and maintain a safe and efficient system for the movement of people and goods and to protect living and working areas from the undesirable effects of excessive traffic.

(e) RESIDENTIAL CHOICE

To provide opportunities for the widest possible choice of housing types and environment in both the urban and rural areas.

(f) EMPLOYMENT

To provide for the development of a wide range of employment opportunities and choice of location consistent with environmental criteria.

(g) SERVICING

To minimise servicing costs by relating the use of land to service capacities and to the economic extension and programming of services by the authorities concerned.

(h) RURALLAND

To promote the wise use and management of the land resource, to protect land of high agricultural potential, and to promote increased and diversified agricultural production.

(i) WATER AND SOIL MANAGEMENT

To complement the activities of the North Canterbury Catchment Board in ensuring that the use of the land takes into account prudent management of the water and soil resources, and in particular the conservation of the extensive underground water resource.

CHAPTER 2 : PERFORMANCE ELEMENTS AND STANDARDS

1. INTRODUCTION

One of the principal objectives of the scheme is the achievement of an urban and rural environment which is attractive, harmonious and a pleasant place to live in, while providing the most opportunity for individual and community expressions consistent with the wider public interest.

The Scheme provides a series of performance elements and standards which are a framework for ensuring that buildings and land uses establish in such a way as to be compatible and complimentary to each other.

2 PERFORMANCE ELEMENTS AND STANDARDS

<u>Performance Elements</u> are planning objectives for each use selected so that a balance is possible between the needs of the development site, neighbouring uses and the public interest.

<u>Performance Standards</u> are the means of achieving the particular performance elements in a way which achieves this balance.

3. DESCRIPTION OF PERFORMANCE ELEMENTS

Performance elements which are used in the Scheme and which are not self-explanatory as to their particular objective and purposes are described in the following pages.

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

1) Street Scene (and Visual Amenities)

- to provide areas adjacent to the street or road for landscape treatment and for the set back of buildings
- to improve the visual image of uses and buildings from the street
- in industrial zones, to provide a larger set back to allow for and supplement the landscape provisions
- to improve the visual appearance of buildings, particularly of nonresidential buildings
- in quarry zones to screen quarrying operations from road frontages

- street and road frontage set backs
- landscape and screening requirements
- location of offices in front of other industrial buildings

2) Sunlight, Outlook and Amenities for Neighbours

- to ensure a reasonable degree of sunlight admission past buildings to neighbouring sites
- recession planes
- set back from side and rear **boundaries**
- to give neighbouring sites a reasonable outlook unobstructed by bulky buildings close to boundaries
- to allow greater flexibility in design and layout of buildings and uses
- to ensure a reasonable degree of nuisance protection from nonresidential uses for neighbours

- 3) Space Around Buildings
 - to allow adequate light admission for buildings
 - to provide access for emergency services, pedestrians, maintenance of buildings and to the rear of the site
 - to provide some degree of privacy and some noise protection between adjoining sites

set back from side and rear boundaries

4) Distance from Boundaries (Rural, Recreation 3 & Quarry zones)

- to protect adjoining neighbours from risks of fire in buildings

ORIECTIVES OF

PERFORMANCE ELEMENTS

- minimum distances from boundaries
- to reduce the effects on adjoining neighbours of rural or quarry activities with objectionable elements
- to enhance the rural open space and low density environment

5) Protection of Adjoining Properties (Quarry zone)

- to restrict quarrying operations close to boundaries with adjoining properties for the protection of adjoining land
- minimum distance from boundaries for quarry operations
- to reduce battering of sides of quarries to protect adjoining land (and to improve potential rehabilitation use)
- maximum slope for side of quarries

6) Appearance of Flats

- to minimise over repetitive designs, especially flat units with long lengths of wall
- maximum length of wall unbroken by step in plan or separation

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

7) Outdoor Living Space

- to provide an area of private outdoor space for the health and recreation of occupants
- minimum area and dimension of outdoor living space
- to ensure the area is sited in a convenient location in relation to the living area of the unit and to the sun
- location of living space in relation to orientation of section and location of living area
- Minimum rear yard

8) Outside Service Space

- to provide space for outdoor service functions, such as rubbish, cycles, tools, coal and wood storage, for both practical and amenity reasons
- minimum area and dimension of outdoor service space
- screening of outdoor service space

9) Storage Facilities

- to provide flats with enclosed storage space for items such as mowers, garden tools and household storage
- minimum area of enclosed storage space

10) On Site Privacy and Outlook

- to provide a degree of privacy between units by relating the separation distances to the internal layout of the living areas
- minimum separation distances between units depending on internal layout of units

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

11) Relationship of Flat to Outdoor Space

- to ensure that all flats have adequate access to outdoor space
- all flats to have ground floor with access to outdoor living space

12) On Site Convenience

- to ensure that the various performance standards are complied with such that the required facilities and spaces are conveniently located
- require facilities and spaces to be conveniently located

13) Floorspace (Residential Accessory Buildings)

- to ensure that accessory buildings on residential sites remain as accessory buildings and are in keeping with the scale of the residential environment
- limit the size of residential accessory buildings

14) Protection from Fire

- to ensure that buildings are sufficiently separated
- to allow buildings to be erected closer together or to boundaries in certain cases where fire walls are provided in accordance with the building bylaws
- minimum separation between buildings
- location of accessory buildings in relation to boundaries

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

15) Building Envelopes

- to ensure that residential buildings to be erected on sites with possible siting and foundation difficulties are located on a predetermined building site which is in a safe and convenient position
- buildings to be located within building envelopes determined at subdivision

16) Vehicle Access to the Rear of Property

- to ensure that it is possible to provide vehicle access past buildings to the rear of properties, for the storage of vehicles, (eg trailers, boats, caravans, cars etc).
- access to rear of property

17) Landscape (and Visual Amenities)

- to improve the visual appearance of the County particularly in industrial and commercial areas through landscape requirements. (See Landscape Section in Part XII Amenities)
- specify amount of site to be landscaped

18) Off Street Parking, Loading and Access

- to require the provision of sufficient off street parking to cater for parking requirements generated by the activity on any particular site
- off street parking requirements
 - location and design of parking areas

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

- to provide for suitable loading facilities
- loading requirements
- to provide sufficient and suitable access to and from a property
- access requirements

19) Distance from Dwelling for Family Flat

- to recognise family flats as an accessory use within a residential property, but require sufficient separation between the dwelling and the family flat
- minimum separation distance

20) Special Conditions for Home Occupations

- to control the scale and extent of home occupations so that they are in keeping with the residential environment
- maximum floor space
- no employment
- no signs
- no sale from property
- objectionable elements

21) Comprehensive Development or Site Development

- to provide for the comprehensive development of commercial centres or areas with special characteristics eg McLeans Island, (see Objective D, Commercial Objectives and Policies)
- comprehensive Development Plan or layout plan
 - site Development Plan
 - list of design and layout
 - criteria

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

22) Servicing Restrictions

- to recognise areas with servicing or development difficulties, and advise landowners or developers of these difficulties. (See Objective B, Industrial Objectives and Policies)
- list of servicing restrictions (trade waste, stormwater, landfill)

23) Provision of Sewage and Drainage

- to require the adequate provision of stormwater and sewerage systems
- reference to Acts and Regulations

24) Air Pollution, Noise, Glare

- to minimise the impact of industrial activities on adjoining land uses -
 - reference to Clean Air Act
 - noise controls
- to encourage a standard of environmental quality that contributes to the physical and social well-being of the population.
- controls on uses or activities generating glare
- to encourage industries to adopt the best practicable means of reducing air pollution.
- to reduce the impact of noise generated by industrial uses on adjoining or nearby residential areas

OBJECTIVES OF PERFORMANCE ELEMENTS

PERFORMANCE STANDARDS

- to control nuisance from sources of glare

25) Open Water Courses

- to ensure the proper operation and maintenance of open water courses and water races
- minimum distance of buildings from water courses

26) Verandahs

- to provide covered verandah areas on the pedestrian frontage of retail shops
- verandahs

CHAPTER 3: RURAL AREAS

1. DESCRIPTION

By far the majority of the County area is zoned for rural purposes. The County covers a total area of approximately 45,000 hectares (110,000 acres) of which approximately 43,000 hectares is rural. The land varies from relatively steep hill country on the Port Hills to very highly productive land (some prone to flooding) on the lowlands near the Port Hills, to stony dry land adjacent to the Waimakariri River. Approximately 38% of the County contains Class I and II land and almost another 21% contains Class III land.

2. TOPOGRAPHY AND LANDFORM

Paparua County contains a contrast in landscape from the loess covered volcanic Port Hills in the south-east to the alluvial flats and terraces laid down by the Waimakariri River in the north.

The County contains three broad topographic units:

(a) THE PLAINS

The Plains west of Christchurch are made up of the southern part of the Waimakariri alluvial fan. It is composed mainly of greywacke alluvial with, in places, a thin layer of loess. The older gravels of the fan merge gradually into the younger fan alluvium. Eastwards the fan merges gradually into the poorly drained alluvium of the lowland. All soils of the Waimakariri fan are free draining. The plains area is made of three main units; the low terrace and flood-plain adjoining the south of the Waimakariri River (Waimakariri and Selwyn soils), the intermediate terrace (Templeton and Eyre soils) and the high terrace (Lismore and Chertsey soils).

(b) THE LOWLANDS

Lowlands describes the low lying flat land bounded by the coastal dunes, the Port Hills and the Waimakariri fan. All the lowland soils have permanent or periodically high water

tables in their natural states; although most of the soils have now been drained by a system of open drains. Both the predominant soils, Tai Tapu and Temuka, can be described as having high actual or potential value for food production.

(c) THE PORT HILLS

The Port Hills are composed of volcanic bedrock and are covered with several layers of loess derived from the greywackes of the Southern Alps. Much of the loess has been eroded from the steep slopes but the hilly and rolling land contains a continuous cover ranging from less than a metre to more than 8 metres in thickness. Soil series includes Takahe, Cashmere, Rapaki and Summit soils. Of these soils, Takahe soils have physical and chemical characteristics which give rise to serious land use problems; tunnel gulleying being characteristic.

3. SUBDIVISION AND DWELLINGS IN THE RURAL AREAS

Prior to the Council having power over rural subdivisions exceeding 10 acres, a proliferation of rural subdivision occurred. In 1970 the minimum subdivision area was increased to 20 acres (8 hectares) but this had little effect in slowing down subdivision.

Until early 1976, the Council's policy was to issue building permits for dwellings on rural allotments irrespective of their size. A legal opinion was obtained by the Council in 1976 which suggested that this policy was contrary to the Council's District Scheme which required that dwellings be accessory to farming.

Change No 4 was introduced soon after. It was designed to halt the fragmentation of farmland by imposing larger minimum areas of subdivision, and it placed restrictions on the building of dwellings. However, because of the previous policy of the Council, persons who owned land prior to the introduction of Change No 4 were given the

right to erect a dwelling, subject to one house per title and one per proprietor or owner.

These provisions were appealed against by a number of persons and organisations. The final outcome of the appeals was to delete the provisions relating to owners of land prior to the introduction of the change. From the date of the final decision (late 1978) until the introduction of this Review, dwellings were a conditional use if certain criteria relating to economic units and the need to live on the property were satisfied.

Figure 1 shows the number of building permits issued for dwellings in the rural zone from 1970 to 1981 and shows the dramatic drop in the number of permits after 1976. The number of permits issued for dwellings as a replacement of an existing dwelling is also shown and it can be seen that in 1979/80 these just outnumbered the number of new dwellings.

Permits Issued for Dwellings in the Rural Area

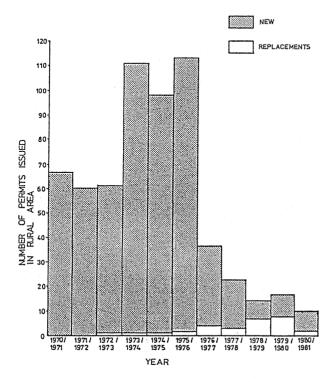


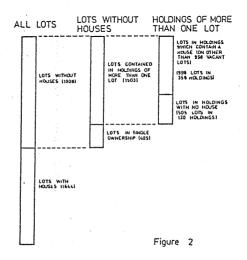
Figure 1

4. LAND TENURE STATISTICS

A detailed study of land tenure in the rural areas of the County was carried out in 1979 and a summary of some of the major results is as follows:

(a)	Total number of lots	3,552
` '	Total number of titles	3,056
	Total number of houses	1,685
	Total number of holdings	2.062

(b)	Size o	of lo	ots and holdin	gs No of L	ots No of Holding	s
	Less t	har	1 0.5 ha	668	383	
	0.5	_	0.9 ha	89	51	
	1.0	_	2.9 ha	558	360	
	3.0	_	4.9 ha	472	275	
	5.0	-	6.9 ha	246	161	
	7.0	_	8.9 ha	575	241	
	9.0	_	10.9 ha	214	97	
	11.0	_	14.9 ha	171	85	
	15.0	_	19.9 ha	144	70	
	20.0	_	29.9 ha	217	92	
	30.0	_	39.9 ha	59	60	
	40 ha	+		139	187	
				3,552	2,062	



5. SMALL HOLDING STUDY

In 1979/80 the Council carried out two surveys of the use of small holdings in Paparua County. The first survey was of a 275 hectare property in Bells Road/Halkett Road which was subdivided in 1972 into 44 small holdings. The survey analysed production trends over a period from 1971 to 1979 together with further investigation of the type of people living on these blocks and their reasons for rural living. The second survey was a random sample of 117 small holdings located throughout the County and utilised the same questionnaire as the first survey. These two surveys collectively provided a considerable amount of information relating to the use of small rural blocks in the Paparua County.

It was shown that small rural holdings provided an environment for a diverse range of persons, although there tended to be a concentration in certain demographic and occupation groups. Most of the people living on these blocks appeared to be satisfied with rural living. The availability of small blocks in the rural area surrounding a major urban area was obviously desirable from the point of view of providing an alternative environment.

Most of those involved in part-time farming still worked at locations in the City, and it was therefore desirable that they be located within a reasonable distance of the edge of the urban area.

A considerable proportion of occupiers purchased small rural holdings for reasons relating to moving into a rural area and out of the city. Agricultural production, certainly in the case of part-time farmers, was not always high on the list of priorities when considering purchasing a small holding, or choosing which site to purchase. However, once established, it appeared that interest in agricultural production increased and indeed many would now prefer larger properties for that purpose. There appeared to be a need to provide a wide range of sizes of blocks to meet the wide range of needs.

Probably the most important results of these surveys related to the productive use of the land resource. The provision of dwellings on small holdings is obviously desirable from the point of view of satisfying a demand for alternative living environments. The results of these surveys also indicated that this can be provided without necessarily having a detrimental effect on agricultural production.

In the Bells Road/Halkett Road survey area, production is now increasing steadily after an initial decline immediately after subdivision. At the time of the survey, total production was at least equal to and probably higher than total production before subdivision. There was also an indication that the upward trend would continue. The general level of production on a per hectare basis from the random sample survey was found to be generally average or above average, and was higher than in the Bells Road/Halkett Road survey. Both surveys showed significant trends towards intensification and diversification of production.

6. REGIONAL PLANNING CONSIDERATIONS

The control and direction of the regional distribution of settlements in the Canterbury area is determined by the Regional Planning Scheme of the Canterbury United Council. At the time of notifying this Reviewed Scheme the Canterbury United Council was also reviewing Section One of the Regional Scheme (relating to the distribution of settlements) and that Scheme had reached a proposed stage. The provisions of that Scheme have been taken into account in this Review.

The Review of the Regional Scheme proposes the continued containment of the Christchurch Urban Area (ie to retain the existing urban fence), and the direction of growth pressures to areas beyond Christchurch (eg Rolleston and Rangiora/Kaiapoi). As part of that policy a 'Green Belt' has been provided which surrounds Christchurch and extends out to the new growth points. This Green Belt is similar to the 'Special Rural Area' in the operative Regional Scheme, except that it covers an expanded area. Its major purpose is in the achievement of the policy of containment of Christchurch and the direction of growth to new locations. The Reviewed Scheme has taken these policies into account, but has also recognised the importance of the Green Belt as a productive rural area.



Figure 3

RURAL OBJECTIVES AND POLICIES

OBJECTIVE A

The avoidance of unnecessary expansion of urban areas into rural areas.

POLICIES

- 1. To retain the urban fence around the edge of the urban area of Christchurch generally in its present position.
- 2. To recognise the principle of a Green Belt limiting urban development beyond the urban fence and extending to approximately West Melton, Rolleston, Lincoln and Tai Tapu. (See Objective C also.)
- 3. To retain the present rural townships, with the exception of Templeton, at their present size in terms of area zoned for urban purposes.
- 4. To provide for a small settlement to be established at West Melton.

EXPLANATION

The Canterbury United Council has a policy of containing the outward expansion of the Christchurch urban area and directing development to other settlements (such as Rolleston and Rangiora/Kaiapoi). As part of this policy an area known as a 'Green Belt' has been identified, located between the edge of the urban area (urban fence) and the first main ring of settlements (Tai Tapu, Lincoln, Rolleston, West Melton, etc). The general acceptance by the Council of this policy results in the retention of the urban fence generally in its present location and in general the retention of the present size of the rural townships. Some expansion is provided for at Templeton and Halswell and a small settlement is planned to be established at West Melton.

OBJECTIVE B

The protection of land having a high actual or potential value for the production of food.

POLICIES

- 1. To protect land having a high actual or potential value for the production of food, but in such a way that it does not inhibit the productive development of the land resource.
- 2. To generally restrict the location of those uses which do not require to be located or are not dependent on good quality land.

EXPLANATION

The concept of 'protecting' high quality land stems directly from Section 3 of the Town and Country Planning Act 1977. However, protection can too easily be interpreted as preservation rather than conservation and wise use. It is the Council's policy to encourage the use of rural land for agricultural purposes. However, those uses which do not specifically need to be located on good quality land and can satisfactorily locate on poor land, (eg factory farming) have been restricted to being located on the poorer quality land by means of zoning.

OBJECTIVE C

To encourage the wise use and management of rural land for agricultural production.

POLICIES

- 1. To extend the District Scheme beyond a document which is merely restrictive and protective to one which seeks to encourage the better agricultural use of the land.
- 2. To encourage the intensive use of existing small blocks of land.
- 3. To encourage the creation of a strong rural farming economy.

4. That the District Scheme be flexible enough to accommodate future changes in land use policy, and not relate merely to existing farming practices and perceived planning problems.

EXPLANATION

The rural areas of Paparua (particularly those within the Green Belt of the proposed Regional Scheme) have a dual purpose of containing the Christchurch urban area and of producing significant agricultural production. The Council is of the opinion that the creation of a strong rural farming economy in the rural area around Christchurch is the best way of effectively containing the urban area. This can only be achieved by the encouragement of agricultural production, and in particular the intensive use of the many existing small rural properties. Bearing in mind the existing subdivision pattern, it is considered that the solution lies in the intensive use of existing small blocks together with some amalgamation. While the latter is often difficult to achieve, it has been occurring to a limited degree and should continue (eg amalgamation of blocks into 40 hectare total for the purpose of erecting a house).

OBJECTIVE D

The maintenance of strong planning controls in the rural area surrounding the Christchurch urban area.

POLICIES

- 1. To implement the objectives and policies of the Green Belt by restricting urban-orientated uses.
- 2. In addition, to encourage the area to continue to develop as a highly productive rural area.
- 3. The control of urban orientated uses and the direction of urban growth in Canterbury should not be achieved at the expense of the productive dimension of the land resource.

EXPLANATION

It is recognised that in the rural area surrounding Christchurch there are strong pressures for urban type uses to establish and this could be detrimental to the

proposed regional distribution of urban settlement. The Council therefore accepts the principle of a Green Belt for this area. However, it is also recognised that this Green Belt contains much highly productive soil capable of intensive agricultural use, and that it is a very important agricultural area in terms of supplying produce, not only to the urban area of Christchurch, but also potential national and international markets. Thus, it must be encouraged to continue to develop as a highly productive agricultural area. The District Scheme does not recognise the Green Belt as a 'non-settlement' area as it is considered that this conflicts with objectives and policies relating to the wise use and management of the resources of the area.

OBJECTIVE E

The prevention of sporadic and unnecessary subdivision and urban development in rural areas.

POLICIES

- 1. To limit the erection of houses to those necessary for the efficient use of rural land, particularly in that area proposed as a Green Belt by the Canterbury United Council.
- 2. In order to properly consider additional houses proposed in the rural areas, dwellings are, subject to meeting certain criteria, conditional uses in the Rural Zone (other than in the case of special zones such as Part-Time Farming and Rural Residential, see Objective F).
- 3. To allow the reconstruction, replacement, repair or renovation of existing inhabitable dwellings as a predominant use.
- 4. Because of the closeness of the urban area of Christchurch and because of the large number of small blocks of land already existing, to restrict subdivision to boundary adjustments or amalgamations and to the creation of additional lots only where the Council is satisfied that it is necessary to improve the utilisation of the land for rural purposes.

EXPLANATION

The ordinances in the rural zones provide for dwellings as a conditional use if the Council can be satisfied that certain criteria are met. The criteria set out in the

scheme have been developed beyond those contained in the First District Scheme are are seen to be more realistic and linked to agricultural production rather than full-time employment. The rebuilding provisions of the scheme are provided on the basis that if there is an existing inhabitable dwelling, the owner should have the right to alter, extend, reconstruct or rebuild the dwelling. The necessity for this provision is reinforced by Section 84 of the Town and Country Planning Act 1977.

In accepting the need to strictly control further subdivision of the land (mainly because of the large number of lots already existing) it is recognised that the actual subdivision of land is not the essential problem, but rather it is the pressure to erect dwellings on each lot created. The creation of additional lots is therefore tied to a farming use which requires the subdivision of land, that farming use being one which will improve the utilisation of the land for rural purposes and satisfies criteria similar to those determined for the erection of a dwelling.

OBJECTIVE F

To provide for the rural-residential, part-time and small farmers and intensive farming on small lots and other dwellers who seek to locate in rural areas.

POLICIES

- 1. To adequately provide, within the County, for a range of persons wishing to live in the rural areas without placing undue demands on existing facilities in the rural areas and without inhibiting or diminishing the future productive capacity of the land.
- 2. In addition to the rural townships, to provide specific zones for rural-residential, part-time or hobby farming uses and intensive farming on small lots.
- 3. While these zones have been concentrated in the area beyond the Green Belt, some locations have been chosen within the Green Belt in order to strengthen the relevant controls on dwellings.
- 4. To provide three types of zones:

- (a) Rural-Residential Zone: comprehensively planned new rural-residential settlements with section sizes ranging from 0.5 to 3 hectares approximately.
- (b) Part-time Farming Zone: to be located in areas already intensively subdivided, in multiple ownerships and which already contain a significant number of dwellings, such that dwellings will be permitted on existing subdivided lots where certain part-time farming criteria are met.
- (c) Rural Intensive Farming Zone: which do not fall within the category of rural-residential or part-time farming zone. The zone is to provide especially for intensive farming production from small lots.
- 5. To create rural-residential zones, part-time farming zones, and rural intensive farming zones which are permanent, ie such that further re-subdivision at a later date is not permitted and such that the boundaries of the zones are not intended to be expanded.
- 6. To restrict the maximum size of any rural-residential settlement to 20 lots as a means of retaining them at a size suitable for rural-residential living and ensuring that any settlement remains at that size and cannot be expanded.

EXPLANATION

It is not considered sufficient by the Council to merely impose restrictions on dwellings such that they can only be erected in conjunction with significant farming enterprises.

The Council recognises that there is a wide range of persons wishing to live in rural areas on allotments of less than 40 hectares in area. These would include farm workers, aspiring farmers, agricultural contractors, hobby farmers, part-time farmers, retired farmers and urban orientated dwellers seeking a rural environment. In addition, with a downturn in the rural economy and a need for greater diversification, specialised zoning

provision is seen as necessary for intensive farming on small lots.

Unless provision is made for this range of persons there will continue to be pressure on existing unbuilt-on properties. In addition, until the supply and demand for houses in the rural area is more closely equated, the increase in values attributed to any lot which contains a house will continue to be one of the most serious hurdles to the genuine farming of the rural areas.

The scheme therefore provides for rural-residential, part-time farming zones and for intensive farming on small lots. This is seen as a positive planning approach which supplements and strengthens the Green Belt policies, satisfies some of the demand for smaller rural holdings and in some cases deals with specific planning problem areas.

While some of these zones are beyond the Green Belt, some locations have been chosen within it in order to strengthen the controls on dwellings needed to retain the overall policies of containment of the existing urban areas and protection of good quality land. It is also recognised that the energy and fuel shortages increase the desirability of these zones being located close to an urban area.

The location of rural-residential zones has been based on the following criteria:

- (a) Land capacity and soil type (generally land of a poorer quality has been chosen; Class IV land (or a mixture of Class III and IV) has generally been considered as acceptable).
- (b) Suitability of sewage disposal and water supply.
- (c) Demand for new services, and location of existing services.
- (d) Landscape consequences (both in terms of visual impact of the rural-residential settlement on the rural landscape, and the visual attractiveness of the site).
- (e) The effect on the surrounding rural community and land uses.

All rural-residential settlements and intensive farming zones have been restricted to a maximum of 20 lots. This is partly to ensure that they are of a size suitable for rural-residential living (ie still with a rural atmosphere), and for intensive farming on small lots, and partly to reduce the need for extensive servicing. It also means that the ultimate size of any settlement is determined and will prevent any future extension of a settlement.

A special Rural-Residential 1 zone has been provided to the north and east of Sparks Road/Hendersons Road to provide for low density development of an area which is subject to stormwater drainage constraints. The number of potential lots in this case is just over 20, and the minimum subdivision size is 1 hectare.

The location of part-time farming zones has taken into account similar factors, but with special emphasis on the existing subdivision pattern, it has also been important to locate these zones on land capable of relatively intensive farming use and where adequate irrigation and shelter can be provided.

A special Rural Intensive Farming Zone (Ru/IF) has been provided between Trents and Blakes Road near Prebbleton to allow for farming on lots ranging in area between 7 ha and 1 ha. The purpose of these lots is to allow for intensive production from the land for farmers not requiring farms of more than 40 ha.

OBJECTIVE G

To provide a range of rural zones reflecting the topographical and land quality variations in the County.

POLICIES

- 1. To provide four main rural zones as follows:
 - (a) Rural 1 Port Hills
 - (b) Rural 2 High quality lowlands at base of Port Hills, generally contained deep, wet, Class I and II soils.

- (c) Rural 3 Better quality land of the intermediate terrace of the plains area south of Waimakariri River, containing mainly Class II and III soils with a soil moisture limitation
- (d) Rural 4 Poorer quality land of low terrace and floodplains to south of Waimakariri River and high terrace to the northwest of Rolleston, containing mainly Class IV and VI land.

EXPLANATION

The basis of the four rural zones is that each zone can be separately identified in terms of land form and soil quality, although the topographical and land quality features of the zones tend to overlap to some degree. The zone boundaries in the Scheme have been taken, where possible, to some identifiable physical boundary or to the nearest property boundary.

All zones allow for a wide range of agricultural uses with relatively minor variations between zones (eg factory farming and forestry). Despite the minor variations between the provisions of the four zones, they have been separately identified in order to provide a basis for any future variations which may become necessary.

OBJECTIVE H

To introduce specific controls relating to those uses which require separate identification and control.

POLICIES

- 1. <u>Factory Farming</u>: to allow factory farming on poorer quality soils only, or as an accessory use to other farming operations.
- 2. <u>Forestry:</u> to allow the establishment of commercial forestry in the County, but in the case of land on the Port Hills, to ensure that this takes due regard to the amenity values of the Port Hills and of erosion problems.

- 3. <u>Boarding Kennels</u>: to direct the location of boarding kennels to poorer quality land.
- 4. <u>Sale of Produce</u>: to allow the sale of produce grown on the property, subject to compliance with specified standards designed to protect the traffic capacity and safety of the road giving access to the rural selling place. In the case of major arterial roads and state highways, to exclude rural selling places because of the importance of the traffic routes concerned.
- 5. <u>Horse Training and Breeding</u>: to recognise the existing and potential horse training and breeding industry in Paparua County.
- 6. <u>Agricultural Research and Breeding Facilities</u>: to allow the establishment of agricultural research and breeding facilities in rural areas, with any buildings permitted to be limited to those that are necessary to locate on a particular rural property.
- 7. <u>Vineyards</u>: to allow vineyards, except on the Port Hills, where it is necessary to carefully consider any application by way of a conditional use.

EXPLANATION

- 1. Factory Farming: Factory farming does not rely on good quality land, and can satisfactorily locate on poor quality land. The District Scheme recognises this by restricting its location to poorer land (Rural 4 and in those locations in the Rural 3 zone which can be described as not being of high actual or potential value for the production of food). However, because many existing farmers wish to carry out some factory farming as an accessory to their farming operations, this is recognised by allowing Factory Farming as a predominant use in all zones where it covers no more than 3% of any holding used for other agricultural, horticultural, or pastoral farming. All factory farming uses are subject to conditions relating to access to regional roads, relationship to residential zones, disposal of effluent, and landscaping.
- 2. <u>Forestry</u>: The Scheme recognises forestry as a valid and important land use and provides for it as a predominant use on the plains area of the County. Although land values will restrict the establishment of commercial forestry, it is considered important to keep the options open for future forestry enterprises which may require better quality land. On the Port Hills, forestry is also seen as an appropriate land use, as a

commercial crop, as a means of controlling noxious weeds, and as a means of controlling erosion and runoff to the river catchments below. However, any forestry must take account of the important visual amenity value that the Port Hills provides for Christchurch and the Halswell-Tai Tapu area. They form an important backdrop to a predominantly flat area. Any forestry must be placed sensitively in the landscape so as to complement the existing landscape rather than substantially to change it. For this reason any proposed commercial forestry (as distinct from protection forestry) will require a conditional use application which must be accompanied by a "forest establishment plan".

- 3. <u>Boarding Kennels</u>: The restrictions on boarding kennels on good quality land are because they do not rely on the quality of the land, and their conditional use status is because of the noise problems which tend to accompany this use.
- 4. <u>Sale of Produce</u>: The sale of produce grown on a property from a properly constructed and located stall with adequate provision for off-street parking and turning is recognised as an important rural activity which improves the viability of many horticultural units and supplements the market systems. On major arterial roads and state highways however, the efficiency and safety of these main traffic routes are considered more important than the sale of produce from an adjoining property and rural selling places are therefore not permitted on these roads. On minor arterial roads, more stringent conditions have been imposed in recognition of the traffic importance of these roads.
- 5. Horse Training and Breeding: While a case can be made for excluding at least horse training on good quality land, the Scheme recognises that Paparua County has a substantial area of land utilised by the horse industry and that this is an industry of national importance. In Paparua County therefore, it is considered that this outweighs any case of excluding this use on good quality land.
- 6. <u>Agricultural Research and Breeding Facilities</u>: Agricultural research facilities and breeding facilities (plant and animal) which are required to be located in the rural area in conjunction with the use of rural land are permitted as a predominant use, but buildings are limited to those necessary to be located on a rural property.
- 7. <u>Vineyards</u>: While the Council does not wish to discourage a greater range of agricultural activity, certain horticultural uses (and in particular vineyards) are susceptible to damage from sprays which are necessary

for the economic control of weeds and other crop activities, and such spraying plays a vital role in weed control, particularly on the Port Hills. The combined effect of chemical regulations and the natural caution displayed by the spraying industry indicates a need for care in the placing and encouragement of vineyards. Therefore, on the Port Hills, vineyards have been listed as conditional uses.

OBJECTIVE I

To provide for those rural processing and contracting uses which are required to locate in the rural area.

POLICIES

- 1. To provide for agricultural contracting businesses, where they are operated as an accessory or ancillary use to the farming use of a property.
- 2. To provide for a range of agricultural processing businesses which are relatively small in scale and are located in conjunction with a permitted farming use.
- 3. To provide for the continued operation and expansion of scheduled existing rural industrial uses within defined limits (of area and use).
- 4. To direct other rural industrial uses to the appropriate industrial zones.

EXPLANATION

The Scheme seeks generally to direct rural industrial uses to the appropriate industrial zones in the County, including those associated with rural townships.

However, there are a range of uses which require or benefit from a rural location and the Scheme seeks to make provision for them.

The Scheme provides, as a predominant use, for agricultural contracting businesses, which are defined as being carried out from an existing farming property, and as an accessory or ancillary use to the farming use of that property.

The Scheme also provides, as a conditional use, for a range of agricultural processing operations, such as wineries, honey processing, processing of factory farming products etc. These are subject to a number of provisos which are intended to ensure that any such business permitted will be relatively small in scale, has features which require a rural setting, and is located on the same site as, and associated with, a permitted rural use.

In addition, a number of existing industrial uses which either service the rural area or are essentially rural-industrial uses, or which benefit from or require a rural location, have been listed in a schedule which allows their continued operation and development as a predominant use. The scheme defines the area of land, together with the type or range of uses, which this status applies to.

OBJECTIVE J

To provide for the location, within the rural zones, of institutional and recreational facilities which need to be located in such areas.

POLICIES

- 1. To provide for the continued and extended operation of existing recreation uses within the rural area (eg Templeton Speedway, Ruapuna Park, McLeans Island, the Yaldhurst Transport and Science Museum, various reserves and golf courses etc).
- 2. To provide for additional recreational facilities which require a rural setting and which do not take extensive use of good quality land, as conditional uses.
- 3. To continue to provide for large existing public institutional uses situated in the rural area by designation.

EXPLANATION

The rural areas of Paparua, situated alongside the metropolitan area of Christchurch, are the obvious location for a large number of institutional and recreation facilities which need to be located in the rural areas surrounding an urban area. This is a recognised function of the Green Belt. Many existing facilities are provided for by designation or identification.

Most future facilities, however, will have to be the subject of designation or conditional use applications in order that their need to locate in the rural area is tested.

OBJECTIVE K

To provide additional protection to the area surrounding the Christchurch International Airport, for the benefit of both the Airport itself and for present and future residents.

POLICIES

- 1. To retain the area round the Airport in a rural zone.
- 2. Within an area identified as being subject to aircraft noise, to require new dwellings or additions to existing dwellings to be subject to the provision of insulation against aircraft noise.

EXPLANATION

It is recognised that the Christchurch International Airport is an important facility for Canterbury and that it should be protected from residential encroachment, both for the benefit of the Airport itself and any prospective future residents.

The basic containment of the north western suburbs of Christchurch lies within the powers of the Waimairi County Council. The land surrounding the airport itself is within the Paparua County and is best protected by means of rural zoning.

In addition to the rural zoning, and to offer some protection to future residents of any dwelling permitted, an area surrounding the Christchurch International Airport has been identified as being subject to aircraft noise of a level which is considered unacceptable for normal dwelling construction methods. This area is identified in the planning maps as being subject to "Aircraft Noise Insulation Requirements". The outer line of this area is based on the area which would be subject to a $L_{\rm DN}$ (day-night level) noise level of more than 55 dBA as defined in a DSIR report "Christchurch International Airport Noise", 10 July 1978, prepared for the Christchurch Airport Authority and is based on flight paths taken from the main north-south runway. The line shown on the planning maps has been taken to the nearest property boundary beyond the 55 dBA contour line. Within this area new

dwellings and additions to existing dwellings are subject to the provision of insulation against aircraft noise.

OBJECTIVE L

To give added protection to the areas immediately at the end of each of the Christchurch International Airport runways by limiting the range of rural uses permitted.

POLICY

To provide a Rural Airport Protection Zone in the areas immediately at the end of the main runways.

EXPLANATION

A Rural Airport Protection Zone is provided in the Scheme and is situated under the approach slopes of the four runways, extending for a distance of 1500 metres from the threshold of each of the main runways and 850 metres from the threshold of each of the subsidiary runways. This zone is provided mainly because aircraft pass over this area on landing and take off at low altitudes and special controls are required to avoid impairment to the safe operation of aircraft and to ensure the full utilisation of the airport. Within this area there is a relatively greater risk of aircraft accident than elsewhere and the area in the zone is subject to high levels of aircraft noise. The zone is basically a rural zone with some rural uses excluded; such as factory farming (because of the size of buildings involved), forestry (height of trees), agricultural research and breeding facilities (size of buildings), glasshouses (because of glare), and vineyards (because of possible difficulties of access to crashed aircraft).

NOTE: For other objectives and policies for Christchurch International Airport, see Chapter 9.

OBJECTIVE M

To ensure that the risk of damage to property from surface flooding in the Heathcote and Halswell River Catchments is minimised.

POLICIES

- 1. To ensure that any new buildings erected in the upper catchment of the Heathcote River, and that at the Halswell River (Rural 2 zone and part of the Rural 1 zone) are required to be sited or have floor levels, above likely surface flooding levels.
- 2. To provide for limitations on landfilling within part of the upper catchment of the Heathcote River.
- 3. To ensure subdividers are informed of potential limitations for building on sites in locations subject to flooding.

CHAPTER 4: RESIDENTIAL AREAS

1. POPULATION CHANGE IN PAPARUA COUNTY

The population of Paparua County has increased from 22,676 to 31,313 during the period 1966 - 1976. There was a slightly higher increase (19.7%) in the years 1966 - 1971 than in the period 1971 - 1976 (15.3%).

Halswell Community showed the greatest population increase of the urban communities in the County in the periods 1966 - 1971 and 1971 - 1976 with 53.0% and 34.2% respectively.

Since 1976, however, population growth has declined dramatically.

FIGURE 4
PAPARUA COUNTY

						% Increase	
	1966	1971	1976	1981*	66/77	71/76	76/81
Halswell DC	2,331	3,567	4,787	4,806	53.0	34.2	0.4
Hornby DC Hornby North Hornby South	3,067 3,417	3,460 4,650	3,601 5,078		12.8 36.1	4.1 9.2	- -
TOTAL HORNBY D COMMUNITY	6,484	8,110	8,679	8,219	25.1	7.0	-5.4
Sockburn DC	5,529	5,979	6,354	6,400	8.1	6.3	0.7
Remainder	8,332	9,491	11,493	12,409	13.9	21.1	8.0
TOTAL	22,676	27,147	31,313	31,834	19.7	15.3	1.7

* 1981 figures are provisional only

2. TYPES OF RESIDENTIAL BUILDINGS ERECTED

The District Planning Scheme provides for a range of residential accommodation within the residential zones. In most areas (other than the rural townships) both single unit dwellings and flats are permitted, together with comprehensive developments.

Over the last 10 years, there have been marked fluctuations in building activity (See Figure 5). Two peaks occurred with erection

of dwellings in 1969 - 1970 (348) and 1975 - 1976 (367). Since 1976 there has been a marked decline in the number of dwellings erected

There was a significant increase in the number of flats built in Paparua County up until 1976/77. Peaks in building activity occurred in 1973/74 and 1976/77. Trends in flat erection appear to follow closely those of dwellings although the substantial drop in the number of flats from 1977/78 occurred some time later than it did for single houses.

3. RESIDENTIAL SUBDIVISION

The number of residential lots created by subdivision has fluctuated over a period of years with quite a dramatic drop in 1974 and 1979. The table below sets out the number of sections for which titles were created in each of the years.

1972	132
1973	235
1974	96
1975	224
1976	109
1977	198
1978	267
1979	63
1980	141

4. MAIN URBAN AREAS AND TOWNSHIPS

(a) HORNBY

The Hornby District Community Council includes the residential areas of Hei Hei and Hornby and has a population (1981) of 8,210. While some of the housing dates back to the 1920's and 30's, most of the development has occurred since 1950. There is now very little vacant land left for further residential development and the population is likely to stabilise.

Residential Building Permits (Number of units erected) 1969 - 1981 (March Years)

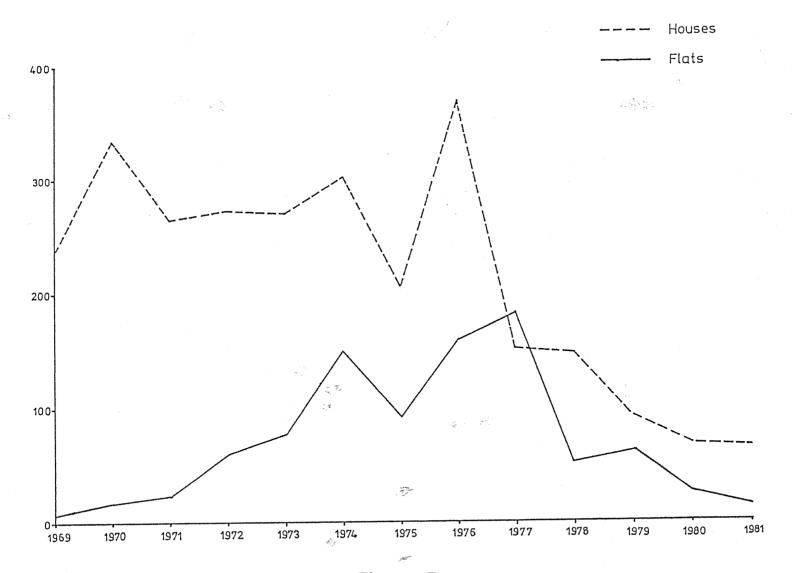


Figure 5

4.7

Adjoining Hornby District Community are the residential areas of Islington (including NZED housing) population 1,164 and Broomfield (East and West). Broomfield West is in the process of being developed by the Housing Corporation and involves 315 sections. Broomfield East involves another 100 sections.

(b) SOCKBURN

The residential area of the Sockburn District Community Council contains a population (1981) of 6,400 and is now almost entirely developed for residential purposes. Most development has occurred since 1950. The limit of the residential areas of Sockburn are the County boundary with Waimairi County, the Riccarton Racecourse and the Hornby/Sockburn Industrial areas.

(c) HALSWELL

The Halswell District Community Council has a population (1981) of 4,806. The potential population of Halswell with the development in the southern portion of the town and the Residential IA zone to the northwest of the Oaklands block will be approximately 7,800. Halswell is a separate residential community being divided from the main Christchurch urban area by a belt of rural land and the proposed southern arterial. The land surrounding the town is predominantly good quality agricultural land.

(d) WORSLEYS SPUR

Worsleys Spur is a residential development on the Port Hills adjacent to Heathcote County. It will eventually provide for approximately 700-750 high quality sections with excellent views of the City and plains. As at 1981 one stage of 80 sections has been developed but building has so far progressed slowly.

(e) TEMPLETON

Templeton is a township located about 4 kilometres out of Hornby on State Highway One. Originally a servicing centre for the surrounding rural community, many residents now commute to employment in Hornby or other parts of Christchurch. The 1976 population was 445. The population including the area within a one mile radius of the township (including Templeton Mental Hospital and Paparua Prison) is 1795. Further expansion of the township to the west will provide another 60 sections in Stage 1 (already developed), approximately 90 in Stage 2 and another 130 in Stage 3 which should increase the population of the township by approximately 900.

(f) PREBBLETON

Situated on the main Lincoln-Leeston highway, Prebbleton is approximately 5 kilometres from Hornby. The town acts as a servicing centre for the local residents and surrounding community with several light industries and a small shopping centre. The function of Prebbleton has slightly changed over the years in that it also acts as a dormitory town. Some residents commute to employment in Lincoln or Christchurch. The 1976 population of the township was 460 with another 400 living within a one mile radius. It is not envisaged at this stage that the township of Prebbleton will expand, mainly because of the surrounding good quality land and the fact that there is no reticulated sewage system.

(g) TAI TAPU

Tai Tapu is a rural township situated in the southern part of the County on the main road from Christchurch to Banks Peninsula. The township acts as a servicing area for local residents and the surrounding community and as a community centre for the district with its primary school, hall and two churches. The 1976 population was 250 with a further 267 within a one mile radius. There are areas zoned residential within the township which are as yet undeveloped. Problems with sewage disposal are preventing further development of the township. There is

no reticulated sewage system in operation; individual houses rely on septic tanks, chemical toilets, sullage or night soil systems. Natural drainage is poor, and in winter the water table lies very close to the land surface. Thus, in time of heavy rainfall, present methods of sewage disposal are ineffective. As Tai Tapu also lies in a slight depression, the township is subject to heavy flooding in winter, which makes disposal of stormwater difficult.

(h) WEST MELTON

West Melton is situated at a major rural intersection of Weedons Ross and Rolleston Roads on State Highway 73. The township is approximately 25 kilometres from Christchurch and 19 kilometres from Hornby. The township acts as a rural servicing centre with two engineering workshops, a primary school, community centre and two churches. While there are only a very few houses located at West Melton, the rural population in the surrounding area has increased markedly over the last five years as a result of subdivision of land into 4 and 8 hectare blocks. This has had a direct influence on the school roll at West Melton Primary School. The school has increased its staff by four to reach a total of six teachers with 195 pupils. The provision of a small residential settlement (40 houses) is seen as desirable to improve the rural servicing nature of the township.

RESIDENTIAL OBJECTIVES AND POLICIES

OBJECTIVE A

To provide for the continued development of residential areas within the general framework of the Proposed Review of Section 1 of the Regional Planning Scheme of the Canterbury United Council.

POLICIES

- 1. To allow for the continued development of areas zoned for residential purposes in the First District Scheme, including those areas then identified for future residential purposes.
- 2. To provide for additional residential development at existing rural townships where this is necessary in the interests of the particular township and servicing of the surrounding rural area.
- 3. To identify areas where deferment or staging of residential development is necessary either because of development difficulties or because of the provisions of the Proposed Review of the Regional Planning Scheme, subject to the deferment being tied to a particular date or circumstances.

EXPLANATION

The outer boundaries of the residential zones are basically determined by the boundary of the Green Belt in the Regional Planning Scheme. The current Review of the Regional Scheme proposes very few changes to the boundaries affecting the residential areas. This Review will consolidate the existing situation and incorporate the previous 'General Development' (or future urban) zones into the residential zones.

Some expansion is provided for at Templeton in order to support the sewage scheme already installed. The further development of Templeton is deferred until the existing residential zone is substantially developed. This is in order to ensure that Templeton grows over a period rather than all at once.

The north western extension of Halswell has been enlarged from that contained in the First District Scheme. The north west zone boundary in the First Scheme was the future Ellesmere expressway. However, the Review of Section 2 of the Regional Scheme (Transportation) has deleted the Ellesmere expressway and the north western edge of Halswell would therefore have no logical boundary. The urban zoning has therefore been extended to Wigram Road and allows for some additional residential development, and a small industrial area.

Development of Worsleys Spur is subject to a staging control which ensures that development takes place progressively in a series of planning stages. Some of the area (towards the top of the Spur) is deferred until the remainder is substantially developed.

Any further residential development in Tai Tapu is related to the provision of satisfactory sanitary sewerage. There is no reticulated sewage scheme in the village and there are substantial difficulties associated with septic tanks because of high water tables in winter.

A small settlement of approximately 40 lots has been provided at West Melton to assist in the development of West Melton as a rural service centre. The zone is located on the north west corner of Main West Coast Road and Weedons Ross Road. This area was chosen as it also included the Primary School and will not result in school children from the settlement having to cross the Main West Coast Road.

OBJECTIVE B

Within the main urban area, to provide for the continued development of residential areas with a wide range of house and allotment types to meet all social needs.

POLICIES

- 1. To retain most of the residential areas in one residential zone, except in those residential areas with a particular character and/or problems. (See objective C.)
- 2. Within the main residential zone to provide for a mixture of houses and flats.

- 3. To relate the permitted number of flats on any one section to the area of the section, the ratio to be one consistent with a suburban situation.
- 4. To allow for alternative forms of residential development through the use of comprehensive development ordinances.

EXPLANATION

The main urban area of Paparua County is part of the suburban area of Christchurch. However, the Council has always had a policy of allowing a mixture of residential uses (ie houses, flats etc) and this policy is continued. The Scheme therefore allows for single dwellings as well as flats, comprehensive developments and elderly persons housing. However, the number of flats permitted on a section has been related to the size of the section, and the ratio is one consistent with a suburban situation. It is anticipated that greater use will be made of the comprehensive development ordinances which are intended to encourage alternative forms of residential development.

Most of the residential areas are in one zone (Residential 1), but the rural townships and some of the newly developing areas (at Halswell and Worsleys Spur) have separate zones because of particular features or difficulties.

OBJECTIVE C

To provide specific zones for those residential areas and settlements which display a different character and/or problems from the main residential area.

POLICIES

- 1. To provide separate zones for those areas previously zoned as General Development zones in order to take into account their particular characteristics and problems.
- 2. To provide differing zones for the rural townships in order to recognise their particular characteristics and problems.
- 3. To provide to the south of the Hornby Commercial area a zone which will encourage medium density residential redevelopment

together with a wider range of community and semi commercial uses in association with the Hornby Commercial Centre.

4. To provide a zone which allows for a gradual transition to an industrial zone in those residential locations where eventually an industrial zoning is intended.

EXPLANATION

- 1. <u>Halswell Extension</u>: The area previously zoned General Development A together with an extension to Wigram Road is now zoned Residential 1A. This zone is similar to the Residential 1 zone except for certain limitations relating to drainage and to an overall concept plan of development.
- 2. <u>Worsleys Spur</u>: The Worsleys Spur area is zoned Residential 2A (areas with slight erosion risk), Residential 2B (areas with moderate erosion risk, but with suitable controls, still suitable for residential development) and Residential 2B deferred (area with erosion, servicing or access difficulties which may be overcome in the future).

Development is to proceed in a series of stages and some of the stages are deferred. Zone boundaries have some flexibility because of difficulties of accurately locating them on zoning maps because they are related more to physical features. A layout plan of development showing roading and reserves is incorporated as an appendix. When the Worsleys Spur development was initially considered it was proposed to incorporate large sections (in excess of 1,200m²) to include a building site and some more difficult land if necessary. However, it was finally agreed between the Council and developer that a better concept would be to provide smaller sections (700 -850m²) situated on suitable land for residential development and to place the remaining land (mainly the valleys and steeper land) in reserves. This policy results in the overall area of reserves being greater than that which would be provided in terms of the Local Government Act 1974. However, because of the matters set out above, the reserves set out in the layout plan are required to be provided by the developer at no cost to the Council, or alternatively the section sizes are to be increased. The Residential 2A and 2B zones also provide specific controls for earthworks and the emphasis is on the minimum earthworks necessary.

- 3. <u>Templeton</u>: Templeton township is zoned Residential 3A. It is similar to the Residential 1 zone, except that it allows for a maximum of two flats on any one section because of the more rural nature of the township. There is also a layout plan to guide the future development of Templeton.
- 4. <u>Prebbleton</u>: Prebbleton township is zoned Residential 3B. It is again similar to the Residential 1 zone, but does not allow any flats (because there is no reticulated sewage system) and has a narrower range of predominant uses (in keeping with the rural village).
- 5. <u>Tai Tapu</u>: The township is zoned Residential 3C. Because of difficulties of sewage disposal the range of permitted uses is very narrow and dwellings are dependent on the provisions of satisfactory sewage. This is seen as a holding measure in case some way of servicing the township can be found in the future, but the Council may need to consider the rezoning of undeveloped residential land to rural.
- 6. West Melton: A small zone (Residential 3D) has been provided at West Melton. This allows single unit houses on slightly larger than normal residential sites, and has a narrower range of predominant uses than the Residential 1 zone (because of its size), although some rural servicing industries are listed as conditional uses. The township is limited to approximately 40 sections and is intended to service the surrounding rural areas.
- 7. <u>Yaldhurst</u>: No residential zone is provided at Yaldhurst. This is because the township falls within the Green Belt of the Regional Planning Scheme, most of it is within the aircraft noise exposure controls relating to Christchurch International Airport, the township and surrounding areas are on good soil and there is no reticulated water or sewage system.
- 8. <u>Hornby</u>: To the south of the Hornby commercial zone is an area in which most of the houses date from the 1930's and which contains a mixture of uses, many associating with the Hornby Commercial zone. This area is zoned Residential Mixed which is designed to encourage medium density residential development together with a wider range of community and semi commercial uses.
- 9. <u>Carmen Road</u>: There is a strip of residential properties along Carmen Road from Waterloo Road to Buchanans Road, behind which

are located industrial zones. The solution to this situation is seen by the Council to be to rezone the residential strips to a light industrial zone. However, rather than being rezoned immediately, the scheme introduces an Industrial 1D zone which allows for a gradual change to an Industrial 1 zone at the next review.

10. <u>Kennedys Bush Road</u>: An area situated in Kennedys Bush Road is zoned Residential 3E. This zone recognises an existing settlement previously in the Rural 1 zone. This area is now to be linked to the main sewerage system. This has provided the opportunity for houses to be erected on existing unbuilt on lots. The zone allows one dwelling per title.

OBJECTIVE D

To allow a wider range of non residential uses to be located in residential zones, where these uses can operate successfully in the residential areas and they serve or benefit the local community without creating a nuisance.

POLICIES

- 1. To provide for those public and private educational, recreational, health and social services which can operate successfully in residential areas, and serve the need of the local community without creating a nuisance.
- 2. To provide for a range of home occupations in residential areas where they do not have any significant effect on the residential environment.
- 3. To recognise the concentration of establishments for the accommodation of racehorses in the vicinity of Riccarton Racecourse.

EXPLANATION

The First District Scheme only provided for a narrow range of residential uses as predominant and a much wider range as conditional uses. However, it has been found that many conditional uses are appropriate and conditions can generally be predetermined. Therefore a number of public and private

educational, recreational, health and social facilities are now predominant uses subject to development controls. Home occupations are also permitted, with limitations on employment of labour, traffic generation, on-site advertising and effect on neighbouring properties.

The vicinity of Riccarton Racecourse, and particularly within the area bounded by Racecourse Road, Yaldhurst Road, Middlepark Road and Epsom Road, has historically been used by establishments for the accommodation of racehorses, which are trained on the nearby racecourse. The Reviewed Scheme continues to provide for this use as a conditional use, in that defined area. However, the number of these establishments have been reducing considerably, and if that trend continues, the Council will give serious consideration at the next Review to removing this provision.

OBJECTIVE E

To provide a range of development controls for residential and other permitted uses and buildings so as to protect those matters which the public interest clearly indicates should be protected while sacrificing design freedom as little as possible.

POLICIES

- 1. To reduce yard requirements to a minimum and to rely on various 'performance elements and standards'.
- 2. To provide development controls for buildings within residential zones which ensure that provision is made for outdoor living and service areas, for a degree of privacy, for off street parking, access and storage.

EXPLANATION

In line with policies set out in the Introduction, this Review has moved from traditional bulk and location development controls (eg yards, maximum height, etc) towards performance elements and standards. The ordinances now list performance elements such as street scene, sunlight and outlook for neighbours, space around buildings, outdoor living space, outdoor service space, storage facilities, design and appearance of buildings, on-site privacy and outlook, relationship to outdoor space, on-site convenience, vehicle access to rear of

property, landscape, off street parking, access, protection from fire etc. The objectives and purposes of each of these performance elements is set out in Chapter 2 of the Scheme Statement.

OBJECTIVE F

To incorporate controls for accessory buildings which allow relative freedom of location within general controls which relate to impact on neighbours, the street scene and on principal buildings of the site.

POLICIES

- 1. To allow more freedom of location of accessory buildings than for principal buildings, since they have less impact on adjoining properties than principal buildings.
- 2. Control is exercised over accessory buildings to ensure:
 - (a) That their impact on adjoining properties is minimised.
 - (b) Where they are clearly visible to the public or neighbourhood, they blend with the existing buildings and therefore do not detract from the amenities of the neighbourhood.
 - (c) That where garages face directly onto the street they are located a sufficient distance from the street to allow for vision of the footpath and for a second car to park in front of the garage off the street.

EXPLANATION

The provisions relating to accessory buildings were introduced into the First District Scheme by way of a scheme change in 1978 and remain virtually unchanged.

OBJECTIVE G

To improve subdivision design and layout.

POLICIES

- To encourage a wider range and mix of section sizes in new subdivisions.
- 2. To encourage comprehensive developments where there is a closer relationship between housing layout and design and the actual subdivision of the land.
- 3. To allow separate titles for flats where possible.

EXPLANATION

The Reviewed Scheme introduces more flexibility into the size of residential sections by reducing the minimum section sizes and requiring a minimum average section size. The provision of a range of section sizes is also encouraged by requirements to provide sections in certain size ranges when any subdivision of land involves more than 5000m². Comprehensive developments are provided for with subdivision following on after building design and layout and separate titles are permitted for flats where section sizes are greater than $360m^2$.

CHAPTER 5: INDUSTRIAL AREAS

1. INTRODUCTION

Approximately 650 hectares of land in Paparua County is zoned for industrial purposes. This represents approximately one-third of the total land zoned for industry in Christchurch. A significant proportion of this land is as yet undeveloped. The industrial land is mostly in the Hornby/Sockburn area (85%). The remainder is located at Templeton, Prebbleton, Halswell and to the north of Rolleston.

2. GROWTH OF INDUSTRIAL FLOORSPACE

At the beginning of 1972, the County had a total industrial floorspace of almost 260,000 square metres. In the period 1972-1981 it has grown by 277,000 square metres to reach a total of 535,000 square metres. The annual and total growth of floorspace is shown in Figure 6.

FIGURE 6

GROWTH IN ANNUAL AND TOTAL INDUSTRIAL FLOORSPACE 1972-1980

Year	Floorspace Beginning of Year m ²	Floorspace Added During Year m ²
1972	258,400	17,450
1973	276,350	24,950
1974	301,300	38,750
1975	340,050	29,150
1976	369,200	40,550
1977	409,750	45,650
1978	455,400	23,300
1979	478,700	36,300
1980	515,000	20,500
1981	535,500	

3. AVAILABLE INDUSTRIAL LAND

The bulk of the industrial land (578 hectares) is situated in the Sockburn/Hornby area. In that area approximately 250 hectares (43%) is developed. While most of the balance is potentially available for development, there are three constraints which are pertinent.

(a) LAND OWNERSHIP

Of the 328 hectares not yet developed, 150 hectares are held by the Crown, Christchurch City Council, Sisters of Nazareth, Canterbury By Products, or large finance companies associated with land developed by A M Rhodes.

(b) DEVELOPMENT DIFFICULTIES

Disposal of stormwater is a problem in the Shands/Halswell Junction industrial area as the Christchurch Drainage Board has not been able to obtain a water right for disposal of stormwater to the Halswell River. However some development is taking place by means of temporary soakage areas. Some of this area is a worked out gravel pit and requires extensive filling, some of which has been filled with general rubbish which may lead to stability problems.

(c) HEIGHT CONTROLS

A significant area of land around the Wigram Airfield (mainly in Sockburn) is affected by height control limitations because of the airfield.

4. TOWARDS AN INDUSTRIAL LAND BANK

Traditionally, the private market has determined the amount of industrial land which is utilised before further land is zoned. One difficulty a local authority faces is that zoning an area of land in no

way guarantees that land is available for industrial purposes. An owner may be an unwilling seller, or the price asked may be above market demand price.

The District Scheme must try and maintain a balance between an over supply situation which can lead to sporadic development and an inadequate supply of land which diminishes job opportunities and subsequently affects the economy of the district.

Thus it is intended that an occupancy rate of at least 60% be achieved before any consideration is given to zoning additional industrial land. Regional policies as to the distribution of industrial land will also need to be taken into account.

As far as this Reviewed Scheme is concerned, there is adequate land zoned for the next 20 year planning period and no major alterations have been made to the extent of the industrial zone, other than some tidying up of zone boundaries and the provision of some industrial land at Halswell.

5 JOURNEY TO WORK

Statistics from the 1976 census show that approximately 13,000 jobs are provided within the Paparua County urban area. Of the people employed in these jobs approximately 40% came from Paparua County, 33% from Christchurch City and 22% from Waimairi County.

6. INDUSTRIAL DEVELOPMENT CONTROLS - PERFORMANCE ELEMENTS AND STANDARDS

The development controls in the Reviewed District Scheme have progressed from the previously more traditional bulk and location and listing of objectionable and noxious industries found in the First District Scheme. The Reviewed Scheme introduces a more positive approach. The classification of which uses are appropriate in the buffer Industrial zone is based on an appendix of those industries considered suitable, while the other zones are based on a list of noxious or heavy uses which are inappropriate in certain zones. These have been supplemented by a series of performance elements and standards which replace the previous bulk and location conditions.

INDUSTRIAL OBJECTIVES AND POLICIES

OBJECTIVE A

To ensure that adequate land is zoned for industrial purposes.

POLICIES

- 1. To recognise the industrial zones in Paparua County as a major employment and industrial area of regional importance.
- 2. To provide no further extensions to the main industrial zones at this review, other than some minor adjustment of zone boundaries.
- 3. To provide some light industrial zones at Halswell to provide some local employment.

EXPLANATION

The industrial areas in Paparua County account for approximately one-third of the land zoned for industry in the Christchurch Metropolitan area. It is therefore recognised that they are an important regional employment resource. In 1979 approximately 45% of the 642 hectares zoned for industrial land was utilised. However, as far as this particular review is concerned, it is estimated that sufficient land is zoned to provide for the next twenty year planning period and therefore no major extensions have been made to the extent of land zoned for industry, other than some adjustment of zone boundaries, and recognition of existing industrial areas not previously zoned Industrial. There is, however, some additional land zoned at Halswell in order to provide the opportunity for some local employment.

OBJECTIVE B

To recognise areas with servicing or development difficulties.

POLICIES

- 1. To recognise an area in Halswell Junction road as being an area with drainage difficulties and to defer development until adequate drainage can be provided.
- To inform landowners of restrictions as to trade waste disposal in the Shands/Halswell Junction industrial area.
- 3. To inform landowners of areas of land in the Halswell Junction Road area which have been or are likely to be filled, and of the development difficulties which are associated.

EXPLANATION

Within the areas zoned for industrial development (and particularly in the Shands Road/Halswell Junction Road area) there are a number of servicing and development difficulties and the Scheme seeks to recognise these and to inform existing or future users of the land of their existence.

The industrial area centred around Halswell Junction and Shands Roads is confronted with difficulties relating to drainage. A water right to discharge stormwater from this area to the Halswell River has been refused. Some development is proceeding by means of soakage pits and the Christchurch Drainage Board is able to satisfactorily cater for stormwater for most of this area until the Halswell River Improvement Scheme is implemented. However, there remains a small area which is more difficult to service and this area is deferred until drainage is available.

In the whole Shands/Halswell Junction Roads industrial area the Christchurch Drainage Board is only able to accept a flow of trade waste equivalent to that which would result from residential development of the same area of land and this will restrict the location of industries with a high flow of trade waste.

Part of the industrial area adjoining Halswell Junction Road is an excavated shingle pit and has been or may be in the future filled. Some has been filled with a wide range of 'refuse' and results in foundation and building difficulties.

OBJECTIVE C

To reduce the impact of industrial uses, especially heavy industries, on surrounding residential and rural zones.

POLICIES

- 1. To provide for a range of industrial zones such that those situated closest to residential zones provide for the lighter industrial uses while heavy industries are located in zones furthest from residential areas.
- 2. To give recognition to and not unduly restrict the continued operation and expansion of existing industries located in accordance with the First District Planning Scheme which may now not comply with the Reviewed District Scheme.
- 3. Where possible, to use streets as boundaries between residential and industrial zones

EXPLANATION

The Scheme provides for a hierarchy of four main industrial zones:

- 1. Industrial 1 a buffer zone suitable for a location adjoining a residential zone. Uses listed in Appendix C (which are deemed to be appropriate to a buffer zone) are permitted.
- 2. Industrial 2 an intermediate zone which excludes uses listed in Appendix A & B (noxious, dangerous, or uses with objectionable elements).
- 3. Industrial 3 a general industrial zone, but also allowing uses listed on Appendix A as a conditional use.
- Industrial 4

 a heavy industrial zone providing for all industrial uses including those listed in Appendix A.

In general there is a transition from Industrial 1 to Industrial 2, 3 and in some cases 4, as the distance from residential zones increases. When initially advertised, the intention was to zone existing industrial areas adjoining

residential zones as Industrial 1, usually 1 or 2 sections in depth, and in cases where large sites were involved, the Industrial 1 zone was placed over the front portion of the site, normally 50 metres in depth. After hearing objections it was accepted that the Industrial 1 zone is not always appropriate for locations where industries are already established, and/or where there is a street between the residential and industrial zone. The extent of the Industrial 1 zone has therefore been considerably reduced.

Two other specific industrial zones are provided, both being a variation of the basic Industrial 1-4 structure. There is an Industrial 1A zone at Prebbleton in which a limited range of light industrial uses are provided for as conditional uses. There is also an Industrial 3A zone which covers the Islington Freezing Works and allows for Industrial 3 zone uses plus freezing works and associated uses.

In some cases, the Industrial 1 and 2 zones have been placed on land which in the First District Scheme was zoned Industrial B or Industrial C. A number of existing industries will therefore no longer be predominant uses in the Reviewed Scheme. However, it is the Council's policy not to unduly restrict the future operation of these existing industries which were lawfully established under the First District Scheme. While these uses are, of course, already protected to some degree by existing use rights, this Reviewed Scheme lists alterations and extensions to these industrial uses in excess of any existing use rights as a conditional use. Any such application for a conditional use shall be considered bearing in mind the policy of recognising the existence of these industries and not unduly restricting their continued operation and expansion.

OBJECTIVE D

To minimise the impact of industrial activities on adjoining and nearby uses.

POLICIES

- 1. To provide development controls which are to be complied with by all industrial uses so as to reduce their impact on adjoining and nearby uses.
- 2. To relate the development controls to a number of performance elements which are each distinguishable as being provided for a specific purpose.

EXPLANATION

The performance elements provided in the District Scheme relate to street frontage, landscape, visual amenities of neighbours on adjoining sites, air pollution, noise, glare, water pollution and drainage, height, off street parking, loading and access, residential accommodation, site coverage, advertising signs, subdivision and tree preservation. Some of these specific elements are dealt with in more detail in other objectives which follow.

OBJECTIVE E

To encourage the industrial areas of Paparua to take on the appearance of a 'Suburban Industrial Park'.

POLICIES

- 1. To encourage industrial development to be visually attractive by means of requiring all sites to be landscaped in accordance with certain standards and criteria, and the screening of storage areas.
- 2. To ensure that the bulk and location of buildings is appropriate to this image by requiring a minimum front yard, a maximum site coverage and the location of offices in the front of industrial buildings.

EXPLANATION

In late 1976 the Council initiated a change to the District Scheme which introduced landscape requirements for all industrial uses. That change has been very successful in improving the overall appearance of the industrial areas, both for the benefit of the general public and road users, and also for the benefit of industrial employees and firms. The Reviewed District Scheme continues this policy towards encouraging a 'suburban industrial park'. In addition requirements have been introduced relating to screening of storage areas and to the location of offices in front of industrial buildings. In respect of the latter provision it has generally been found that the location of offices in front of the other industrial buildings on the site tends to greatly improve the visual appearance of the site as a whole.

OBJECTIVE F

To ensure that adequate provision is made for off street car parking.

POLICIES

- 1. To require off street car parking to be provided on all sites in accordance with standards and location requirements set out in the Scheme.
- 2. To require car parking areas to be readily accessible.
- 3. To require landscaping within large car parking areas.
- 4. To require that adequate provision is made for suitable loading and turning areas.

EXPLANATION

The car parking standards for industrial uses have been reduced from those that were required in the First District Scheme, and are now in line with standards required in other Christchurch Schemes. It has been found that the amount of car parking previously required was excessive and this was confirmed by surveys.

OBJECTIVE G

To allow uses compatible with and supplementary to industrial uses to be located in Industrial zones.

POLICIES

- 1. To provide for those uses which are for the convenience of workers within the industrial areas (eg restaurants, cafes, takeaway food bars, recreation uses etc).
- 2. To allow for residential accommodation for caretakers or persons whose employment requires accommodation on the premises.

- 3. To permit commercial and professional offices to locate in the industrial zones.
- 4. To allow retail and show room uses connected with heavy or bulky items.
- 5. To permit vehicle sales and service in most industrial zones.

EXPLANATION

There is a range of uses which, while not an industrial or warehouse use as such, often seek to locate in industrial zones and which either supplement the industrial uses, service the employees or are compatible with an industrial zone. This Review seek to broaden this range of uses which can locate in the Industrial zones. Some of these are excluded from the Industrial 1 zone (because of proximity to residential uses) and some from the Industrial 4 zone (because of range of heavy uses permitted in that zone).

CHAPTER 6: COMMERCIAL AREAS

1. INTRODUCTION

The District Scheme incorporates existing district shopping centres at Hornby and Church Corner (most of the latter centre however, is located in Waimairi County). The Scheme also includes approximately 21 other smaller shopping centres.

The Review of the District Scheme has added a District Centre at Halswell and a new shopping centre at Westlake. An expanded centre is provided at Templeton.

In general the shopping facilities already provided, other than those listed in the above paragraph, appear to be adequate for the existing and potential population base.

2. PLANNING STUDIES

A study of selected suburban shopping centres was undertaken in 1978/79 to determine the catchment area of each shopping centre and to collect data on shopping patterns.

(a) CATCHMENT POPULATION

A 65% catchment area, that is the area from which the closest 65% of the respondents came to do their shopping, was derived for each shopping centre. The catchment areas reflect the function and mobility level of each shopping centre. The smaller shopping centres tend to have small catchment areas as most shoppers live within walking distance. Larger shopping centres such as the Hornby Mall with provisions for car parking have a much wider catchment area.

(b) RETAIL FLOOR SPACE

The amount of retail floor space was calculated for each shopping centre. A table showing catchment populations and retail floor space is set out opposite. (1978 survey.)

Shopping Centre	Retail Floor Space (m ²)	Population of 65% Catchment Area
Hornby Mall	8,930	18,400
Hornby South	4,840	7,700
Wycola Avenue	1,290	3,100
Ensign Street	1,280	2,800
Church Corner	2,430	11,600
Sockburn/Main Sth Rd	740	
Sparks Road	440	878
Gore Street	460	1,489
Lillian Street	500	910

(c) MODE OF TRAVEL

More people travel by car to the bigger shopping centres and to those located on main roads. More people travel on foot to smaller centres such as Lillian Street and Wycola Avenue.

(d) ORIGIN AND DESIGNATION OF TRIP

Small shopping centres located in residential areas tended to have the highest number of home to home trips. Those centres located on arterial routes had a lower percentage of home to home trips as their location captures passing traffic. One small shopping centre had a very low home trip percentage as it was located on a main road and it tended to serve the surrounding industrial area (Sockburn/Main South Road).

(e) PURPOSE OF TRIP

Most trips to shopping centres are for shopping (mainly food) rather than for business, recreation or other purposes. Smaller centres are more food orientated than larger ones.

3. HORNBY COMMERCIAL AREA

The Hornby Commercial area is split by the Main South Road into two main shopping areas (and also the Branston Buildings area separated by Shands Road). It is obvious that the Hornby Mall area has now become the dominant centre and attracts patronage from a wider area than does the Hornby South area. It appears from the surveys carried out that most people visit only one or the other centre at any one time, although there is a certain amount of crossing from one to the other, and more so on the late shopping night.

COMMERCIAL OBJECTIVES AND POLICIES

OBJECTIVE A

To ensure that shopping centres are well distributed and are of a size and type which suit the needs of the various urban areas.

POLICIES

- 1. To basically retain the existing distribution of shopping centres.
- 2. To recognise a hierarchy of shopping centres (see Objective B).
- 3. To provide for additional shopping centres in some of the more newly developing areas of the County. (See Objective C).

EXPLANATION

The present distribution of shopping centres, and their size and function is generally satisfactory and there is little need for major changes. The main areas of change relate to introducing a hierarchy of shopping centres and some additional centres in newly developing residential areas.

OBJECTIVE B

To provide a hierarchy of shopping centres.

POLICIES

- 1. To recognise a two-tier hierarchy of shopping centres, local centres and district centres.
- 2. To recognise the retail core of district centres.
- 3. To recognise commercial areas which have a service rather than a retail function.

EXPLANATION

The District Scheme includes two main commercial zones. Commercial 1 zones provide for local shopping centres serving a localised area, usually with a catchment area less than 3,000 people. Commercial 2 zones provide for district or intermediate shopping centres and are situated at Hornby, Church Corner and Halswell. Where a shopping centre has a distinctive retail core, only that area is zoned Commercial 2 in order to encourage the development of that section of the shopping centre.

There is also a Commercial 1A zone which is provided for local centres which are not yet developed or are likely to be redeveloped.

There are three Commercial Service zones. The Commercial Service 1 zone is located adjacent to Tower Street and has an emphasis on service rather than retail functions. The Commercial Service 2 zone has similar restrictions and is located in Templeton.

The Commercial Service 3 zone complements the Commercial 2 zoned "retail core" at Hornby. Formerly zoned Commercial Service 1, it allows a range of service uses but in addition provides for large floorspace retail uses.

OBJECTIVE C

To provide additional shopping centres where these are seen to be necessary.

POLICY

1. To provide for new shopping centres in the developing residential areas of the County.

EXPLANATION

While the distribution of shopping centres in the County is generally satisfactory, there are a number of locations where new commercial zones are required. Commercial zones at Broomfield and Westmorland were introduced by changes to the District Scheme in 1979/80 and are both incorporated into this Reviewed Scheme. A small centre is provided for in the Westlake extension to Halswell and a district centre is also provided at Halswell, in conjunction with

an existing tavern. The latter is designed to serve the Halswell District Community Council area and surrounding rural areas. Because of the expansion of Templeton the existing shopping centre at the corner of Kirk Road and Railway Terrace has been expanded.

OBJECTIVE D

To provide for the comprehensive development of new centres.

POLICIES

- 1. To require layout plans to be submitted to and approved by the Council for the future development of any of the new shopping centres (and those likely to be redeveloped).
- 2. To set out a number of design criteria as a guide to the preparation of layout plans.

EXPLANATION

The Commercial 1A zone, the Commercial Service 3 zone, and in the case of Halswell, the Commercial 2 zone require a layout plan to be submitted to and approved by the Council before any development can take place. This is to ensure that new centres are designed as a complex, rather than in a piecemeal manner. A conditional use procedure is available where any layout plan is not approved, or where developments are not in accordance with an approved layout plan.

Any layout plan shall have regard to the following design and layout criteria.

- a) Pedestrian/vehicle segregation shall be achieved wherever possible.
- b) Facilities which have associated functions shall be grouped.
- c) Provision for community facilities such as creches and toilets is to be made where appropriate.
- d) Traffic access and loading is to be located to minimise interference to traffic on adjoining roads consistent with the need to protect nearby residential areas from the bad effects of excessive traffic.
- e) Adequate, and attractively landscaped, off-street parking areas are to be provided.
- f) Control of scale and form of commercial buildings shall avoid visual conflict with surrounding residential development.
- g) Provision of planting areas shall act as a buffer between residential and non-residential uses where appropriate.

OBJECTIVE E

To rationalise the further development of the Hornby commercial area.

POLICIES

- 1. To identify the retail core of the shopping centre as a district shopping centre and the Commercial 1 zone to the south of the Main South Road as serving a local function.
- 2. It is the Council's long term policy that the recognised retail shopping area at Hornby shall eventually be reduced from the present three corners to two corners.
- 3. To recognise the Commercial Service 3 zone as complementary to the retail core (Commercial 2) and which provides for a range of community and service uses as well as large floorspace retail uses.
- 4. To provide for a range of community and semi-commercial uses in the environs to the south of the shopping centre in association with the area in which a higher density of residential redevelopment is encouraged.

EXPLANATION

The Scheme identifies the Hornby Mall area (bounded by Main South Road, Carmen Road and Chalmers Street) as the retail core and this area is zoned Commercial 2 (District Centre). The area to the south of the Main South Road is zoned Commercial 1 (Local Centre).

The area to the north and west of Chalmers Street has been zoned Commercial Service 3 and the Hornby Trust Hotel along with a small area in Tower Street is zoned Commercial Service 1. To the south of the commercial areas, and extending from the Paparua County Council Cultural Centre to the Central Canterbury Electric Power Board Offices has been zoned Residential Mixed.

OBJECTIVE F

The improvement of shopping centre design and layout.

POLICIES

- 1. To keep shopping centres as compact as possible and restricted to one side of the road, or to as few quadrants of an intersection as is possible.
- 2. To require layout plans for new or redeveloping shopping centres. (See Objective D.)
- 3. To list performance elements and standards which set out the elements of shopping centre layout and design which are considered to be appropriate.
- 4. To ensure that access, loading and parking areas are located so as to minimise interference with traffic and the vehicle capacity of adjoining streets.

EXPLANATION

The location of shopping centres and their ultimate size is determined by the zoning provisions of the District Scheme. The control of development and redevelopment is set out in the performance elements and standards, and also the provisions relating to layout plans. Provisions relating to access, loading and parking are set out in the Transportation section.

CHAPTER 7: RECREATION AREAS

1. INTRODUCTION

Recreation areas and facilities play many important functions in the urban and rural environment providing visual, cultural or educational benefits and active or passive amenities.

Outdoor recreation space is land which is not substantially occupied by buildings and provides special benefits to the community.

Recreation areas can vary in nature from areas suited to active recreation due to suitable location and appropriate facilities, to areas of amenity value more suited to passive recreation, and to those areas of historic or scientific value. Recreation space is also important simply by providing visual relief and contrast from the built up environment. Recreation areas may also serve a multi-purpose function providing a number of benefits.

The needs and demands for recreation are constantly changing in emphasis. Several reasons have been given for the changing trends in recreation; increases in leisure time, increased mobility, increased disposable income and modern technology. The trends cannot be forecast accurately. In the past, it was anticipated that these trends would increase and intensify. However, the rate at which this is occurring is now questionable because of factors such as increased fuel and energy prices and unemployment. Those reserves within and close to the cities are therefore likely to come under increasing demand for recreational use. Therefore it is important that an adequate amount and variety of recreation space is provided, and appropriately located, to cater for all recreation demands for the community, in the District Planning Scheme.

2. THE SUPPLY AND DISTRIBUTION OF OPEN SPACE

Paparua County has 6.5 hectares of recreation space per 1,000 people. This is considered adequate when compared with the Christchurch Metropolitan figure of 6.3 hectares per 1,000 people and the generally accepted standard of 4 hectares per 1,000 people. The above figures also do not include 133 ha of scenic reserves on

the Summit Road and the 2262 hectares of recreation land at McLeans Island-West Melton

The recreational standard for the whole of the County does not apply to all districts of the community as shown in Figure 7 and the differences are especially marked between the rural and urban areas of the County.

The rural area of the County has a ratio of 12.45 hectares of recreation space per 1,000 people while the urban area has a ratio of 4.0 hectares per 1,000 people.

Although in general there is an adequate area of reserves per person there are a few areas which do not meet the generally accepted open space standard. These areas include Islington, Sockburn, Upper Riccarton and Halswell South.

FIGURE 7

LOCATION AND DISTRIBUTION OF RESERVES
AND OPEN SPACE

Area	Hectares/1,000 people (1976 Population)
Broomfield	*
Hei Hei	4.79
Islington	0.10
Templeton	7.33
Sockburn	1.11
Upper Riccarton	0.75
Homby West	6.90
Hornby East	3.84
Halswell North	4.32
Halswell South	1.24

* No figure has been included for Broomfield which has 17.4 hectares of reserve, but at 1976 the population was only 336. It has increased substantially since.

It is important to realise that recreation areas serve a number of functions, and that the area of recreational space is not the only consideration; of equal importance is the range in size, their location, the function and type of reserve and its facilities.

3. CLASSIFICATION AND MANAGEMENT OF RESERVES

The District Planning Scheme provides the Council's general policies in classifying reserves and an over-view of the amount and location of reserves and their relationship to adjoining properties and uses. The actual administration of the more detailed use and management of these reserves is controlled by the Reserves Act 1977. That Act requires that all Reserves be classified into one or more of seven categories (Recreation, Scenic, Historic, Scientific, Nature, Local Purpose and Government Purpose). That classification will determine a limit to the range of uses to which the reserve can be put and to what buildings can be erected.

The Reserves Act also requires that management plans be prepared for all reserves and these will cover the detailed management of the reserves within their classified purpose.

4. RESERVE POLICY IN RELATION TO RESERVE CONTRIBUTION

The Council's Reserve Policy relating to reserve contribution from subdivision and development is set out as Objective C following. However, some clarification of the basis on which land and/or money is taken is set out below.

While the overall amount of reserves in the County is relatively satisfactory, there are specific areas which are deficient in the amount of reserves and these are described in an earlier paragraph of this chapter. Within these areas, or in areas adjoining these areas, it shall be the Council's policy to acquire additional land on subdivision wherever that is possible.

Within newly developing areas there is obviously the need to provide additional reserves, and in most cases the areas to be provided are set

out (at least in principle) in the layout plans in the Appendices to this Scheme.

Even in areas which already have a sufficient area of reserves, it may be desirable to acquire additional land as many reserves fulfil a wider function than just serving the surrounding neighbourhood. Many reserves will service all of Paparua County, or all its urban area, or all of one of the three District Community Council areas.

Equally as important as the 'area' of reserves is their 'quality' or the extent to which they are developed. Many of the existing reserves in the County require substantial development to bring them to a suitable standard so that they can be used effectively. Where land is not taken as reserve contribution on a subdivision or development, the Council shall require cash in lieu to be paid, to be placed in the reserves development fund for the upgrading of existing reserves.

The County has large areas of land zoned industrial. Within these areas the Council requires significant landscape areas and therefore the need for the provision of reserves for the industrial areas is reduced, other than in the case of providing reserves as buffers to residential areas. However, the large amount of industrial land does effect the residential areas of the County and one of the ways of balancing this is by the taking of a cash contribution from subdivisions and developments to be used for the upgrading of reserves within the residential areas.

5. SPECIAL RECREATION AREAS

Several of the recreational areas in Paparua County serve a regional rather than a local purpose. These include McLeans Island, **West Melton**, Riccarton Racecourse, Templeton Speedway, Ruapuna Race Track and other motor vehicle racing activities, and a number of golf courses.

One of the most significant regional recreational areas is at McLeans Island. The North Canterbury Catchment Board owns a substantial area of land on the south bank of the Waimakariri River for river protection and endowment purposes. Within this is an area of 800 hectares, enclosed by stopbanks, which has been made available for recreational use, known as McLeans Island. This area is partly within the Paparua County and partly within Eyre County and the

recreation area is administered jointly by the two Councils. At present about 400 hectares have been developed and includes Orana Wildlife Park, two golf courses, a Kennel Club, a Rifle Club, Vintage Car Club, Kustom Car Club, Steam Preservation Society, Naturist Club and Caravan Club. Other less organised uses on the unleased land surrounding includes fishing, swimming, boating, picnicing, driving for pleasure and walking.

An important factor in the popularity of McLeans Island as a recreation area is that it is within easy reach of the city. This Reviewed Scheme provides for an extension of McLeans Island Road (formally called Willows Road) through to Chattertons Road and to the Old West Coast Road. When constructed, this will provide a circular route for recreational driving and will also pass the Yaldhurst Transport Museum. Because of its closeness to Christchurch and increasing fuel costs, this route will increase in importance.

A further area of 1,462 ha has been zoned at West Melton, extending from the West Melton rifle range, across Weedons-Ross and Chattertons Roads to the rear of McLeans Island. This area caters particularly for the West Melton airfield and recreational uses which require large areas of land or which need to be located a considerable distance from residential areas or rural dwellings.

The Port Hills provides an area of special amenity value to the County. A number of scenic reserves are located along the Summit Road. The top portion of the Port Hills is subject to the Summit Road (Canterbury) Protection Act 1963, which is an Act to provide for the protection of the scenic amenities associated with the Summit Road, and to provide for the improvement of facilities for the public enjoyment of those amenities. The act provides for control by the Canterbury United Council of building, subdivision, quarrying and tree planting in the vicinity of the Summit Road.

RECREATION OBJECTIVES AND POLICIES

OBJECTIVE A

To maintain and improve the distribution and standard of recreation areas.

POLICIES

- 1. The present standard of reserve land in the urban areas will, as much as is possible, be maintained at the present 4 hectares per 1,000 people.
- 2. An adequate area of reserves will be maintained in the rural areas.

EXPLANATION

While there are no absolute methods of determining the amount and type of open space needed, 4 hectares per 1,000 people has become accepted as an overall guide and is now embodied in legislation. Most of Paparua does meet this standard with an overall ratio of 6.5 hectares per 1,000 people. The area of reserves can be maintained by creating reserves on subdivision and where necessary by the designation of additional land. In areas deficient in the amount of reserves additional land may be designated.

OBJECTIVE B

To provide for reserves which satisfy a range of recreation uses and to link their management to the provisions of the Reserves Act 1977.

POLICIES

- 1. To provide recreation zones rather than designations.
- 2. To designate reserves where the land is not yet owned by the Council or administering authority.
- 3. To provide a range of recreation zones catering for different types of reserves.

4. To relate the District Scheme provisions to the provisions of the Reserves Act 1977.

EXPLANATION

The Review introduces a number of Recreation zones to replace the previous designation "Public Open Space". Considerable difficulties were involved with the use of designations and with the term "public open space" and the use of a zoning technique should overcome these. It will still be necessary to designate land for reserves where it is not yet owned by the Council or administering authority.

The scheme contains three recreation zones:

- Recreation 1 zone: covers most of the recreation areas in the County and includes those classified as 'recreation purpose' and those classified as 'local purpose' which are to be used for community uses and associated buildings. This zone therefore covers a wide range of reserves, ranging from small neighbourhood reserves to larger district reserves.
- Recreation 2 zone: includes those reserves with physically sensitive characteristics requiring protection (ie those classified as scenic, scientific, historic or nature reserves under the Reserves Act 1977).
- Recreation 3 zone: is located at the McLeans Island Recreation area recognising its importance to the region as a recreation area. (See Objective E)

The District Planning Scheme provides an overview of the amount and location of reserves, and their relationship to adjoining properties and uses. The actual administration of the reserves is covered by the Reserves Act 1977, and in particular by the classification of each reserve and the management plan prepared for each reserve.

When the classification and preparation of management plans for reserves are undertaken it will be necessary to define a hierarchy of reserves. While this has not been incorporated by way of different zones in the scheme, the following hierarchy is set out as a basis for the preparation of management plans.

1. Small neighbourhood reserves, eg children's playgrounds, small open space areas, pedestrian links, areas used informally for outdoor games.

- 2. Local reserves, similar to above, but incorporating some community uses and buildings.
- 3. District reserves, being larger reserves including, when appropriate, room for active sports fields.
- 4. Regional reserves, serving a metropolitan or regional function.

OBJECTIVE C

To establish a reserves policy relating to reserve contributions from subdivision.

POLICIES

- 1. To maintain as far as possible the current reserve standard in the urban areas of 4 hectares per 1,000 population.
- 2. To take land as reserve contribution within areas deficient in the amount of reserves, or in areas adjoining areas deficient in reserves, or in locations where they will serve a wider area than the immediate neighbourhood.
- To require cash in lieu of reserve contributions in other cases to provide a fund for the development of existing underdeveloped reserves.
- 4. Unless, in accordance with these policies, a lesser amount is appropriate, the Council will require reserve contribution (either in land, or cash, or a combination of both) to be at the maximum amount specified in the Local Government Amendment Act 1974.
- 5. That Reserve contribution will be collected from any developments in terms of and at the rates specified in the Local Government Act. (Note: At present from 3 or more flat units or from administrative, industrial or commercial buildings exceeding \$100,000.)
- 6. Land taken for reserves should be suitable for the purpose intended and should be of a size and in a location best suited to the particular type of reserve intended to be created.

- 7. Where possible, reserves should be grouped together with schools, shops and community buildings.
- 8. Where possible, reserves should be designed in such a way as to compliment and promote pedestrian linkages.
- 9. Any existing natural site features or area of trees or bush should be incorporated within the reserves as far as is possible.
- 10. Small areas having significant amenity value to the community will be considered for reserves on their merits.

EXPLANATION

Section 284 of the Local Government Amendment Act 1978 requires any reserve contributions taken on subdivision or developments to be taken in accordance with the Council's reserves policy as set out in the District Scheme. The above policies together with the balance of this section of the Scheme Statement on Recreation Areas shall be that reserves policy.

OBJECTIVE D

To provide for recreation areas which serve a regional recreation function for the Christchurch urban area.

POLICIES

- 1. To provide for regional recreation needs where these can be catered for in the County.
- 2. Where necessary, to provide specific zones for areas requiring special consideration.
- 3. To permit recreation uses requiring extensive areas of rural land to locate in the rural zones.

EXPLANATION

The Paparua County Council area, containing a significant area of land adjacent to the urban area of Christchurch, is and will continue to be an important

recreation area for the Christchurch urban area. Many of the facilities of regional significance in the County are catered for within the general recreation zones. However, McLeans Island has been zoned separately because of its special character (see Objective E). The rural zones allow for recreation uses which require extensive areas of rural land as conditional uses.

OBJECTIVE E

To control and promote the development of land at McLeans Island and West Melton, in conjunction with the Eyre County Council and the North Canterbury Catchment Board, as an important regional recreational complex.

POLICIES

- 1. To permit and encourage further development of recreational uses and related servicing and supporting facilities, particularly those requiring relatively extensive land areas or benefiting from a natural site or surroundings, while protecting the character and amenities of the area.
- 2. To permit as predominant uses those recreational and open space uses which require large land areas and which will not adversely affect neighbouring uses.
- 3. To permit as conditional uses those other recreational uses, and appropriate supporting and related uses, which may involve large buildings, accommodation, or possible adverse effects on the amenities of the neighbourhood.
- 4. To provide landscape and site development controls to ensure that all development is in harmony with the natural character of the area.
- 5. To safeguard the quality of groundwater contributing to the aquifers beneath Christchurch.

EXPLANATION

The McLeans Island/West Melton recreation area has been developed and promoted by the North Canterbury Catchment Board, with the assistance of Paparua and Eyre County Councils (within whose areas the recreation area is

located). Prior to 1968 this whole area was liable to flooding, but the erection of additional stopbanks has created an area of approximately 2262 hectares which is protected to a substantial degree from the Waimakariri River. This land has been and will be progressively made available by the Catchment Board for recreational development. The emphasis is on extensive recreation activities, clubs and organisations which require larger areas of land for their operations. The McLeans Island/West Melton recreation area overlies a large part of the recharge area of aquifers from which Christchurch draws some of its water supply. Uses may be subject to the provisions of the Water and Soil Conservation Act and will only be permitted or undertaken where the potential for groundwater contamination is minimal.

CHAPTER 8: QUARRY AREAS

1. INTRODUCTION

The Plains area of the County is the southern part of the Waimakariri alluvial fan. It is comprised mainly of greywacke alluvial, overlaid with topsoil. In many places there are old river channels and these provide very good sources of gravel and sand. On the Port Hills there is the potential for the extraction of rock and clay. The extraction of shingle has taken place from many parts of the County, and a large number of excavated gravel pits remain.

The first District Scheme zoned substantial areas for Quarry purposes and most of these are retained. The Scheme zones a total of 680 hectares as Quarry. This includes two major areas on the plains (Miners Road/West Coast Road and Pound Road/Hasketts Road), an area to the south of the Waimakariri River (east of McLeans Island), the Halswell Quarry (rock and gravel quarry on the Port Hills) and a number of small Council owned quarry reserves.

The Reviewed Scheme has deleted most of the Quarry zone immediately to the south of the Waimakariri River and reduced the size of the Miners Road/West Coast Road zone.

QUARRY OBJECTIVES AND POLICIES

OBJECTIVE A

To allow for the extraction of rock, sand and gravel, found within the rural area, in appropriate locations and with due regard to the visual impact of such operations and the long term rehabilitation and reuse of the quarried areas.

POLICIES

- 1. To provide for the extraction of rock, sand and gravel by means of Ouarry zones.
- 2. To regulate the quarry operations in order to reduce their impact on adjoining land and on the general amenities of the rural area.
- 3. To emphasise that quarrying is regarded as an interim use of land and that when extraction is completed, it should be left in or developed into a form such that it can continue to be used for another permitted use in the future.

EXPLANATION

The Scheme provides for 680 hectares of land in the Quarry zone. This is a reduction from the first District Scheme, but is considered to be sufficient for at least the 20 year planning period, and probably considerably beyond that period.

The Council wishes quarrying to take place in such a way that the potential end use of the quarry is considered. The quarrying operation should be seen as an interim use of the land and it should be left in or developed into a form such that it can continue to be used for another permitted use in the future. To this end, the Council has embarked on a study, in conjunction with Lincoln College, of the range of possible end uses for quarries. The results of this study are intended to be used as a guide in determining the end use or uses for each particular quarry or group of quarries.

This Reviewed Scheme introduces a number of interim controls for quarrying operations which are seen as a holding measure until the study being undertaken on behalf of the Council is completed. At that time it is anticipated that a Scheme Change will be introduced.

CHAPTER 9: PUBLIC WORKS & UTILITIES

1. INTRODUCTION

An important function of the District Planning Scheme is to provide for the establishment, development and expansion of public works and utilities. This is achieved by means of designations and by providing for a range of public utility services and buildings within the zoning provisions.

2. DESIGNATIONS OF PUBLIC WORKS

Designations are provided for in Sections 43 and 60, with Section 118 providing the power for the Crown or any local authority to serve additional requirements on the Council to make provision in the District Scheme for public works. This is achieved by means of designating the site for the particular purpose required. Once the land is designated, it can only be used for the purpose for which it is designated, or for a use which complies with the underlying zoning (subject to consent of the designating authority).

Designating land for public works is usually undertaken in the following situations:

- a) Land to be used in the future for a proposed public work (ie to prevent adverse development on the land).
- b) To protect public works which are not provided for in the particular zone in which they are located.
- c) To notify surrounding land owners that a property is to be used for a particular purpose.

Only public works can be designated; any privately owned properties which are not intended to be owned by the Crown, the Council or any local authority will not be 'designated' but 'identified' as being used for purposes of value to the community. The Public Works Act 1981 has narrowed the range of public works which can be designated in a Scheme to those which are defined as "essential works", or where the Designating Authority already owns or leases

the land. "Essential Works" are defined in the above Act, but include drainage, sewerage and rubbish disposal, irrigation, river control, soil conservation or water supply, energy, hospitals, universities, schools, roads and a number of other Government works. It does not provide, for example, for parks and reserves or community facilities.

3. PUBLIC UTILITIES

The 1977 Town Planning Act has narrowly defined public utilities (Section 64) to the distribution facilities such as power lines and pylons, sewer pipes, water irrigation races etc. These are deemed to be predominant uses in every zone. Under the 1953 Act, a number of additional facilities tended to be treated as public utilities (eg power transformers, drainage pumping stations etc). In 1978 the Council introduced a Scheme Change (No. 21) to include a number of these as predominant uses in various zones, rather than relying on the use of designations and this is retained in the Review.

4. SERVICING OF NEW DEVELOPMENT

Public utility services have a direct bearing upon the cost and feasibility of urban growth and their extent and limitations are critical in the allocation of land for new development.

The main public utility services are set out below. Most buildings associated with these services are listed as predominant uses in the Scheme.

ELECTRICAL SUPPLY AND DISTRIBUTION

An optimum level of distribution capacity is aimed at without a reduction in reliability of supply. Therefore, the existing system of reticulation needs to be extended as long as domestic, commercial and industrial electricity consumption continues to increase. Buildings required to carry out this function must be located where there is an increase in the demand for electricity.

SEWAGE DISPOSAL AND WASTEWATER

The removal of bulk sewerage or waste water is the responsibility of the Christchurch Drainage Board, within its district, and beyond that area, effluent and waste water disposal is subject to the provisions of the Water and Soil Conservation Act 1967, administered by the North Canterbury Catchment Board. Templeton has an independent sewerage treatment plant.

TELEPHONE SERVICES

A continual process of expansion of Post Office facilities is needed to meet the increasing demand for telephones and other services such as Telex, data circuits and fire alarms. Buildings higher than normal residential buildings are sometimes needed to accommodate the large equipment so the ordinances are designed to protect the visual character of an area and to ensure there is not undue shading of adjoining residential buildings.

GAS SUPPLY AND RETICULATION

Gas is reticulated through certain parts of the County only and the Christchurch Gas Company is responsible for supply and maintenance. It intends to maintain the existing service until closure of the Gas Works, which is proposed by about 1982 or 1983. Gas reticulation will then cease in Christchurch.

WATER SUPPLY

Paparua County Council owns and operates the water supply serving the County. There are four artesian water supplies located in the following areas:

- a) Tai Tapu
- b) Sockburn, Hornby, Templeton, Islington
- c) Prebbleton
- h Halswell

A high pressure water system operates involving a number of gravity reservoirs and pumping stations. A stock water race system is also operated by the Council.

5. AGENCIES AND ACTIVITIES

The following is a list of the main public works which are at present designated in the Scheme:

PAPARUA COUNTY COUNCIL

- Council offices and works depot at Sockburn
- Water race settling ponds
- Templeton sewage works and disposal area
- Waterworks yards

NORTH CANTERBURY HOSPITAL BOARD

- Templeton Hospital and Training School
- Hornby Lodge
- Hornby Health Centre

NEW ZEALAND POST OFFICE

- Post Offices where not in the Commercial zone
- Sockburn Works Yard

MINISTRY OF DEFENCE

- Defence installations at Weedons and Rolleston
- Wigram Airport and associated facilities
- Rifle Range, West Melton
- Navigation beacon, Halswell Junction Road

JUSTICE DEPARTMENT

Paparua and Rolleston Prisons and associated farms

NEW ZEALAND FIRE SERVICE

Fire Stations in various locations

NEW ZEALAND RAILWAYS

- Railway yards and lines
- Sockburn-Styx Railway

EDUCATION DEPARTMENT

- A number of public schools in various locations

CENTRAL CANTERBURY ELECTRIC POWER BOARD

Works Depot, Main South Road

CHRISTCHURCH CITY COUNCIL

- Asphalt batching and bitumen heating plant and aggregate store
- Christchurch International Airport

GOVERNMENT POLICE

Various Police Stations

MINISTRY OF ENERGY

- Substation at Prebbleton
- Substation and systems control centre, Islington

MUNICIPAL ELECTRICITY DEPARTMENT

- Substations on Sparks Road

NORTH CANTERBURY CATCHMENT BOARD

- Tai Tapu Works Yard
- Some Halswell River Improvements

6. RUBBISH DISPOSAL

The Paparua County Council is a member of the Metropolitan Rubbish Disposal Scheme. The western transfer station is located within the County at Parkhouse Road, Sockburn and it is intended to provide the sole rubbish disposal facility for the County. Rubbish will be removed daily from the transfer station to a landfill site provided jointly by the Metropolitan Rubbish Disposal Committee.

The Council joined the Metropolitan Scheme after it became apparent that the risk of polluting the underground water resource of

Christchurch was too great to operate rubbish dumps in the more traditional manner of filling in excavated gravel pits located throughout the County. For this reason and also for reasons relating to other objectionable elements caused by traditional rubbish pits, the Scheme does not permit the filling of excavations or depressions with rubbish. The Scheme does allow the filling of excavations or depressions with inert fill.

7. CHRISTCHURCH INTERNATIONAL AIRPORT

The Christchurch International Airport is situated in the north eastern corner of the County and is recognised by a special Airport zone. The Scheme recognises the airport as a facility of regional importance and provides for its continued operation. The Airport also has an effect on the use of surrounding land because of aircraft noise.

PUBLIC WORKS AND UTILITIES OBJECTIVES AND POLICIES

OBJECTIVE A

To provide for the designation of public works in accordance with the Town and Country Planning Act 1977.

POLICIES

- 1. To designate land for public works in accordance with the requirements served on the Council and subject to the Council's rights under Section 118 to confirm, modify or revoke them.
- 2. To discourage the use of designations where public works are situated in zones suitable for the work or proposed work.

EXPLANATION

In accordance with the duties imposed by the Act, the Reviewed District Scheme incorporates designations included in the First District Planning Scheme together with additional and modified designations received after the Statement of Planning Objectives was notified.

The Act provides powers for the Council to recommend that any requirement to designate land be approved, revoked or made subject to conditions and it is the Council's intention to use these powers where appropriate and necessary. It is also the Council's policy that designations be used only where necessary and should not be used just 'in case' the operative zoning does not cover the full range of activities proposed.

OBJECTIVE B

Designations in the Scheme are to clearly describe the public work which is proposed or is existing.

POLICIES

- 1. To define designations with more precision than was the case in the first District Planning Scheme.
- 2. Outline plans are to be provided by designating authorities where required.
- 3. To include special conditions of development or other relevant conditions on designations where appropriate.

EXPLANATION

The description of public works was very brief in the first District Planning Scheme. Paparua County has a number of major public works and precise definitions of the use of designated land is important as they often determine much of the land use in the surrounding area. Planning for areas adjacent to the designation can be more effective with more precise definition of the designations. Precise definition is also important as it may be found that the use is appropriate as a predominant use in the zone, resulting in no need for the designation.

OBJECTIVE C

To 'identify' land being used for purposes of value to the community but not intended to be owned by the Crown, Council or any local authority.

POLICY

1. To identify those privately owned uses which should be retained in the public interest.

EXPLANATION

Special provision is made in Section 73 of the Town and Country Planning Act for private lands being used for purposes of value to the community, but which are not intended to be owned by the Crown, the Council or any local authority.

These uses are now 'identified' rather than 'designated' as in the First District Scheme (prepared under the 1953 Act). Uses have only bee identified where they do not comply with the underlying zone or where they should be retained because of some specific value to the community (eg open space). Once identified, uses not associated with the purpose for which the land is identified, become conditional uses.

OBJECTIVE D

To provide for those public utility buildings which are not included in Section 64 of the Town and Country Planning Act 1977, and which are deemed to be appropriate as predominant uses in various zones.

POLICY

1. To include where appropriate a number of public utility buildings as predominant uses.

EXPLANATION

Section 64 of the Town and Country Planning Act provides for a list of public utilities such as power lines, pylons, gas, drainage and sewer pipes as predominant uses. However, there are a wide range of public utility buildings associated with these which the Scheme specifically provides for as predominant uses rather than using designations.

OBJECTIVE E

To provide for the operation, and encourage the continued development, of the Christchurch International Airport, which is recognised as a facility of regional importance.

POLICIES

- 1. To recognise the airport as a separate zone because of its location within the rural area of the County, and within the Green Belt of the Regional Planning Scheme.
- 2. Within the Airport zone, to provide for the continued development of the airport, and the establishment of uses which are required to locate, or are best located at the airport, in an orderly and planned manner.
- 3. To implement, in the District Planning Scheme, those aspects of the Airport Master Plan which have land use planning implications, and which are likely to be implemented within the 20 year planning period.
- 4. To incorporate, within the Airport zone, a Comprehensive Land Use Plan which indicates and directs the distribution of major land uses within the airport.
- 5. To provide for the special transport needs of the Airport, in respect of road access for passengers, visitors, employees and freight.
- 6. To provide a high standard of access for movements to and from the airport zone and to concentrate airport traffic on the arterial road network.
- 7. To maintain a high standard of building design and landscape treatment in accordance with the function of the Airport as a regional amenity and the status of Russley Road as a rural highway.
- 8. To provide for and encourage the development of the airport as a centre for economic activity and as a catalyst for economic growth.

9. To enable Christchurch Airport to expand and develop with confidence in response to changing technologies, capital requirements and market conditions.

EXPLANATION

The Christchurch International Airport is recognised as an important national facility and a centre for economic activity and regional growth. It is important that the airport is able to carry out the full range of aviation functions and is able to expand in response to changing technology and market conditions. As a consequence specific provision is made for the airport in the District Scheme. The airport is located within the Green Belt of the Regional Scheme and is therefore appropriate and desirable to provide a specific airport zone.

The Airport zone covers the current and proposed operational areas of the Airport, including all land likely to be required in the 20 year planning period.

An Airport Master Plan has been prepared for the Christchurch International Airport (the plan is entitled 'Christchurch International Airport Master Plan', published in October 1985, and prepared by Airport and Systems Design Australia Pty Ltd, and Price Waterhouse Associates Limited). The Master Plan provides an overall direction for the future development of the Airport. Those aspects of the Airport Master Plan that are seen to be likely in the 20 year planning period have been incorporated into the Airport zone, and into a Comprehensive Land Use Plan (which sets out the distribution of major land uses within the Airport zone).

The Airport Master Plan also identifies the following long term possibilities for dealing with the growth of operations at Christchurch International Airport. Neither of these are likely within the planning period, and have therefore not been included in the District Scheme ordinances or maps.

a) The relocation of the main runway to a position 200 metres to the west of the current runway.

b) The provision of a second main runway at a position a minimum of 1500 metres to the west of the current runway.

The planning maps show an area of land, both within and beyond the Airport zone, as designated by the Christchurch City Council for 'Christchurch International Airport Purposes'. While it will be necessary for the designation to remain on any land not owned by the Airport Authority, it is the opinion of the Paparua County Council that the remainder of the designation should be uplifted as soon as practicable. With the provisions of the Airport zone, there appears to be no need to retain the designation.

The Airport is well serviced by the Arterial Road Network. Access from the north and south is provided by Johns Road and Russley Road, which are Major Arterial Roads with a bypass function and Limited Access designations. To the east, two Major Arterials, Memorial Avenue and Harewood Road, provide routes to the city. To discourage traffic routing through the residential areas and to ensure a high level of service to the bypass route (Johns Road/Russley Road) access to both Wairakei Road and Ayonhead Road will be limited.

It is proposed that Wairakei Road, west of Russley Road, be closed, and relocated to a position at least 200 metres north of the present intersection, to provide a new link between Orchard Road and Russley Road. This new link will be incorporated in a future Scheme Change, and will only be provided when Russley Road is upgraded or Terminal 2 completed, whichever occurs first. When Russley Road is upgraded with a median, provision will be made for turning traffic at the intersection of the new link road and Russley Road and at the existing Wairakei Road intersection.

OBJECTIVE F

To impose a series of restrictions around the Airport which are required for the safe operation of the Christchurch International Airport.

POLICY

1. To incorporate the height and safety restrictions served on the Council as a requirement by the Christchurch Airport Authority.

EXPLANATION

A revised specification for "Approach and Limited Land Use Controls" dated 14 May 1980, has been served on the Council. This specification takes into account proposed extensions to the main runway, together with new standards and metrication.

Note: For other objectives and policies relating to Christchurch International Airport see Objectives K and L, Rural Areas.

CHAPTER 10: AMENITIES

1. INTRODUCTION

As a cultural and tourist centre, Christchurch and its surrounding rural areas depend in part on the attractions offered by way of amenities of an architectural, historical, horticultural or scenic nature. The 'Garden City' image is a result of past contributions from public and private organisations and from individual householders and businesses

Economic pressures and energy costs are likely to continue to demand more intensive use of land and this will place many existing features under an ever-increasing threat of removal or damage.

Section 36 of the Town and Country Planning Act allows District Schemes to include discretionary powers relating to the preservation or conservation of trees, bush, plants, landscape and areas of special amenity value, and the design and external appearance of buildings.

Objectives and Policies have been formulated in relation to the preservation of historic buildings and trees, the maintenance and improvements of the landscape and advertising signs.

HISTORICAL PLACES

OBJECTIVE

To encourage the retention of buildings and objects of historic, architectural or scientific importance wherever practicable.

POLICIES

- 1. To incorporate a register of places of historic, architectural or scientific importance.
- 2. To require three months notice to be given of any proposed demolition or major alteration to enable the building or object to be fully recorded.

EXPLANATION

The County contains a number of buildings and objects which have a particular uniqueness or contribute to the County's historic environment. The retention of these buildings is a desirable objective. However, it is not the Council's wish to place undue restrictions on persons owning historic buildings. Rather, the Scheme incorporates a register of places of historic, architectural and scientific importance for which three months notice is required for any proposed demolition or major alteration. The purpose of the three months notice is to ensure that adequate recording is made of the building or object.

TREE RETENTION

OBJECTIVE

To encourage the retention of trees in the urban and rural landscape.

POLICY

1. To encourage the retention of existing vegetation on sites where development and redevelopment occurs.

EXPLANATION

Trees make an important contribution to the landscape of the County. Particularly on the flat areas of the city and plains, trees are one of the most important landscape features contributing to the visual environment. The Christchurch area is fortunate in its already large number of trees and in the soil conditions which in most areas makes trees relatively easy to grow. Most trees take a long time to grow to a reasonable size and are important for their contribution towards soil stability, water retention, pollution, screening, shade, windbreaks and as a habitat for animal life etc. In the case of new buildings and developments, trees are one of the best means of softening the effect on the landscape.

The Review introduces control over the removal of trees during subdivision and development or redevelopment of sites. This provision is incorporated to ensure that at the time of site development, special consideration is given to any existing trees and they are only removed where necessary. It is not the intention of the Council to forbid the removal of trees, rather that they are considered during the planning and designing of property development or redevelopment. It is accepted that in some instances trees will have to be removed to enable satisfactory development of a site and the provisions included in the Scheme will be administered accordingly.

LANDSCAPE

OBJECTIVE

To encourage an improved urban landscape by means of landscape controls.

POLICIES

- 1. To incorporate landscape requirements within appropriate zones.
- 2. Within industrial areas, it is the Council's policy to encourage these areas to take on the appearance of a 'Suburban Industrial Park' (see Objective E. Industrial Objectives and Policies).
- 3. To identify general principles of landscape design as a guide to the preparation and implementation of landscape plans.

EXPLANATION

The District Scheme sets out certain standards and areas requiring the provision of planting for landscape purposes. This is required in order to achieve some or all of the following objectives:

- to improve the overall appearance of a development and enhance the relationship between buildings and the environment.
- to complement buildings with natural colour, form and materials.
- to provide a visual link between development on adjoining sites.
- to ensure the site is functional.
- to create a sense of visual harmony.
- to minimise conflicts of scale.
- to visually soften hard or bleak areas.
- to screen unsightly parts of a development.

- to act as a physical barrier between sites or parts of sites.
- to provide shelter and shade.
- to reduce the effect of noise.

The ordinance relating to landscape sets out general principles of landscape design as a guide to the preparation and implementation of landscape plans. These plans are required to be submitted and approved prior to the issue of building permits (and where necessary Development Plans).

ADVERTISING SIGNS

OBJECTIVE

To provide for advertising signs in such a manner that they do not detract from the amenities of the area, have pleasant visual properties and are necessary to inform the general public.

POLICIES

- 1. To list a series of criteria against which any application for an advertising sign shall be considered.
- 2. To provide specific sizes and dimensions for signs where these can be predetermined, but to provide these in such a way that they are more of a guide than an absolute standard.

EXPLANATION

Signs are an important feature of the landscape but they can also have a marked detrimental effect on amenities. The District Scheme recognises the need for signs to identify properties, to inform the general public of the available goods and services and to display directions to traffic and pedestrians. However, some controls are necessary to protect visual amenity and avoid conflicts with traffic safety.

Where possible (and particularly in residential, rural and recreation areas) limitations are placed on the dimensions of signs. However, in the commercial and industrial areas the ordinances rely more on a series of criteria to ensure that signs are generally in keeping with the scale of the property and use. In the case of free standing signs more specific dimensions are laid down because of the detrimental effect of large free standing signs.

Because the ordinances tend to be discretionary, the Scheme provides for a number of avenues (dispensations, referral to Council and conditional uses) for re-consideration or further consideration of particular applications for signs.

DESIGN & APPEARANCE OF RELOCATED BUILDINGS

OBJECTIVES

- 1. To better utilise existing housing and other building stock in sound condition.
- 2. To conserve existing building stock.
- 3. To ensure relocated buildings do not detrimentally affect the character of surrounding areas.
- 4. To ensure relocated buildings are appropriate to the area in which they are to be relocated.

POLICIES

The Council aims to ensure that relocated buildings do not detract from the amenities of the neighbourhood by:

- 1. Only allowing buildings in sound condition to be relocated.
- 2. Requiring relocated buildings to have regard to:
 - the general character of the area in which they are to be relocated
 - the character of buildings in the vicinity
 - the character of buildings on the same or adjoining sites.
- 3. Generally taking the age, design, general appearance and scale of surrounding buildings as a guide.
- 4. Requiring existing planting to be retained and supplementing this where appropriate.

EXPLANATION

While it is said that what conditions good design is often a matter of taste, nevertheless with all aspects of design there are well proven principles to be observed. The principles become more important as buildings are brought closer together with increasing density of development. They are of less importance with buildings on separate sites where the landscape is of greater consequence.

The Act enables District Schemes to have discretionary controls, in the form of a controlled use application, for the design and external appearance of buildings. In order to assess such a controlled use application, it is necessary for the Scheme to have criteria or guidelines against which to judge or measure the application. Such guidelines have been introduced for relocated buildings. Other areas or buildings may be added as other guidelines are developed.

CHAPTER 11: TRANSPORTATION

1 INTRODUCTION

The traffic network and land use policies relating to the movement of people, goods and services are integral parts of the District Planning Scheme. The future situation with regard to transport is of course somewhat uncertain because of increasing costs of traditional transport modes. However, the provision of a roading network (and improvements to it) still forms a cornerstone of the Scheme (as it does in the Regional Scheme).

2. MODES OF TRANSPORT

(a) PRIVATE VEHICLES

The vast majority of trips occur on the roading network by motor car, van or truck and therefore the greatest emphasis is placed on the development of the road network. Therefore the establishment of a well defined hierarchy of roads and of improvements to these roads is an important part of the provisions of this District Planning Scheme.

(b) PUBLIC TRANSPORT

The major public transportation mode is the bus, and it tends to concentrate on providing a service into and out of the centre of Christchurch. Within Paparua County therefore, most bus services are on the main routes into or out of the City centre.

(c) RAIL TRANSPORT

The main trunk railway lines to the south and west run through the County. There is also the proposed Sockburn-Styx railway loop. The railway system provides an important service to the major industrial areas and it is desirable that this service remains and increases.

(d) AIR TRANSPORT

The Christchurch International Airport lies within the County and is specially recognised in this Scheme by the provision of an Airport zone. The Wigram Defence Airfield is also within the County as is the West Melton Aeroclub field.

(e) BICYCLES

With increasing costs for mechanical transport the use of bicycles is likely to increase and this should be encouraged. Bicycles provide an ideal alternative form of transport, especially in a flat area such as Christchurch. The future provision of a cycle network is seen as a desirable objective and it is the Council's intention to investigate the establishment of a cycle network. The report entitled 'Cycling in Christchurch' prepared by the Christchurch City Council will be used as a basis for such investigations.

3. THE REGIONAL ROAD NETWORK

The regional road network is defined in Section 2 of the Regional Scheme of the Canterbury United Council. The network has been determined and refined over a period of years by the previous Canterbury Regional Planning Authority, in consultation with the Ministry of Works and Development, National Roads Board and local authorities. In 1959 the then Christchurch Regional Planning Authority produced the Master Transportation Plan, in which data was assembled and estimates of urban and traffic growth made by considering land use and transportation needs to the year 1980. This plan formed the basis of the roading network provided in the First District Planning Scheme. The Master Transportation Plan was incorporated in the Regional Planning Scheme in 1971.

Since 1971, a number of studies have been carried out in order to reassess the traffic network, and have resulted in a draft review of

Section 2 of the Regional Scheme (Transportation and Communication) being publicly notified in late 1980.

This Scheme adopts 'levels of service' as the performance element for the roading network. This criterion recognises effects of traffic speed and volume and includes a measure of convenience, safety and amenity for nearby properties and communities. The Council accepts this as a realistic and appropriate criterion on which to plan and administer the principle road network. The area within which the various levels of service are to be maintained are defined in the Regional Planning Scheme, Section II, Communications.

The regional road network has been substantially reduced in scale in the light of significantly reduced growth rates and increased cost of travel. The proposed Review of the Regional Scheme now provides for three stages of work required to implement the regional network.

(a) IMMEDIATE NETWORK

Works that are required to satisfy current traffic needs irrespective of population or mobility.

(b) PLANNING NETWORK

Works which are likely to be required within a 20 year planning horizon, and designed for a Christchurch urban area population of 360,000.

(c) STRATEGIC NETWORK

Works which can be regarded as reasonable possibilities should the urban area population exceed 360,000.

The District Scheme makes provision for works in the immediate and planning networks only. Works in the strategic networks are only possibilities and are referred to in the regional scheme. However, some strategic works (eg Southern Arterial) are shown on the District Scheme because of their long term consequences. The Regional Scheme also provides for a hierarchy of roads which is followed in this District Scheme. The hierarchy is as follows:

(a) SOUTHERN ARTERIAL

This is the major road into and out of Christchurch and is intended to carry heavy vehicles and high flows of traffic.

(b) MAJOR ARTERIAL

These are the major roads (other than motorways) within the County and are generally intended to ultimately be 4 lanes wide with preferably a divided carriageway. The major arterial roads are normally 30 metres wide.

(c) MINOR ARTERIAL

These are the remainder of the roads with a regional function and are generally 20 to 25 metres wide with the possibility of 4 lanes (undivided) being constructed.

(d) SECONDARY

These roads, while local in character, have some important local function, such as being a bus route, or having a school or major generator of traffic facing onto them.

(e) LOCAL

The balance of the roads in the County are local roads and fulfil a strictly local function.

The Southern Arterial, and major and minor arterial roads, are regional roads (only in terms of the Regional Scheme).

4. MAIN ELEMENTS OF ROADING NETWORK IN PAPARUA COUNTY

(a) SOUTHERN ARTERIAL

The Southern Arterial will form the future main route into the city from the south. At present it extends (2 lanes only) to Curletts Road (from Brougham Street). The Regional Scheme provides for the upgrading of this link to 4 lanes and the extension of 2 lanes to Halswell Junction Road within the planning period. Eventually the southern arterial will extend through to the Main South Road just beyond Templeton.

When the Southern Arterial reaches Halswell Junction Road, and until it is extended beyond to Templeton, Halswell Junction Road will provide the major link from the Main South Road to the Southern Arterial.

(b) MAJOR ARTERIALS

The major arterials within the County are as follows:

- Blenheim Road
- Main South Road
- Yaldhurst Road Main West Coast Road
- Russley Road Masham Road Carmen Road -Shands Road (Hornby to Southern Arterial)
- Curletts Road
- Memorial Avenue

The District Scheme provides for widening of these roads to bring them in most cases to 30 metres width (where that is not already provided).

(c) MINOR ARTERIALS

The minor arterials within the County are as follows:

- Shipleys Harewood Willows McLeans Island - Chattertons Roads - Old West Coast Road (Part)
- Buchanans Road Racecourse Road
- Curraghs Road (Main South to Main West Road)
- Pound Road (Main South to Main West Road)
- Shands Road (Southern Arterial to County boundary)
- Halswell Junction Road
- Springs Road
- Amyes Road Awatea Road
- Annex Road
- Akaroa Highway

- Cashmere Road
- Sparks Road
- Lincoln Road Tai Tapu Road

Most of these roads remain at 20 metres width, although Buchanans Road/Racecourse Road (within urban area), and Springs Road (within urban area) are 25 metres and Halswell Junction Road (Shands Road to Southern Arterial) is 30 metres.

(d) SECONDARY AND LOCAL ROADS

The secondary roads are listed in Appendix O and all other roads not included in that appendix are local roads.

(e) CHANGES IN THIS REVIEW

This review represents a scaling down of the roading network from that in the First District Scheme. Many widening provisions have been deleted or replaced, and the following routes have been deleted altogether, and the functions they were intended to serve will be accommodated by a progressive upgrading of suitable existing routes.

- Foothills (replacement for Cashmere Road to link to Tai Tapu Highway)
- Trices Road Hamptons Road Dawsons Road route
- Ellesmere Expressway

5. ROAD WIDENING

Where present roads are at a lesser standard than required within the planning network, adjoining properties are subject to road widening. Many widenings shown in the First District Scheme have either been deleted or reduced in size. Many of the widenings remaining, while retained in the District Scheme, may not necessarily be required within the next 20 years, because the construction or road improvement will depend on population growth and finance availability.

6. USE OF LAND ADJOINING ROADS

While roads are normally upgraded by physical construction (widening, realigning etc), the management of the use of land adjoining roads (particularly regional roads) is also of importance. A number of measures are included in this Scheme.

(a) LIMITED ACCESS ROADS

All major arterial roads (except within existing built-up urban areas) are either declared or proposed Limited Access Roads. Some minor arterial roads (Pound Road, Halswell Junction Road and the Akaroa Highway) are also Limited Access Roads. The three State Highways (SH 1, 73, and 75) are under the control of the National Roads Board, and the others, the County. Limited Access provisions require licensing of all existing access points and any proposed new access points to any property fronting onto the Limited Access Road.

(b) LIST OF USES PERMITTED

Within industrial zones a number of uses which generate traffic have been excluded from the list of predominant uses. In the rural zones, stalls for the sale of produce are permitted subject to specified standards, but are excluded where access is from major arterial roads or state highways. Factory farms are a conditional use on minor and major arterial roads.

(c) OFF STREET PARKING, LOADING AND ACCESS

The requirements of the Scheme relating to the provisions of off street parking, loading facilities and access to and from the site have been refined in this Reviewed Scheme, and now follow more closely the provisions found in adjoining local authorities. In the first District Scheme, car parking standards (particularly in the industrial zones), tended to be high, and inadequate provision was made for access and loading.

(d) BUILDING LINE RESTRICTION

Many subdivisions approved by the Council have been subject to building line restrictions. Until mid-1978, the Council's policy had been to provide for a 20 metre road with normal front yard requirements added to this to determine the building line restriction. In other words, any street could in the future be widened and still preserve the front yard. Most residential streets which were formed at less than 20 metres are unlikely to be widened and the building line restriction seems unnecessary. The Scheme therefore provides for the removal of building line restrictions that were established for this purpose.

TRANSPORTATION OBJECTIVES & POLICIES

OBJECTIVE A

To establish a principle road network and priorities of development.

POLICIES

- 1. To accept the transportation hierarchy and network of the Regional Planning Scheme of the Canterbury United Council.
- 2. To reduce the designations in the District Scheme for roading improvements to those which are possible within the planning period (20 years).

EXPLANATION

The regional hierarchy and network of roads are defined in Section 2 of the Regional Scheme and these are incorporated in the District Scheme. The Review of Section 2 has recommended a considerable reduction in the roading network and this is reflected in the Scheme. Several roading proposals in the first Scheme have been deleted. (eg Ellesmere Expressway, Cashmere Road realignment, Trices Road - Hamptons Road - Dawsons Road link).

OBJECTIVE B

To protect land to be involved in any future roading works.

POLICIES

- 1. To designate land which could be required for roading works within a 20 year planning period.
- 2. To designate any major works beyond the planning period, which, because of their size or importance, require continued protection.

3. To reduce roadworks designations to a width sufficient to provide the planned level of service over the planning period.

EXPLANATION

The Draft Review of Section 2 of the Regional Section defines three networks (immediate, planning and strategic). The District Scheme implements the immediate and planning networks. However, major works, such as the Southern Arterial, which form part of the strategic network, are also included because of their long term significance. Many designations have been reduced in size (width) from the first Scheme which made provision for quite excessive widenings, especially in the rural areas.

OBJECTIVE C

To minimise the effect of traffic generating uses on the main regional roads.

POLICIES

- 1. To provide limited access road status to all major arterial roads which warrant such status.
- 2. To control potential traffic generating uses seeking to locate with access onto major and minor arterial roads.

EXPLANATION

Limited access roads are provided in relation to all major arterial roads, and to Pound Road, Akaroa Highway and Halswell Junction Road. Within the industrial zones certain traffic generating uses are restricted on major urban roads and within the rural zones stalls for the sale of produce are permitted subject to specified standards, but are excluded where access is from major arterial roads or state highways. Factory farming is a conditional use on major and minor arterial roads.

OBJECTIVE D

To ensure that all development provides satisfactory off street parking, loading and access facilities.

POLICIES

- 1. To require the provision of off street parking on all sites, sufficient to cater for the normally expected number of vehicles which the use of any particular site would generate on a regular basis.
- 2. To detail information, layout and development standards for car parking and manoeuvring areas.
- 3. To ensure suitable access is provided to and from any land from adjoining roads.
- 4. To ensure adequate provision is made for loading of goods associated with the use of any site.
- 5. To ensure all trade vehicles which are required to be stored in association with any site can be stored on that site.

EXPLANATION

The Transportation Section sets out a number of requirements relating to car parking, loading, access and trade vehicle storage. These have been refined and quantified in relation to the requirements in the First District Scheme and are now more similar to adjoining metropolitan Councils.

CHAPTER 12: OTHER OBJECTIVES

OBJECTIVE A

To provide for the installation of Liquified Petroleum Gas (LPG) facilities at appropriate locations.

POLICIES

- 1. To recognise and provide for the use of LPG as a fuel source, particularly in industrial processes.
- 2. To recognise the need to establish LPG distribution centres, at appropriate locations for use as a transport fuel.
- 3. To have regard to the health, safety and general welfare of the inhabitants of the County.

EXPLANATION

The use of LPG 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 LPG tanks are placed in locations which are satisfactory in the public interest.

The installation of LPG 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 general terms, the Dangerous Goods Regulations are considered adequate to deal with the safety and amenity of LPG installations. However, it is considered necessary to include limits above which such installations will be a Conditional Use.

The capacity limit for the retail sale of LPG has been set at 12,000 litres (water capacity) which is approximately 5.4 tonnes. This is the cut off point in the Dangerous Goods Act above which installations require the consent of the Chief Inspector of Dangerous Goods (Labour Department). That capacity is sufficient to allow most service stations, subject to compliance with the Dangerous Goods Regulations, to retail a realistic quantity of LPG. The

Council favours a tank size which does not require constant refilling. Tanks larger than 12,000 litres will be a Conditional Use.

In the case of other LPG installations which are used as a source of fuel incidental to the operation of the use of a site, the same water capacity of 12,000 litres has been used for predominant use status. However, it is considered by the Council that on sites well removed from residential areas larger tanks should be permitted without the need for a Conditional Use application. The Scheme therefore allows for such tanks which are larger than 12,000 litres, and up to a maximum water capacity of 66,000 litres (30 tonnes) provided that they are removed from residential areas by distance ranging from 50 metres to 100 metres depending on the size of the tank.

Above the capacity limits sets, LPG installations are a Conditional Use. It is considered that such larger installations should be subject for public scrutiny. The Scheme sets out a list of matters which the Council shall have regard to in assessing any conditional use application.

CHAPTER 13: ZONE SUMMARIES

The zone summaries set out on the following pages are provided as a means of summarising the differences between the various zones within each main zoning type (ie rural, residential, industrial, and commercial).

The zone summaries are only included for the main zones, and not for special purpose zones, or zone types with few individual zones (eg Recreation, Quarry, Airport).

The zone summaries are provided for information only. The description of the various predominant and conditional uses are headings only and do not set out in full the relevant predominant or conditional use, nor any particular conditions which apply. They must be read in conjunction with the actual predominant and conditional uses set out in the Code of Ordinances.

INDUSTRIAL ZONES

r 0 /	xcept Appendix A & B	ņ	on certain main roads)			SS									В	A	
Uses listed in Appendix C	Industry, warehouse or bulk store except Appendix A & B Industry, warehouse or bulk store except Appendix A	Any industry, warehouse or bulk store	Vehicle sales and hire(conditional use on certain main roads)	Service Stations	Commercial and Administrative Offices	Commercial activities servicing industrial zones	Places of Assembly	Wholesale Showrooms	Retail Showrooms	Public Utility Buildings	Parks, Reserves and Recreation Areas	Residential Accommodation	Accessory Buildings	Alterations and extensions to existing uses	Industry, warehouse or bulk store listed in Appendix B	Industry, warehouse or bulk store listed in Appendix A	Vehicle Wrecking Yard
•			•	•	•			•		•	•	•	0	0	•		
-	•		•		•	•	0	•		•	•	8	0	6	9		
		•	9	9	•	•	•	8	9	0	•	•	•			•	9

Notes:

2.

Industrial 1 Industrial 2 Industrial 3 Industrial 4

Special purpose Industrial zones not included in this table are Industrial 1A, 1D and 3A.

Some of these uses are excluded or are conditional uses on certain listed main roads.

RESIDENTIAL ZONES

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	Dwellings	Shop Dwellings	Home Occupations	Family Flats	Flats (2, 3, or 4)	Flats (2 only)	Comprehensive Developments	Old Peoples Homes	Elderly Persons Housing	Schools	Hospitals	Churches and Church Halls	Pre School Facilities	Medical Practice	Parks, Reserves and Recreation Areas	Market and Nursery Gardens	Public Utility Buildings	Accessory Buildings	Layout Plan	Special conditions relating to zone boundaries, staging, earthworks	Special Deferred Zoning Area	Dwellings subject to satisfactory sewage			Sale of produce grown on the property	Comprehensive Developments	Family Flats	School, Pre School Facilities	Old Peoples Homes	Places of Assembly	Retail Shop	Service Industries (Appendix C)	Home Occupations involving sale of products or employment of staff
Res. 1	•	•	•	•				0	•	•	•	•	•	•	•	•	9	•					۰	•	•					•			•
Res. 1A (Halswell Ext.)	•	•	•	•	•		•		0			•	•	•	•	•	•	•	•		0			•	•					•			•
Res. 2A (Worsleys Spur)	•		•		•			•		•	•	•	9	•	•		•	•	•	•				•			•			•			•
Res. 2B (Worsleys Spur)	•		•		•										•		•	•	•	•	•						0						•
Res. 3A (Templeton)	•	•	•	•		•		•	•	•	•	•	•	•	•	•	•	•	•		•			•	•					•			-
Res. 3B (Prebbleton)	•		•												•	•	•	•							•		•	•	•	•		_	•
Res. 3C (Tai Tapu)	•	ļ	•									-			•	•	•	•				•			•		<u> </u>	_					•
Res. 3D (West Melton)	•	-	•									-			•		•	•	•						•		•				•		•
Res. 3E (Kennedys Bush)	•	•					•	•	•	•			•	•	•			9					•		•		•	-					•
*Res Mixed	L		-		<u> </u>		v	_	_	_	_			•			-						Ľ										

*Note: Residential Mixed also allows for the following as predominant uses; places of assembly, administrative, commercial and professional offices and medical centres.

Residential 3E also allows a number of rural uses beyond those normally permitted in rural zones.

RURAL ZONES

COMPANDED Compand Co										PR	ED	OM	INA	N	ſ													~							
Rural 1		8			F					I	OWE	LLIN	īGS				OT	HER	AND A	CCE	SSOF	RY						C	INC	OIT.	ION	NAL			
Rural 2	Agricultural, horticultural		Provided not on good quality land		_	_	Forestry	Vineyards	<u> </u>	-	-		Maintain or increase productivity	Predominant		-					-	River protection and improvement works		-		-	_	 Boarding kennels	-				 -	Public Utility Buildings	_
Rural 2 Image: Control of the contr						_	<u> </u>	<u> </u>					_	_														 	•				 •	\vdash	
Rural 4		<u> </u>	_	_			ऻ—	↓	-					_								-				<u></u>	<u> </u>						 -	$\vdash\vdash$	
Rural AP •<		Ļ		_			<u> </u>							_												<u> </u>	<u> </u>	 					 -	$\vdash \vdash \vdash$	
Rural PT • • • • • • • • • • • • • • • • • •		1				+-		<u> </u>								-	-					-	-	+	-	<u> </u>	<u> </u>				-		 -		-
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COMMERCIAL ZONES

				was solution				PR	ED	ОМ	INA	NT	' US	ES				*********							ENSIV PMENT	8	CON	DITI USE	ONAL S
	Retail and Wholesale shops (maximum floorspace 750m ²)	Retail and wholesale shops		Medical Centres, Veterinary Clinics	Post Offices and Banks	Service Stations	Community Centres, Places of Assembly, Library	Places of Entertainment	Public Utility Buildings	Residential Accommodation	Wholesale Warehouses and Showrooms	Vehicle sales, hire and servicing	Service industries listed in Appendix C	Hotel	Tavern (Racecourse Road)		Neighbourhood Tavern (Broomfield and Westmorland)	Accessory buildings	Garden Centres (also in service industries)	showrooms	Parks, Reserves and Recreation areas		Layout Plan (all centres)		Layout Plan (Hornby South)		Service Industries in Appendix C	Contrary to Layout Plans	Retail and wholesale shops larger than 2500m ² Halswell
Commercial 1	•		•	•	•	•	•		•	•					•				_		•			+	•		•	•	
Commercial 1A	P.		•	•	•		•		•	•					_	_	•	•	_		•	-	•	+		-	•	0	
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CODE OF ORDINANCES

CONTENTS

PART	TITLE	PAGE
I	INTRODUCTION	69
II	GENERAL	82
III	RURAL ZONES	88
IV	RESIDENTIAL ZONES	118
V	INDUSTRIAL ZONES	140
VI	COMMERCIAL ZONES	151
VII	RECREATION ZONES	158
VIII	QUARRY ZONE	164
IX	AIRPORT ZONE	167
X	PUBLIC UTILITIES	170
XI	AMENITIES	172
XII	SUBDIVISION	180
XIII	TRANSPORTATION	189

PART I: INTRODUCTION

1. DOCUMENTS COMPRISING THE SCHEME

This Code of Ordinances, together with the Scheme Statement and the Planning Maps, make up the First Review of the Paparua County District Planning Scheme. A description of the purposes of these three sections of the Scheme is found in the introduction to the Scheme Statement, Chapter 1 (5). Any uncertainties as to the meaning and intention of any provision of this code may be resolved by reference to the relevant chapters of the Scheme Statement.

2. GENERAL OBLIGATION TO COMPLY

Subject to the provisions of the Act and all Regulations thereunder and to any modification or dispensation granted in terms of any provision to that effect in this code, no person or body shall carry out any use development or subdivision of land otherwise than in conformity with the provisions of the Scheme.

3. RELATIONSHIP OF SCHEME TO OTHER ACTS, REGULATIONS AND BYLAWS

The provisions of many other Acts, Regulations and Bylaws or Codes of Practice may be relevant to matters dealt with by this Scheme. In general the provisions of this Scheme are in addition to, complementary to, and not in substitution for such other legislation. Where the provisions of this Scheme are inconsistent with any Bylaw or Code of Practice, this Scheme shall prevail.

4. DEFINITIONS

Accessory Building in relation to any site means any separated building the use of which is incidental to that of any other principal building, or use on the site, and for residential uses includes a sleepout, family flat,

garage or carport, garden shed, glasshouse, swimming pool, mast, fence, shed used solely as a storage area, or other similar structure provided that any garage or carport which is attached to, or to a part of, any other building shall be deemed to be an accessory building.

Act means the Town and Country Planning Act 1977 and its amendments

Access Strip in relation to a site means an area of land whether a part of the site or not extending from the road to that site, providing for permanent and legal use for ingress and egress and for services only, for that site, and includes any rights of way or access lot.

Administrative Offices see Offices.

Agricultural, horticultural and pastoral farming means any type of farming defined in this Scheme being a land based activity, having as its primary purpose the production of any livestock or vegetative matter. Provided that, for the purpose of this Scheme, agricultural, horticultural and pastoral farming shall not include forestry, factory farming, stud farms, racing stables, training establishments, vineyards exceeding 0.4 hectares in area, boarding kennels or the sale of produce from the property.

Agricultural Contracting Business means the use of an existing farming property as a base for a business in which mechanical or physical work is carried out by contract on other rural properties, such a business being run as an accessory or ancillary use to the farming use of the property.

Boundary see site boundary.

<u>Building</u> in addition to its ordinary and usual meaning, 'building' means any structure or part of structure, whether temporary or permanent, moveable or immovable but does <u>not</u> include:

- Any scaffolding or falsework erected temporarily for maintenance or construction purposes.

- Fences or walls of up to 1.8m in height, not used for advertising or for any purpose other than as a fence or wall.
- Structures less than 5m² in area and in addition less than 1.2m in height.
- Masts, poles, radio and telephone aerials less than 6m above mean ground level.

<u>Bulk Store</u> means a building which is designed or used for the purpose of holding or containing any goods, material or substance, or any yard used for bulk storage of coal or wood, timber, bottles or any other similar thing.

<u>Carport</u> means an accessory building or part of an accessory building used for the housing of motor vehicles owned by persons living on the site and having no doors or walls on at least 50% of its perimeter.

Code means this Code of Ordinances.

<u>Commercial Forestry</u> means forestry for the extraction of timber and other forest products for commercial gain.

Commercial office see Offices.

<u>Comprehensive development</u> means a comprehensively planned collection of a minimum of five flats where building and subdivision or title plans are submitted concurrently.

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.

<u>Coverage</u> means the portion of a site which may be covered by buildings, including accessory buildings.

<u>Development</u> shall have its ordinary and usual meaning except where specific reference is made to a 'Development' under the Local Government Act 1974, in which case it shall take the meaning defined in that Act.

<u>Domestic livestock</u> 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.

<u>Dwelling</u> means those parts of one or more buildings which together comprise, or are intended to comprise, the residence of a single household unit.

Elderly persons housing means housing, other than an Old People's Home, built for occupation by elderly and retired people under the management of the Council, the Crown, or an incorporated society recognised by the Inland Revenue Department as a charitable institution, provided that such housing shall not be sold, leased, or otherwise disposed of as flats.

Factory Farming means farming involving a high energy input per unit area and which is not dependent on the fertility of the soil on which it is located and which may be mainly under building cover, such as, for example, poultry farming, pig farming, rabbit farming, mushroom farming, pot grown nursery and glasshouses which have other than an earth floor.

<u>Family Flat</u> means a self-contained single bedroom unit used as a residence of a dependent relative of a household living in the dwelling on the site.

<u>Farm accessory buildings</u> shall mean any separated building the use of which is incidental to any permitted farming use of a rural property, but for the purpose of these ordinances shall not include dwellings, family flats, farm workers accommodation, residential accessory buildings or shops or stalls for the sale of produce.

<u>Farm workers accommodation</u> means accommodation provided on a farm for persons employed on the property, but shall not include a self-contained dwelling unit.

Flat where two or more household units are located on one site, each residential building or part of a residential building designed for or occupied by a household unit shall be known as a flat. Provided however, that the term flat shall not include any elderly persons housing, old people's homes, boarding houses, hostels, hotels, travellers' accommodation or camping grounds. Where a site containing flat units is subsequently subdivided into fee simple titles the residential buildings shall, for the purpose of the Scheme, remain flat units.

<u>Forestry</u> means any type of forestry defined in this Scheme being the planting, replanting, cultivation and management of trees and related vegetation. (See also Commercial Forestry and Protection Forestry.)

<u>Garage</u> means an accessory building or part of an accessory building used for housing motor vehicles.

<u>Habitable Dwelling</u> means a dwelling which was legally constructed as a dwelling, and which in its existing state is capable of being occupied for living purposes and does reasonably comply with the minimum standards of the Housing Improvement Regulations 1947.

<u>Height</u> as applied to buildings shall be a vertical distance measured from the average original ground level along the foundation of a building facing any boundary of the site to:

- The highest point of the ridge where the roof slope exceeds 35°, or
- To the highest point of the parapet, or intersection of the wall and roof in the case of a flat or sloping roof less than 35° and other than a roof having a gable end, or
- In the case of a roof with a slope of less than 35° and having a gable end, the median level between the intersection of the walls and the roof and the highest points of the roof.

Provided that chimneys, ventilation shafts, water tanks, elevator lofts, steeples, towers and similar parts of a building may be excluded from the height calculations.

<u>Holding</u> means an area of land in one ownership, and may include a number of lots and/or titles.

Home occupation means an occupation, business, trade, craft or profession performed entirely within a dwelling or building accessory to a dwelling, by a member of the household residing permanently on the site, which occupation, business, trade, craft or profession is an incidental and secondary part of the use of the site for residential purposes. 'Home Occupation' shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibreglassing, heavy trade vehicles, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service (except that empty, clean drums may be stored in a suitable screened area), wrought iron work or manufacture, motor body building, fish processing, massage parlour, breeding or boarding of dogs or cats or any other occupation, business, trade, craft or profession which could detract from the amenities of the neighbourhood. (Refer to the "Special Conditions for Home Occupations" clauses in the performance elements for the residential and rural zones.)

<u>Hospital</u> means any public or private hospital within the meaning of the Hospitals Act 1957 and its amendments.

<u>Hotel</u> means any land or building in respect of which a hotel premises licence has been issued under the Sale of Liquor Act 1962, and its amendments.

Industry means the use of land or buildings for the packaging, processing, assembling, sorting or manufacture of goods or materials, but shall not include a motor vehicle wrecking yard. For the purpose of this Scheme, any industry shall be deemed to include only such storage areas, offices and showrooms as are necessary for, incidental to and a part of the industrial use established on the site. Where the term 'industry' is used in this Scheme, it shall include any 'service industry'.

<u>Inert fill</u> shall be material having no putrescible, pollutant, inflammable or hazardous components, and shall include rubble,

ballast, stones, mineral and soily materials, except that untreated sawdust may be utilised on existing farmland for the filling of minor depressions.

<u>Loading area</u> means that part of a site within which all vehicle loading facilities required under this Code are accommodated and includes all loading spaces, and manoeuvring areas.

Main living area means that portion of any household unit other than a room used principally as a bedroom, kitchen, laundry, bathroom or toilet.

Manoeuvring area means that part of a site used by vehicles to move from the vehicle crossing to any parking 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 manoeuvring area.

<u>Medical Centre</u> means a building used in the practice of a registered medical practitioner or dentist together with two or more other medical or allied persons who would fall within any one or more of the following descriptions:

- A registered medical practitioner
- A dentist and/or dental surgeon
- An optician or optometrist
- A physiotherapist
- A chiropractor
- A radiographer or radiologist
- A chiropodist
- A pharmacist (limited to a dispensary only)
- A social worker or counsellor
- A diagnostic or laboratory service

<u>Medical practice</u> means the medical practice of not more than two registered medical practitioners or dentists.

<u>Neighbourhood tavern</u> means a tavern (as defined in these ordinances) which has a maximum customer area of 200 m².

Office shall include any of the following:

- Administrative office those offices where the administration of an organisation, whether trading or non-trading is conducted.
- Commercial office those offices such as banks, insurance agents, typing services, duplicating services and real estate agents, being places where trade (other than that involving the immediate exchange of money for goods or the display or production of goods) is transacted.
- Professional office those offices such as the offices of accountants, solicitors, architects, surveyors, engineers, and medical practitioners, where a professional service is available and carried out.

Old People's Home means an old people's home within the meaning of the Old People's Home Regulations 1965 and its amendments.

<u>Outdoor living space</u> means an area of open space, required by this Scheme to be provided for the exclusive use of the occupants of the household unit to which the space is allocated. No outdoor living space shall be occupied by any building (other than an outdoor swimming pool, or accessory building of less than 8m²), driveway or parking space.

Outdoor service space means an area of outdoor space required by this Scheme to be provided for the exclusive use of each household unit to which the space is allocated, for such service facilities as clothes lines, storage of rubbish tins and wood. No outdoor service space shall be occupied by any building (other than a storage area), driveway or parking space.

<u>Parking</u> in relation to any vehicle includes the stopping or standing of the vehicle in the same place approximately, whether the driver is with it or not, whether the engine is running or not and whether the vehicle is capable of moving under its own power or not.

<u>Parking area</u> means that part of a site within which vehicle parking spaces required by this Code are accommodated and includes all parking spaces, manoeuvring areas and required landscape areas.

<u>Parking space</u> means an area of land formed and set aside exclusively for the parking of a motor vehicle and complying with Part XIII of this Code. No parking space shall be located in any area required to be landscaped or in any outdoor living space or outdoor service space.

<u>Permitted Use</u> means any use listed by this Scheme as predominant or conditional subject to compliance with all controls, restrictions, prohibitions and conditions listed in the Scheme, or permitted by any authorised discretion, or by any conditional use approval.

<u>Place of assembly</u> means any building used for the public and private assembly of people primarily for worship, recreation, education or deliberation and includes any church, church hall, sports clubrooms, clubrooms, gymnasium, pavilion, indoor sports facility, community centre or other building used for public meetings whether any such buildings have a club licence or not. The term place of assembly shall not include any place of entertainment, or licensed premise (other than clubs or chartered clubs).

<u>Place of entertainment</u> means any theatre, amusement parlour, dance hall or other place used principally for any public performances or public amusements whatever, whether a charge is made for admission thereto or not.

Professional offices see Offices.

<u>Protection forestry</u> means forestry for conservation, river protection, erosion control, soil stabilisation and for the provision of shelter and general amenity.

<u>Preschool facilities</u> 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 for part of the day, and includes any child care centre within the meaning of the Child Care Regulations 1960, any free kindergarten recognised by the Minister of Education, any

nursery playcentre recognised by the Director of Education and any plunket rooms.

Regional road for the purpose of this Scheme a regional road shall be an arterial road as listed in Appendix O and shall only mean Regional Road in terms of the Local Government Act if that is specified in the Scheme.

Retail shop means any land, building 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. In addition any land, building or part of a building on or in which retail services are offered by such traders as hairdressers, barbers, beauticians, photographers, drycleaners, shoe repairers, restauranteurs, laundrettes, shall be deemed to be a retail shop. The term retail shop however, shall not include any land, building or part of a building used for the sale or hire of motor vehicles, caravans, trailers, boats, or fuel, or any licence premises other than premises being a wine shop or restaurant.

Retail showroom means any part of an industry or warehouse where goods are displayed for direct sale to public, provided that the retail sales are incidental to the overall use of the site, and provided further that the goods displayed for sale are either:

- manufactured on the site, or
- bulky items such as floor coverings, farm machinery, building materials, motor accessories, heavy hardware, building supplies.

<u>Scheme</u> means the County of Paparua District Planning Scheme and includes the Scheme Statement, Code of Ordinances and planning maps.

Service industry means a small scale industrial use, primarily serving a local need and includes any industry listed as a service industry in Appendix C. The term service industry shall be deemed to include only such offices, storage areas and sales area as are necessary, incidental to, and a part of the service industry on the site.

<u>Service lane</u> means any service lane within the meaning of the Local Government Act 1974 and its amendments.

Service station means any site used for the retail sale of motor spirits, lubricating oils and any other fuels for motor vehicles. The sale of kerosene, tyres, batteries and other accessories normally associated with motor vehicles, and the ancillary sale of other goods for the convenience and comfort of persons calling at the service station for the services described in this definition, shall be permitted on such a site. The mechanical repair and servicing of motor vehicles shall also be permitted provided that the repairs undertaken on the premises shall be confined to the mechanical repair of motor vehicles (other than heavy trade vehicles) and domestic garden equipment and shall not include panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding. Except where the display, sale or hire of motor vehicles, caravans or boats is a permitted use in the zone the display, sale or hire of motor vehicles, caravans or boats shall not be permitted at any service station. (Note: for LPG Sale see Part II (General) Clause 8).

<u>Setback</u> where any building or part of a building is required to be set back from any site boundary no part of that building, unless specifically permitted by this Scheme, shall be closer to the site boundary than the minimum distance specified. The distance between the building and the site boundary shall be known as the setback. Provided however that where any road widening is required by this Scheme or otherwise in accordance with the Local Government Act 1974 and its amendments the setback shall be calculated from the proposed final site boundary.

Shop dwelling means a shop contained in a dwelling selling food or beverages or deriving a substantial part of its trade from the retail sale of milk, bread and other day to day requirements, and having a gross retail floor area, including storage, not exceeding 75m².

<u>Sign</u> includes every advertising or business device of whatever nature whether painted, written, printed, carved, inscribed, endorsed, projected onto or otherwise fixed to or upon any building, wall, pole, structure or erection of any kind whatsoever, or onto any rock, stone, tree or other object, if such advertising or business device is visible from any public road or residential zone.

Sign area the area of any sign shall be the entire area within a continuous perimeter enclosing the extreme limits of the lettering,

framework, or emblem, together with any material or colour forming an integral part of the display or used to differentiate such a sign from the background against which it is placed.

<u>Site</u> means an area in one occupation or ownership and contained within one certificate of title and one zone. 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 purpose of this Scheme. 'Site' includes any corner site, front site or rear site.

- Corner site means a site having a frontage of not less than 6m to each of two or more roads if the angle within the site between two such minimum frontages is not greater than 135°.
- Front site means a site having one frontage of not less than 6m to a road, and includes any 'through site'.
- Rear site means a site which is situated generally to the rear of another having access to a road generally by means of an access strip, or which has a frontage of less than 6m.
- Through site means a site other than a corner site, with frontage not less than 6m to two or more roads. A through site shall be deemed to be a front site for the purpose of this Code.

For calculation purposes a rear site shall not include any land contained in an access strip or leg in from a street frontage.

<u>Site boundary</u> means any boundary of a site and includes any rear boundary, road boundary, front boundary, side boundary, internal boundary, or zone boundary which crosses within the site.

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

- Rear boundary in relation to any front site other than a through site, means a boundary of the site being generally parallel to a road boundary.
- Road boundary means a boundary of a site contiguous to a boundary or proposed final boundary of any legal road (other than an access way or service lane), and front boundary shall have the same meaning.
- Side boundary in relation to a front site or corner site means a boundary of a site generally at right angles to a road boundary.

<u>Sleepout</u> means a single detached bedroom used by a member of the family occupying the dwelling situated on the same site. Provided that no sleepout shall contain a kitchen.

Step in plan means a break in the continuity of an exterior wall of any block or line of flats or traveller's accommodation whether of one or more storeys by stepping back any unit or units a minimum specified distance measured at right angles to the long axis of the block.

Storage area means an area within a building, required by this Scheme to be set aside for the storage of such bulky personal or household items as suitcases, bicycles and lawnmowers. Any shed used solely as a storage area may be located in an outdoor service space.

<u>Stud farms</u> means the breeding and raising of animals, and shall include horse and dogs, but does not include the breeding or raising of animals which would fall within the meaning of factory farming.

<u>Tavern</u> means any land or building in respect of which a tavern premises licence has been issued pursuant to the Sale of Liquor Act 1962.

<u>Training establishment</u> means the training and grazing of animals for the purposes of racing.

<u>Travellers' accommodation</u> means any land or buildings used for transient residential accommodation and includes camping grounds, motels, holiday flats, motor and tourist lodges and all rented residential accommodation which is offered for a daily tariff (other than hotels or licensed tourist premises) and excludes any buildings or parts of buildings used as restaurants or other ancillary non-residential facilities available for use by members of the general public.

<u>Vehicle crossing</u> 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 Code and includes any culvert, bridge or kerbing.

<u>Vehicle sales and hire</u> means the sale and hire of any motorised or non-motorised vehicle, and shall include cars, vans, trucks, farm and industrial vehicles, motor cycles, caravans, trailers and boats, and shall also include the storage and sale of vehicle parts.

<u>Vineyard</u> is a place which contains at least 0.4 hectares of grape vines.

<u>Warehouse</u> means any building or part of a building, or land, where materials, articles or goods are stored pending sale to a retail outlet or trader. 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 of the site as a warehouse.

Wholesale showroom means any part of an industry or warehouse where goods are displayed for wholesale sale or trade sale and any direct sale to the public is of a very minor nature in relation to the wholesale use.

5. INTERPRETATION OF PLANNING MAPS

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

- (1) Zone boundaries shown following the sides of roads, streams, drains or other physical features shall be deemed to follow the centreline of such roads, streams, drains or physical features. Notwithstanding, however, that a zone boundary follows the centreline of any road, all roads indicated on the planning maps shall be deemed to be designated as roads.
- (2) The base sheets used for the planning maps were prepared for the Council from Lands and Survey Department records at scales of 1:5000 and 1:10000. In the event of any errors or omissions in any information presented on the maps the Council shall determine the exact locations of zone boundaries.
- (3) In some cases the scale of the maps does not allow precise identification of the extent of some restrictions or their exact location. In these instances the symbols on the maps will draw attention to an ordinance or appendix to the Scheme.

6. USES NOT EXPRESSLY MENTIONED

Any use not expressly mentioned in this Scheme that falls naturally within a general class of uses that is mentioned shall be deemed to be included in that class and to be authorised accordingly. Any other use not expressly mentioned shall be dealt with as if it were an unauthorised use until such time as the Scheme is amended to accommodate it.

7. APPLICATION OF PROVISIONS FOR THE CONTROL OF USES AND BUILDINGS

- (1) ZONING
 - a) Parts II to IX of this Code specify the types of zones within the district, with each zone specifying a list of predominant and conditional uses, and the performance elements and

- standards relating to uses and buildings within that zone.
- b) A zone statement precedes the permitted uses and buildings for each particular zone. This statement is a general description of the purposes of the zone and does not form part of the Code but is a part of the Scheme Statement and must be read in conjunction with it.
- c) The zones listed in the Code of Ordinances are shown on the planning maps by distinctive notations.

(2) PERFORMANCE ELEMENTS AND STANDARDS

- a) In this Code every use and building listed as predominant within each zone, is permitted subject to compliance with the performance elements and standards set out for that zone. The performance elements are the planning objectives to be achieved by compliance with each particular performance standard. In the case of conditional uses the performance elements and standards shall be used as a guide when imposing conditions on any consent granted.
- b) The performance elements are described in more detail in the Scheme Statement and every element shall have the meaning assigned to it in the Scheme Statement.
- c) Each use or building shall comply with every performance standard relating to it notwithstanding that the requirements of each performance standard may vary.

(3)OTHER SCHEME REQUIREMENTS

In addition to the performance elements and standards listed for each zone, any use or building shall also comply with all other requirements set out in this Code. These matters include those set out in:

Part II

- General

Part X Part XI - Public Works and Utilities

- Amenities

- Historic Buildings

- Tree Preservation

- Landscape

- Advertising Signs

Part XII

- Subdivision

Part XIII - Transportation

Where possible these other requirements are cross referenced.

(4) **CROSS REFERENCES AND NOTES**

Where sections of the Scheme appear in brackets and begin with the word "note", the matters thereafter set out are references to other portions of the Scheme which are relevant, or are a further explanation of the particular provisions of the Scheme referred to. These notes themselves do not form a part of the ordinance.

(5) EXISTING USES AND BUILDINGS

Existing uses and buildings which do not comply with some provisions of this Code and which are within the scope of Section 90 and 91 of the Act may continue only to the extent authorised in those sections, unless otherwise authorised by this Code.

DESIGNATED LAND (6)

Any land designated for a public work in this a) Scheme is shown by distinctive notations on the planning maps.

- b) The person or body which has financial responsibility for the public work is also shown by notation in the planning map.
- The use of any land or buildings within a c) designated area is controlled by Part VI of the Town and Country Planning Act 1977 which in general limits such uses to those designated. those lawfully in existence at the time the land was designated, and any use or building permitted in the underlying zoning and to which the person or body having financial responsibility for the work has given consent.

(7)SPECIFICALLY IDENTIFIED LAND

- Any land which is specifically identified as used a) for purposes of value to the community but which is not intended to be owned by the Crown, the Council or any local authority is shown by distinctive notation on the planning maps.
- Where any land is specifically identified, a b) conditional use application shall be required where any work, subdivision or use within the meaning of Section 73 of the Act is inconsistent with the identified purpose. All other works, subdivisions and uses shall be permitted provided that they comply in all respects with the provisions of the zone which but for the identification would or does apply.

8. **PROCEDURES**

PROCEDURE FOR PERMITTED USES (1) AND BUILDINGS

a) Where a person or body proposes to make any use of any land, erect any building or do any

work in relation to any building, which would require a building permit pursuant to the Council's bylaws, in addition to the plans and information required to be supplied for the purposes of the building permit, sufficient plans and information shall be supplied to the Council to enable the Council to determine whether the use or building complies or will comply with the Scheme. Plans and information listed under (b) below will generally be sufficient.

- b) Where any person or body proposes to make use of any land, or do work in relation to any building, which would not require a building permit, such of the following plans and information shall be supplied as are appropriate to enable the Council to determine whether the use or building complies or will comply.
 - i) The address of the property.
 - ii) A full written description of what is proposed including details such as the nature of any uses, persons employed, hours of operation, traffic generation.
 - iii) Building plans, including elevations and perspectives, height, bulk and location of buildings. In certain situations details and colours will be required.
 - iv) A site plan showing such details as boundary dimensions, the location of any proposed use, existing buildings on the site and other buildings or features on adjoining sites or in the vicinity likely to be affected by the proposal.

- v) Where appropriate, a site plan showing details of any proposed excavations and fill and steps to be taken to prevent erosion on exposed faces.
- vi) Where appropriate, a plan showing details of stormwater and waste water/effluent disposal.
- vii) Parking, loading and access points.
- viii) Landscaping, including trees existing on the site, fencing, outdoor living spaces, service spaces and storage areas or any other required areas. Plans shall accurately show existing trees on the site, their type, diameter at 1m above ground level, canopy spread and ground levels. All new planting proposed shall be detailed as to species, number, age and dimensions.
- ix) In some cases levels of the site may be required particularly on hill sites.
- x) All plans shall be drawn to a metric scale (usually 1:100, 1:200 or 1:500) and the scale, together with the north point shall be indicated.
- xi) A summary of the floorspace of buildings on the site together with site coverage calculations.
- xii) Any further plans or information requested by the Council.

(1A) PROCEDURES FOR CONTROLLED USES

Where the Scheme provides for a controlled use, a non notified planning application is required to be lodged with the Council. The application shall include such plans and information as is necessary to enable the Council to assess the proposal in terms of the matters set out for consideration in the appropriate clause.

(2) DISPENSATIONS OR WAIVERS

- (a) The Council may grant an application for the dispensation wholly or partly from, or waiver of, any provision of the Scheme relating to:
 - (i) The subdivision of land permitted to be used for any urban purpose.
 - (ii) The height, bulk and location of buildings permitted on sites.
 - (iii) The provision of parking and loading spaces.
 - (iv) The design and appearance of buildings and signs and the provision, design and appearance of verandahs.
 - (v) Landscaping.
 - (vi) Such other matters as may be specified in that behalf by any regulations in force under the Act.

(b) The circumstances in which the Council may grant such an application is where it is satisfied that:

- (i) 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
- (ii) The dispensation or waiver will not detract from the amenities of the neighbourhood and will have little town and country planning significance beyond the immediate vicinity of the land in respect of which the dispensation or waiver is sought.
- (c) In considering any dispensations from any performance standard set out in the Scheme, the Council shall consider the performance element to which the standard relates (and the objectives of that performance element set out in Chapter 2 of the Scheme Statement). The Council shall be satisfied that the performance element is either still achieved, or does not need to be achieved to the same extent, or in the same manner, as particularly set out in the performance standards.
- (d) In particular, but subject to (b) and (c) above, the Council may consider

dispensations or waivers in the following circumstances:

- (i) Where the terrain is irregular or the site(s) are narrow, small, irregular or unusual in shape.
- (ii) Where existing buildings or additions are involved.
- (iii) Where adjoining uses do not require the same degree of protection as provided by the District Planning Scheme.
- (iv) Where the scale, extent, or range of the development or use is unusually small or insignificant.
- (v) Where the dispensation or waiver would assist in the conservation of buildings, or objects, or places of historic, scientific, or architectural interest or natural beauty, or the preservation of notable trees.
- (e) The extent of any dispensation or waiver shall depend upon the achievement of the relevant performance element to which the standard applies, and the circumstances which apply to the particular site. Where appropriate, the relevant ordinance in the Scheme will define any absolute limit of the extent to which a dispensation or waiver from any particular

performance standard may be granted, and any particular criteria and conditions which need to be satisfied.

- (f) In granting any dispensation or waiver, the Council may, where necessary, impose appropriate conditions to ensure that the performance elements set out in the Scheme are achieved.
- Applications shall be considered (g) without notice when the written consent has been obtained from every body or person whose interest might in the Council's opinion be prejudiced by the proposed dispensation or waiver, unless in the Council's opinion it is unreasonable in the circumstances existing to require such consent to be obtained. considering whether the interest of any other persons are prejudicially affected by any dispensation, regard shall be had to the performance element to be achieved by the particular standard.
- (h) Applications shall be made with notice where:

The consent of any person or body whose interests might, in the Council's opinion, be prejudiced has not been obtained and the Council does not consider it unreasonable to require such consent to be obtained, or

The Council has required the application to be made with notice pursuant to Section 65 of the Act.

(i) Any application for a dispensation shall include such plans and information as are necessary to enable the Council to fully assess the proposal and its affects on the neighbourhood.

(3) NOTIFIED PLANNING APPLICATIONS

- a) Every application which is required by this Code or in accordance with the Act to be made with notice shall follow the procedure set out in the Act and the Regulations thereunder.
- b) Every such application shall include such plans and information required under 8 (1) (b) of this Part together with a written report indicating fully the nature of the application and the reasons for it.
- c) Attention is drawn to a pamphlet prepared by the Council and available on request entitled "Notified Planning Application".

(4) 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 the 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 provisions together with any other information listed above in 8 (1) (b) that may be relevant to the proposed work

(5) DEVELOPMENT PLANS

The plans and other documents required to accompany the notification of development will vary according to the time when the notification is made.

- a) If notification is made at the same time as the building permit is lodged for bylaw and Town Planning approval, additional copies of the site plan or layout plan will be sufficient.
- b) If notification is made before the building permit is lodged, copies of the site or layout plan will be required and for commercial, industrial and administrative developments, sufficient structural detail to enable an assessment of the value of the development.

(6) SUBDIVISION

Where an application is for the approval of a subdivision a scheme plan of subdivision shall be prepared and signed by a registered surveyor, on a scale approved by the Council, showing the allotments and their areas, dimensions, easements, road widening, roads, service lanes, accessways, trees, buildings, levels and any other relevant information as shall be required by the Council.

A simple subdivision of not more than two allotments with no easements may with the Council's prior approval, be submitted by other than a registered surveyor.

PART II: GENERAL

1. LAND TO BE SUITABLE FOR PROPOSED BUILDING OR USE

- (1) Notwithstanding conformity with the zoning requirements of this Code and all performance elements and standards, no building shall be altered, erected or placed, and no use shall be established, on any land which is not suitable for the building or proposed use, as determined in Clause (2) below.
- (2) For the purpose of determining whether any land is suitable for any particular building or use, regard shall be had to liability to flooding, erosion, landslip, to the stability of foundations and to safety, health and amenity, and in weighing these factors, the Council may also consider the best use of the land and its economic servicing and development.
- (3) Attention is drawn to the provisions of Section 34 of the Soil Conservation and River Control Amendment Act 1959 and the requirement to apply for earthworks permits from the North Canterbury Catchment Board.

2. AUTHORISATION/CONSENTS FROM NORTH CANTERBURY CATCHMENT BOARD AND REGIONAL WATER BOARD

(1) WATER RIGHTS

Water rights, pursuant to Section 24 of the Water and Soil Conservation Act 1967, as administered by the North Canterbury Catchment Board and Regional Water Board, may be required for all activities involving damming, diversion, taking, or using natural water or discharging natural water or natural water containing waste, or waste to natural water or onto land or into the ground in circumstances that result in that waste or any other waste

emanating as a result of natural processes from that waste, entering natural water.

(2) WATER COURSES

Under North Canterbury Catchment Board Bylaw No. 1 written consent of the Board is required for the erection of bridges, culverts or crossings over or through watercourses, and for the erection of structures within 7 metres of the bank of an open watercourse, open drain or stream.

(3) UNDERGROUND WATER

Written consent of the North Canterbury Catchment Board is required for making, altering or installing bores, driving of piles or dredging to a depth not exceeding 8 metres, or for placing or discharging any matter or thing likely to detrimentally affect the quality of underground water.

(4) EARTHWORKS AND VEGETATION CLEARANCE (SECTION 34 CONTROLS)

Written consent of the North Canterbury Catchment Board is required for all activities involving earthworks, both excavation and filling, and vegetation clearance except harvesting of hay or a crop or by grazing, on any land on the Port Hills section of the County.

3. CHRISTCHURCH INTERNATIONAL AIRPORT SAFETY AND HEIGHT RESTRICTION

(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.

- (2) The various clearance surface and height restrictions are shown by distinctive notations on separate copies of planning maps P3 and P6, except that where any surfaces or lines extend beyond these two maps they are shown on the relevant planning map.
- No building, structure, mast, pole, tree or other object (3) shall penetrate any of the approach slopes, lighting visibility slopes etc. the ILS overshoot surface. transitional slopes, horizontal and conical surfaces, and instrument protection areas as defined in the Christchurch International Airport, Specification for Approach and Limited Land Use Controls, dated 14th May 1980, and set out in Appendix M. 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.

4. AREAS SUBJECT TO NOISE FROM THE ACTIVITIES OF CHRISTCHURCH INTERNATIONAL AIRPORT

Within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements" any dwelling permitted as predominant or conditional uses shall only be permitted if provision is made for insulation against aircraft noise to the satisfaction of the County Engineer. In designing and approving any dwelling, the following matters shall be considered:

(1) The orientation of the building.

- (2) The internal room layout of the building and location of windows and external doors
- (3) Materials to be used in the construction, including acoustic ratings.
- (4) Form of construction.
- (5) Window area to exterior wall area ratios.
- (6) Installation of fixed closed windows, thicker glass windows and/or double glazing.

In approving the design, construction, and insulation of any dwelling, it shall be the objective to reduce noise levels within the dwelling to 60 dBA for habitable rooms (other than the kitchen) and 70 dBA for other rooms.

5. WIGRAM AIRFIELD HEIGHT RESTRICTIONS

- (1) To ensure the safe and efficient functioning of Wigram Airfield, the following height restriction provisions are included in the District Scheme in accordance with a requirement of the Minister of Works and Development.
- (2) Notwithstanding any height restrictions specified elsewhere in this District Scheme, no building, structure, mast, pole, tree, or other obstruction shall:
 - (i) penetrate a plane rising at a gradient of 1 in 50 from the nearest point of the effective flying field boundary to a height of 45m above the Aerodrome Reference Point of the airfield.
 - (ii) penetrate a plane rising at a gradient of 1 in 7 from the nearest point on

the effective flying field boundary or on the edge of the 1 in 50 gradient whichever is applicable to a height of 45m above the Aerodrome Reference Point of the airfield.

- (iii) penetrate a horizontal surface at a height of 45m above the Aerodrome Reference Point of the airfield and extending out to a distance of 400m from the Aerodrome Reference Point.
- (3) The land affected by these height restrictions is shown on Plan TP 6/2/1 (see planning map P32). A more detailed specification of these height restrictions is held at the office of the District Commissioner of Works, Christchurch.
- (4) For the purpose of these restrictions:
 - the Aerodrome Reference Point of the Wigram Airfield is at a height of 22.56m above mean sea level (Lands and Survey datum) or 31.06m (Christchurch Drainage Board datum).
 - The Aerodrome Reference Point is located at:

704 130.096 N 285 950.471 E (Mt Pleasant)

- (5) Where two or more of these height restrictions apply at the same place the lowest height restriction prevails.
- (6) It should be noted that these height restrictions are in addition to, and do not replace, any other height restriction contained in the District Scheme.

(7) Any person who wishes to carry out work which exceeds the above height restrictions may apply for consent under Section 124 of the Town and Country Planning Act 1977. Applications should be sent to The District Commissioner of Works, Christchurch.

6. HEIGHT RESTRICTIONS SURROUNDING WEST MELTON AIRFIELD

No building, mast, pole, tree or other object shall contravene the height restrictions set out below for land surrounding West Melton Airfield and as generally shown on planning maps P1, P2, P3, P4, P5 and P6 and Appendix V. The height restrictions comprise the following:

- a) Approach surfaces rising at a gradient of 1 in 62.5 from the eastern and western ends of runway 04/22 at 84.528 and 91.011 metres above mean sea level (AMSL) respectively;
- b) Transitional surfaces for runway 04/22 rising at a gradient of 1 in 7 from the edge of the runway and the approach fans in (a) to the horizontal surface (e); approach surfaces rising at a gradient of 1 in 40 approach fans in (a) to the horizontal surface (e);
- c) Approach surfaces rising at a gradient of 1 in 40 from the south-western end of runway 17/35 at 90.115 metres AMSL, the north-eastern end of runway 17/35 at 90.708 metres AMSL, the south-eastern end of runway 11/29 at 86.841 metres AMSL and the north-western end of runway 11/29 at 89.876 metres AMSL;
- d) Transitional surfaces for runways 17/35 and 11/29 rising at a gradient of 1:5 from the edge

of the runway and the approach fans in (c) to the horizontal surface in (e);

e) The horizontal surface which is at a height of 133.296 AMSL.

In administering the provisions of this clause, Council may consult with the Director of Civil Aviation.

7. GENERAL CONDITIONS RELATING TO BUILDINGS

(1) AREA OF SITE TO REMAIN CLEAR OF BUILDING

Except for those listed below, no part of any building shall be located within any area of a site required by this Code to be unoccupied by buildings, nor closer to any boundary from which the Scheme requires it to be set back:

- a) The eaves of any building which project no more than 0.6 metres.
- b) Providing that vehicle access to the rear of a site is retained:
 - porches or windbreaks opposite a doorway projecting no more than 0.9 metres nor longer than 1.8m, other than in the case of a street frontage setback.
 - chimneys projecting no more than 0.6 metres nor longer than 1.8 metres.
 - bay windows projecting no more than 0.6 metres nor longer than 3 metres.

external stairways projecting no more than 0.9 metres nor longer than 1.8 metres

Provided that in the case of an existing dwelling with a setback from a side boundary of less than 1.8 metres neither porches nor stairways shall be permitted within that distance.

(2) EXTENSIONS TO EXISTING DWELLINGS

Notwithstanding that the performance standards for dwellings require a minimum setback of 1.8m from internal boundaries, existing single storey dwellings set back not less than 1.5m from internal boundaries may be extended by not more than 40% of the existing wall length along that side of the building, provided that other performance elements and standards are met.

(3) ACCESSORY BUILDINGS ON VACANT SITES

An accessory building to a proposed dwelling or proposed flat may be erected on any site notwithstanding that the principal buildings (the dwelling or flats) have not as yet been erected.

(4) RELOCATED BUILDINGS

Where any building is proposed to be relocated from any site to a new site, the relocation of that building shall be a controlled use with respect to its design and appearance. In considering a controlled use application the Council shall in particular have regard to the following matters:

The age, architectural style and physical condition of the building to be relocated and of existing buildings in the vicinity of the new site.

General

- The layout of buildings on the site and their relation to buildings on adjoining sites.
- Building height, size, roof pitch, materials and colour in relation to buildings on adjoining sites.
- Whether alterations to the building are necessary in order to make it more consistent with the character of the area into which it is to be relocated.
- Existing and proposed landscape treatment of the site.

Footnote: Attention is drawn to the Council Bylaw which requires relocated buildings to be structurally sound and suitably treated for borer and termite decay.

8. TEMPORARY USES AND BUILDINGS PERMITTED IN ANY ZONE

Notwithstanding anything to the contrary in this Code (but subject to complying with any airport height or safety restriction), the following temporary uses and buildings shall be permitted in any zone.

- (1) Temporary offices, storage sheds, builders' workshops and other similar buildings and uses, which are incidental to a building or construction project. These are permitted however only for the duration of the project or twelve months whichever is the lesser unless the written consent of the Council to a longer period is obtained.
- (2) With the exception of the Rural AP zone, temporary uses and buildings for such purposes as carnivals, bazaars, public meetings and the like. These are permitted however only for a period not exceeding one month in any year

unless the written consent of the Council to a longer period is obtained.

9. LIQUIFIED PETROLEUM GAS (LPG)

Notwithstanding the predominant and conditional uses set out in the various zones, installations for the storage of LPG shall be permitted as follows:

- a) The establishment of a bulk installation for the storage and distribution of LPG shall (as already determined by Appendix A) be a predominant use in the Industrial 4 zone, and a conditional use in the Industrial 3 zone.
- b) The establishment of an installation for the retail sale of LPG shall be a predominant use for installations up to a maximum total water capacity of 12,000 litres, and a conditional use for installations of greater than 12,000 litres and up to 27,000 litres. The retail sale of LPG for automotive use shall be deemed to be a service station and shall comply with the provisions of the Scheme relating to a service station. In the case of those service stations listed in Appendix S, an LPG installation located within the existing site shall, within the limits set out above, be deemed to be part of the existing operation, and not an expansion or extension of the use.
- The establishment of an installation as a source of fuel incidental to the operation of the use of the site (excluding (a) and (b) above), shall be a predominant use for installations up to a maximum water capacity of 66,000 litres, but provided that:
 - i) installations exceeding 12,000 litres and up to 27,000 litres, shall be separated from any property contained within a residential zone by a minimum of 50 metres.
 - ii) installations exceeding 27,000 litres and up to 44,000 litres, shall be separated from any

property contained within a residential zone by a minimum of 75 metres.

iii) installations exceeding 44,000 litres, and up to 66,000 litres shall be separated from any property contained within a residential zone by a minimum of 100 metres.

The establishment of any installation in excess of the limits, or within the distances set out above shall be a conditional use.

In considering any conditional use application, the Council shall have regard to the following matters:

- i) The necessity for the proposed oversized installation, or for its location within the distances from residential properties prescribed in the Scheme.
- ii) The degree of non-compliance with the standards set out above.
- iii) The nature of the existing and likely future uses in the surrounding area.
- iv) The effect on the amenities of the neighbourhood.
- v) The topography of the site and surrounding areas.
- vi) Compliance with the requirements of other statutes, bylaws etc, (eg Dangerous Goods Regulations, requirements of NZ Fire Services, etc) or any additional safety mechanisms/features to be included in the proposed installation.

10. FARM USES IN URBAN ZONES

The use of any land as urban (that is Residential, Commercial, Industrial or Recreation) for "agricultural, horticultural and pastoral

farming", as defined in the Definitions, Part I, shall be a predominant use, subject to compliance with the Council's Bylaws.

11. FILLING OF DEPRESSIONS

The filling of excavations or natural or manmade depressions shall, unless stated otherwise in the Scheme, be limited to inert fill, subject to such filling not detrimentally interfering with the natural drainage pattern.

PART III: RURAL ZONES

1 RURAL 1 ZONE (Port Hills)

(1) ZONE STATEMENT

The Rural 1 zone contains the rural areas of the County situated on the Port Hills. While providing for a range of agricultural activities, factory farming is restricted to 3% of the area of any one holding and vineyards are conditional uses. Commercial forestry is a conditional use, because of the special amenity values of the Port Hills. As in the Rural 2, 3 and 4 zones, dwellings are predominant on titles in excess of 40 hectares, and conditional on titles of less than 40 hectares where certain criteria are met. Attention is drawn to the difficulties associated with the disposal of sanitary effluent and the carrying out of earthworks. Attention is drawn to the provisions of the Summit Road (Canterbury) Protection Act 1963, which relates to the area defined on the planning maps.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming.
- 2. Factory farming, limited to a maximum of 3% of any holding used for other agricultural, horticultural or pastoral farming, provided that:
 - a) the use is not located such that vehicle access to the factory farming use is from any major or minor arterial roads, as set out in Appendix O. (Note, see Conditional uses below)
 - b) the factory farming activity is not located within 600 metres of a residential zone.
 - c) the disposal of effluent from any factory farming activity is carried out to the satisfaction of the County Engineer, who shall consult

- where necessary with the North Canterbury Catchment Board and Regional Water Board.
- d) suitable landscaping in the vicinity of the factory farming activity is provided to the satisfaction of the County Engineer.
- 3. Studfarms, racing stables, riding schools, training establishments and veterinary hospitals.
- 4. Protection forestry, provided that the extraction for commercial gain, of any timber from trees planted after 8 July 1983 as protection forestry shall be a conditional use.
- 5. Agricultural research and breeding facilities, provided that this only involves the erection of those buildings which are reasonably required to be located on the rural property.
- 6. Dwelling on land contained in one certificate of title of minimum area 40 hectares.
- 7. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling, provided that;
 - a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate to title, but provided that where the reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing requirements is not increased as a result of the reconstruction or replacement.

- 8. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.
- 9. Parks, reserves and recreation grounds owned and administered by public authorities, and accessory buildings.
- 10. Public utility buildings (Note: see Part X).
- 11. Public cemeteries.
- 12. The development of land for the ultimate establishment of a permitted use of that land by means of filling of excavations or natural or man made depressions with inert fill, subject to such filling not detrimentally interfering with the natural drainage pattern.
- 13. The sale of produce grown on the property, except where vehicle access to the selling points is obtained from a major arterial road or state highway listed in Appendix O.
- 14. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 15. Farm Accessory buildings.
- 16. Agricultural contracting business (Note: see definitions).
- 17. Home occupations, accessory to an existing dwelling (Note: see definitions, and special conditions set out in performance elements).

(3) CONDITIONAL USES

- 1. Dwelling on title less than 40 hectares, and in considering any application the Council shall have regard to whether:
 - a) the dwelling is necessary for the carrying out or development of a permitted rural use for custodial and/or management purposes, and
 - b) *either* the rural use is such that it provides full-time employment for at least one person.
 - or the rural use will provide part-time employment, and
 - i) the physical characteristics of the site are such that they are specifically suited to the use proposed.
 - ii) there will be a significant amount of production generated from the land having regard to the size and quality of the land.
 - there will be a significant capital commitment involved in the generation of productive output.
 - iv) the dwelling will not inhibit the potential use of the land for sustained production in an economic manner.

and

c) the rural use has already been established in terms of these criteria *or* there is adequate evidence of the ability and intention to establish and sustain the use, and a dwelling is necessary during the establishment.

- 2. Additional Dwellings, and in considering any application the Council shall have regard to whether:
 - a) the principal dwelling already existing satisfies the criteria set out above for a dwelling, and
 - b) each additional dwelling is necessary for the carrying out or further development of the permitted rural use, and it is required to be located on the property rather than in a nearby township or settlement.
- 3. Commercial forestry. Any application for a conditional use shall include a "forest establishment plan" which shall include the following information:
 - a) A detailed plan of the property showing the area(s) of land and the species of trees, to be planted.
 - b) The timing, sequence and method of preparation and planting.
 - c) The existing vegetation on the property.
 - d) The earthworks and tracks needed to carry out the establishment of the forest.
 - e) Intended method of fire protection (in terms of the layout of forest areas).
 - f) The proposed methods of protecting any existing waterways.
 - g) Intended methods of harvesting.
- 4. The processing of agricultural, horticultural or pastoral products (such as wineries, honey processing, processing of factory farming products) and in considering any

application the Council shall have regard to whether:

- a) The use is located on the same site as, and is associated with a permitted rural use.
- b) the use has specific features which make a rural location necessary.
- c) the use is not located such that it has access from a major arterial road.
- d) the use is not located on land of high actual or potential value for the production of food.
- e) the use generally complies with any other requirements of the scheme that would apply if the use was treated as factory farming (ie distance from residential zones, and from site boundaries, disposal of effluent and provision of landscaping).
- f) if the use involves the sale, from the premises, of any produce produced on the property, it can comply with the special conditions set out for stalls for the sale of produce in the Rural Performance Elements.
- g) the use will not create any noxious or objectionable elements which will detrimentally effect surrounding properties.
- 5. Factory farming, limited to 3% of any holding used for agricultural, horticultural or pastoral farming where vehicle access to the factory farming use is obtained from any minor or major arterial road listed in Appendix O.
- 6. Recreation facilities which require a rural setting or larger area of land provided that their impact on the agricultural use of adjoining land is minimised and provided that the

use of land having a high actual or potential value for the production of food can be reasonably justified.

- 7. Vineyards exceeding 0.4 hectares in area.
- 8. Farm workers accommodation.
- 9. Public greyhound training tracks (ie available for use by other than the owner of property).
- 10. Home occupation, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road), or the employment of persons beyond those who reside permanently on the site.

(4) INFORMATION TO BE SUBMITTED WITH CONDITIONAL USE APPLICATIONS FOR DWELLINGS

To enable the Council and other affected bodies and persons to appraise any proposal, an application for a dwelling should at the time of lodging of the application, include a detailed assessment of the property and its existing and proposed use. This assessment should include the following information.

- 1. how long the applicant has owned the property.
- 2. the present land use and the work that has already been carried out on the land.
- 3. the scale and nature of the use proposed.
- 4. the applicant's experience in the proposed use, or other experience available to the applicant.
- 5. the suitability of the site for this use.
- 6. the need for a house to be located on this particular property.

- 7. a statement of the capital commitment associated with the implementation of the use.
- 8. where appropriate, a management plan setting out a detailed assessment of the programme of implementation on the proposed rural use.

The assessment should include sufficient information to enable the Council and other affected bodies and persons to appraise the proposal in terms of the criteria set out above for dwellings to be considered as conditional uses.

(5) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance elements set out below, see Performance Elements and Standards for the Rural zones set out in Clause 11 of this Part of the Scheme, (ie Part III).

1. Sewage Disposal

Within the Rural 1 zone attention is drawn to the difficulties associated with the disposal of sewage, particularly by means of septic tanks. Any dwelling approved will be subject to the provision of satisfactory sanitary drainage.

Earthworks

(Note: Attention is drawn to the need to apply to the North Canterbury Catchment Board for a permit for any earthworks undertaken within the Rural 1 zone).

3. Flood Protection

Within parts of the Rural 1 zone at the foot of the Port Hills the location and levels of all buildings shall be such that risk from flooding or ponding of water is minimised. In determining any conditions to be imposed under this clause, the proposal shall be referred for recommendation to the North Canterbury Catchment Board or the Christchurch Drainage Board as to the likelihood of flooding and the flooding and the flooding and location which would be acceptable in view of the nature and use of the building and a reasonable flood level.

2 RURAL 2 ZONE (Good Quality Wet Lowland)

(1) ZONE STATEMENT

The Rural 2 zone comprises the high quality lowlands situated at the base of the Port Hills (ie Halswell to Tai Tapu) which contain generally deep wet soils. This area is almost exclusively Class I and II land (as defined in the Land Resource Inventory Worksheets), but with a wetness limitation. Some of the area is prone to flooding and ponding in times of heavy rain. As in the Rural 1 zone, while providing for a range of agricultural activities, restrictions are placed on those farming uses which are not required to be located on good quality land (eg factory farming). As in the Rural 1, 3 and 4 zones, dwellings are predominant on titles in excess of 40 hectares, and conditional on titles of less than 40 hectares, where certain conditions are met. Attention is drawn to the difficulties associated with flooding and ponding, and with the disposal of sanitary effluent, and in some cases, stormwater.

In the Hendersons/Sparks/Cashmere Road area (defined in Appendix U), extensive natural ponding of water occurs during periods of high rainfall. Significant filling of any properties within this area will detrimentally affect other properties within the area. The Council acknowledges that the natural ponding of floodwater within this area must have a beneficial effect on the peak flood flows in Cashmere Stream and Heathcote River.

The Christchurch Drainage Board is investigating proposals for flood control in the Heathcote Catchment. In order to minimise ponding in the upper catchment, and protect other options for flood control in the catchment as a whole, restrictions on filling have been incorporated into the Scheme. Exceptions are provided for dwellings, accessory buildings and the cleaning of drains which are only expected to involve small quantities and areas of fill. Any other filling will require a notified planning application.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming.
- 2. Factory farming, limited to a maximum of 3% of any holding used for other agricultural, horticultural or pastoral farming, provided that:
 - a) the use is not located such that vehicle access to the factory farming use is from any major or minor arterial road, as set out in Appendix O. (Note: see Conditional uses below)
 - b) the factory farming activity is not located within 600 metres of a residential zone.
 - c) the disposal of effluent from any factory farming activity is carried out to the satisfaction of the County Engineer, who shall consult where necessary with the North Canterbury Catchment Board and Regional Water Board.
 - d) suitable landscaping in the vicinity of the factory farming activity is provided to the satisfaction of the County Engineer.
- 3. Stud farms, racing stables, riding schools, training establishments and veterinary hospitals.

- 4. Forestry.
- 5. Vineyards.
- 6. Agricultural research and breeding facilities, provided that this only involves the erection of those buildings which are reasonably required to be located on the rural property.
- 7. Dwelling on land contained in one certificate of title of minimum area 40 hectares.
- 8. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling provided that:
 - the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate of title, but provided that where the reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing siting requirements is not increased as a result of the reconstruction or replacement.
- 9. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.
- 10. Parks, reserves and recreation grounds owned and administered by public authorities and accessory buildings.
- 11. Public utility buildings. (Note: see Part X)
- 12. Protection and improvement works to river channels.

- 13. Public cemeteries.
- 14. The development of land for the ultimate establishment of a permitted use of that land by means of filling of excavations or natural or man made depressions with inert fill, subject to such filling not detrimentally interfering with the natural drainage pattern. (Note: see limitations on filling in defined Sparks Road/Cashmere Road area set out in Clause 5, Performance Elements and Standards following.)
- 15. The sale of produce grown on the property, except where vehicle access to the selling point is obtained from a major arterial road or state highway listed in Appendix O.
- 16. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 17. Farm accessory buildings.
- 18. Agricultural contracting business (see definitions).
- 19. Home occupations accessory to an existing dwelling (Note: see definitions, and special conditions set out in Performance Elements).

(3) CONDITIONAL USES

- 1. Dwelling on title less than 40 hectares and in considering any application the Council shall have regard to whether:
 - a) the dwelling is necessary for the carrying out or development of a permitted rural use for custodial and/or management purposes, and
 - b) *either* the rural use is such that it provides full time employment for at least one person.

or the rural use will provide part time employment, and

- i) the physical characteristics of the site are such that they are specifically suited to the use proposed.
- there will be a significant amount of production generated from the land having regard to the size and quality of the land.
- there will be a significant capital commitment involved in the generation of productive output.
- iv) the dwelling will not inhibit the potential use of the land for sustained production in an economic manner.

and

- c) the rural use has already been established in terms of these criteria *or* there is adequate evidence of the ability and intention to establish and sustain the use, and a dwelling is necessary during the establishment.
- 2. Additional Dwellings, and in considering any application the Council shall have regard to whether:
 - a) the principal dwelling already existing satisfies the criteria set out above for a dwelling, and
 - b) each additional dwelling is reasonably necessary for the carrying out or further development of the permitted rural use, and that it is required to be located on the property rather than in a nearby township or settlement.

- 3. The processing of agricultural, horticultural or pastoral products (such as wineries, honey processing, processing of factory farming products) and in considering any application the Council shall have regard to whether:
 - a) the use is located on the same site as, and is associated with, a permitted rural use.
 - b) the use has specific features which make a rural location necessary.
 - c) the use is not located such that it has access from a major arterial road.
 - d) the use is not located on land of high actual or potential value for the production of food.
 - e) the use generally complies with any other requirements of the Scheme that would apply if the use was treated as factory farming (ie distance from residential zones, and from site boundaries, disposal of effluent and provision of landscaping).
 - f) if the use involves the sale, from the premises, of any produce produced on the property, it can comply with the special conditions set out for stalls for the sale of produce in the Rural Performance Elements.
 - g) the use will not create any noxious or objectionable elements which will detrimentally effect surrounding properties.
- 4. Factory farming, limited to a maximum of 3% of any holding used for agricultural, horticultural or pastoral farming where vehicle access to the factory farming use is obtained from any minor or major arterial road listed in Appendix O.

- 5. Recreation facilities which require a rural setting or larger area of land provided that their impact on the agricultural use of adjoining land is minimised and provided that the use of land having a high actual or potential value for the production of food can be reasonably justified.
- 6. Farm workers accommodation.
- 7. Public greyhound training tracks (ie available for use by other than the owner of the property).
- 8. Home occuptation, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road), or the employment of persons beyond those who reside permanently on the site.
- 9. The extension or expansion of a service station listed on Appendix S.

(4) INFORMATION TO BE SUBMITTED WITH CONDITIONAL USE APPLICATIONS FOR DWELLINGS

To enable the Council and other affected bodies and persons to appraise any proposal, an application for a dwelling should, at the time of lodging of the application, include a detailed assessment of the property and its existing and proposed use. This assessment should include the following information:

- 1. how long the applicant has owned the property.
- 2. the present land use and the work that has already been carried out on the land.
- 3. the scale and nature of the use proposed.
- 4. the applicant's experience in the proposed use, or other experience available to the applicant.

- 5. the suitability of the site for this use.
- 6. the need for a house to be located on this particular property.
- 7. a statement of the capital commitment associated with the implementation of the use.
- 8. where appropriate, a management plan setting out a detailed assessment of the programme of implementation of the proposed rural use.

The assessment should include sufficient information to enable the Council and other affected bodies and persons to appraise the proposal in terms of the criteria set out above for dwellings to be considered as conditional uses.

(5) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance standards set out below, see Performance Elements and Standards for the Rural zones set out in Clause 11 of this Part of the Scheme, (ie Part III):

1. Sewage Disposal

Within the Rural 2 zone attention is drawn to the difficulties associated with the disposal of sewage, particularly by means of septic tanks. Any dwelling approved will be subject to the provisions of satisfactory sanitary drainage.

2. Flood Protection

Within the Rural 2 zone the location and levels of all buildings shall be such that risk from flooding or ponding of water is minimised. In determining any conditions to be imposed under this clause, the proposal **shall** be referred for recommendation to the North Canterbury Catchment Board or the Christchurch Drainage Board as to the likelihood of flooding and the flooding and the floor

levels and location which would be acceptable in view of the nature and use of the building and a reasonable flood level.

3. Filling of Land
Hendersons Road/Sparks Road/Cashmere Road Area

Within the area defined in Appendix U, no filling may be placed on any title after 31 May 1988 except in the following circumstances:

- a) To provide a building platform for an approved dwelling, provided that the area so filled shall not exceed an area three times that of the ground area of the dwelling;
- b) To provide a building platform for an approved accessory building, provided that the area so filled shall not exceed an area three times that of the floor area of the accessory building;
- c) For the stockpiling of spoil from drain clearance undertaken within the title.

Any filling beyond these limits is to be considered as a conditional use.

A conditional use application shall contain the following information:

- a) location of site
- b) area of land to be covered; and
- c) depth and/or finished level of proposed fill from which the volume of replaced retention can be determined. A copy

of application shall be forwarded to the Christchurch Drainage Board.

3 RURAL 3 ZONE (Good Quality Dry Terrace Land)

(1) ZONE STATEMENT

The Rural 3 zone comprises the better soils on the intermediate terrace of the plains area south of the Waimakariri River and contains mainly Templeton, Eyre and Halkett soils. In terms of the Land Resource Inventory Worksheets the land is predominantly Classes II and III with a soil moisture limitation, especially in summer. The range of uses is similar to the Rural 2 zone except that those uses which do not require good land are only excluded in those parts of the zone which can be described as being land of high actual or potential value for the production of food (basically Class I and II land, or those being well suited for horticultural purposes as defined by the DSIR Soil Bureau). Part of this zone is subject to noise exposure from the activities of Christchurch International Airport. As in the Rural 1, 2 and 4 zones, dwellings are predominant on titles in excess of 40 hectares and conditional on titles of less than 40 hectares where certain conditions are met.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming.
- 2. Factory farming, limited to a maximum of 3% of any holding used for other agricultural, horticultural or pastoral farming, provided that:
 - a) the use is not located such that vehicle access to the factory farming use is from any minor or

- major arterial road, as set out in Appendix O. (Note: see Conditional uses below)
- b) the factory farming activity is not located within 600 metres of a residential zone.
- c) the disposal of effluent from any factory farming activity is carried out to the satisfaction of the County Engineer, who shall consult where necessary with the North Canterbury Catchment Board and Regional Water Board.
- d) suitable landscaping in the vicinity of the factory farming activity is provided to the satisfaction of the County Engineer.
- 3. Factory farming involving more than 3% of any holding where it can be shown that the land concerned is not of high actual or potential value for the production of food (Note: see Appendix D), and subject to the provisos set out for factory farming in the clause above.
- 4. Stud farms, racing stables, riding schools, training establishments and veterinary hospitals.
- 5. Forestry.
- 6. Vineyards.
- 7. Agricultural research and breeding facilities, provided that this only involves the erection of those buildings which are reasonably required to be located on the rural property.
- 8. Dwelling on land contained in one certificate of title of minimum area 40 hectares. (Note: if the dwelling is located within the area indentified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4.)
- 9. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling provided that:

- a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
- b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate of title, but provided that where the reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing siting requirements is not increased as a result of the reconstruction or replacement.
- c) where the dwelling is located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4
- 10. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.
- 11. Parks, reserves and recreation grounds owned and administered by public authorities, and accessory buildings.
- 12. Public utility buildings (Note: see Part X).
- 13. Public cemeteries.
- 14. The development of land for the ultimate establishment of a permitted use of that land by means of filling of excavations or natural or man made depressions with inert fill, subject to such filling not detrimentally interfering with the natural drainage pattern.

- 15. The sale of produce grown on the property, except where vehicle access to the selling point is obtained from a major arterial road or state highway listed in Appendix O.
- 16. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 17. Farm accessory buildings.
- 18. Agricultural contracting business (see definitions).
- 19. Home occuptations, accessory to an existing dwelling (Note: see definitions, and special conditions set out in Performance Elements).

(3) CONDITIONAL USES

- 1. Dwellings on title less than 40 hectares, and in considering any application the Council shall have regard to whether:
 - a) the dwelling is necessary for the carrying out or development of a permitted rural use for custodial and/or management purposes, and
 - b) *either* the rural use is such that it provides full time employment for at least one person.
 - *or* the rural use will provide part time employment, and:
 - i) the physical characteristics of the site are such that they are specifically suited to the use proposed.
 - ii) there will be a significant amount of production generated from the land having regard to the size and quality of the land.

- there will be a significant capital commitment involved in the generation of productive output.
- iv) the dwelling will not inhibit the potential use of the land for sustained production in an economic manner.

and

c) the rural use has already been established in terms of these criteria *or* there is adequate evidence of the ability and intention to establish and sustain the use, and a dwelling is necessary during the establishment.

(Note: where the dwelling is to be located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II, Clause 4.)

- 2. Additional dwellings, and in considering any application the Council shall have regard to whether:
 - a) the principal dwelling already existing satisfies the criteria set out above for a dwelling, and
 - b) each additional dwelling is reasonably necessary for the carrying out or further development of the permitted rural use, and that it is required to be located on the property rather than in a nearby township or settlement.

(Note: where the dwelling is to be located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4.)

3. The processing of agricultural, horticultural or pastoral products (such as wineries, honey processing, processing of factory farming products) and in considering any

application the Council shall have regard to whether:

- a) the use is located on the same site as, and is associated with, a permitted rural use.
- b) the use has specific features which make a rural location necessary.
- c) the use is not located such that it has access from a major arterial road.
- d) the use is not located on land of high actual or potential value for the production of food.
- e) the use generally complies with any other requirements of the Scheme that would apply if the use was treated as factory farming (ie distance from residential zones, and from site boundaries, disposal of effluent and provision of landscaping).
- f) if the use involves the sale, from the premises, of any produce produced on the property, it can comply with the special conditions set out for stalls for the sale of produce in the Rural Performance Elements.
- g) the use will not create any noxious or objectionable elements which will detrimentally effect surrounding properties.
- 4. Factory farming, (to the extent permitted by the predominant uses listed for the Rural 3 zone), where vehicle access to the factory farming use is obtained from any major arterial road or State Highway listed in Appendix O.
- 5. Boarding kennels.

- 6. Recreation facilities which require a rural setting or larger area of land, provided that their impact on the agricultural use of adjoining land is minimised, and provided that if they are located on land of high actual or potential value for the production of food (see Appendix D) that the use of this land can be reasonably justified.
- 7. Farm workers accommodation.
- 8. Public greyhound training tracks (ie available for use by other than the owner of the property).
- 9. Home occupation, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road) or the employment of persons beyond those who reside permanently on the site.
- 10. The extension or expansion of a service station listed in Appendix S.

(4) INFORMATION TO BE SUBMITTED WITH CONDITIONAL USE APPLICATIONS FOR DWELLINGS

To enable the Council and other affected bodies and persons to appraise any proposal, an application for a dwelling should, at the time of the lodging of the application, include a detailed assessment of the property and its existing and proposed use. This assessment should include the following information:

- 1. how long the applicant has owned the property.
- 2. the present land use and the work that has already been carried out on the land.
- 3. the scale and nature of the use proposed.
- 4. the applicant's experience in the proposed use, or other experience available to the applicant.

- 5. the suitability of the site for this use.
- 6. the need for a house to be located on this particular property.
- 7. a statement of the capital commitment associated with the implementation of the use.
- 8. where appropriate, a management plan setting out a detailed assessment of the programme of implementation of the proposed rural use.

The assessment should include sufficient information to enable the Council and other affected bodies and persons to appraise the proposal in terms of the criteria set out above for dwellings to be considered as conditional uses.

(5) PERFORMANCE ELEMENTS AND STANDARDS

See Performance Elements and Standards for the Rural zones set out in Clause 11 of this Part of the Scheme, (ie Part III).

4 RURAL 4 ZONE (Poorer Quality Dry Land)

(1) ZONE STATEMENT

The Rural 4 zone comprises the poorer quality soils of the low terrace and flood plains situated just to the south of the Waimakariri River (mainly Waimakariri and Selwyn soils) and of the high terrace situated to the northwest of Rolleston (mainly Lismore and Chertsey soils). The land is mainly Class IV and VI (with some limited pockets of Class III) and has severe soil moisture limitations and severe limited wind erosion problems. The zone allows for a wide range of rural uses, including those which do not need to be located

on good quality land. Part of the zone is subject to noise exposure from the activities of Christchurch International Airport. As in the Rural 1, 2 and 3 zones, dwellings and predominant on titles in excess of 40 hectares and conditional on titles of less than 40 hectares where certain conditions are met.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming.
- 2. Factory farming, provided that:
 - a) the use is not located such that vehicle access to the factory farming use is from any minor or major arterial road, as set out in Appendix O. (Note: see Conditional uses below)
 - b) the factory farming activity is not located within 600 metres of a residential zone.
 - c) the disposal of effluent from any factory farming activity is carried out to the satisfaction of the County Engineer, who shall consult where necessary with the North Canterbury Catchment Board and Regional Water Board.
 - d) suitable landscaping in the vicinity of the factory farming activity is provided to the satisfaction of the County Engineer.
- 3. Stud farms, racing stables, riding schools, training establishments and veterinary hospitals.
- 4. Forestry.
- 5. Vineyards.
- 6. Agricultural research and breeding facilities, provided that this only involves the erection of those buildings which are reasonably required to be located on the rural property.

PAPARUA DISTRICT PLANNING SCHEME

RECORD OF CHANGES

This reprint includes Operative Changes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 27, 31 and 36

Date Operative	Change No.	Subject	Replacement Pages

- 7. Dwelling on land contained in one certificate of title of minimum area 40 hectares (Note: if the dwelling is located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4).
- 8. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling provided that:
 - a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate of title, but provided that where reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing siting requirements is not increased as a result of the reconstruction or replacement.
 - c) where the dwelling is located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4.
- 9. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.
- 10. Parks, reserves and recreation grounds owned and administered by the public authorities, and accessory buildings.
- 11. Public utility buildings (Note: see Part X).
- 12. Protection and improvement works to river channels.

- 13. Public cemeteries.
- 14. The development of the land for the ultimate establishment of a permitted use of that land by means of filling of excavations or natural or man made depressions with inert fill, subject to such filling not detrimentally interfering with the natural drainage pattern.
- 15. The sale of produce grown on the property, except where vehicle access to the selling point is obtained from a major arterial road or state highway listed in Appendix O.
- 16. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 17. Farm accessory buildings.
- 18. Agricultural contracting business (see definitions).
- 19. Home occupations, accessory to an existing dwelling (Note: see definitions, and special conditions set out in Performance Elements).

(3) CONDITIONAL USES

- 1. Dwelling on title less than 40 hectares, and in considering any application the Council shall have regard to whether:
 - a) the dwelling is necessary for the carrying out or development of a permitted rural use for custodial and/or management purposes, and
 - b) either the rural use is such that it provides full time employment for at least one person.
 - or the rural use will provide part time employment, and

Ru/4

- i) the physical characteristics of the site are such that they are specifically suited to the use proposed.
- ii) there will be a significant amount of production generated from the land having regard to the size and quality of the land.
- there will be a significant capital commitment involved in the generation of productive output.
- iv) the dwelling will not inhibit the potential use of the land for sustained production in an economic manner.

and

c) the rural use has already been established in terms of these criteria *or* there is adequate evidence of the ability and intention to establish and sustain the use, and a dwelling is necessary during the establishment.

(Note: Where the dwelling is to be located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4).

- 2. Additional dwellings, and in considering any application the Council shall have regard to whether:
 - a) the principal dwelling already existing satisfies the criteria set out above for a dwelling, and
 - b) each additional dwelling is reasonably necessary for the carrying out or further development of the permitted rural use, and that it is required to be located on the property rather than in a nearby township or settlement.

(Note: where the dwelling is to be located within the area identified on the planning maps as subject to "Aircraft Noise Insulation Requirements", see Part II Clause 4).

- 3. The processing of agricultural, horticultural or pastoral products (such as wineries, honey, processing, processing of factory farming products) and in considering any application the Council shall have regard to whether:
 - a) the use is located on the same site as, and is associated with, a permitted rural use.
 - b) the use has specific features which make a rural location necessary.
 - c) the use is not located such that it has access from a major arterial road.
 - d) the use is not located on land of high actual or potential value for the production of food.
 - e) the use generally complies with any other requirements of the Scheme that would apply if the use was treated as factory farming (ie distance from residential zones, and from site boundaries, disposal of effluent and provision of landscaping).
 - f) if the use involves the sale, from the premises, of any produce produced on the property, it can comply with the special conditions set out for stalls for the sale of produce in the Rural Performance Elements.
 - g) the use will not create any noxious or objectionable elements which will detrimentally effect surrounding properties.

- 4. Factory farming, where vehicle access to the factory farming use is obtained from any major arterial road or state highway listed in Appendix O.
- 5. Boarding kennels.
- 6. Recreation facilities which require a rural setting or larger area of land, provided that their impact on the agricultural use of adjoining land is minimised.
- Farm workers accommodation.
- 8. Public greyhound training tracks (ie available for use by other than the owner of the property).
- 9. Home occupations, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road), or the employment of persons beyond those who reside permanently on the site.

(4) INFORMATION TO BE SUBMITTED WITH CONDITIONAL USE APPLICATIONS FOR DWELLINGS

To enable the Council and other affected bodies and persons to appraise any proposal, an application for a dwelling should, at the time of the lodging of the application, include a detailed assessment of the property and its existing and proposed use. This assessment should include the following information.

- 1. how long the applicant has owned the property.
- 2. the present land use and the work that has already been carried out on the land.
- 3. the scale and nature of the use proposed.
- 4. the applicant's experience in the proposed use, or other experience available to the applicant.

- 5. the suitability of the site for this use.
- 6. the need for a house to be located on this particular property.
- 7. a statement of the capital commitment associated with the implementation of the use.
- 8. where appropriate, a management plan setting out a detailed assessment of the programme of implementation of the proposed rural use.

The assessment should include sufficient information to enable the Council and other affected bodies and persons to appraise the proposal in terms of the criteria set out above for dwellings to be considered as conditional uses.

(5) PERFORMANCE ELEMENTS AND STANDARDS

See Performance Elements and Standards for the Rural zone set out in Clause 11 of this Part of the Scheme, (ie Part III).

5 RURAL PT ZONE (Part Time Farming)

(1) ZONE STATEMENT

The Rural PT zone is a part time farming zone allowing for a range of agricultural uses. Dwellings are a predominant use where the operator is to undertake a part time farming enterprise which will lead to either maintaining or increasing the average productivity of the land. These zones are intended to help satisfy the demand for small and part time farmers. Their locations were chosen such that they are concentrated in those areas which are already intensively

Ru/PT

subdivided, in multiple ownership and in which a number of houses are already built. The provision of these zones is seen as a positive planning technique to assist in the objectives of creating a strong viable rural area surrounding Christchurch in order to strengthen the containment policies of the Canterbury United Council and enable the Council to maintain a more stringent policy on dwellings in the remainder of the rural area surrounding Christchurch.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming.
- 2. Factory farming, provided that it is not located on land which is of high actual or potential value for the production of food (see Appendix D) and provided that:
 - a) the use is not located such that vehicle access to the factory farming use is from any major arterial road or state highway, as set out in Appendix O.
 - b) the disposal of effluent from any factory farming activity is carried out to the satisfaction of the County Engineer, who shall consult where necessary with the North Canterbury Catchment Board and Regional Water Board.
 - c) suitable landscaping in the vicinity of the factory farming activity is provided to the satisfaction of the County Engineer.
- 3. Stud farms, racing stables, riding schools, training establishments and veterinary hospitals.
- 4. Forestry.
- 5. Vineyards.
- 6. Dwelling, which is accessory to a part time farming use which will lead to maintaining or increasing the

productivity of the land involved (when compared to the average productivity to be expected from the type of land concerned on a per hectare basis). (Note: in the Two Chain Road/Kerrs Road zone, see Performance Elements and Standards of this zone on the next page.)

- 7. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling, provided that:
 - a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate of title, but provided that where the reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing requirements is not increased as a result of the reconstruction or replacement.
- 8. Public utility buildings (Note: see Part X).
- 9. The development of the land for the ultimate establishment of a permitted use of that land by means of filling of excavations or natural or man made depressions with inert fill, subject to such filling not detrimentally interfering with the natural drainage pattern.
- 10. The sale of produce grown on the property, except where vehicle access to the selling point is obtained from a major arterial road or state highway listed in Appendix O.
- 11. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 12. Farm accessory buildings.

- 13. Agricultural contracting business (see definitions).
- 14. Home occupations, accessory to an existing dwelling (Note: see definitions, and special conditions set out in Performance Elements).
- 15. Parks, Reserves and Recreation areas.
- 16. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.

(3) CONDITIONAL USES

- 1. Boarding kennels.
- 2. Home occupation, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road), or the employment of persons beyond those who reside permanently on the site.
- 3. The processing of agricultural, horticultural or pastoral products (such as wineries, honey processing, processing of factory farming products), and in considering any application the Council shall have regard to whether:
 - a) the use is located on the same site as, and is associated with, a permitted rural use.
 - b) the use has specific features which make a rural location necessary.
 - c) the use is not located such that it has access from a major arterial road.
 - d) the use is not located on land of high actual or potential value for the production of food.
 - e) the use generally complies with any other requirement of the Scheme that would apply if

the use was treated as factory farming (ie distance from residential zones, and from site boundaries, disposal of effluent and provision of landscaping).

- f) if the use involves the sale, from the premises, of any produce produced on the property, it can comply with the special conditions set out for stalls for the sale of produce in the Rural Performance Elements.
- g) the use will not create any noxious or objectionable elements which will detrimentally effect surrounding properties.

(4) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance elements and standards for the Rural zones set out in Clause 11 of this Part of the Scheme, (ie Part III) the following performance element shall apply:

MINIMUM PROPERTY WIDTH - TWO CHAIN/KERRS ROADS ZONE

The minimum width of any lot on which a dwelling may be erected in terms of predominant use (6) shall be 60m.

6 RURAL R ZONE (Rural - Residential)

(1) ZONE STATEMENT

The Rural R zone is a rural-residential zone providing for comprehensively planned rural-residential settlements. These

Ru/R

settlements provide for a range of small rural properties ranging from 0.5 hectares to 2 hectares on which dwellings will be a predominant use. The maximum number of lots in any one settlement is 20. A range of rural uses are permitted, but excluding factory farming. The rural residential zone is intended to cater for the person wishing to live in a rural setting but not necessarily having to farm the land.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming, but excluding factory farming.
- 2. Stud farms, racing stables, riding schools, training establishments and veterinary hospitals.
- 3. Forestry.
- 4. Vineyards.
- 5. Dwelling, subject to one dwelling per title.
- 6. Public utility buildings (Note: see Part X).
- 7. The sale of produce grown on the property.
- 8. Residential accessory buildings.
- 9. Farm accessory buildings.
- 10. Home occupations, accessory to an existing dwelling (Note: see definitions and special conditions set out in Performance Elements).
- 11. Parks, Reserves and Recreation areas.
- 12. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.

(3) CONDITIONAL USES

1. Home occupation, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road) or the employment of persons beyond those who reside permanently on the site.

(4) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance elements and standards for the rural zones set out in Clause 11 of this Part of the Scheme, (ie Part III), the following performance element shall apply:

CONCEPT PLAN

Before development or subdivision can occur in terms of the Rural Residential zone, the developer shall submit to the Council a concept plan which sets out the following information:

- 1. the proposed roading layout.
- 2. the proposed section layout (maximum number of lots is 20).
- 3. the proposed methods of servicing the development, in terms of power, water supply, stormwater drainage and sewage disposal.
- 4. the location of any proposed reserves, or areas intended to be planted in trees or bush.
- 5. any staging of development proposed.

The concept plan shall be a 'concept plan' under Section 276 of the Local Government Act 1974 and the requirements of the Act relating to concept plans shall be followed.

Once the Concept Plan is approved, development may proceed in accordance with the approved plan. If the Concept Plan is not approved, or the applicant is not satisfied with any conditions imposed by the Council, the development of the zone shall be deemed a conditional use. Provided that in the case of the Rural R zone in Hyndhope Road, the existing subdivision and roading pattern shall be deemed to be the approved concept plan.

7 RURAL R1 ZONE (Rural-Residential, Hendersons/Sparks Road)

(1) ZONE STATEMENT

The Rural Residential 1 zone is a rural residential zone providing for a comprehensively planned rural residential development north of Sparks Road and east of Hendersons Road taking into account fragmented ownership adjoining the City Council area, incomplete roading patterns and difficulties in adequate rural utilization because of the residential uses on three sides. The settlement shall have a minimum lot size of 1 hectare on which dwellings shall be a predominant use. The maximum number is limited by this minimum area. A range of rural uses are permitted but excluding factory farming. The Rural Residential 1 zone is intended to provide a permanent transition between Residential 1 and Rural 2 zones in the area while at the same time catering for persons wishing to live in a rural setting with full urban services and adjacent to urban amenities.

(2) PREDOMINANT USES

1. Agricultural, horticultural and pastoral farming, but excluding factory farming.

- 2. Stud farms, racing stables, riding schools, training establishments and veterinary hospitals.
- 3. Dwelling, subject to one dwelling per title.
- 4. Public utility buildings (Note: see Part X).
- 5. The sale of produce grown on the property.
- 6. Residential accessory buildings.
- 7. Farm accessory buildings.
- 8. Home occupations, accessory to an existing dwelling (Note: see definitions, and special conditions set out in Performance Elements).
- 9. Family flat accessory to an existing dwelling where the owner of the property enters into a suitable bond with the Council such that the unit will be removed when the use for which it is permitted ceases.

(3) CONDITIONAL USES

1. Home occupation, accessory to an existing dwelling, which involves the sale of products made on the premises, or the employment of persons beyond those who reside permanently on the site.

(4) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance elements and standards for the rural zones set out in Clause 11 of this Part of the Scheme (ie Part III), the following performance elements shall apply:

Ru/AP

a) CONCEPT PLAN

Before development or subdivision can occur in terms of the Rural Residential 1 zone, the developer shall submit to the Council a concept plan which sets out the following information:

- 1. the proposed roading layout.
- 2. the proposed section layout.
- 3. the proposed methods of servicing the development, in terms of power, water supply, stormwater drainage and sewage disposal.
- 4. the location of any proposed reserves, or areas intended to be planted in trees or bush.
- 5. any staging of development proposed.

Once the Concept Plan is approved, development may proceed in accordance with the approved plan. If the Concept Plan is not approved, or the applicant is not satisfied with any conditions imposed by the Council, the development of the zone shall be deemed a conditional use.

b) DRAINAGE PLAN

In addition to the requirements of the Concept Plan, no development or subdivision shall occur until the Council has received approval from the Christchurch Drainage Board for the development of the land in terms of its requirements for stormwater disposal. In the event of the Christchurch Drainage Board not issuing such an approval, the use of the land in the manner suggested by the ordinances shall be deemed a conditional use. Until such time as such approval has been given, the ordinances of the Rural 2 zone shall apply.

8 RURAL AP ZONE (Airport Protection)

(1) ZONE STATEMENT

The Rural Airport Protection zone is situated under the approach slopes of the runways of Christchurch International Airport and extends for a distance of 1500 metres from the control threshold of each end of the main runway and 850 metres from the control threshold of each end of the subsidiary runway. This zone is incorporated 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 utilization 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.

The Rural Airport Protection zone includes a narrower range of uses than permitted in most other rural zones. Uses have been excluded where they would cause one or more of the following features:

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

- 7. it produces radio or electrical interference which would affect aircraft communication or navigational equipment.
- it attracts birds.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming (Note: *excluding* forestry, factory farming and vineyards).
- 2. Stud farms, racing stables, training establishments.
- 3. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling, provided that:
 - a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same Certificate of Title (subject to restrictions contained within this ordinance) but provided that where the reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing requirements is not increased as a result of the reconstruction or replacement, and provided that the airport height restrictions are complied with.
 - c) provision is made for insulation against aircraft noise (Note: see Part II Clause 4).
- 4. The development of land for the ultimate establishment of a permitted use of that land by means of filling of excavations or natural or man made depressions with inert fill, subject to such filling not detrimentally interfering

- with the natural drainage pattern nor raising the level of the ground above natural surrounding ground level.
- 5. The sale of produce grown on the property except where vehicle access to the selling point is obtained from a major arterial road or state highway listed in Appendix O.
- 6. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 7. Farm accessory building (excluding glasshouses).
- 8. Home occupations, accessory to an existing dwelling (Note: see definitions and special conditions set out in Performance Elements).
- 9. Parks, Reserves and Recreation areas.

(3) CONDITIONAL USES

- 1. Dwelling on title less than 40 hectares, and in considering any application the Council shall have regard to whether:
 - a) the dwelling is necessary for the carrying out or development of a permitted rural use for custodial and/or management purposes, and
 - b) *either* the rural use is such that it provides full time employment for at least one person.
 - or the rural use will provide part time employment, and:
 - i) the physical characteristics of the site are such that they are specifically suited to the use proposed.

Ru/AP

- ii) there will be a significant amount of production generated from the land having regard to the size and quality of the land.
- there will be a significant capital commitment in the generation of productive output.
- iv) the dwelling will not inhibit the potential use of the land for sustained production in an economic manner.

and

- c) the rural use has already been established in terms of these criteria *or* there is adequate evidence of the ability and intention to establish and sustain the use, and a dwelling is necessary during the establishment, and
- d) provision is made for insulation against aircraft noise (Note: see Part II Clause 4).
- 2. Recreation facilities requiring a rural setting or larger area of land provided that their impact on the agricultural use of adjoining land is minimised and that the use of any land having a high actual or potential value for the production of food can be reasonably justified.
- 3. Home occupation, accessory to an existing dwelling, which involves the sale of products made on the premises (provided it does not involve access to a major arterial road), or the employment of persons beyond those who reside permanently on the site.
- 4. Public utility buildings (Note: see Part X).

(4) INFORMATION TO BE SUBMITTED WITH CONDITIONAL USE APPLICATIONS FOR DWELLINGS

To enable the Council and other affected bodies and persons to appraise any proposal, an application for a dwelling should, at the time of the lodging of the application, include a detailed assessment of the property and its existing and proposed use. This assessment should include the following information:

- 1. how long the applicant has owned the property.
- 2. the present land use and the work that has already been carried out on the land.
- 3. the scale and nature of the use proposed.
- 4. the applicant's experience in the proposed use, or other experience available to the applicant.
- 5. the suitability of the site for this use.
- 6. the need for a house to be located on this particular property.
- 7. a statement of the capital commitment associated with the implementation of the use.
- 8. where appropriate, a management plan setting out a detailed assessment of the programme of implementation of the proposed rural use.

The assessment should include sufficient information to enable the Council and other affected bodies and persons to appraise the proposal in terms of the criteria set out above for dwellings to be considered as conditional uses.

(5) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance elements and standards for Rural zones set out in Clause 11 of this Part of the Scheme, (ie Part III), the following elements shall also apply:

1. Areas subject to Noise Exposure from the Activities of Christchurch International Airport

Within the area identified on the planning maps as subject to 'Aircraft Noise Insulation Requirements' any dwellings permitted as predominant or conditional uses shall only be permitted if provision is made for insulation against aircraft noise to the satisfaction of the County Engineer. (Note: see Part II Clause 4.)

2. Height Restrictions

No building, structure, mast, pole, tree, or other object shall penetrate any of the approach slopes, lighting visibility slopes, etc, the ILS overshoot surfaces, transitional slopes, horizontal and conical surfaces and instrument protection areas as defined in Appendix M. Provided that where there is any conflict between these height control limits, the lowest height restriction shall prevail.

Within a distance of 915 metres from the plane of the associated control threshold of the main runway (and 425 metres in the case of the subsidiary runway), no building, mast, pole, tree or other object shall exceed the height of the approach light which is nearest to it and which is between it and the end of the associated runway, and where approach lights for an extended runway have not yet been installed no building, structure, mast, pole, tree or other object shall exceed 1.85 metres in height.

Provided further that limited infringement of the said height control limits may be permitted in exceptional cases subject always to the prior written consent of the Director of Civil Aviation, Ministry of Transport and to any conditions he may require.

9. RURAL IF ZONE (Rural Intensive Farming)

(1) ZONE STATEMENT

The Rural IF zone is a zone which specifically provides for full time farming on lots ranging from 1 ha to 7 ha in area. The concept of the zone is to provide for small lots where the productive output generated from the land is very high in relation to its size. The economic changes occurring in the farming industry indicate that parts of Paparua County are ideally suited to increased productivity from small land holdings. There are many instances where genuine full-time farmers require only a small holding in order to make a reasonable living because of the intensive nature of the farming activity being carried out.

This zone is intended to help satisfy the demand for small lots by farmers seeking to make intensive use of their land. Dwellings are a conditional use where the farming enterprise will lead to increased productivity from the land on lots between 1 ha and 7 ha in area, and any application will be supported by a registered or recognised farm or horticulture management consultant's report.

A range of rural uses are permitted but because of smaller lot sizes compatibility of uses is considered by the Council to be important. Factory farming is provided for under conditional use status, but excluding pig farming, poultry farming and mushroom farming.

Ru/IF

The provision of this zone is seen as a positive planning technique to assist in the objectives of creating a strong viable rural community surrounding Christchurch.

It is also seen as fulfilling a need for the genuine farmer who wishes to earn a living from a small area of land. In making this provision in such a zone the Council, together with the Canterbury United Council, is able to maintain a more stringent policy for the location of dwellings in other rural areas surrounding Christchurch.

Provision will be made for domestic water by way of a community supply and effluent by way of septic tank disposal. The appropriate applications to the North Canterbury Catchment Board and Regional Water Board will be required including water supply, effluent and stormwater disposal.

(2) PREDOMINANT USES

- 1. Agricultural, horticultural and pastoral farming where high productivity from use of the land can be expected, but excluding factory farming.
- 2. Stud farm, racing stables, riding schools, training establishments, and veterinary hospitals.
- 3. Protection forestry.
- 4. Vineyards.
- 5. Agricultural research and breeding facilities, provided that this only involves the erection of those buildings which are reasonably required to be located on the rural property.

- 6. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling provided that:
 - (a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - (b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate of title. but provided that where the reconstruction or replacement is because of fire or other natural disaster, the existing or similar may be retained, provided that any nonconformity with existing siting requirements is not increased as a result of the construction or replacement.
- 7. Public utility buildings (Note: see Part X).
- 8. The sale of produce grown on the property.
- 9. Residential accessory buildings for any dwelling, either existing or approved by means of a notified planning application.
- 10. Farm accessory buildings.
- 11. Home occupations, accessory to an existing dwelling (Note: see definitions, and special conditions set out in Performance Elements).

(3) CONDITIONAL USES

- 1. Dwellings. In considering any application the Council shall have regard to whether:
 - a) the dwelling is necessary for the carrying out or development of a permitted rural use for custodial and/or management purposes, and
 - b) the rural use is such that it provides full time employment for at least one person.
 - i) there will be a significant amount of production generated from the land having regard to the size and quality of the land.
 - there will be a significant capital commitment involved in the generation of productive output.
 - the dwelling will not inhibit the potential use of the land for sustained production in an economic manner.

and

c) the rural use has already been established in terms of these criteria or there is adequate evidence of the ability and intention to establish and sustain the use, and a dwelling is necessary during the establishment.

Note: Any septic tank disposal system for dwellings approved within

the zone shall be sited at least 150 metres from the eastern (Prebbleton) boundary of the Rural Intensive Farming zone between Blakes Road and Trents Road.

- 2. The processing of agricultural, horticultural or pastoral products (such as wineries, honey processing) and in considering any application the Council shall have regard to whether:
 - a) the use is located on the same site as, and is associated with, a permitted rural use.
 - b) the use generally complies with any other requirements of the Scheme that would apply if the use was treated as factory farming (ie distance from residential zones, and from site boundaries, disposal of effluent and provision of landscaping).
 - c) if the use involves the sale, from the premises, of any produce produced on the property, it can comply with the special conditions set out for stalls for the sale of produce in the Rural Performance Elements.
 - d) the use will not create any noxious or objectionable elements which will detrimentally affect surrounding properties.
- 3. Factory Farming excluding pig farming, poultry farming and mushroom farming.

Rural Protected Uses

10 SCHEDULE OF PROTECTED USES RURAL ZONES

(1) PROTECTED USES TO BE PREDOMINANT USES

The uses listed in the schedule below, on the sites as specified, shall be predominant uses, subject to the performance elements and standards as set out.

(2) SCHEDULE OF PROTECTED USES

- 1. Lot 1 DP 16795, and Part of (being a 20 metre wide strip immediately to the west of and adjoining Lot 1 DP 16795) Lot 14 DP 17308 (Ernest Hayes Ltd).
 - a) Manufacture of agricultural machinery and general hardware equipment.
- 2. Lot 2 DP 22682 and Pt RS 1847 and 2602, being land contained in CT's 394/176 and 2D/1387 (Coolpack Prebbleton Ltd).
 - a) Coolstores and coldstores for agricultural produce, and fruit freezing facilities.
- 3. Pt RS 2364, being CT 7A/602 (Addington Timber).
 - a) Sawmilling.
 - b) The drying, treatment and storage of sawn timber.
 - c) Timber processing, including the preparation or manufacture of dressed timber, mouldings, and building components (precutting, laminations, finger jointing, gangnail beams and trusses).
 - d) Joinery manufacture.
 - e) The storage, display and wholesale sale of timber, joinery and products maunfactured on the site.
 - f) The manufacture and display of prefabricated transportable houses and other buildings.
 - g) Office and amenity facilities, accessory to other uses on the site.
 - h) Residential accommodation for caretaker or other persons whose employment requires them to be accommodated within the site.

4. Pt Lot 1 DP 8602 (Wattie Industries Ltd).

- a) Chicken breeding sheds with Manager's residence.
- 5. Pt Lot 4 DP 1767 (Wattie Industries Ltd).
 - a) Chicken hatchery together with Manager's residence.
- 6. Pt RS 1482 (Yaldhurst Transport and Science Museum)
 - a) Display of vintage vehicles and historical equipment.
 - b) Museum display buildings and structures.
 - c) Operation of vintage vehicles between 8am and 7pm.
 - d) Workshops (including heavy engineering).
 - e) Storage buildings.
 - f) Staff residences.
 - g) Shops and tea rooms.
 - h) Car parking.
 - i) Accessory buildings.
 - i) Picnic areas/related facilities.

(3) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for industrial zones set out in Clause 9 of Part V of the Scheme with the following exceptions:

- 1. In the case of scheduled factory farming uses, compliance also with the relevant performance elements and standards for rural zones set out in Clause 10 of Part III of the Scheme.
- 2. In the case of the Yaldhurst Transport and Science Museum the following:
 - a) Minimum distance of buildings from boundaries: 3m.
 - b) Maximum height of buildings: 20m.
 - c) One advertising sign with maximum dimensions of 1m height and 10m length.

Rural Performance Elements

11 RURAL PERFORMANCE ELEMENTS AND STANDARDS (All Rural Zones)

(1) DISTANCE FROM BOUNDARIES (LANDSCAPE AND AFFECTS ON NEIGHBOURS)

	FRONT YARD	OTHER YARDS
Dwellings on sites of less than 2 hectares and family flats	15m	3m
Dwellings on sites of 2 hectares or more	15m	10m
Residential accessory buildings	7.5m	3m
Farm Accessory Buildings:		
1. Workshops, implement sheds, grain storage sheds, glasshouses, milking and milk storage sheds, shearing sheds, domestic livestock sheds (excluding stables and loose boxes)	7.5m	3m
2. Haysheds and stables and loose boxes for horses.	7.5m	6m
3. Boarding and breeding kennels.	30m	30m
4. Commercial livestock housing (including poultry houses, pig fattening and farrowing houses and pigsties and rabbit houses), confined feed lots, animal waste storage facilities, mushroom sheds and mushroom and manure composting areas.	60m	60m
5. Stock loading yards.	3m	3m
Other permitted buildings.	15m	10m

(2) SEPARATION FROM OTHER BUILDINGS

The minimum separation between any two buildings shall be 3 metres. In the case of the following farm accessory buildings, the minimum distance from any dwelling on the property or adjoining properties shall be:

- 1. Haysheds and stables and loose boxes for horses 15m.
- 2. Commercial livestock housing (including poultry houses, pig fattening and farrowing houses and pigsties and rabbit houses), confined feed lots, animal waste storage facilities, mushroom and manure composting areas and boarding and breeding kennels 30m.

(3) OPEN WATER COURSES

No building shall be erected such that any part of the building is located within 7.5 metres of the edge of any open stream, watercourse, drain, or water race, except with the written approval of the Council. (Note: where the drain, stream etc is administered by the North Canterbury Catchment Board or Christchurch Drainage Board, the consent of that Board will also be required).

(4) OFF STREET CAR PARKING

Off street car parking shall be provided for the following uses at the specified rates:

Factory farming sufficient spaces for any staff employed to park on the property.

In all cases, provision shall be made for manoeuvring and turning of vehicles on site, and parking areas shall be formed and gravelled.

Rural Performance Elements

(5) SPECIAL CONDITIONS FOR STALLS FOR SALE OF PRODUCE

- 1. No farm produce shall be sold, offered or displayed for sale within 35 metres of the front boundary of the property.
- 2. The offering or displaying of farm produce for sale shall only be undertaken in the rural selling place and there shall be only one rural selling place per farming unit.
- 3. Any rural selling place 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 Health Inspector.
- 4. Car parking access and landscape requirements shall be as follows:
 - a) Where the rural selling place is not more than 15 square metres in area, off street parking shall be provided for six cars in the case of a rural selling place with access from a local or secondary road, and for eight cars in the case of a rural selling place with access from a minor arterial road. An adequate turning area with an all weather surface shall be provided to the satisfaction of the County Engineer. Access shall be by one joint entry exit 6 metre wide lane.
 - b) Where the rural selling place is greater than 15 square metres in area a minimum of eight car parking spaces is required. For each additional 5 square metres of selling area over and above 15 square metres, one additional car parking space shall be required. The car parking shall provide for the turning of vehicles and shall be formed, metalled and sealed. Access shall normally be by way of separate entry and exit drives, both to be either metalled or sealed, at

- least 3 metres wide, 15 metres apart and signposted "ENTRY" and "NO ENTRY".
- c) The car parking spaces and turning area of any rural selling place shall normally be sited between the rural selling place and the front boundary of the property.
- d) The rural selling place, car park and access drives(s) shall be located, designed, developed and maintained to the satisfaction of the County Engineer and in the case of rural selling places in excess of 15 square metres, the frontage, car park and the rural selling place shall be landscaped to the satisfaction of the County Engineer.
- e) On minor arterial roads, sealed deceleration lanes with taper of 1 in 10, and acceleration lanes, with 1 in 5 tapers shall be provided so that the road width at the entry/exits shall be up to a maximum of 7 metres from the road centre line.
- 5. For distance of vehicle access from intersections see Part XIII, Transportation, Clause (4) 3, Distance of vehicle crossings from intersections.
- 6. Any advertising shall be confined to one signboard constructed and erected in accordance with the Ordinances of this District Scheme and the County bylaws and shall include on the sign the words "DRIVE IN".
- 7. Any proposal for the sale of farm produce not complying with Conditions 1-6 shall be deemed a conditional use and in considering any such conditional use the Council shall take into account the overall rural objectives as well as the particular objectives and policies of this zone relating to the sale of produce.

Rural Performance Elements

(6) SPECIAL CONDITIONS FOR HOME OCCUPATIONS

The home occupation shall be carried out within a complying dwelling or a building accessory to a dwelling. All persons engaged in the home occupation shall reside permanently on the site, and no staff shall be employed. No goods shall be displayed for sale, there shall be no retail sales made from the site and there shall be no advertising on the site. The home occupation shall not cause any nuisance, danger or noxiousness, or increase in traffic generation, that would cause a detraction from the amenities of nearby residents. (Note: a number of these conditions may be over-ridden by a Conditional Use application - see Conditional Uses in all rural zones).

(7) OTHER ORDINANCES

General	see Part II
LPG	see Part II Clause 8
Historic Buildings	see Part XI Clause 1
Landscape Requirements	see Part XI Clause 3
Advertising Signs	see Part XI Clause 4
Subdivision	see Part XII
Transportation	see Part XIII

PART IV: RESIDENTIAL ZONES

1 RESIDENTIAL 1 ZONE (Hornby, Sockburn, Halswell)

(1) ZONE STATEMENT

The Residential 1 zone covers the urban areas of Hornby, Islington, Sockburn and most of Halswell. The zone provides for a range of residential uses (but at a density appropriate to the suburban area) and other uses which can and should be located within residential areas. All uses are subject to a list of performance elements and standards.

(2) PREDOMINANT USES

- 1. Dwellings.
- 2. Shop dwellings.
- 3. Home occupations accessory to dwellings (Note: see definitions and special conditions set out in performance elements).
- 4. Family flat accessory to dwelling, for the housing of dependent relatives, maximum floor space 45m². (Note: see definitions.) Where the siting of the family flat does not comply with the siting for a second flat, the applicant shall be required to enter into a suitable bond with the Council (in a form enabling it to be supported by a caveat) to ensure that the family flat is removed when it is no longer required for the housing of a dependent relative.
- 5. Flats, up to 4 units, subject to compliance with the following minimum site areas:

2 Units 650m² 3 Units 800m² 4 Units 1100m²

- 6. Comprehensive developments, minimum number of units is 5 and subject to minimum site area of 360m² per unit. Comprehensive developments shall require a comprehensive plan to be approved showing both building and subdivision or title layout. Developments shall comply with the performance elements and standards as they apply to flats. (Note: Separate titles are allowed, see Subdivision Ordinance Part XII.)
- 7. Old peoples homes.
- 8. Elderly persons housing.
- 9. Schools, hospitals, church and church halls, pre-school facilities.
- 10. Medical practice (Note: see definitions).
- 11. Parks, reserves and recreation areas.
- 12. Market and nursery gardens, including glasshouses and accessory buildings.
- 13. Public utility buildings. (Note: see Part X.)
- 14. Accessory buildings.

(3) CONDITIONAL USES

- 1. Travellers' accommodation.
- 2. Medical centres.
- 3. Sale of produce grown on the property.
- 4. Places of assembly.

- 5. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.
- 6. Within the area bounded by Racecourse Road, Yaldhurst Road, Middlepark Road and Epsom Road, establishments for the accommodation of racehorses or activities connected with racing.
- 7. The extension or expansion of a service station listed in Appendix S.

(4) PERFORMANCE ELEMENTS

All uses shall comply with the Performance Elements for the residential zones set out in Clause 14 of this Part of the Scheme, (ie Part IV).

2 RESIDENTIAL 1A ZONE (Halswell Extension)

(1) ZONE STATEMENT

The Residential 1A zone is situated on the northwest side of Halswell and was previously the General Development A zone. The zone allows for the same range of uses as the Residential 1 zone. The development of the area is required to conform in principle to a layout plan set out in Appendix F. This layout plan is based on conditional use approvals given to residential development in 1977 and 1979.

The main variation between the plan set out in Appendix F and that originally approved is the provision of reserves. The area of reserves has been increased in line with the Local Government Amendment

Act 1978 and because of the non-inclusion of the proposed intermediate and secondary schools. Development of the zone may also be delayed until drainage problems have been solved.

(2) LAYOUT PLAN

The development of land in the Residential 1A zone is to conform in principle to the layout plan set out in Appendix F, subject to minor variations of roading and reserve layout where this will not effect the overall layout. Any major variations would require the layout plan to be redesigned and altered by means of a change to the District Planning Scheme. Development will also depend on providing drainage to the satisfaction of the Christchurch Drainage Board and/or North Canterbury Catchment Board. The development of the lake reserve shall be the responsibility of the developer, and design details will need to be approved at or before the stage of subdivision approval.

(3) PREDOMINANT USES

- 1. Dwellings.
- 2. Shop dwellings.
- 3. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements.)
- 4. Family flats accessory to dwellings, for the housing of dependent relatives, maximum floor space 45m², (Note: see definitions). Where the siting of the family flat does not comply with the siting for a second flat, the applicant shall be required to enter into a suitable bond with the Council (in a form enabling it to be supported by a caveat) to ensure that the family flat is removed when it is no longer required for the housing of a dependent relative.
- 5. Flats up to 4 units, subject to compliance with the following minimum site areas:

R/1A (Def)

2 Units 650m² 3 Units 800m² 4 Units 1100m²

- 6. Comprehensive developments, minimum number of units is 5 and subject to a minimum site area of 360m² per unit. Comprehensive developments shall require a comprehensive plan to be approved showing both building and subdivision or title layout. Development shall comply with the performance elements and standards as they apply to flats. Separate titles are allowed, (Note: see Subdivision Ordinance Part XII).
- 7. Old peoples homes.
- 8. Elderly persons housing.
- Schools, hospitals, church and church halls, pre-school facilities.
- 10. Medical practice. (Note: see definitions.)
- 11. Parks, reserves and recreation areas.
- 12. Market and nursery gardens, including glasshouses and accessory buildings.
- 13. Public utility buildings (Note: see Part X).
- 14. Accessory buildings.

(4) CONDITIONAL USES

- 1. Medical centres.
- 2. Sale of produce grown on the property.
- 3. Places of assembly.

4. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for the residential zones set out in Clause 14 of this Part of the Scheme (ie Part IV).

3. RESIDENTIAL 1A DEFERRED ZONE (Halswell Extension)

(1) ZONE STATEMENT

The Residential 1A Deferred zone is an extension of the Residential 1A zone to Wigram Road, brought about because of the deletion of the Ellesmere Expressway and the desire of the Council to have a sensible boundary for the Halswell Urban Area.

This zone is a deferred residential zone because it is impractical and undesirable that it develop until most of the Residential 1A area to its south is developed. The Residential 1A deferred zone is therefore subject to the provisions of the Rural 2 zone until 1991, at which time it will be subject to the provisions of the Residential 1A zone. Development of the Residential 1A deferred area at or after 1991 will depend on the availability of services (particularly sewerage and stormwater disposal), which will predominantly be determined by the rate of development of land within the Residential 1A zone.

It is noted that, with respect to the Residential 1A Deferred area, the developers will be expected to meet all costs associated with

sewerage upgrading and reticulation, and that no increase in the stormwater flow to Nottingham Stream is likely to be permitted.

2. DEVELOPMENT CONTROL

Until 1 January 1991, the provisions of the Rural 2 zone shall apply to the area zoned Residential 1A Deferred. After 1 January 1991, the provisions of the Residential 1A zone shall apply.

4. RESIDENTIAL 2A ZONE (Worsleys Spur)

(1) ZONE STATEMENT

The Residential 2A zone is situated on Worsleys Spur and replaces the previous Residential Special 1 Zone. The purpose of the zone is to provide for basically low density residential development, but also to allow some town house development. The zone covers most of the hill area which has a slight erosion risk (as defined by the North Canterbury Catchment Board) and the ordinances are designed to take account of soil stability. Special conditions are inserted relating to earthworks.

2. PREDOMINANT USES

- 1. Dwellings.
- 2. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements).

3. Flats up to 4 units, subject to compliance with the following minimum site areas:

2	units	$700 \mathrm{m}^2$
3	units	900m ²
4	units	1200m ²

- 4. Old Peoples homes.
- Schools, hospitals, churches, church halls and pre-school facilities.
- 6. Medical practices (Note: see definitions).
- 7. Parks, reserves and recreation areas.
- 8. Public utility buildings (Note: see Part X)
- 9. Accessory buildings.

3. CONDITIONAL USES

- 1. Comprehensive developments, where the development comprises a minimum of 5 units. In considering any such application the Council shall consider the following aspects:
 - a) the number of existing townhouse developments.

- b) minimum site per unit 360m².
- c) the design and layout of the proposed development, it should in general comply with the ordinances relating to flats.
- 2. Family flats accessory to dwellings for housing of relatives, maximum floor space 45m² (Note: see definitions).
- Medical centres.
- 4. Places of assembly.
- 5. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.

4. SPECIAL DEVELOPMENT CONTROLS

Note: These relate to the entire Worsleys Spur area, including the Residential 2A, 2B and Deferred 2B zones.

ZONE BOUNDARIES

The zone boundaries shown on the District Planning Scheme are to be used as a guide only. They relate more to physical features than to a cadastral boundary, and are normally drawn at the point where obvious changes occur in topography. The exact boundaries are to be determined at the time of subdivision by agreement between the developer and the Council, in consultation with the North Canterbury Catchment Board, and in the event of there being a difference of opinion as to the boundary of the zone, the use of land for uses permitted in the Residential 2B zone shall be a conditional use in that area between the boundaries contended for by the Council and the developer.

LAYOUT PLAN

The development of Worsleys Spur shall conform in principle to the major roading pattern indicated in Appendix G and shall make provision for schools and reserves as indicated in Appendix G.

The provision of reserves is based on the concept of the main spur being used for residential purposes and the valleys being used for reserves. While this results in an overall area of reserves greater than that which would be provided in terms of the Local Government Amendment Act 1978, it is noted that the major reserve area has an underlying rural zone and is unsuitable for residential development. The total reserve area shown on the planning maps will be provided by the developers. (Note: see minimum site standards in Subdivision section Part XII, Additional subdivision controls in Residential 2A and 2B zones).

STAGING OF DEVELOPMENT

In that area of Worsleys Spur shown as subject to staging in Appendix G development shall proceed in a series of stages as shown in Appendix G. The development of each new stage (that is the construction and physical engineering works, resulting from any scheme plan approval given by the Council) shall not take place until such time as the Council has sealed the appropriate plans which would enable title to be given to at least 75% of the sections in the preceding stage.

Provided that the Council may allow alterations to the aerial extent or sequence of the stages set out in Appendix G where the amended staging will still ensure the progressive development of Worsley Spur in a series of orderly and manageable stages.

At the time of development of Stage 3 the Council will consider the Deferred Residential area shown as 3a on

Appendix G. If the Council is satisfied that the area is suitable for residential development in terms of stability, the Council will allow the area to be developed in terms of the Residential 2B zone. If the residential development cannot proceed, the area will be placed within the proposed recreation reserve.

At or after the time of development of Stage 4, the Council will consider the Deferred Residential areas shown as 4a and 4b on Appendix G. Area 4a will be allowed to develop in terms of the Residential 2B zone if satisfactory road access can be provided to the area. Area 4b will be allowed to develop in terms of the Residential 2B zone if satisfactory access can be provided from Penruddock Rise (as shown on the planning maps) and providing that the Council is satisfied with the stability of the area. If the residential development cannot proceed, these areas will be rezoned as Rural 1 (by an appropriate scheme change).

The development of Stages 5 and 6 is in the meantime deferred until such time as the Council is satisfied that there is sufficient demand and that Stages 1 to 4 have been substantially developed.

In the development of Stage 6, the subdivisional layout shall be such that all access to individual sites is from within the subdivision and not from Worsleys Road, unless there is no other way of servicing that lot. While the planning maps show the linking of Penruddock Rise to Worsleys Road, the question of whether Penruddock Rise is actually to link to Worsleys Road is also deferred until the future development of Stages 5 and 6 are permitted.

The major recreation reserve situated in the east valley shall be vested on Stage 3, but any physical work necessary on the reserve for it to be considered suitable for vesting should take place progressively during the development of Stages 2 and 3.

4 GENERAL CONDITIONS APPLYING TO ALL EARTHWORKS

- a) Development shall be programmed for construction in self-contained stages which can be largely completed within one construction season.
- b) Before any earthworks, including removal of ground cover, or pipeworks, on these loess slopes commences, suitable stormwater drains, cut-off drains and silt traps shall be provided to the satisfaction of the County Engineer.
- c) Earthworks shall be confined to the drier periods of the year, and land bared of ground cover during the construction season shall be sown to a permanent vegetative cover prior to the winter. Where further works are to be carried out in the following construction season, a suitable cover crop shall be sown to protect the soil surface during the winter.

5. EARTHWORKS RELATING TO INDIVIDUAL SITES

The construction and erection of any building, the construction of any driveway or access and the carrying out of any earthworks or excavations on any land or access to any land shall require the specific consent of the Council.

In giving its consent the Council shall have regard to the effects of the proposed work on the stability of the site including the risk of slips, subsidence or erosion, and proper provision for stormwater disposal. Before such consent is given the County Engineer may require that the site be the subject of an investigation and report by an appropriately experienced Registered Engineer and the submission of plans and specifications for the proposed works.

Note: Particular attention is drawn to the need to reduce excavation to a minimum and the need to use such

R/2B

foundation methods and/or cantilever construction and the necessity of foundations being down to either bed-rock or be designed to suit the soil conditions.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for the Residential 2A and 2B zones set out in Clause 15 of this Part of the Scheme, (ie Part IV).

5. RESIDENTIAL 2B ZONE (Worsleys Spur)

(1) ZONE STATEMENT

The Residential 2B zone is situated on Worsleys Spur and replaces the previous Residential Special 2 zone. The purpose of the zone is to allow for low density residential development with adequate safeguards as to the carrying out of earthworks or excavations. The zone covers areas of the hill which are described as having a 'moderate erosion risk', but which are still considered as suitable for residential development. Special conditions are inserted relating to earthworks.

(2) PREDOMINANT USES

- 1. Dwellings.
- 2. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements).

3. Flats up to 4 units, subject to compliance with the following minimum site areas:

2 u:	nits	750 m ²
3 u	nits	950m ²
4 m	nits	1300m ²

- 4. Parks, reserves and recreation areas.
- 5. Public utility buildings (Note: see Part X)
- 6. Accessory buildings.

(3) CONDITIONAL USES

- 1. Family flats accessory to dwellings for housing of dependent relatives, maximum floor space 45m². (Note: see definitions).
- 2. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.

(4) SPECIAL DEVELOPMENT CONTROLS

See Special Development controls in Residential 2A zone.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for the Residential 2A and 2B zones set out in Clause 15 of this Part of the Scheme, (ie Part IV).

6 RESIDENTIAL 2B DEFERRED ZONE (Worsleys Spur)

(1) ZONE STATEMENT

A number of locations have been zoned as 'Residential 2B (Deferred)'. These are deferred either because there are some stability problems associated with them or because there are difficulties of providing suitable access, or of servicing. Development of these areas is deferred until later in the staging of Worsleys Spur and depend on the solution of the particular problems which required their placement in the Deferred zone.

(2) PREDOMINANT USES

- 1. Parks, reserves and recreation areas.
- 2. Forestry.

(3) FUTURE DEVELOPMENT

The future development of the Residential 2B (Deferred) zone shall not take place until the completion of at least Stages 3 or 4 as set out in "Staging of Development" in the Residential 2A zone. If the development difficulties of any particular deferred zone can be solved to the Council's satisfaction, the Council will initiate a Change to remove the deferred status.

7 RESIDENTIAL 3A ZONE (Templeton)

(1) ZONE STATEMENT

The Residential 3A zone relates to the township of Templeton. The Residential 3A zone is similar to the Residential 1 zone (except that it allows a maximum of 2 flats on any one site).

(2) LAYOUT PLAN

The development of the land in the Residential 3A zone is to conform in principle to the layout plan set out in Appendix H, subject to minor variations of roading or reserve layout where this will not affect the overall layout. Any major variations would require the layout plan to be redesigned and altered by means of a Change to the District Planning Scheme.

(3) PREDOMINANT USES

- 1. Dwellings.
- 2. Shop Dwellings.
- 3. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements).
- 4. Family flats accessory to dwellings, for the housing of dependent relatives, maximum floor space 45 m². (Note: see definitions). Where the siting of the family flat does not comply with the siting for a second flat the applicant shall be required to enter into a suitable bond with the Council (in a form enabling it to be supported by a caveat) to ensure that the family flat is removed when it is no longer required for the housing of a relative.

R/3A (Def)

- 5. Flats, limited to a maximum of two flats on any one site, and a minimum site area of 650 m².
- 6. Old Peoples homes.
- 7. Elderly persons housing.
- Schools, hospitals, churches and church halls, pre-school facilities.
- 9. Medical practice. (Note: see definitions).
- 10. Parks, reserves and recreation areas.
- 11. Market and nursery gardens, including glasshouses and accessory buildings.
- 12. Public utility buildings (Note: see Part X).
- 13. Accessory buildings.

(4) CONDITIONAL USES

- Medical centres.
- 2. Sale of produce grown on the property.
- 3. Places of assembly.
- 4. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.
- 5. The extension or expansion of a service station listed on Appendix S.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for the residential zones as set out in Clause 14 of this Part of the Scheme (ie Part IV).

8 RESIDENTIAL 3A DEFERRED ZONE (Templeton)

(1) ZONE STATEMENT

The Residential 3A (Deferred) zone relates to a future extension of the Templeton township. Development is deferred until 90% of the sections in Stage II of the Templeton extensions are completed. Once this is reached, the zone will be subject to the provisions of the Residential 3A zone.

(2) DEVELOPMENT CONTROL

Development of this zone (which for the purposes of this Zone shall mean the approval of a scheme plan of subdivision) shall be deferred until such time as the Council has sealed the appropriate plans which would enable title to be given to 90% of the sections in Stage II of the Templeton Extension. At that time the provisions of the Residential 3A Zone shall apply (including the plan set out in Appendix H). In the interim, the provisions of the Rural 3 Zone shall apply.

9 RESIDENTIAL 3B ZONE (Prebbleton)

(1) ZONE STATEMENT

The Residential 3B zone relates to the township of Prebbleton. The zone is similar to the Residential 1 zone except that there is no provision for flats because the township has no reticulated sewage system. There is also a narrower range of predominant uses.

(2) PREDOMINANT USES

- 1. Dwellings.
- 2. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements).
- 3. Parks, reserves and recreation areas.
- 4. Market and nursery gardens, including glasshouses and accessory buildings.
- 5. Public utility buildings (Note: see Part X).
- 6. Accessory buildings.

(3) CONDITIONAL USES

- 1. Family flats accessory to dwellings, for the housing of dependent relatives, maximum floor space 45 m² (Note: see definitions).
- 2. Schools, places of assembly, pre-school facilities, old peoples homes.
- 3. Sale of produce grown on the property.

- 4. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.
- 5. The extension or expansion of a service station listed on Appendix S.

(4) PERFORMANCE STANDARDS

All permitted uses shall comply with the Performance Elements and Standards for the residential zones as set out in Clause 14 of this Part of the Scheme, (ie Part IV).

10 RESIDENTIAL 3C ZONE (Tai Tapu)

(1) ZONE STATEMENT

The Residential 3C zone relates to the township of Tai Tapu. Because there is no reticulated sewage scheme at Tai Tapu and because of difficulties associated with the provision of septic tanks, the range of predominant uses has been restricted and these will only be permitted where satisfactory provision can be made for sanitary drainage. This is seen as a holding measure in case some way is found of servicing the township in the future. If in the future a reticulated sewage scheme is provided, it is anticipated that a Scheme Change will be introduced setting out the range of permitted uses.

R/3D

(2) PREDOMINANT USES

- 1. Dwellings, subject to the provision of sanitary drainage to the satisfaction of the County Engineer.
- 2. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in performance standards).
- 3. Parks, reserves and recreation areas.
- 4. Market and nursery gardens, including glasshouses and accessory buildings.
- 5. Public utility buildings, (Note: see Part X).
- 6. Accessory buildings.

(3) CONDITIONAL USES

- 1. Sale of produce grown on the property.
- 2. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.
- 3. The extension or expansion of a service station listed on Appendix S.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for residential zones as set out in Clause 14 of this Part of the Scheme, (ie Part IV).

11 RESIDENTIAL 3D ZONE (West Melton)

(1) ZONE STATEMENT

The Residential 3D zone relates to the West Melton township. This is planned to be a very small residential settlement designed to service the requirements of the West Melton area.

(2) LAYOUT PLAN

The residential development of the West Melton township shall conform in principle to the layout plan set out in Appendix I, and before any development or subdivision takes place, a concept plan in accordance with Section 276 of the Local Government Act 1974 shall be submitted to the Council.

The concept Plan shall include full details of the methods of servicing the township. The Concept Plan, as well as being publicly notified, will be forwarded to all affected agencies for comment (these agencies shall include the Canterbury United Council, the Ministry of Works and Development, the Health Department, the North Canterbury Catchment Board and the Central Canterbury Electric Power Board).

(3) PREDOMINANT USES

- 1. Dwellings.
- 2. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements).
- 3. Parks, reserves and recreation areas.
- 4. Public utility buildings. (Note: see Part X)

5. Accessory buildings.

(4) CONDITIONAL USES

- 1. Family flats accessory to dwellings for the housing of dependent relatives, maximum floor space 45m². (Note: see definitions)
- 2. Sale of produce grown on the property.
- 3. Retail shop.
- 4. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.

(5) PERFORMANCE ELEMENTS

All uses shall comply with the Performance Elements and Standards for residential zones as set out in Clause 14 of this part of the Scheme. (ie Part IV).

12 RESIDENTIAL 3E ZONE (Kennedys Bush Road)

(1) ZONE STATEMENT

The Residential 3E Zone is a special zone provided for an area situated in Kennedys Bush Road. This is an existing settlement previously in the Rural 1 zone. A sewerage scheme is now being provided which will allow houses to be built on existing lots currently unbuilt on. The zone will allow one house per title.

Some existing lots, on the southern side of the road, are still of a size where rural uses are likely to occur. The zone does not provide for further subdivision.

(2) PREDOMINANT USES

- 1. Dwelling, subject to one dwelling per title.
- 2. Home occupations, accessory to an existing dwelling. (Note: see definitions, and special conditions set out in performance standards).
- 3. Agricultural, horticultural and pastoral farming.
- 4. Protection forestry.
- 5. Parks, reserves and recreation areas.
- 6. Public utility buildings. (Note: see part X)
- 7. Residential accessory buildings.
- 8. Farm accessory buildings.

(3) CONDITIONAL USES

- 1. Family flat accessory to an existing dwelling for the housing of a dependent relative, maximum floor space 45m². (Note: see definitions)
- 2. Sale of produce grown on the property.
- 3. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.
- 4. Production forestry.

R/M

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for the Residential 2A and 2B zone set out in Clause 15 of this Part of the Scheme, (ie Part IV) except that any farm accessory building shall comply with the Performance Elements and Standards for the rural zone set out in Clause 10 of Part III.

13 RESIDENTIAL MIXED ZONE

(1) ZONE STATEMENT

The Residential Mixed zone is intended to allow for medium density residential redevelopment together with a mixture of semi-commercial and community uses which are compatible with a residential zone and which can be associated with adjoining commercial zones.

(2) PREDOMINANT USES

- 1. Dwellings.
- 2. Shop Dwellings.
- 3. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements).
- 4. Family flats accessory to dwellings, for the housing of dependent relatives, maximum floor space 45m². (Note: see definitions)
- 5. Flats, up to 4 units, subject to compliance with the following minimum site areas:

2 units	$600m^{2}$
3 units	700m ²
4 units	900m ²

- 6. Comprehensive developments, minimum number of units is 5 and subject to minimum site of $250m^2$ per unit. Comprehensive developments shall require a comprehensive plan to be approved showing both building and subdivision or title layout. Developments shall comply with the performance elements and standards as they apply to flats. Separate titles are allowed, see subdivision ordinance (Part XII).
- 7. Old peoples homes.
- 8. Elderly persons housing.
- 9. Schools, hospitals, places of assembly, pre-school facilities, churches and church halls.
- 10. Parks, reserves and recreation areas.
- 11. Public utility buildings. (Note: see Part X).
- 12. Administrative, commercial and professional offices.
- 13. Medical centres.
- 14. Accessory buildings.

(3) CONDITIONAL USES

- 1. Service industries as listed in Appendix C, providing that the Council is satisfied that the effect on adjoining residential properties is minimised.
- 2. Travellers' accommodation.

3. Home occupations accessory to dwellings which involve the sale of products made on the premises or the employment of persons beyond those who reside permanently on the site.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for residential zones as set out in Clause 14 of this Part of the Scheme, (ie Part IV), and the following additions:

ACCESS

In the case of those properties fronting onto Shands Road to the south-west of Goulding Avenue, all access for any non-residential uses shall be from Goulding Avenue and not from Shands Road.

14 PERFORMANCE ELEMENTS AND STANDARDS FOR RESIDENTIAL 1, 1A, 3A, 3B, 3C, 3D AND MIXED ZONES

(1) FOR ALL PREDOMINANT USES
(EXCLUDING FLATS, COMPREHENSIVE
DEVELOPMENTS, ELDERLY PERSONS HOUSING
AND ACCESSORY BUILDINGS)

STREET SCENE

Buildings shall be set back a minimum of 4.5 metres from street boundaries, except that on corner sites,

Residential Performance Elements R/1, 1A, 3A, 3B, 3C, 3D & Mixed

dwellings and shop dwellings may be set back a minimum of 3 metres from one front boundary.

2. SUNLIGHT OUTLOOK AND AMENITIES FOR NEIGHBOURS

Buildings shall comply with the recession plane defined in Appendix E.

3 SPACE AROUND BUILDINGS

Buildings shall be set back a minimum distance from all site boundaries other than road boundaries as follows:

- Dwellings, shop dwellings, pre-school facilities for up to 6 children, family flats and other residential accommodation

1.8m

 Old peoples homes, buildings accessory to market and nursery gardens (including glasshouses), administrative, commercial and professional offices (R/M zone only), medical practices, medical centres

3m

 Schools, pre-school facilities for 7 or more children, hospitals, churches, offices (I/1D zone only)

5m

- Church halls, places of assembly

9m

4. OUTDOOR LIVING AND SERVICE SPACE

- A minimum of 65% of the site shall be unoccupied by any buildings including accessory buildings.
- On front sites the minimum set back from the rear boundary shall be 6 metres.
- On corner sites, the minimum set back from one side boundary shall be 6 metres.

Residential Performance Elements R/1, 1A, 3A, 3B, 3C, 3D & Mixed

On rear sites, the minimum set back from one boundary shall be 6 metres.

5. VEHICLE ACCESS TO REAR OF PROPERTY

In the case of a front or corner section the minimum setback from one side boundary shall be 2.7 metres and in the case of a rear section one yard shall be 2.7 metres such that vehicle access past any building is possible.

LANDSCAPE

Hospitals, Old Peoples' homes, places of assembly, administrative, commercial and professional offices, medical centres and uses listed as conditional uses shall landscape a minimum of 12.5% of the site in accordance with Part XI, Clause 3.

OFF-STREET PARKING

Provision shall be made for off-street parking at the following rates:

Dwellings and shop

dwellings

A complying garage shall be able to be erected on the

property.

Family Flats

1 parking space

Old Peoples Homes

1 parking space per 5 guest beds plus 1 parking space

per 2 staff.

Schools

1 parking space per staff

member.

Hospitals

1 parking space per 5 beds plus 1 parking space per

2 staff.

Churches and Church Halls, Places of Assembly 10 parking spaces per 100m² of building.

Pre-school Facilities

1 parking space per staff

member.

Administrative, Commercial and Professional Offices 2 parking spaces per 100 m² of building.

Medical Practices and Medical Centres 3 parking spaces per professional person plus 1

space per 2 staff.

The location and layout of car parking spaces shall be in accordance with the provisions of Part XIII, Transportation, Clause 5.

8. ACCESS

See Part XIII, Transportation, Clause 4.

9. DISTANCE FROM DWELLING FOR FAMILY FLAT

A family flat shall be sited a minimum of 4 metres from the dwelling.

10. SPECIAL CONDITIONS FOR HOME OCCUPATIONS

The home occupation shall be carried out within a complying dwelling or a building accessory to a dwelling, and shall occupy no more than 30m² of floor space. All persons engaged in the home occupation shall reside permanently on the site, and no staff shall be employed. No goods shall be displayed for sale, there shall be no retail sales made from the site and there shall be no advertising on the site. The home occupation shall not cause any nuisance, danger or noxiousness, or increase in traffic generation, that would cause a detraction from the amenities of nearby residents. (Note: a number of these

conditions may be overridden by a Conditional Use application - see Conditional Uses in all residential zones).

11. OTHER ORDINANCES

General

See Part II

LPG

See Part II Clause 8

Tree Protection

See Part XI Clause 2

Advertising Signs

See Part XI Clause 4

Subdivision

See Part XII

FOR FLATS, COMPREHENSIVE DEVELOPMENTS (2)AND ELDERLY PERSONS HOUSING

1. STREET SCENE

Buildings shall be set back a minimum of 4.5 metres from street boundaries, except that on corner sites they may be set back a minimum of 3 metres from one front boundary.

2. SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Buildings shall comply with the recession plane defined in Appendix E.

3. SPACE AROUND BUILDINGS

Buildings shall be set back a minimum of 1.8 metres from all boundaries other than road boundaries.

OUTDOOR LIVING SPACE 4.

Each residential unit shall be provided with an outdoor living space as follows:

Flats

minimum size

 $45m^2$

minimum dimension

4.5m

Residential Performance Elements R/1. 1A. 3A. 3B. 3C. 3D & Mixed

Comprehensive

minimum size

 $55m^2$

development

minimum dimension

4.5m

Elderly Persons

Housing

A minimum of 60% of the site shall be unoccupied by buildings

including accessory buildings.

The outdoor living space shall be designed to receive sunshine during mid-winter and located convenient to the main living area of each unit.

5. OUTDOOR SERVICE SPACE

Each unit shall be provided with an outdoor service space of minimum area of 12 m² and minimum dimension 1.5 m. The outdoor service space shall be screened from adjoining sites, public spaces and adjoining outdoor living spaces. Where a common service space serves two or more units the minimum area of each unit may be reduced to 10 m².

6. STORAGE FACILITIES

An enclosed storage area of minimum volume 3 cu. metres readily accessible from the units and from outdoor living and service spaces shall be provided for each unit.

Where 3 or more units are being erected, letter/delivery boxes shall be designed and located collectively.

7. APPEARANCE OF FLATS

The maximum length of wall, unbroken by either steps in plan (minimum 2.5 m) or separation (minimum 6 m), shall be 25 metres.

8. ON SITE PRIVACY AND OUTLOOK

Where units are separated from one another, the minimum separation between units shall be as follows:

Residential Performance Elements R/1, 1A, 3A, 3B, 3C, 3D & Mixed

 where a window of a main living area on one unit faces a window of a main living area of another unit

9 m

where a window of a main living area of one unit faces another unit

6 m

where units face each other without windows of main living areas

5 m

9. RELATIONSHIP OF FLAT TO OUTDOOR SPACE
All flats shall be erected such that one level of the flat is located at ground level adjacent to the outdoor living space.

10. ON SITE CONVENIENCE

All outdoor living and service spaces, storage facilities, garages, carports, and parking spaces shall be conveniently located in relation to each other and to the units they serve.

11. OFF STREET PARKING

In the case of flats, one garage or carport shall be provided with each unit or alternatively an unobstructed parking space shall be identified on the site plan of at least 18 square metres in size (exclusive of any outdoor living or service space), plus one additional space for every two units. For comprehensive developments a garage or carport must be provided for each unit, plus one additional space for every two units. In the case of Elderly Persons Housing, one parking space shall be provided for every three units. (Note - see also Part XIII, Transportation, Clause 5.)

- 12. ACCESS
 See Part XIII, Transportation, Clause 4.
- 13. DEVELOPMENT PLAN

Attention is drawn to the need to make application to the Council for a Development Plan Approval, for the construction of 3 or more residential units, or the construction of 2 or more additional units. (Note: Refer to Part XII, Subdivision, Clause (1) 4, Notification of Development, for further information.)

14. OTHER ORDINANCES

General See Part II

LPG See Part II Clause 8
Tree Protection See Part XI Clause 2
Advertising Signs See Part XI Clause 4
Subdivision See Part XII

(3) FOR ACCESSORY BUILDINGS

1. FLOORSPACE

Maximum total floorspace of accessory buildings, excluding outdoor swimming pools, on one site shall not exceed 85m², (and not more than 65m² shall be located in any one building), except that in the case of flats this area may be exceeded to provide the required number of parking spaces and storage areas.

2. STREET SCENE

No accessory buildings, other than garages, carports and outdoor swimming pools, shall be placed forward of the front line of a residential unit on a front or corner site. Such garages shall be limited to a maximum of $40m^2$ and shall be completed in the same style and materials as the dwelling, or in such compatible style and materials as may be approved by Council.

Where garages are placed forward of the back line of a residential unit (ie between the dwelling and the side boundary), the Council may also require the garage to be completed in the same style and materials as the dwelling if the garage is to be obtrusively visible from the road.

Where the vehicle door of a garage generally faces the road, (or mutual right of way), the minimum set back of the

garage from the road or right of way boundary shall be 6 metres. Where the vehicle door is generally at right angles to the road, the minimum set back shall be 3 metres, and the space between the garage and the road shall be landscaped. (Note: see Part XI, Clause 3, Landscape.)

Outdoor swimming pools forward of the dwelling shall be substantially below ground level and the surrounding area landscaped and screened from the road.

3. SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Accessory buildings shall comply with the recession plane defined in Appendix E, and shall not exceed a height of 3.5m except that aerial masts shall not exceed a height of 9m (without dispensation and consent from adjoining neighbours). Refer also to the definition of "Height" (p 71).

4. VEHICLE ACCESS TO REAR OF DWELLING

On front and corner sites, accessory buildings shall not be erected such that vehicle access to the rear of the site is restricted.

SPACE AROUND BUILDINGS

Buildings shall be set back a minimum distance from all site boundaries other than road boundaries as follows:

- Buildings accessory to old peoples homes, schools, hospitals, churches and church halls and parks, reserves and recreation grounds
- Buildings accessory to market and nursery 3m gardens
- Buildings accessory to other buildings or uses shall comply with the requirements of the building bylaws

15 PERFORMANCE ELEMENTS AND STANDARDS FOR RESIDENTIAL 2A AND 2B ZONES

(1) FOR ALL PREDOMINANT USES (EXCLUDING FLATS AND ACCESSORY BUILDINGS)

BUILDING ENVELOPE

Buildings shall be located within any building envelope imposed on subdivision approval (this requirement relates only to sites adjoining a rural zone or situated within the Residential 2B zone).

2. STREET SCENE

Buildings shall be set back a minimum of 4.5 metres from road boundaries except that on corner sites dwellings may be set back a minimum of 3 metres from one front boundary. In the case of properties situated below road level, a front yard of minimum 3 metres may be permitted by way of dispensation.

3. SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Buildings shall not project beyond a building envelope constructed by 55° recession planes from original ground level along all boundaries.

Buildings shall not protrude through a surface drawn parallel to and 9 metres vertically above the original ground contours of the site.

4. SPACE AROUND BUILDINGS

Buildings shall be set back a minimum distance from all site boundaries other than road boundaries as follows:

Residential Performance Elements R/2A & 2B Zones

- Dwellings, pre-school facilities for less than 7 children 2.2m

- Medical practice 3m

- Schools, pre-school facilities for more than 6 children, hospitals, churches 5m

Church Halls 9m

5. OUTDOOR LIVING AND SERVICE SPACE

A minimum of 65% of the site shall be unoccupied by any buildings including accessory buildings. On front sites the minimum set back from the rear boundary shall be 6 metres, on corner sites the minimum set back from one side boundary shall be 6 metres and on rear sites the minimum set back from one boundary shall be 6 metres.

6. VEHICLE ACCESS TO REAR OF PROPERTY

In the case of a front or corner section one side yard shall be a minimum of 2.7 metres and in the case of a rear section one yard shall be 2.7 metres, such that vehicle access past any building is possible.

LANDSCAPE

Hospitals shall landscape a minimum of 12.5% of the site in accordance with Part XI, Clause 3.

8. OFF STREET PARKING

Provision shall be made for off-street car parking at the following rates:

Dwellings

A complying garage shall be able to be erected on the property.

Hospitals

1 parking space per 5 guest

beds plus 1 space per 2

staff.

Schools and pre-school

facilities

1 parking space per staff

member

Churches and Church Halls

10 parking spaces per

100m² of building area.

Medical Practices

3 parking spaces per

professional person plus 1

space per 2 staff

The location and layout of all car parking spaces shall be in accordance with the provisions of Part XIII, Transportation, Clause 5.

9. ACCESS

See Part XIII, Clause 4.

10. SPECIAL CONDITIONS FOR HOME OCCUPATIONS

The home occupation shall be carried out within a complying dwelling or a building accessory to a dwelling, and shall occupy no more than 30m^2 of floor space. All persons engaged in the home occupation shall reside permanently on the site, and no staff shall be employed. No goods shall be displayed for sale, there shall be no retail sales made from the site and there shall be no advertising on the site. The home occupation shall not cause any nuisance, danger or noxiousness or increase in traffic generation, that would cause a detraction from the amenities of nearby residents. (Note: a number of these conditions may be overridden by a Conditional Use application - see Conditional Uses in all residential zones.)

11 OTHER ORDINANCES

General LPG See Part II

See Part II Clause 8 See Part XI Clause 2

Tree Preservation Advertising Signs

See Part XI Clause 4

Subdivision See Part XII

(2) FOR FLATS

BUILDING ENVELOPE

Buildings shall be located within any building envelope imposed on subdivision approval (this requirement relates only to sites adjoining a rural zone or situated within the Residential 2B zone).

2. STREET SCENE

Buildings shall be set back a minimum of 4.5 metres from street boundaries except that on corner sites they may be set back a minimum of 3 metres from one front boundary.

3. SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Buildings shall comply with the recession plane defined in Appendix E.

4. SPACE AROUND BUILDINGS

Buildings shall be set back a minimum of 2.2 metres from all boundaries other than road boundaries.

OUTDOOR LIVING SPACE

Each unit shall be provided with an outdoor living space of minimum size 50m² and minimum dimension 4.5 m

Residential Performance Elements R/2A & 2B Zones

designed to receive sunshine in mid-winter and located conveniently to the main living area of the unit.

6 OUTDOOR SERVICE SPACE

Each unit shall be provided with an outdoor service space of minimum area $12m^2$ and minimum dimension of 1.5m. The outdoor service space shall be screened from adjoining sites, public places and adjoining outdoor living spaces. Where a common service space serves two or more units, the minimum area for each unit may be reduced to $10m^2$.

7 STORAGE FACILITIES

An enclosed storage area of minimum volume 3m³ readily accessible from the units and from outdoor living and service spaces shall be provided for each unit. Where three or more units are being erected, letter/delivery boxes shall be designed and located collectively.

8. APPEARANCE OF FLATS

The maximum length of wall, unbroken by either steps in plan (minimum 2.5m) or separation (minimum 6m) shall be 25 metres.

ON SITE PRIVACY AND OUTLOOK

Where units are separated from one another, the minimum separation between units shall be as follows:

- where a window of a main living area of one unit faces a window of a main living area of another unit
- where a window of a main living area of one unit faces another unit
- where units face each other without windows of main living areas

6m

5m

9m

137

Residential Performance Elements R/2A & 2B Zones

10. RELATIONSHIP OF FLAT TO OUTDOOR SPACE

All flats shall be erected such that one level of the flat is located at ground level adjacent to the outdoor living space.

11. ON SITE CONVENIENCE

All outdoor living and service spaces, storage facilities, garages, car ports and parking spaces shall be conveniently located in relation to each other and to the units they serve.

12. OFF STREET PARKING

One garage or carport shall be provided with each unit or alternatively an unobstructed parking space shall be identified on the site plan of at least 18 square metres in size (exclusive of any outdoor living, or service space) plus one additional space for every two units. (Note: see also Part XIII, Transportation, Clause 5.)

13. ACCESS

See Part XIII. Clause 4.

14. DEVELOPMENT PLAN

Attention is drawn to the need to make application to the Council for a Development Plan Approval for the construction of 3 or more residential units, or the construction of 2 or more additional residential units. (Note: Refer to Part XII, Subdivision, Clause (1) 4, Notification of Development, for further information.)

15. OTHER ORDINANCES

General See Part II

LPG See Part II Clause 8
Tree Preservation See Part XI Clause 2
Advertising Signs See Part XI Clause 4

Subdivision See Part XII

(3) FOR ACCESSORY BUILDINGS

FLOOR SPACE

Maximum total floorspace for accessory buildings, excluding outdoor swimming pools, on one site shall not exceed 85m², and not more than 65m² shall be located in any one building, except that in the case of flats this area may be exceeded to provide the required number of parking spaces and storage areas.

STREET SCENE

No accessory buildings, other than garages and outdoor swimming pools, shall be placed forward of the front line of a residential unit on a front or corner site. Such garages shall be limited to a maximum of 40m^2 and shall be completed in the same style and materials as the dwelling, or in such compatible style and material as may be approved by Council.

Where garages are placed forward of the back line of a residential unit (ie between the dwelling and the side boundary), the Council may also require the garage to be completed in the same style and materials as the dwelling if the garage is to be obtrusively visible from the road.

Where a vehicle door of a garage generally faces a road, (or mutual right-of-way), the minimum set back of the garage from the road or right-of-way boundary shall be 6 metres. Where the vehicle door is generally at right angles to the road, the minimum set back shall be 3 metres, and the

space between the garage and the road shall be landscaped. (Note: see Part XI, Clause 3, Landscape.)

Outdoor swimming pools forward of the dwelling shall be substantially below ground level and the surrounding area landscaped and screened from the road.

3. SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Accessory buildings shall comply with the recession plane defined in Appendix E, and shall not exceed a height of 3.5m, except that aerial masts shall not exceed a height of 9 m (without dispensation and consent from adjoining neighbours). Refer also to the definition of "Height" (p 71).

4. ACCESS TO REAR OF DWELLINGS

On front and corner sites, accessory buildings shall not be erected such that vehicle access to the rear of the site is restricted.

SPACE AROUND BUILDINGS

Buildings shall be set back a minimum distance from all site boundaries other than road boundaries as follows:

 Buildings accessory to schools, hospitals, churches and church halls and parks, reserves and recreation grounds.

1.5m

- Buildings accessory to other buildings or uses shall comply with the requirements of the building bylaws.

PART V: INDUSTRIAL ZONES

1 INDUSTRIAL 1 ZONE

(1) ZONE STATEMENT

The Industrial 1 Zone is intended to act as a buffer zone between existing residential zones and other industrial zones. It provides for uses listed in Appendix C which are appropriate in the buffer zone because of their relatively light industrial or warehouse nature, and their general compatibility (subject to various performance controls) with nearby residential uses.

In some cases, this buffer zone has been placed on land which in the First District Planning Scheme was zoned Industrial B or C. Because this may seriously restrict the future operation of a number of existing industries which were established prior to this Review, the Scheme provides for additions and alterations to these uses beyond that already permitted within the existing use rights as a conditional use.

Following objections to this Reviewed Scheme, the extent of the Industrial 1 zone was considerably reduced. The Council considered that the Industrial 2 zone was more appropriate for industrial/residential fringe areas which were already well established and/or where the residential zone is separated from the industrial zones by a street.

In certain locations the Industrial 1 zone has been placed over only the front portion of an existing site. This has been done so that, in the case of uses which are not permitted uses in the Industrial 1 zone, those aspects of the use which do comply (ie offices, storage etc) may locate in the Industrial 1 portion of the site.

Some commercially oriented uses permitted in other industrial zones have been excluded because of the proximity to residential zones. Certain visitor attracting uses have also been excluded on major regional roads.

Various performance elements and standards have been incorporated in relation to street frontage, landscape, visual amenities, amenities of neighbouring properties, air pollution, noise, glare, water pollution and drainage, height, off-street parking, residential accommodation, and site coverage.

Unless otherwise specified or defined by legal boundaries, the Industrial 1 zone is 50 metres deep.

(2) PREDOMINANT USES

- 1. Any use listed in Appendix C.
- 2. Vehicle sales and hire on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road and Halswell Junction Road.
- 3. Service stations, on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road. (Note: for performance elements and standards for service stations, see Part XIII, Clause 9.)
- 4. Commercial and administrative offices, including research centres, laboratories, computer centres and banks.
- 5. Public utility buildings. (Note: see Part X)
- 6. Wholesale showroom.
- 7. Residential accommodation for caretakers or other persons whose employment requires them to be accommodated on the premises.
- 8. Parks, reserves and recreation areas.
- 9. Accessory buildings.

10. Premises for the processing and sale by retail and wholesale of meat, smallgoods, ham, bacon, delicatessen lines, dripping, poultry and bulk frozen foods, and including the cutting up and packaging of meat, manufacture of smallgoods, ham, bacon and dripping, as an ancillary activity to the Islington Freezing Works on the portion of the Industrial 1 zone fronting Brixton Street and Waterloo Road being the land comprised in CT's 164/230, 262, 123, 83/988, 83/994 and 14A/237.

(3) CONDITIONAL USES

- 1. Alterations or extensions to any lawfully established use at 1 August 1981 which would not fall within the existing use right provisions of Section 90 and/or 91 of the Town and Country Planning Act 1977, provided that it is not for a use listed in Appendix A.
- 2. Vehicle sales and hire on sites with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road and Halswell Junction Road.
- 3. Any industry, warehouse or bulk store contained in Appendix B. Provided that in considering any application the Council shall have regard to the extent to which the objectionable elements are removed.
- 4. The extension or expansion of a service station listed on Appendix S.

(4) DEVELOPMENT CONDITIONS - HALSWELL

In the case of the Industrial 1 (and 2) zones adjoining the R/1A zone in Halswell, the development of the land is to conform in principle to the layout plan set out in Appendix F, subject to minor variations which will not affect the overall layout. Attention is drawn in particular to the realignment of Wigram Road and the subdivisional roading pattern for this zone and the adjoining R/1A zone. No development shall proceed until drainage and sewage

disposal can be provided to the satisfaction of the North Canterbury Catchment Board and/or the Christchurch Drainage Board. Attention is drawn to the requirements set out in respect of the Layout Plan' in the Residential 1A zone, which, where relevant, also apply to this Industrial 1 Zone. It is also noted that the Christchurch Drainage Board will only be able to accept a flow of trade waste equivalent to that which would result from residential development of the same area of land.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for industrial uses set out in Clause 9 of this Part of the Scheme (ie Part V).

2 INDUSTRIAL 1A ZONE

(1) ZONE STATEMENT

The Industrial 1A zone comprises the former Industrial A1 zone located at Prebbleton. This is a special zone which has been created for the present and proposed industrial area at Prebbleton. Because of the location of this area in relation to other land uses, it is considered that special care is needed to ensure compatibility of use, and the protection and enhancement of amenity. There are therefore no predominant uses, and conditional uses are also restricted to those industrial and associated uses which are of such character as will promote and safeguard the amenities of the area. Provision is also made for the existing tavern in the zone.

(2) PREDOMINANT USES

1. Parks, Reserves and Recreational areas.

(3) CONDITIONAL USES

- 1. Any industry, including warehousing and storage, in which the building, or works thereby occupied or employed, the process carried on, the materials used or stored, machinery employed and the transportation of goods and commodities to and from the premises, will not cause injury to or prejudicially affect the amenity of the locality by reason of the appearance of such building, works or material or by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, soot, steam, ash, dust, wastepaper, waste products, grit, oil, or the presence of vermin or otherwise.
- Wholesale and retail showrooms, commercial and administrative offices.
- 3. Service stations.
- 4. Residential accommodation for a caretaker or other persons whose employment requires them to be accommodated on the premises.
- 5. Hotel, tavern, and places of assembly.
- 6. The extension or expansion of a service station listed on Appendix S.

(4) PERFORMANCE ELEMENTS AND STANDARDS

In addition to the performance elements and conditions set out in Clause 9 of this Part of the Scheme, (ie Part V), the following conditions shall also apply:

1. Provision is to be made for the satisfactory disposal of effluent and the provision of adequate drainage.

3 INDUSTRIAL 1D ZONE

(1) ZONE STATEMENT

The Industrial 1D zone is intended as a deferred industrial zone. It is situated in a location where the previous residential zoning is to be phased out and an Industrial 1 zone phased in. For the period of this Reviewed Scheme the zoning will basically allow the continuation of Residential 1 status, but will allow a number of lighter industrial uses, and uses accessory to industrial uses, to establish.

(2) PREDOMINANT USES

- 1. Dwellings.
- 2. Home occupations accessory to dwellings. (Note: see definitions and special conditions set out in Performance Elements.)
- 3. Family flat accessory to dwellings, for the housing of dependent relatives, maximum floor space 45 m². (Note: see definitions) The applicant shall be required to enter into a suitable bond (in a form enabling it to be supported by a caveat) with the Council to ensure that the family flat is removed when it is no longer required for the housing of a relative.
- 4. Public utility buildings. (Note: see Part X)
- 5. Residential accessory buildings.
- 6. Uses accessory to uses located on an Industrial 2 site adjoining the Industrial 1D zone, restricted to landscape areas, car parking and offices.
- 7. Parks, Reserves and Recreation areas.

(3) CONDITIONAL USES

1. Service industries listed in Appendix C.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for residential zones set out in Clause 13 of Part IV of this Scheme.

4 INDUSTRIAL 2 ZONE

(1) ZONE STATEMENT

The Industrial 2 zone has been designed as a second buffer zone, situated between the Industrial 1 buffer zone and the other industrial zones. Its purpose is to exclude noxious and dangerous uses, or uses with objectionable elements, which may have a detrimental effect on residential uses.

The Industrial 2 zone has also been placed in industrial/residential fringe situations where industrial uses are already well established, and/or where the residential zone is separated from the Industrial Zones by a street, rather than the Industrial 1 zone. It is recognised that the Industrial 1 zone was an inappropriate zone for such locations.

The Industrial 2 zone allows any industrial uses except those listed in Appendix A or B. In the case of Appendix B, the uses are listed because they have the potential of creating objectionable elements such as noise, smoke, smell, effluent, vibration, dust, glare, etc. However, where any particular industry, on a particular site can satisfy a set of standards set out in Appendix B, relating to each of the objectionable elements, then that use is deemed to be excluded from Appendix B, and will be a permitted use on that site.

In some cases the Industrial 2 zone has been placed on land which in the first District Scheme was zoned Industrial C. Because this may restrict the future operation of a small number of existing industries which were established prior to this Review, the Scheme provides for additions and alterations to those uses beyond that already permitted, or within existing use rights, as a Conditional Use.

In certain circumstances where the existing use of a particular site has been long established, and/or has not provided significant problems to residential areas, the Council has introduced a Schedule to Appendix B which excludes certain listed uses, on specified sites, from Appendix B.

The Industrial 2 zone allows for a wider range of commercial uses required in relation to, or to service, the industrial uses permitted.

As in other industrial zones, all uses must comply with the performance elements and standards set out for the industrial zones.

(2) PREDOMINANT USES

- 1. Any industry, warehouse or bulk store <u>excluding</u> any such use which is listed in Appendix A or B.
- 2. Vehicle sales and hire on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 3. Service Stations, on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road. (Note: for performance elements and standards for service stations see Part XIII, Clause 9.)
- 4. Commercial and administrative offices, including research centres, laboratories, computer centres and banks.

- 5. Commercial activities required to service the Industrial zones (such as cafes, takeaway food bars, health clinics, but excluding taverns and hotels) on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 6. Places of assembly.
- 7. Public utility buildings. (Note: see Part X)
- 8. Residential accommodation for caretakers or other persons whose employment requires them to be accommodated on the premises.
- 9. Wholesale showrooms.
- 10. Retail showrooms on sites <u>other than</u> those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 11. Parks, reserves and recreation areas.
- 12. Accessory buildings.

(3) CONDITIONAL USES

- 1. Any industry, warehouse or bulkstore contained in Appendix B. Provided that in considering any application the Council shall have regard to the extent to which the objectionable elements are removed.
- 2. Alterations or extensions to any use lawfully established at 1 August 1981, which would not fall within the existing use rights provisions of Section 90 and/or 91 of the Town and Country Planning Act 1977, provided that it is not for a use listed in Appendix A.

- 3. Vehicle sales and hire on sites with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road
- 4. The extension or expansion of a service station listed on Appendix S.

(4) DEVELOPMENT CONDITIONS - HALSWELL

In the case of the I/2 zone in Wigram Road adjoining the R/1A zone at Halswell, the development of the land is to conform in principle to the layout plan set out in Appendix F, subject to minor variations which will not affect the overall layout. Attention is drawn in particular to the realignment of Wigram Road and the subdivisional roading pattern for this zone and the adjoining I/1 and R/1A zones. No development shall proceed until drainage and sewage disposal can be provided to the satisfaction of the North Canterbury Catchment Board and/or the Christchurch Drainage Board.

Attention is drawn to the requirements set out in respect of the "Layout Plan" in the Residential 1A zone, which, where relevant, also apply to this Industrial 2 zone. It is also noted that the Christchurch Drainage Board will only be able to accept a flow of trade waste equivalent to that which would result from residential development of the same area of land.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for industrial uses set out in Clause 9 of this Part of the Scheme, (ie Part V).

5 INDUSTRIAL 3 ZONE

(1) ZONE STATEMENT

The Industrial 3 zone allows for a similar range of uses to the Industrial 2 zone, but also provides for those industries listed in Appendix A as conditional uses.

In certain circumstances, where the existing use of particular sites has been long established, and/or has not produced significant problems to residential areas, the Council has introduced a schedule to Appendix A which excludes certain listed uses, on specified sites, from Appendix A.

Similar controls are included relating to associated commercial and residential uses, visitor attracting uses on major regional roads and compliance with the performance elements and standards.

(2) PREDOMINANT USES

- 1. Any industry, warehouse or bulk store, <u>excluding</u> any such use which is listed in Appendix A.
- 2. Vehicle sales and hire on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 3. Service stations, on sites other than those with frontages to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road. (Note: for Performance elements and standards for service stations see Part XIII Clause 9.)
- 4. Commercial and Administrative offices, including research centres, laboratories, computer centres and banks.

- 5. Commercial activities required to service the Industrial zone (such as cafes, takeaway food bars, health clinics, but excluding taverns and hotels) on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 6. Places of assembly.
- 7. Public utility buildings. (Note: see Part X)
- 8. Residential accommodation for caretakers or other persons whose employment requires them to be accommodated on the premises.
- 9. Wholesale showroom.
- 10. Retail showroom, other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 11. Parks, Reserves and Recreation areas.
- 12. Accessory buildings.

(3) CONDITIONAL USES

- 1. Any industry, warehouse or bulk store contained in Appendix A. Provided that in considering any application the Council shall have regard to the extent to which the noxious or dangerous elements are removed.
- 2. Vehicle wrecking yard.
- 3. Vehicle sales and hire on sites with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.

1/3A

4. In the I/3 zone in Jones Road, Rolleston, any industry permitted in the I/3 zone which requires the disposal of liquid trade waste.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for industrial zones in Clause 9 of this Part of the Scheme, (ie Part V).

6 INDUSTRIAL 3A ZONE

(1) ZONE STATEMENT

The Industrial 3A zone is intended to provide for the continued operation of the Islington Freezing Works. The zone is similar to the Industrial 3 zone except that it also provides for meat works (which are listed in Appendix A and therefore not normally appropriate in an Industrial 3 zone) and excludes a number of non-industrial uses permitted in the Industrial 3 zone.

(2) PREDOMINANT USES

- 1. Any industry, warehouse or bulk store <u>excluding</u> any such use which is listed in Appendix A (unless specifically listed in the predominant uses set out below for the Industrial 3A zone).
- 2. Meat works, including killing, freezing, processing and packaging.

- 3. Animal by-products manufacture (including bone crushing, boiling down work, fat rendering, tallow melting and refining, fertiliser and manure manufacture).
- 4. Fellmongering.
- 5. Sausage casing manufacture.
- 6. Stockyards.
- 7. Canning of meat products, tanning and curing of hides, skins and furs, wool scouring, and fertiliser blending, provided that any such uses are ancillary operations to the use of the Freezing Works.
- 8. Effluent ponds, facilities and associated plant and buildings accessory thereto.
- 9. Public utility buildings. (Note: see Part X)
- 10. Canteens, ablutions, recreational and other facilities required for the convenience of those engaged within the Industrial 3A zone.
- 11. Residential accommodation for caretakers or other persons whose employment requires them to be accommodated on the premises.
- 12. Parks, Reserves and Recreation areas.
- 13. Accessory buildings.

(3) CONDITIONAL USES

1. Any industry, warehouse or bulk store listed in Appendix A, whereby the nature of and scale of the process, or building containing the process, the noxious or dangerous elements are removed.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for industrial zones set out in Clause 9 of this Part of the Scheme, (ie Part V).

7 INDUSTRIAL 4 ZONE

(1) ZONE STATEMENT

The Industrial 4 zone allows for a full range of industrial uses, including the heavy and noxious uses listed in Appendix A. Because of the inclusion of these uses, certain commercial and residential uses have been excluded from the zone.

Similar controls to the other industrial zones are included relating to visitor attracting uses on regional roads and compliance with the performance elements and standards.

(2) PREDOMINANT USES

- 1. Any industry, warehouse or bulk store.
- 2. Vehicle sales and hire, on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.
- 3. Service stations, on sites other than those with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road. (Note: for performance elements and standards for service stations see Part XIII, Clause 9.)
- 4. Public utility buildings. (Note: see Part X)

- 5. Residential accommodation for caretakers or other persons whose employment requires them to be accommodated on the premises.
- 6. Wholesale showroom.
- 7. Parks, Reserves and Recreation areas.
- 8. Accessory buildings.

(3) CONDITIONAL USES

- 1. Vehicle wrecking yard.
- 2. Vehicle sales and hire on sites with with frontage to Blenheim Road, Main South Road, Curletts Road, Carmen Road, Shands Road or Halswell Junction Road.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for industrial zones set out in Clause 9 of this Part of the Scheme, (ie Part V).

8 PERFORMANCE ELEMENTS AND STANDARDS (All Industrial Zones)

(1) SERVICING AND DEVELOPMENT LIMITATIONS - SHANDS/HALSWELL JUNCTION INDUSTRIAL AREA

Within the Shands Road/Halswell Junction Road Industrial area, there are a number of servicing and development limitations. They are fully described in Appendix J.

Industrial Performance Elements

(2) WATER POLLUTION AND DRAINAGE

The use of any land or buildings shall comply with the requirements of the Water and Soil Conservation Act 1967, Acts, Regulations and Bylaws administered by the Christchurch Drainage Board and North Canterbury Catchment Board and Regional Water Board, or legislation of any other applicable authority.

(3) STREET SCENE AND VISUAL AMENITIES

On a front site, any building shall be set back a minimum of 10 metres from the front boundary. On a corner site, any building shall be set back a minimum of 10 metres from one frontage and 3 metres from any other frontages.

(4) VISUAL AMENITIES

Except on rear sites, the office or showroom part of the use shall be sited at the front of the building.

Outdoor storage areas shall be situated behind any set back requirement, and where visible from any road or residential, rural or recreation zone, shall be screened by either a solid fence not less than 1.8 metres high or by suitable landscaping.

(5) LANDSCAPE

Any new construction or substantial reconstruction or addition to any building shall landscape a minimum of 12.5% of the total site, provided that where it is not reasonable or practicable to require such an amount, the Council may, by dispensation, accept a lesser area being not less than 5% of the site area. (Note: see Part XI, Clause 3 for details of Landscape requirements and Criteria for Dispensations.)

(6) SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Where the site adjoins a residential, rural or recreation zone, buildings shall be set back a minimum distance of 6 metres from zone boundaries and the landscape provisions shall provide for the suitable treatment of these areas. (Note: see Part XI, Clause 3.)

Buildings shall not project beyond a recession plane of 40° measured commencing from a point 2.5 metres above any residential, rural or recreation zone boundary.

(7) AIR POLLUTION

Any use of land or buildings involving -

- 1. A scheduled process under the Clean Air Act 1972 shall meet the standard applicable to the licensing of that process under that Act.
- 2. Other than scheduled processes (described in (1) above), shall adopt the best practicable means to collect, contain and minimise air pollution, particularly smoke, dusts, and 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.

(8) NOISE

Any use of any land shall be so conducted, and buildings shall be so designed and laid out as to ensure that as a result of any activity, the following noise levels, measured as "Corrected Noise Levels" in accordance with the standards described in NZS 6801 and 6802: 1977, are not exceeded at any industrial site boundary adjoining a residential zone.

	Day Time 0700 - 2200	Night Time 2200 - 0700
I/ 1, 2, 3, 4	55 dBA	45 dBA
I/ 1A	50 dBA	40 dBA
Sites fronting onto Main South Road	60 dBA	45 dBA

(9) GLARE

Any use of land or buildings shall be conducted such that direct or indirect illumination (such as lights, and welding and unpainted metal buildings and fences) arising from the industrial activity does not cause annoyance or nuisance to nearby properties.

(10) AIRPORT HEIGHT AND SAFETY RESTRICTIONS

For height controls in relation to Wigram Airfield and Christchurch International Airport See Part II, Clauses 2 and 4.

(11) OFF STREET PARKING, ACCESS AND LOADING

Off street parking shall be provided at the following rates, and in accordance with the requirements set out in Part XIII, Clauses 5 and 8.

<u>Industries</u>, warehouses and bulk stores: 1.5 parking spaces per 100m^2 of gross floor area excluding parts of buildings used as wholesale and retail showrooms for which 3 spaces per 100m^2 shall be provided.

<u>Vehicle sales and hire</u>: 1 parking space per 150m² of display area.

Industrial Performance Elements

Service stations: 5 parking spaces per 100m² of gross floor area.

<u>Commercial and administration offices (excluding banks</u>): 2 parking spaces per 100m² of building.

Banks: 5 parking spaces per 100m² of building.

Commercial activities required to service the industrial zone: 5 parking paces per 100m² of building.

<u>Places of assembly having a liquor licence</u>: 20 parking spaces per 100m² of building.

Other places of assembly and places of entertainment: 10 parking spaces per 100m² of building.

Residential accommodation: 1 parking space per residential unit.

Provision for loading and access shall be provided in accordance with Part XIII, Clauses 4, 6, 7 and 8.

(12) OUTDOOR SPACE FOR RESIDENTIAL ACCOMMODATION

Where residential accommodation is provided in association with an industrial use, an outdoor living space shall be provided of not less than 65 square metres with a minimum dimension of 6 metres and designed to receive sunlight during mid-winter.

(13) SITE COVERAGE

The maximum area of any site which may be covered by buildings shall be 65% in the Industrial 1 and 2 zones and 75% in the Industrial 3 and 4 zones.

Industrial Performance Elements

(14) DEVELOPMENT PLAN

Attention is drawn to the need to make application to the Council for a Development Plan Approval for "the construction of, or addition or alteration to, industrial, commercial or administrative buildings, which exceed (\$100,000) in value. (Note: refer to Part XII, Subdivision Clause (1) 4, Notification of Developments, for further information.

(15) PROPERTIES ADJOINING ARTERIAL ROADS

Where industrial properties adjoin the Southern Arterial or any other major or minor arterial road, without legal access to that road, the landscape areas of the site shall include the area of the property adjoining the said roads.

(16) OTHER ORDINANCES

General	See Part II
LPG	See Part II Clause 8
Tree Preservation	See Part XI Clause 2
Advertising Signs	See Part XI Clause 4
Subdivision	See Part XII

PART VI: COMMERCIAL ZONES

1 COMMERCIAL 1 ZONE

(1) ZONE STATEMENT

The Commercial 1 zone is primarily intended to provide for local shopping centres which provide day to day shopping facilities for the surrounding area. Most serve a relatively small area with a primary catchment area normally less than 3,000 people. An upper limit in the size of any individual shop is incorporated to ensure that any development is kept to a scale suitable to a local centre. In some other cases part of a district or intermediate centre is zoned Commercial 1 in order to discourage large new commercial units in that location.

(2) PREDOMINANT USES

- 1. Retail and wholesale shops, excluding vehicle sales, provided that no individual retail shop shall exceed 750m² in floor area, or up to a maximum of 50% additional floor space to that existing at 4 August 1981, whichever is the greater.
- 2. Administrative, commercial and professional offices.
- 3. Medical centre, veterinary clinic.
- 4. Post offices and banks.
- 5. Service Stations. (Note: for performance elements and standards for Service Stations see Part XIII, Clause 9.)
- 6. Community Centres, places of assembly, library.
- 7. Tavern (Racecourse Road/Epsom Road only).
- 8. Public utility buildings. (Note: see Part X)

- 9. Residential accommodation accessory to above uses.
- 10. Parks, reserves and recreation areas.
- 11. Accessory buildings.

(3) CONDITIONAL USES

- 1. Service industries listed in Appendix C.
- 2. Any use in respect of which a layout plan has not been approved by the Council, or any use which does not in general conform to any layout plan already approved.

(4) LAYOUT PLAN

In the case of the Hornby Commercial 1 zone, before any new development or redevelopment may proceed, a layout plan shall be submitted to the Council, setting out, for the area to be developed or redeveloped, the proposed layout of buildings, the location of car parking areas and access points and the proposed areas of landscaping and the relationship of the proposed development with adjoining uses. Attention is drawn to the design and layout criteria set out in the Commercial Objectives and Policies, Objective D. On approval by the Council of the layout plan individual buildings may proceed, providing that they conform in principle to the layout plan.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for commercial zones set out in Clause 6 of this Part of the Scheme, (ie Part VI).

2 COMMERCIAL 1A ZONE

(1) ZONE STATEMENT

The Commercial 1A zone is intended to provide for future local commercial centres, or existing centres likely to be redeveloped, and which will fulfil the same functions as a local commercial centre. The zone requires a layout plan to be approved.

(2) PREDOMINANT USES

- Retail and wholesale shops, excluding vehicle sales, provided that no individual retail shop shall exceed 750m² in floor area.
- 2. Administrative, commercial and professional offices.
- 3. Medical centre, veterinary clinic.
- 4. Post Offices and banks.
- 5. Community centres, places of assembly, library.
- Neighbourhood tavern, maximum customer floorspace 200m², but restricted to the Broomfield Commercial 1A zone.
- 7. Public utility buildings. (Note: see Part X)
- 8. Residential accommodation accessory to above uses.
- 9. Parks, reserves and recreation areas.
- 10. Accessory buildings.

(3) CONDITIONAL USES

- 1. Service industries listed in Appendix C.
- 2. Any use in respect of which a layout plan has not been approved by the Council, or any use which does not in general conform to any layout plan, already approved.
- 3. The extension or expansion of a service station listed on Appendix S.

(4) LAYOUT PLAN

Before any development of any Commercial 1A zone may proceed, a layout plan shall be submitted to the Council setting out in general terms the proposed layout of buildings, the location of car parking areas and access points and the proposed areas of landscaping. Attention is drawn to the design and layout criteria set out in the Commercial Objectives and Policies, Objective D. On approval by the Council of that layout plan, individual buildings may proceed providing that they conform in principle to the layout plan.

In the case of the Commercial 1A zone at Vanguard Drive, Broomfield, the layout plan is set out in Appendix L.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for the commercial zones set out in Clause 6 of this Part of the Scheme with the following additions.

1. Broomfield Commercial 1A Zone

The boundary of the tavern site shall be fenced or separated from the recreation reserve to the satisfaction of the Council.

3 COMMERCIAL 2 ZONE

(1) ZONE STATEMENT

The Commercial 2 zone is intended to provide for the district or intermediate shopping centres, as well as providing for local needs. In some shopping centres only part of the centre is zoned Commercial 2 and this represents the retail core of the centre.

(2) PREDOMINANT USES

- 1. Retail and wholesale shops (except those covered by Conditional Use 2 below).
- 2. Administrative, commercial, professional offices.
- 3. Medical centres, veterinary clinic.
- 4. Post Offices and banks.
- 5. Community centres, places of assembly, places of entertainment, library.
- 6. Public utility buildings. (Note: see Part X)
- 7. Tavern (Halswell only).
- 8. Parks, Reserves and Recreation areas.

9. Accessory buildings.

(3) CONDITIONAL USES

- 1. Any use in respect of which a layout plan has not been approved by the Council, or any use which does not conform in principle to any layout plan already approved.
- 2. In the Commercial 2 at Halswell, retail and wholesale shops which individually or collectively would exceed a floorspace of 2500m².

(4) LAYOUT PLAN

In the Commercial 2 zone, before any new development or redevelopment may proceed, a layout plan shall be submitted to the Council setting out in general terms the proposed layout of buildings, the location of car parking areas and access points and the proposed areas of landscaping.

Attention is drawn to the design and layout criteria set out in the Commercial Objectives and Policies, Objective D. In the Halswell Commercial 2 zone, attention shall be given to the provision of joint car parking areas for any new commercial development and the existing tavern, and to the minimising of access to or from Halswell Road. On approval by the Council of that layout plan, individual buildings may proceed provided that they conform in general to the layout plan.

(5) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for commercial zones set out in Clause 6 of this Part of the Scheme, (ie Part VI).

4 COMMERCIAL SERVICE 1 ZONE

(1) ZONE STATEMENT

The Commercial Service 1 zone is intended to provide for a range of commercial and community uses which do not involve major retail sales.

(2) PREDOMINANT USES

- 1. Wholesale warehouses and showrooms.
- 2. Administrative, commercial and professional offices.
- 3. Community centres, places of assembly, places of entertainment, library, outdoor recreation facilities.
- 4. Service stations. (Note: for performance elements and standards for service stations, see Part XIII, Clause 9.)
- 5. Vehicle sales, hire and service.
- 6. Medical centres, veterinary clinic.
- 7. Service industries listed in Appendix C.
- 8. Hotel.
- 9. Retail showrooms.
- 10. Public utility buildings. (Note: see Part X)
- 11. Parks, reserves and recreation areas.
- 12. Accessory buildings.

(3) PERFORMANCE ELEMENTS

All uses shall comply with the performance elements and standards for the commercial zones set out in Clause 6 of this Part of the Scheme, (ie Part VI).

5 COMMERCIAL SERVICE 2 ZONE

(1) ZONE STATEMENT

The Commercial Service 2 zone is situated on the Main South Road at Templeton and provides for a restricted range of commercial and community uses which do not involve major retail sales and which do not rely on access from the Main South Road.

(2) PREDOMINANT USES

- 1. Wholesale warehouses and showrooms.
- 2. Administrative, commercial and professional offices.
- Garden centres.
- 4. Tavern.
- 5. Public utility buildings. (Note: see Part X)
- 6. Parks, reserves and recreation areas.
- 7. Accessory buildings.

(3) CONDITIONAL USES

1. Service industries listed in Appendix C, <u>excluding</u> hire of vehicles and general equipment, and repair and servicing of household and garden equipment.

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for the commercial zones, as set out in Clause 6 of this Part of the Scheme with the following addition:

1. ACCESS

All uses shall be located such that access is provided from Trents Road and not from the Main South Road.

6 COMMERCIAL SERVICE 3 ZONE

(1) ZONE STATEMENT

The Commercial Service 3 zone is situated west and north of Chalmers Street. It provides for the same range of limited retail uses and community services allowed in the Commercial Service 1 zone, but also provides for large floorspace retail uses (excluding sale of foodstuffs) and restaurants.

(2) PERMITTED USES

(See Clause 3 - Performance Elements and Standards)

1. Wholesale warehouses and showrooms.

- 2. Administrative, commercial and professional offices.
- 3. Community centres, places of assembly, places of entertainment, library, outdoor recreation facilities.
- 4. Service Stations. (Note: for performance elements and standards for service station, see Part XIII. Clause 9).
- 5. Vehicle sales, hire and service.
- 6. Medical centres, veterinary clinic.
- 7. Service industries listed in Appendix C.
- 8. Hotel.
- 9. Retail showrooms.
- 10. Retail shops over 500m² gross floor area, but excluding the sale of foodstuffs.
- 11. Restaurants except on sites relying on direct access to or from the Main South Road or Carmen Road.
- 12. Public utility buildings. (Note: See Part IX)
- 13. Parks, reserves and recreation areas.
- 14. Accessory buildings.

(3) PERFORMANCE ELEMENTS AND STANDARDS

- (i) To ensure a comprehensive approach to the development of land in this zone, any building or use shall be a controlled use in respect of vehicle access, landscape design and site layout.
- (ii) In the Commercial Service 3 zone, before any new development or redevelopment may proceed, a layout plan shall be submitted to the Council setting out in general terms the proposed layout of buildings, the location of car parking areas and access points and the proposed areas of landscaping.

(iii) Attention is drawn to the design and layout criteria set out in the Commercial Objectives and Policies, Objective D. On approval by the Council of that layout plan, individual buildings may proceed provided they conform in general to the layout plan.

In addition all uses shall comply with the performance elements and standards for commercial zones set out in Clause 6 of this Part of the Scheme (ie Part VI)."

7 PERFORMANCE ELEMENTS AND STANDARDS (All Commercial Zones)

(1) STREET SCENE AND VISUAL AMENITIES

Buildings shall be set back a minimum of 10 metres from all street frontages, unless the Council allows a lesser distance, by dispensation, where it considers that a lesser distance would be appropriate.

(2) SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Buildings shall be set back a minimum distance from any residential, rural or recreation zone boundary according to the use of building or parts of buildings as follows:

-	Hotels, taverns, neighbourhood taverns, places of assembly (excluding churches), places of entertainment, community centres	9 m
_	Churches, service industries, service stations	
-	Other uses (excluding accessory buildings)	
-	Accessory buildings	1.8 m

The height and location of every building on a site adjoining a residential, rural or recreation zone shall be restricted such that it lies within the recession plane defined in Appendix E.

(3) OUTDOOR SPACE

No space required for outdoor storage, access, vehicle circulation, parking and landscaping shall be occupied by buildings.

(4) LANDSCAPE

Any new construction or substantial reconstruction or addition to any building, unless qualifying under Section 91 of the Town and Country Planning Act 1977, shall landscape a minimum of 10% of the total site, provided that where it is not reasonable or practicable to require such an amount, the Council may, by dispensation, accept a lesser area, being not less than 5% of the site area. (Note: see Part XI, Clause 3 for details of Landscape Requirements and Criteria for Dispensations.)

Outdoor storage areas visible from any residential or recreation zone or from any road or other public area shall be screened from these places by fences, walls or landscaping.

(5) PARKING

Off street parking shall be provided at the following rates:

Retail and wholesale shops, wholesale warehouses and showrooms, garden centres 5 parking spaces per 100 m² of building area

ns, garden centres

Administrative, commercial and professional offices (including Post Offices and banks)

2 parking spaces per 100 m² of

building area.

Medical centres

3 parking spaces per professional person plus 1 space per 2 staff.

Places of assembly having a liquor licence

20 parking spaces per 100 m² of public area.

Other Places of assembly and entertainment, community centres

10 parking spaces per 100 m² of public area.

Vehicle sales and hire

1 parking space per 150 m² of display area.

Service industries

1.5 parking spaces per 100 m² of

building.

Hotels and taverns in excess of 200 m² of public area

30 parking spaces per 100 m^2 of public area plus one parking

space per 5 beds.

Neighbourhood Tavern

30 parking spaces per 100m² of public area, providing that where joint use of parking is provided with other commercial uses, the standard may, by dispensation,

be reduced to 20 parking spaces per 100 m² of public area and the parking standard relating to the other commercial use may also be reduced by 33 ½%.

Residential accommodation

1 parking space per residential unit.

The location and layout of car parking spaces shall comply with Part XIII, Clause 5.

(6) LOADING AND ACCESS

For provisions relating to loading and access see Part XIII Clauses 4, 6, 7 and 8. Buildings shall be located such that adequate rear servicing of any commercial premises is provided.

(7) NOISE

The construction and use of any neighbourhood tavern shall be such that the noise from the premises, when measured as "Corrected Noise Levels" in accordance with NZS 6801 and 6802: 1977 shall not exceed 45 dBA (0700 hours to 2200 hours) and 40 dBA (2200 hours to 0700 hours) when measured on the residential zone boundary adjoining the tavern site.

(8) OUTDOOR SPACE FOR RESIDENTIAL ACCOMMODATION

Where residential accommodation is provided in association with a commercial use, an outdoor living space shall be provided of not less than 65 square metres with a minimum dimension of 6 metres and designed to receive sunlight during mid winter.

(9) VERANDAHS

Every building (except accessory buildings) shall, on its erection, be provided with a verandah that extends along the entire frontage from which pedestrian access is gained.

(10) DEVELOPMENT PLAN

Attention is drawn to the need to make application to the Council for a Development Plan Approval for "the construction of, or addition or alteration to, industrial, commercial or administrative buildings, which exceed (\$100,000) in value. (Note: refer to Part XII, Subdivision clause (1) 4, Notification of Developments, for further information.)

(11) OTHER ORDINANCES

General See Part II
LPG See Part II Clause 8
Tree Preservation See Part XI Clause 2
Advertising Signs See Part XI Clause 4

Advertising Signs See Part XI C Subdivision See Part XII

PART VII: RECREATION ZONES

1 RECREATION 1 ZONE

(1) ZONE STATEMENT

The Recreation 1 zone includes most reserves and recreation areas in the County. Most of these are classified as 'recreation reserves' under the Reserves Act 1977. Some of the reserves may be classified 'local purpose' and include a number of community uses and buildings which would not be allowed on 'recreation reserves' under the Reserves Act. The predominant and conditional uses listed cover both 'Recreation' and 'Local Purpose' reserves, but any proposed use or building must comply with the provisions of the Reserves Act 1977 relating to the classification of the particular reserve.

(2) PREDOMINANT USES

- 1. Open space and picnic grounds and facilities.
- 2. Landscape planting and natural landscape features.
- 3. Playgrounds and areas of open space used informally by the public for outdoor games.
- 4. Fields for outdoor team sports.
- 5. Access for pedestrians, cyclists and vehicles including footpaths, cycle tracks, driveways, bridges and public car parks.
- 6. Children's play equipment.
- 7. Golf courses.
- 8. Pony Clubs, dog training and racing tracks.

- 9. Stands, public pavilions, gymnasiums, changing rooms, toilets and other buildings or structures associated with and necessary for the use of the reserve for outdoor recreation.
- 10. Buildings and facilities accessory to a motor sport racing track already established.
- 11. Public utility buildings. (Note: see Part X)
- 12. Accessory buildings relating to the use of a reserve for 'local purposes' in terms of the Reserves Act 1977.

(3) CONDITIONAL USES

- 1. Private sports clubrooms and pavilions.
- 2. Motor sport racing tracks.
- 3. Places of assembly and pre-school facilities, unless permitted as a predominant use listed above.

(2) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for the Recreation 1 and 2 zones in Clause 4 of this Part of the Scheme, (ie Part VII).

2 RECREATION 2 ZONE

(1) ZONE STATEMENT

This zone is designed to group all those reserves with physically sensitive characteristics requiring protection. There is a range of

reserves in this zone, including all those reserves grouped in the scenic, historic, nature and scientific classifications in the Reserves Act 1977. Although the reserves in this may be very diverse in nature they all have physically sensitive features - be they historic, amenity or scientific, which require special consideration. By grouping all of these reserves together their present and proposed future uses can be viewed against their protection. Attention is drawn to the provisions of the Summit Road (Canterbury) Protection Act 1963 which relates to the area defined on the planning maps.

(2) PREDOMINANT USES

- 1. Open space and picnic grounds.
- 2. Landscape planting and natural landscape features.
- 3. Playgrounds and areas of open space used informally by the public for outdoor games.
- 4. Children's play equipment and picnic facilities.
- 5. Access for pedestrians, cyclists and vehicles (where vehicular access will not adversely affect the reserve) including footpaths, cycle tracks, driveways, bridges and public car parks.
- 6. Utility buildings, such as shelters, toilets, changing rooms and seating.
- 7. Ancillary and accessory buildings for any of the foregoing uses, such as caretaker and groundsmen's accommodation, garden and implement sheds and greenhouses.
- 8. Historic buildings and monuments.

(3) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the performance elements and standards for the Recreation 1 and 2 zones set out in Clause 4 of this Part of the Scheme (ie Part VII).

3 RECREATION 3 ZONE

(1) ZONE STATEMENT

The Recreation 3 zone recognises the McLeans Island/West Melton area which is situated on the southern side of the Waimakariri River, as a recreation area of regional importance. This is an area of approximately 2262 hectares owned by the North Canterbury Catchment Board and located partly within the Paparua County and partly within Eyre County. The zone provides for and encourages the further development of recreational uses and related servicing and supporting facilities, particularly those requiring relatively extensive land areas or benefiting from a natural site or surroundings.

(2) PREDOMINANT USES

- 1. Parks, gardens, passive recreation areas and landscaped open space areas.
- 2. Recreation grounds, sports grounds, golf courses, picnic areas, playgrounds and generally the use of land for outdoor recreation, including the use of land by recreational oriented clubs.
- 3. Zoos and wildlife parks for the keeping and display of flora and fauna.

Rec/3

- 4. Clubrooms, halls, places of assembly, and generally the use of buildings accessory to the use of the balance of the site for a permitted use.
- 5. Motor cycle and motor vehicle recreation area, restricted to the area west of Chattertons Road.
- 6. Working museums, historic parks and preservation railways.
- 7. Protection and amenity forestry, commercial forestry under the control of the North Canterbury Catchment Board.
- 8. Dwelling for a caretaker, site manager or other employee, required to be located on the same site as any permitted use.
- 9. The extraction of shingle for the development of any permitted use, but excluding any removal of that shingle from the site for uses outside of the Recreation 3 zone.
- 10. Public utility buildings. (Note: see Part X)
- 11. Information kiosks.
- West Melton General Aviation Airfield. 12. including runways, fire and rescue station; navigational aids; storage and parking of light aircraft: light aircraft airframe, engine and component modifications, maintenance and overhaul, fuel storage; light aircraft sales, parts and storage; aviation industries (eg topdressing, aero photography, aviation air traffic control; schools); terminal buildings and ancillary uses; clubrooms and recreational facilities; ancillary uses; where for the purposes of these ordinances, light aircraft are deemed to be aircraft with a loaded weight of not more than 5,700 kg.

- 13. Agricultural, horticultural and pastoral farming.
- 14. Vineyards.
- 15. Agricultural research and breeding facilities provided that this only involves the erection of those buildings which are reasonably required to be located on the rural property.
- 16. The reconstruction or replacement of, or alteration or addition to an existing inhabitable dwelling provided that:
 - a) the dwelling must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
 - b) where a dwelling is being reconstructed or replaced it may be located in any complying position within the same certificate of title, but provided that where reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing siting requirements is not increased as a result of the reconstruction or replacement.
- 17. Residential accessory buildings or any dwelling either existing or approved by means of a notified planning application.
- 18. Buildings accessory to the use of buildings or land for any permitted use.

Recreation Performance Elements

(3) CONDITIONAL USES

- 1. Tearooms, and shops for the sale of food, souvenirs and other convenience goods to visitors to the area, provided that such premises are associated with a particular permitted use and are located on the same site as that use.
- 2. Accommodation related to and accessory to a particular permitted recreational use and located on the same site as that use.
- 3. Accommodation and related facilities for visitors to the area provided that such accommodation is required to be located on an extensive site and the site contains accessory recreational facilities

(4) PERFORMANCE ELEMENTS AND STANDARDS

All uses shall comply with the Performance Elements and Standards for the Recreation 3 zone set out in Clause 5 of this Part of the Scheme, (ie Part VII).

4. PERFORMANCE ELEMENTS AND STANDARDS (Recreation 1 & 2 Zones)

(1) RESERVE CLASSIFICATION AND MANAGEMENT PLANS

Notwithstanding a use or building being listed as predominant or conditional in the District Scheme, where any land is subject to the provisions of the Reserves Act 1977, the use or building must be authorised pursuant to the 'classification' of the reserve, and shall

conform to any 'management plan' approved for that reserve by the Council

(2) STREET SCENE

Buildings shall be set back a minimum of 4.5 metres from road boundaries.

(3) SUNLIGHT, OUTLOOK AND AMENITIES OF NEIGHBOURS

Buildings shall not be located within 1.8 metres of any internal boundary, and shall comply with the recession plane defined in Appendix E.

(4) OTHER ORDINANCES

General See Part II

LPG See Part II Clause 7
Tree Preservation See Part XI Clause 2
Advertising Signs See Part XI Clause 4
Subdivision See Part XII

Subdivision See Part XII
Transportation See Part XIII

5 PERFORMANCE ELEMENTS AND STANDARDS (Recreation 3 Zone)

(1) SITE DEVELOPMENT

Before any development takes place on a site a detailed site development plan shall be submitted to the Council for its approval.

Recreation Performance Elements

This plan shall show the location and design of all buildings and other structures, the uses proposed for various parts of the site, details of vehicle access, circulation and parking, servicing proposals (including the disposal of wastes), landscaping, trees to be protected and planting proposals and, if necessary, maintenance programmes. In the case of predominant uses this plan shall be submitted as a non-notified application; for conditional uses it shall form part of the notified application for planning consent.

(2) DESIGN AND APPEARANCE

The location, size, external design, colours and materials of any buildings or other structures shall be chosen so as to assist the visual integration of all those man-made elements with the surrounding landscape, and to present a unified and harmonious appearance. (As a guide the Council has in mind materials such as stone facings, wood in 'natural' finishes, or materials painted in colours compatible with the surrounding visual environment.)

(3) LANDSCAPE

All sites shall be landscaped and planted in order to provide shelter and to screen or to blend the proposed buildings, other structures and car parking areas with the surrounding visual environment.

(4) ROAD SCENE

All buildings shall be set back a minimum of 50 metres from any front boundary.

(5) RELATIONSHIP TO ADJOINING SITES

All buildings shall be set back from all boundaries (other than front boundaries) a minimum distance of 20 metres. Maximum height of any building shall be 12 metres.

(6) PROTECTION FROM FIRE

Minimum separation of any building shall be 3 metres.

(7) CAR PARKING AND ACCESS

Adequate provision shall be made such that all vehicles involved with any particular use can be parked on that site. The number of required spaces shall be assessed at the time of submission of a site development plan. The location and size of parking spaces shall comply in general with the provisions of Part XIII Clause 5. The location of access points to the site shall comply in general with the provisions of Part XIII Clause 4. Any car parking area shall be located well within the site so that, where possible, it shall not be obtrusively visible from the road.

(8) ADVERTISING SIGNS

All signs shall comply in general with the provisions of Part XI, Clause 4 and shall, be located on the site involved unless allowed otherwise by Council resolution following a non-notified application. Signs shall be kept to the minimum size necessary to identify the site and its use and shall be designed taking into account the standards listed under 'Design and Appearance' above.

(9) MOTORCYCLE AND MOTOR VEHICLE RECREATION

Motorcycle and motor vehicle recreation must be undertaken within the hours of 8.00 am - 9.00 pm.

Mounding to a height of at least 1.5 metres above ground level shall be provided along the southern, southwestern and southeastern parts of any site used for operating any motorcycles and motor vehicles, defined as an arc between 90 E and 270 W from the centre of the site. Screen planting shall be provided on the mounded area.

Recreation Performance Elements

Motorcycles and vehicles must be operated with silencers.

(10) OTHER ORDINANCES

General

See Part II

LPG

See Part II Clause 8

Subdivision

See Part XII

PART VIII: QUARRY ZONE

1 QUARRY ZONE

(1) ZONE STATEMENT

The Quarry Zone allows for the extraction of rock, sand, gravel etc., located within the zone, this extraction and the processing of the material to be undertaken with due regard to the effect of these operations on adjoining properties, their visual impact and the long term re-use of the quarried areas. Some of the controls incorporated are of an interim nature until a Council-sponsored study of the potential end use of quarried land is completed.

(2) PREDOMINANT USES

- 1. The quarrying and extraction of natural sands and gravels to depths below the surface and not greater than the depth of the natural ground water (unless the prior consent of the North Canterbury Catchment Board and Regional Water Board is obtained).
- 2. The processing of these materials by screening, crushing, washing and mixing and the storage of these materials (including a small proportion of additive materials).
- 3. The filling of excavations with inert fill. (Note: see definitions)
- 4. Buildings and plant accessory to any of the foregoing uses, including materials and plant necessary for the repair, maintenance and storage of quarrying plant and equipment required to be utilised on the same site.
- 5. Agricultural, horticultural and pastoral farming, <u>excluding</u> factory farming.
- 6. The reconstruction or replacement of, or alteration or addition to existing inhabitable dwellings, provided that:

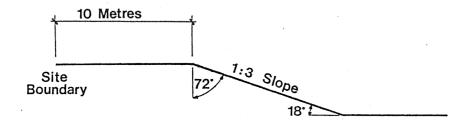
- a) dwellings must be reconstructed or replaced within two years of being damaged, demolished or made uninhabitable.
- b) where dwellings are being reconstructed or replaced they may be located in any complying position within the same certificate of title, but provided that where reconstruction or replacement is because of fire or other natural disaster, the existing or similar siting may be retained, provided that any non-conformity with existing siting requirements is not increased as a result of the reconstruction or replacement.
- 7. Residential accessory buildings for any existing inhabitable dwelling.
- 8. Public utility buildings. (Note: see Part X)
- 9. Farm accessory buildings.
- 10. Recreation facilities which require a rural setting, providing that such uses do not involve buildings exceeding 2% of the site area or any one building exceeding $200~\text{m}^2$ in area.
- 11. Forestry.
- 12. Caretakers residence required to be located on the site.
- 13. Factory farming restricted to uses which make use of, or are associated with the rehabilitation of an excavated quarry, provided that:
 - a) the use is not located such that vehicle access to the factory farming use is from any minor or major arterial road, as set out in Appendix O.

- b) the disposal of effluent from any factory farming activity is carried out to the satisfaction of the County Engineer who shall consult where necessary with the North Canterbury Catchment Board and Regional Water Board.
- c) suitable landscaping in the vicinity of the factory farming activity is provided to the satisfaction of the County Engineer.

(3) PERFORMANCE ELEMENTS

1. PROTECTION OF ADJOINING PROPERTIES

No quarrying excavation shall take place within 10 metres of any property boundary, and except in the case of the Halswell Quarry, in such a way that it cuts below a surface with a maximum gradient of 1:3 measured from a point 10 metres from the property boundary as shown below.



Provided that where a Quarry zone is less than 4 hectares in size, the maximum gradient referred to above shall be 1: 2.

2. REHABILITATION OF QUARRY

It is the intention of the Council to encourage the rehabilitation of quarries such that when quarrying is

completed, alternative land uses can take place. Studies are are present being undertaken to identify potential future uses of quarried land.

As an interim control until these studies are completed and, unless a rehabilitated use is already in existence or is being developed, all quarried areas shall be resoiled and left with an established vegetative cover when quarrying is completed, or when it is to be suspended for 5 years or more. When quarrying is completed, all sides shall be battered to a 1:3 slope, provided that a greater slope may be permitted (subject to not infringing the plane defined in (1) above), where the proposed rehabilitated use of the quarry requires a greater slope, or where the nature of the quarry is such that such a requirement is impossible (eg rock quarries and Halswell Quarry).

3. LANDSCAPE AND VISUAL AMENITIES

Quarry sites shall be screened from road frontages or zone boundaries by means of planting and/or mounding. The area of screening shall be 10 metres deep, provided that a lesser depth may be permitted by dispensation where either the type of planting or height or mounding or other screening methods will be sufficient to prevent vision from the road to the opposite side of the quarry and into the floor of the quarry, or where the site is less than 2 hectares in area.

The location, design and colour of buildings and equipment and the location and height of stockpiles shall have regard to the visual amenities of the surrounding areas.

Any buildings erected shall be located a minimum of 10 metres from any road frontage.

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4. DISTANCE FROM BOUNDARIES (Amenities from Neighbouring Sites)

Any building erected shall be located a minimum of 5 metres from any site boundary other than a front boundary.

Factory farming buildings shall be located a minimum of 60 metres from any site boundary.

5. ADDITIONAL REQUIREMENTS FOR HALSWELL QUARRY

- a) Limitation of explosives. The owner shall comply with NZS 4403 of 1976 or any amendment thereof.
- b) If required by the Paparua County Council the owner shall install an effective hooter which shall be sounded for a period of 15 seconds, 6 minutes prior to the detonation of any explosives.
- c) All new crushing equipment shall result in a reduction in existing noise and dust levels. The owner shall continuously comply with all relevant legislation.
- d) No single explosion from blasting is to exceed 96 dBA measured on any land not owned by the Christchurch City Council.
- e) Any continuous noise from the zone shall be maintained at a minimum consistent with reasonable use of the Quarry.
- f) Any trucks owned by the owner of the Quarry shall not use that part of Kennedys Bush Road lying south of the existing entrance of the Quarry except for the purposes of local delivery.

6. OTHER ORDINANCES

General See Part II
LPG See Part II Clause 8
Advertising Signs See Part XI Clause 4
Subdivision See Part XII
Transportation See Part XIII

PART IX: AIRPORT ZONE

1 AIRPORT ZONE

(1) ZONE STATEMENT

The Airport zone is provided for the Christchurch International Airport and covers the area of land which is used for airport operations and ancillary activities. The future development of the airport is based on an Airport Comprehensive Land Use Plan which indicates the distribution of the major land uses within the Airport. It is the intention of the zone to allow for the continued development of the airport, and to allow the establishment of uses which are required to locate, or are best located at the airport, in an orderly and planned manner. (Note: For Objectives and Policies for Christchurch International Airport and the surrounding area, see Objectives K and L, Rural Areas and Objectives E and F, Public Works and Utilities.)

(2) PREDOMINANT USES

- 1. Airport operations, including terminal buildings, runways, navigational aids and ancillary uses.
- 2. Air freight forwarding and air cargo warehouse and ancillary uses.
- 3. Commercial and General aviation, including buildings and facilities for aircraft maintenance, servicing and testing, cabin services, catering, aircraft and components manufacture, aviation research and testing laboratories, facilities for aviation industries (such as top dressing and aero surveying), airline and military forces depots, offices and

warehouses ancillary and accessory to airport uses, aviation schools and ancillary uses.

- 4. Storage, including bulk storage of aviation parts and accessories and fuels for the purpose of operating the airport.
- 5. Maintenance and service facilities.
- 6. Terminal support and airport accessory uses such as car parking, conference rooms, restaurants, hotels, accommodation, offices, shops, recreation facilities, rental car storage and maintenance, service stations, bus and taxi terminals and other commercial activities, which directly serve development and personnel at the airport.
- 7. Farming, open space and landscape treatment.
- 8. Any use listed as a predominant use in the Rural 3 zone.

(3) CONDITIONAL USES

- 1. Any use which can be shown to be necessary to be located at the airport which does not come within the predominant uses listed.
- 2. Any use to be located in a position which is not in conformity with the Comprehensive Land Use Plan.
- 3. Any use listed as a conditional use in the Rural 3 zone.

Airport

(4) COMPREHENSIVE LAND USE PLAN

Any permitted building or use within the Airport zone shall be located within an appropriate area by reference to the Airport Comprehensive Land Use Plan set out in Appendix K.

(5) PERFORMANCE ELEMENTS AND STANDARDS

1. SETBACK

On the Russley Road, Johns Road and McLeans Island Road frontages of the Airport zone, any building or use shall be set back a minimum of 30 metres from the road frontage boundary (as measured from the rear of any road widening designation). The setback area along Russley Road/Johns Road shall be developed as a landscape area by the Airport Authority.

Where practicable, the depth of landscaping along Russley Road will be extended beyond the 30m setback requirement and between buildings.

On the Memorial Avenue frontage, any building or use shall be set back a minimum of 20 metres from the road frontage boundary. The setback area shall be developed as a landscape area by the Airport Authority.

On the Jessons Road frontage, any building or use shall be set back a minimum of 45 metres from the road frontage boundary. The setback area shall be developed as a landscape area by the Airport Authority. This landscaping shall be of a variety of species to provide a dense belt of vegetation to screen properties in Jessons Road from the planned aviation

development south of Jessons Road, and to provide a degree of insulation from noise. It will be established prior to any development taking place in the area.

On any other frontage to a legal road, any building shall be set back a minimum of 10 metres from the road frontage boundary.

On any internal road, any building shall be set back a minimum of 5 metres from the road frontage boundary.

2. ROADING AND ACCESS

There shall be no direct access to any individual building or use from Russley Road/Johns Road. Road access to the Airport zone from Russley Road/Johns Road shall be limited to Memorial Avenue, McLeans Island Road and Harewood Road.

(Wairakei Road - see Scheme Statement Chapter 9, Objective E - Explanation)

Internal roading within the Airport zone shall be provided by the Airport Authority. Proposed internal roads are shown on the Comprehensive Land Use Plan linking Avonhead Road to Memorial Avenue, and Harewood Road to McLeans Island Road. These roads, together with the existing Orchard Road, will provide the main internal roading network within the Airport zone.

There shall be no direct access for any individual building or use to Avonhead Road, Harewood Road, McLeans Island Road, Memorial Avenue or Pound Road, except at specified locations approved by the Council.

No access will be provided to the Airport zone from Jessons Road except when required for emergency and airport maintenance vehicles.

3. LANDSCAPE

In addition to the landscape setback area on Russley Road/Johns Road, Memorial Avenue and Jessons Road, to be provided by the Airport Authority, where any use adjoins an external or internal road landscaping shall be provided for a minimum of 30% of the total area of any setback requirement. A landscape plan is to be submitted and approved prior to the issue of any building permits.

4. ADVERTISING SIGNS

All advertising signs shall comply with the ordinances in Part XI, Amenities, Ordinance 4, Advertising Signs.

In addition to those ordinances, no sign shall be obtrusively visible when viewed from traffic travelling along Russley Road/Johns Road.

5. SPACE AROUND BUILDINGS

The distance between individual buildings, or to any internal boundaries, shall be such that it complies with the Council's Bylaws relating to buildings.

6. VEHICLE PARKING

Vehicle parking shall in general be the responsibility of the Airport Authority but the Council will need to be satisfied that adequate off-street parking is available for any permitted use. (For the purposes of this

ordinance, off-street parking shall not include roadside parking on any internal airport road to which the public have access.)

7. ORDINANCES

General	See Part II
LPG	See Part II Clause 8
Advertising Signs	See Part XI Clause 4
Subdivision	See Part XII
Transportation	See Part XIII

PART X: PUBLIC UTILITIES

Within the zones set out below the listed public utility buildings shall be predominant uses subject to the performance elements and standards set out.

(1) ALL RESIDENTIAL, RURAL, RECREATION AND OUARRY ZONES

1. ELECTRICITY AND GAS KIOSK SUBSTATIONS

a) Street Scene and Visual Amenities

Maximum height of Kiosks 2.5 metres.

Maximum floor area 6 m²

All kiosk buildings shall be finished in colours that blend with the surrounding neighbourhood and the area around the kiosk shall be landscaped and/or fenced.

2. ELECTRICITY BUILDING SUBSTATION

a) Street Scene and Visual Amenities

Maximum height 4 metres.

Maximum floor area 50 m².

Buildings shall be set back a minimum of 4.5 metres from front boundaries, and shall be designed to harmonise with the surrounding neighbourhood.

A minimum of 40% of the street setback area shall be landscaped.

b) <u>Sunlight, Outlook and Amenities</u> for Neighbours

Buildings shall be set back a minimum of 1.8 metres from the original site boundary.

3. WASTEWATER, STORMWATER AND WATER SUPPLY PUMPING STATIONS

a) Street Scene and Visual Amenities

Maximum height 7.5 metres. Buildings shall be set back a minimum of 4.5 metres from front boundaries and shall be designed to harmonise with the surrounding neighbourhood. A minimum of 40% of the street setback shall be landscaped.

b) <u>Sunlight, Outlook and Amenities</u> <u>for Neighbours</u>

Buildings shall comply with the recession plane set out in Appendix E but shall be a minimum of 3 metres from any internal boundaries.

4. ELECTRICITY DISTRICT SUBSTATIONS

a) Street Scene and Visual Amenities

Maximum height of substation buildings 4 metres and of accessory structures 6 metres.

Buildings shall be set back from front boundaries by a minimum of 6 metres and designed to harmonise with the surrounding neighbourhood.

The street setback area shall be landscaped, other than required access areas.

b) <u>Sunlight, Outlook and Amenities</u> <u>for Neighbours</u>

Buildings shall be set back a minimum of 3 metres from internal boundaries, provided

that where a substation has coolers, the minimum setback shall be 5 metres.

TELEPHONE EXCHANGES

a) Street Scene and Visual Amenities

Maximum height 12 metres.

Buildings shall be set back from front boundaries by a minimum of 6 metres, and shall be designed to harmonise with the surrounding neighbourhood.

The street setback area shall be landscaped, other than required access areas.

b) <u>Sunlight, Outlook and Amenities</u> for Neighbours

Buildings shall be set back a minimum of 5 metres from internal boundaries and shall comply with the recession plane set out in Appendix E.

c) Off-Street Parking, Access and Loading

1 parking space shall be provided for every 2 staff. Loading and access shall comply with the provisions of Part XIII.

(2) INDUSTRIAL, COMMERCIAL AND AIRPORT ZONES

- 1. ELECTRICITY AND GAS KIOSK SUBSTATIONS
 - a) Street Scene and Visual Amenities

Maximum height 2.5 metres.

Maximum floor area 6 m².

All kiosks shall be sited having regard to the location of any landscape areas for industrial and commercial uses in this Scheme.

2. ELECTRICITY BUILDING SUBSTATION

a) Street Scene and Visual Amenities

Maximum height 4 metres. Maximum floor area 50 m².

Buildings shall be set back a minimum of 4.5 metres from front boundaries, and shall be designed to harmonise with the surrounding neighbourhood.

A minimum of 40% of the street setback shall be landscaped.

b) <u>Sunlight, Outlook and Amenities</u> <u>for Neighbours</u>

Buildings shall be set back a minimum of 1.8 metres from residential, recreation and rural zone boundaries.

- 3. ELECTRICITY DISTRICT SUBSTATIONS, WASTEWATER, STORMWATER AND WATER SUPPLY PUMPING STATIONS, RESERVOIRS AND TELEPHONE EXCHANGES
 - a) All buildings shall comply with the performance elements and standards for the relevant Industrial or Commercial Zones, except that a lesser front yard requirement may be considered by way of dispensation.

Telephone exchanges shall provide 1 parking space per two staff.

PART XI: AMENITIES

1. PLACES OF ARCHITECTURAL, HISTORIC, SCIENTIFIC, OR OTHER INTEREST OR VISUAL APPEAL

(1) GENERAL

The provisions of this ordinance shall apply to any land specifically identified in Appendix N of this Scheme as occupied by a building or object having architectural, historical, scientific or other interest or visual significance to the community but which is not intended to be owned by the Crown, Council or any local authority.

(2) RECORD OF BUILDINGS AND OBJECTS

Where any building or object is listed in Appendix N, written notice of not less than three months shall be given to the Council prior to demolition or any other major alteration or change to the building that would affect its historic character or the features for which it is listed. Provided that the Council may consent to a reduced period of notification when it is satisfied that the item has been adequately recorded. During the period of notice the Council, its agents and employees shall have reasonable access to the building or item for recording its features.

(3) USES PERMITTED AS CONDITIONAL USES

Any use other than a use predominant in the zone in which the specifically identified land is located shall be a conditional use in any listed building. In considering applications for conditional uses the Council shall have regard to the benefits of any particular use proposed, by having regard to:

1. those matters set out in Section 72 of the Act.

- 2. the general objectives and policies, and the integrity of the Scheme.
- 3. the economic use and maintenance of the listed buildings.
- 4. the reasons for which the building or feature is listed.

2. TREE PROTECTION, CONSERVATION AND REPLANTING

- (1) CONSERVATION OF TREES
 DURING SUBDIVISION, DEVELOPMENT OR
 OTHER SITE WORKS OR
 CONSTRUCTION ACTIVITIES
 - 1. No work on any site (including any development or subdivision), situated within an urban zone, which may affect the condition of any significant tree shall be commenced before the Council is notified and the site inspected. If necessary a plan shall be supplied showing the location of the significant trees in relation to the proposed works.
 - 2. For the purpose of this clause significant trees shall include any:
 - a) Trees that contribute substantially to the amenities of the proposed development on the site.
 - b) Trees that make a notable contribution to the landscape qualities of a wider area of scenic

beauty. Poorer specimens may be worthy of retention where vegetation is scarce.

- c) Trees that screen undesirable views, provide wind protection, assist soil stabilisation, help to break the stark appearance of new development or provide visual harmony.
- d) A tree that is a significant feature of the site because of height, colouring, canopy spread or character.
- e) Trees that form part of a group which is of value to the area because of its association with other plant or animal life.
- f) Trees that form a group, the value or character of which is lost if reduced in size.
- g) Trees that are near public reserves or may benefit potential picnic spots.
- 3. The Council may require the retention of any significant trees which in its opinion meet one of the criteria in (2) above, and any such trees are to be retained during the development of the site.
- 4. Where the Council requires the retention of any tree under this clause that tree may be taken into account in the landscaping requirements for the site and when considering dispensations from the siting requirements of the proposed buildings.
- 5. Where any significant tree is required to be retained during the development of a site, the developer may apply to the Council as a non-notified application, for consent to remove that tree, or to carry out major tree surgery or pruning to that tree.

3. LANDSCAPE

(1) PROVISION OF LANDSCAPE AREAS

The amount of land required to be landscaped in accordance with any building or use is set out in the Performance Elements and Standards relating to each particular zone. Landscape requirements apply particularly in the industrial and commercial zones, and for some uses in the residential zones.

(2) DETAILS TO BE SUPPLIED

Before the issue of any building permit, the Council requires that a detailed landscape plan shall be submitted and approved by the Council. This landscape plan shall incorporate the following information:

- 1. A total site plan showing position of buildings, car parking areas and the area(s) to be landscaped.
- 2. A detailed layout plan showing the number, location, species, age and dimensions of all existing and proposed trees, shrubs and the areas of grass, mounding pavement, etc.
- 3. A planting plan stipulating a programme of development and future maintenance.
- 4. The means of providing adequate watering, particularly during the establishment period.

(3) COMPLETION OF PLANTING

The landscape areas shall be provided in the planting season immediately after the completion of the building or relevant development. Where the landscape area cannot be provided in that planting season, the Council may require the owner/developer to

enter into a bond with the Council to ensure the provision of the landscape area. After the completion of planting, all dead or missing trees shall be replaced and the landscape areas shall continue to be maintained

(4) PROVISIONS FOR DISPENSATION

Where it is unreasonable or impractical to provide the amount of landscaped area stipulated in the ordinances, the Council shall consider an application for dispensation of this figure, but not less than the minimum stipulated in the ordinances. The following circumstances are the basis on which the Council will consider an application for a dispensation.

- 1. where the total site area is greater than 0.4 hectares and it would be appropriate to reduce the requirement in relation to the size of the site.
- 2. where the quality and layout of the landscape area is such that a lesser area will still achieve the objectives and policies of this Scheme.
- 3. 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.
- 4. where the surrounding landscape is such as to lessen the need for the full requirement.
- 5. where the site is already partially developed and extensions are proposed.
- 6. other such relevant factors as may be considered in the public interest.

Provided always that in approving any reduction the Council must be satisfied that the proposed form of development will not adversely affect the visual amenities of the locality.

(5) AIRCRAFT HEIGHT RESTRICTIONS

Attention is drawn to the aircraft height restrictions set out in Part II General, Clauses 3 and 5. These are particularly relevant for landscape areas in the industrial zones close to Wigram Aerodrome and will affect the type of trees (ie height) that should be planted.

(6) GENERAL PRINCIPLES OF LANDSCAPE DESIGN

The landscape (and the preservation of existing site features) shall be considered from the outset of any design exercise, as an integral part of a development, not merely a feature to be added at the end of the sequence. Landscape techniques will vary according to the natural features existing on the site, the soil type, the micro-climate, the proposed function and character of the development, its relationship to adjoining sites, and the existence of special problems such as noise. All landscape areas are to be designed and carried out in accordance with sound landscape practice.

- 1. Existing features on a site such as change of grade or significant trees shall be retained and incorporated into landscape proposals wherever practicable. Existing trees must be allowed adequate space for further growth, and given adequate protection during construction. On some sites the retention of existing trees may be all that is necessary to meet the landscape requirements.
- 2. Mounding and Earthworks have a special relevance because of the flat topography of most of the County. Relatively small variations in site level can create a pleasant visual relief. Mounding on a larger scale can be an effective screen for service areas and car parks, and may also be useful as a noise barrier. The design of such features shall achieve as natural an effect as possible. The provision of mounding is especially effective on industrial sites.
- 3. New Planting of trees and shrubs will nearly always be required. Careful choice should be exercised to find trees that will enhance the site both with form and dimension, grow to the required size and withstand the climatic

conditions of the site without creating future maintenance problems or interfering with underground services. The choice between evergreen and deciduous species is determined by considerations of winter sunlight and possible engineering and maintenance problems of leaf drop during autumn. New planting should blend with existing species established in the locality. The choice of trees which are in scale with the proposed development is also important. One or two large trees will often be more effective than many small shrubs. Special consideration of tree species shall be exercised in areas with poor soils or subject to strong winds.

All areas for planting must be free from perennial weeds (such as convolvulus, docks and twitch). An adequate water supply is to be provided either by an integrated irrigation system, or by the provision of ample watering points throughout the site.

Planting will normally be carried out during winter (between May and October) and completed within the first such period following completion of the development. Where tree planting is undertaken from containers at other times of the year, close attention is to be given to watering and staking of these plants in their early stages in order that they may survive.

The design of soft landscape features (ie plants) must include protection by kerbs, barriers or walls, for all areas likely to be vulnerable to damage from or do damage to pedestrians or vehicles. Space must be left to allow trees to develop to maturity both below and above the ground. They should not be located in positions where they will later cause prolonged shading of living or working areas.

New trees will normally have a minimum height of 1.8 metres, and must be firmly staked and tied for a minimum of 3 years. Continued staking beyond this time can be detrimental to the growth of the tree.

Where planting is proposed a detailed plan shall be required showing the number, location, species, age and dimensions of all existing and proposed trees and shrubs.

- 4. <u>Services</u> special note shall be taken of all services both underground and overhead. In some restricted areas where underground services are vulnerable certain types of trees may be grown in pipes or enclosures set into the ground.
- 5. Paths and Paving continuous concrete or bitumen can be relieved with such paving materials as bricks, tile, stone, concrete slabs, concrete paving blocks or hardwood block. Various types of open concrete paving materials such as Gobi block or BG slabs, allow parking and heavy foot traffic areas to have a grassed appearance. Suitable paving materials when correctly used, can readily distinguish between pedestrian and vehicular areas.
- 6. Walls and Fences can be used to screen service, storage and parking areas and to provide privacy, security and shelter, or to minimise noise. To be effective for screening they must be at least 1.8 m high and constructed of permanent materials in harmony with building materials used elsewhere on the site. A pleasant effect can be achieved when fences are set back two or more metres from the road frontage, with planting in front.
- 7. Ground Cover after planted areas have been properly cleared of weeds a suitable ground cover will dramatically minimise further maintenance. The term ground cover normally refers to plant material which will maintain a height of 150 to 300mm, and includes such plants as ivy, periwinkle, and prostrate conifers, as well as natural materials such as bark chips, well matured sawdust and pebbles.
- 8. Water can be used to give sparkle, coolness, a restful sound and reflection. Water features are most attractive in courtyards where the reflections and sounds have a particular soothing effect. Care must be taken to ensure the safety of young children and expert advice should be

obtained to avoid problems of maintenance and algae growth.

- 9. Other Elements to be considered in landscape plans are exterior lighting, litter bins, letterboxes, tables and seating, signs, poster display units, bridges, gates, drinking fountains, sculpture and garden ornaments, bollards, tree grills, bike stands, ramps and steps.
- 10. <u>Maintenance</u> the design shall allow for easy and regular maintenance. Planted areas must be maintained by the developer for one full growing season beyond the initial planting. This maintenance shall include appropriate cultivation and watering as well as the replacement of any plants which do not survive. Where appropriate, bonds may be required.
- 11. Landscape Requirements Between Adjoining Uses (for example between residential and industrial uses or between dwellings and taverns) are to be designed to provide both a visual screen and a psychological barrier between these uses. It will therefore include a wall or fence and substantial planting sufficient to screen, for example, car headlights at night, the view of unsightly storage spaces from residential properties, and provide some reduction in noise and general nuisance to neighbours.

4 ADVERTISING SIGNS

(1) GENERAL

1. No signs shall be erected or displayed without seeking the approval of the Council, as a non-notified application, in terms of this ordinance.

2. Signs, as defined in the definitions, shall be limited to those displayed in connection with any permitted building or use in the zone, and shall be located on the property to which they relate.

(2) GENERAL CRITERIA FOR ASSESSMENT OF APPLICATIONS FOR SIGNS

Before approving any application the Council must be satisfied that a proposed sign will not

- 1. Affect detrimentally traffic safety or traffic control:
 - that it will not create a visual obstruction or cause confusion to the driver of any vehicle, or
 - that it will not create a situation hazardous to the safe movement or direction of traffic.
- 2. Affect detrimentally the amenities or any land or property,
 - that it will tend to depreciate the value of adjoining property, or
 - that it will be visually inappropriate to the neighbourhood.

It is the Council's intention to permit signs which have pleasant visual properties and are necessary to inform the general public and which do not detract from the amenities of the area. In considering an application for a sign, the Council will have regard to the following criteria:

The structure of the sign; the method of support and fixing in general should either be obscured by, or incorporated in the main body of the sign.

- The relationship with other signs and elements; the proposed sign should not contribute to a collective effect of clutter in its 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.
- The effect on residential, rural or recreational land; signs should not be obtrusively visible from these areas.
- 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.
- The necessity for the sign to provide information for the general public.
- Where applicable, the number and size of existing signs on the site; whether additional signs are justified; and whether any existing signage should be removed upon consent for a new sign.
- The amount of information on the sign and whether it can be easily and quickly understood; the size, style and colouring of the sign and its lettering.

(3) SIGNS PERMITTED WITHIN ZONES

- 1. SIGNS IN RESIDENTIAL, RECREATIONAL AND RURAL ZONES
 - a) A sign not exceeding 1.8 square metres in area for any public purpose or in connection with

and on the same site as any of the following uses:

- Recreation reserves.
- Churches and buildings used for religious purposes.
- Museums and educational institutions.
- Private hospitals.
- Community buildings.
- Motels and private hotels.
- b) A sign shall not exceed 1.5 square metres in area advertising the intention to sell land or premises on which it is situated.
- c) Traffic signs or signs denoting the name of the street, number of the premises or the location or timetable or other details of any public utility or facility.
- d) A sign not exceeding 0.5 square metres in area bearing only the name of the premises, the professions of occupiers, and the name, occupation and hours of attendance of a person or a group of persons using the premises.

Provided that: if more than one sign is displayed on the site the aggregate area of signs shall not exceed 1.5 square metres.

e) Those displayed for electioneering purposes, or advising forthcoming cultural, religious, educational or sporting events. No such sign shall be displayed for a period exceeding 3 months and signs shall be removed within 7 days after the election or event. Signs on any one site shall not exceed 3 square metres in area and 3 metres in height.

- f) Those displayed in connection with a shopdwelling (dairy) and located below verandah level and the total area of signs not exceeding 1.8 square metres.
- g) In the rural zones only, a sign not exceeding 2 square metres for any factory farm or other predominant use in the Rural Zones which requires the erection of such a sign, or for the sale of produce grown on the site where that is permitted under the District Scheme.
- h) A sign not exceeding 1 square metre in residential or rural zones advertising for sale any products made on the site in a home occupation, where that has been permitted by a Conditional Use or other notified planning application.

2. SIGNS IN INDUSTRIAL, AIRPORT AND COMMERCIAL ZONES

In considering any signs in Industrial or Commercial zones the Council shall have regard to the criteria set out at the beginning of this Ordinance, and also provided that:

- a) No signs shall be erected or displayed in any commercial or industrial zones so as to be obtrusively visible from a residential or rural zone.
- b) Signs attached to any building will be such that they are contained within the general profile of the building.
- c) In commercial zones, over-verandah signs will be discouraged because of their visual effect, and will only be permitted if other signs are inadequate or impractical. If Council is satisfied

an over-verandah sign is warranted, the following conditions will apply:

It shall be placed on a verandah where one exists and must be at right angles to the street; and

- The height shall not exceed 1.2m above the verandah or roof to which it is attached; and
- The bottom of the sign shall be attached to the verandah or roof in such a manner that the support structure shall not be visible: and
- The top of the sign shall not be more than 6m above the level of the kerb; and
- The maximum length of the sign shall not exceed 2.4m.
- Free standing signs (ie not attached to a building) shall generally not exceed a height of 6 metres above mean ground level, or exceed 5 square metres in size. Unless allowed for special reasons by way of a nonnotified application, no more than one free standing sign shall be permitted on a site. Reference is made, however, to the dispensation provisions which would allow signs of a larger of higher size. In general, it shall be the Council's policy that such dispensations would not allow the size of a sign to exceed that stated above by more than 30%, although a larger size may be permitted where the size of the site and the general lack of other

signs on the site means that the sign will not detract from the amenities of the area.

e) In commercial shopping centres, preference will be given to group signs which identify the centre and its facilities rather than a number of individual signs.

(4) REFERRALS AND APPEALS

1. DISPENSATION

Where an applicant wishes to erect a sign of a larger size or height than that permitted by these ordinances, an application for dispensation shall be made and shall be considered by the Council in terms of Section 76 of the Town and Country Planning Act 1977. In general it shall be the Council's policy that such dispensation would not allow the size of the sign to exceed that permitted by more than 30%.

2. RECONSIDERATION BY COUNCIL

Where, under these Ordinances:

- a) permission is refused for the erection, construction or display of a sign, or
- b) the erection, construction or display of a sign is permitted on conditions unacceptable to the applicant, or
- c) the display is prohibited or the removal of an existing sign is required on the grounds that the sign conflicts with the requirements of the Ordinances relating to traffic safety or amenities;

then in any such case the applicant or the owner shall have the right to refer the matter to the Council and to state the case in writing seeking a reversal or alteration of the original decision.

3 CONDITIONAL USE

Where an applicant wishes to present such a case (as set out in Clause (4) 2 above) and appear in person before the Council, an application for Conditional Use under Section 72 of the Town and Country Planning Act shall be made.

4 SECTION 74 AND 75 APPLICATIONS

The right to make any of the above applications shall be without prejudice to the right of the applicant or owners under Section 74 or 75 of the Act.

PART XII: SUBDIVISION

(1) GENERAL

1. INTERPRETATION

Within this Part the terms 'subdivision' and 'development' have the meanings given in the Local Government Act 1974.

2. LAND TO BE SUITABLE FOR SUBDIVISION AND DEVELOPMENT

Notwithstanding that a scheme plan of subdivision or proposed development may comply with the requirements of this Scheme in respect of zoning and performance elements and standards, the Council shall not approve the scheme plan of subdivision or development if the land is not suitable for subdivision in terms of Section 274 (1) (a) of the Local Government Act 1974.

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

SCHEME PLAN APPROVAL FOR SUBDIVISIONS

Before any work, other than investigatory work, is undertaken over the land to be subdivided a scheme plan shall be prepared and submitted to the Council.

The Council's approval to the proposed subdivision shall be given by resolution pursuant to Section 279 of the Local Government Act 1974. The approval may be subject to conditions relating to reserves or cash in lieu of reserves, levels, filling and compaction, drainage, easements, services, landslip protection or prevention, road or footpath formation and road or road widening vesting,

private ways or access lots and their formation, amalgamation and any other fair and reasonable conditions.

4 NOTIFICATION OF DEVELOPMENTS

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

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

The Act gives the power to the Council to impose conditions relating to:

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

Suitable forms to be used for notifying the Council are available from the Council's Town Planning Office.

LAND STABILITY

a) Hills - Subdividers and developers are to take special note regarding the general conditions applying to earthworks in the Residential 2A

and 2B zones on Worsleys Spur in Part IV and special conditions relating to subdivision applications in Clause (2)2(f) of this Part of the Scheme.

b) Filled Land - where it is known or there is some suspicion that land has been filled the Council will not approve a scheme plan of subdivision over the land until satisfactory steps have been taken or will be taken to mitigate the danger of subsidence. This may require the subdivider to provide satisfactory evidence compiled by a person who is sufficiently experienced in the field of soil engineering to the effect that the land is suitable for the erection of the appropriate type of building.

In any event, in respect of any land within a proposed subdivision or development which in the Council's opinion is not suitable for building development, it may be required to be incorporated with other allotments in the subdivision and the unsatisfactory areas be excluded from building development.

In particular, see Appendix J, relating to restrictions on an area with landfill in Halswell Junction Road.

6. PROVISION OF SERVICES

In parts of the County the capacity of existing stormwater and sewage disposal services may not be adequate to permit additional subdivision or development unless service capacity is upgraded.

Legislation does permit a Council to require the owner to pay or enter into a bond to pay such an amount as it considers fair and reasonable towards the upgrading of an existing bulk service system. The amount of the contribution or levy will relate to the extent to which the upgrading works is to service the particular subdivision or development.

Within the Rural 2 zone and parts of the Rural 7 1 zone at the foot of the Port Hills, within the Heathcote and Halswell River Catchments. there are areas of land prone to serious Although subdivision does not flooding. confer a right to build, it is important that subdividers are made aware of any potential physical limitations at an early stage for any buildings for which consent may eventually be sought. Council will refer Scheme Plans of subdivision to the North Canterbury Catchment Board for comment and will advise subdividers of the availability of potential building sites, clear of likely flood levels on any proposed lots, or where appropriate. suitable floor levels.

(2) SUBDIVISION STANDARDS

RURAL ZONES

Subdivision shall be permitted in the rural zones where the Council is satisfied that the standards and criteria set out below are met. In considering any particular subdivision, the Council may convene a hearing before a Committee of the Council to consider the application.

(1) <u>Subdivision of Land for Use</u> for Farming Purposes

The creation of additional lots shall be permitted in the Rural 1, 2, 3 and 4 zones where:

- a) the subdivision is necessary to improve the utilisation of the land for rural purposes, and
- b) in respect of every lot to be created (including any balance lot) the following criteria are satisfied:
 - (i) that the lots will be of a suitable size and shape, and with suitable access for the proposed rural use of the lot
 - (ii) that <u>either</u> the lot is to be used for a rural use which will provide full-time employment for at least one person;

or

the lot is to be used for a rural use which will provide part-time employment, and

- a) the physical characteristics of the lot are such that they are specifically suited to the use proposed;
- b) there will be a significant capital commitment involved in the generation of productive output;
- c) there will be a significant amount of production generated from the land having regard to the size and quality of the land;

- the subdivision will not inhibit the potential use of the land for sustained production in an economic manner.
- 3. That the rural use has already been established in terms of these criteria, or that there is adequate evidence of the ability and intention to establish and sustain the use.

(2) Subdivision for Boundary Adjustment

Subdivisions which are solely for the purpose of adjustment of boundaries between adjoining properties and by which no additional allotments will be created shall be permitted, provided that no lot (including any balance lot) is created such that it is less than 8 hectares in size, or less than the minimum sized lot existing prior to the boundary adjustment.

Provided that the Council may allow such a boundary adjustment which would result in a lot of less than 8 hectares, or less than the minimum sized lot existing prior to the boundary adjustment, if it is satisfied that the adjustment will result in an overall increase in agricultural production.

(3) <u>Subdivision of Land for a Permitted Use</u> Other Than Farming

The creation of allotments for any use other than farming, such use being either predominant or having been approved as a notified planning application, shall be permitted provided that the Council is satisfied that the area and frontage of allotments are appropriate to the proposed use, and that, where applicable, the balance of the land from which the allotment is proposed to be subdivided is of a

sufficient size to be likely to be able to be used for a farming use which would satisfy the criteria which are set out in the rural zones for the erection of a dwelling.

(4) Rural Residential Zone (Ru/R)

Subdivision of land may only proceed once a Concept Plan has been approved by the Council. The minimum sized lot shall be 0.5 hectares, the minimum average of all lots shall be 0.8 hectares, and a range of section sizes shall be provided. The maximum number of lots is 20.

Provided that in the case of the Rural R zone in Johnson Road, the subdivision shall result in the reduction of the size of the zone by the creation of a balance area of minimum 8 hectares from the rear of Lots 17, 18 and 19 DP 35998. This balance area is to be amalgamated into one lot and given legal and physical access to a legal road and shall, following subdivision, be contained within the Rural PT zone.

(5) Rural Residential 1 Zone (Ru/R1)

Subdivision of land may only proceed once a concept plan and drainage plan have been approved. The minimum sized lot shall be 1 hectare.

(6) Rural Intensive Farming Zone (Ru/IF)

The minimum sized lot shall be 1 hectare. No more than 3 lots shall be less than 2 hectares. The minimum average of all lots shall be 3.5 hectares, and a range of section

sizes shall be provided. The maximum number of lots is 16.

All lots within the zone shall be supplied with an approved reticulated water supply. Each lot as created shall be required to be provided with potable water from an approved supply.

The subdivision on the first stage will be required to obtain a water right for a well to supply the reticulation, or to obtain the County Engineer's approval to connect to the existing Council supply at Prebbleton. A general water right will also be required for the discharge of effluent from a maximum of 16 lots within the zone.

2. RESIDENTIAL ZONES

a) Minimum Standards

i) The minimum average areas and minimum dimensions of all allotments shall be as set out in the following table:

Zone	Number M of Units Dimension ¹	Area m²	Minimum Average	Minimum
			Area m²	m
R1	Single dwg	500	600	16
and	2 units	650		16
	3 units	800		16
R1A	4 units	1100		16
R2A	Single dwg	600	750	20
	2 units	700		20
	3 units	900		20
	4 units	1200		20
	L			

Zone	Number Minimum Minimum Minimum
	of Units Area m ² Average
	Dimension ¹
	Area m ² m
R2B	Single dwg 700 850 22
	2 units 750 22
	3 units 950 22
	4 units 1300 22
3A	Single dwg 500 600 16
	2 units 650
3B	Single dwg 600 700 18
3C	No subdivision is provided for in the
	residential 3C zone (Tai Tapu) until such
	time as satisfactory provision is made for
	sewage disposal
3D*	Single dwg 900 ** 20
*	Shall conform with the comprehensive plan
	set out in Appendix 1.
	_
**	50% shall be less than 1200m ² and at least
	20% shall vary between .3 ha and .5 ha
3E	No subdivision is permitted other than
3E	No subdivision is permitted other than boundary adjustments
3E R	
	boundary adjustments
R	boundary adjustments Single dwg 500 600 16
R	boundary adjustments Single dwg 500 600 16 2 units 600 16
R	boundary adjustments Single dwg 500 600 16 2 units 600 16 3 units 750 16
R MIXED	boundary adjustments
R MIXED	boundary adjustments Single dwg 500 600 16 2 units 600 16 3 units 750 16 4 units 900 16

- ii) Provided that in an unsewered area, the minimum lot size (unless specified above as being larger) shall be 800m².
- iii) Where allotments are to be created for other than residential units, each allotment shall be of sufficient area and of suitable shape to provide for all relevant performance elements and standards required for the use within the zone.

b) <u>Interpretation of Standards</u>

- i) All areas shown in the above table are net areas excluding access strips, rights-of-way and access lots.
- ii) On subdivision of less than 3 allotments, only one lot may be created at less than the minimum average area specified.
- iii) For calculation of average lot areas, every allotment exceeding 1200m² shall be treated as a 1200m² allotment.
- The surveyor shall supply an average area calculation.

c) Land Over 5000 m² and Allotment Sizes

i) Where any block of land to be subdivided exceeds 5000 m² a range of allotment sizes shall be provided as follows:

R1 R1A R3A	A minimum of 15% of the allotments shall contain areas in excess of 700 m ²
R3D	A minimum of 50% of the allotments shall contain areas between 900 m² and 1200 m² and at least 20% shall vary between .3 ha and .5 ha

ii) For the purposes of this clause, in determining whether a block of land is over 5000 m², if further land belonging to the same owner adjoins the proposed subdivision which could be subdivided at a later date, then that land shall be included for the above assessment.

d) <u>Comprehensive Development</u>

Where the ordinances allow for comprehensive developments, subdivision may proceed concurrently with or following the approval of a comprehensive plan.

e) Separate titles for Flats

- The Council shall approve a subdivision making provision for separate titles for flats (or units within a comprehensive development), provided that:
 - (a) The developer shall submit to the Council for approval simultaneously both subdivisional and site layout and building plans for the development of the site.
 - (b) Title plans will be released either when the buildings have been substantially erected, or at an earlier stage, including before building takes place, where the Council can be guaranteed that if the building development does proceed it will be in terms of the approved plans, or within a defined building outline, subject to compliance with all relevant performance elements and standards.
 - (c) Reserve contributions are made for each new residential unit created at rates applying to "Developments" under the Local Government Act 1974.

(d) There is compliance with the following minimum site areas:

R1 R1A R2A R2B R3A	360 m ²
R MIXED	250 m ²

f) Additional Subdivisional Controls in Residential 2A and 2B Zones

i) Special Development Controls

A number of Special Development Controls are set out in the Residential 2A and 2B zones relating to zone boundaries, comprehensive development, staging of development and general conditions applying to all earthworks. These will all need to be satisfied in any application for subdivision.

i) Special Conditions Relating to Subdivision Applications

In approving any subdivisions within the Residential 2A and 2B zones, the Council shall have regard to the soil stability and proposed earthworks. The following aspects will be taken into consideration when imposing any conditions:

(a) The size of the subdivision and earthworks involved. The earthworks involved with any individual subdivision should be such that they can be carried out and completed during one

construction season and stabilised before the winter months

- (b) Earthworks etc shall generally be kept to the minimum necessary to achieve a satisfactory development.
- (c) The opinion of the North Canterbury Catchment Board.

iii) Building Envelopes

Within the Residential 2B zone, or in the Residential 2A zone adjoining a rural zone, the Council may require a building envelope to be shown on any lot, and such building envelope shall limit the siting of residential and accessory buildings to those portions of the site most suitable for their erection.

iv) Provision of Reserves

Within the areas shown as Stages 1 to 6 on Appendix G, reserves shall be provided in accordance with the layout plan shown in that Appendix. In areas outside of the staged area, reserves or cash in lieu of reserves shall be provided in accordance with the Local Government Act 1974.

v) Minimum Site Standards

The minimum site standards for the residential 2A and 2B zones will apply so long as the developers provide the reserves as set out in the planning maps at no cost to the Council. In the event of smaller reserves being provided the

average site standard for the whole development will be increased to 1000 m² in the Residential 2A zone and 1250 m² in the Residential 2B zone, or to an appropriate size between these two sets of site standards depending on the reduction of reserves from that set out in the planning maps.

vi) Flat Ratios

In the Residential 2A and 2B zones every subdivision shall identify the allotments on which flats are intended to be constructed and the number of allotments so identified shall be within the following ratios

Res 2A: 1 flat to 3 dwellings Res 2B: 1 flat to 4 dwellings

A copy of the subdivision plan showing the allotments identified for flats will be available for public inspection at the offices of the Council during normal office hours.

3. COMMERCIAL AND INDUSTRIAL ZONES

a) <u>Minimum Standards</u>

·	Minimum	Minimum	Minimum
	Area	Frontages	Depth
	m²	m	m
Commercial zone	250	6	18
Industrial zone	500	15	18

All areas shown are exclusive of access strips, rights-of-way and access lots.

b) Reduced Standards

The Council may approve subdivisions of smaller standards than set out above provided the buildings to be erected on each lot are designed and committed and such buildings comply with all relevant performance elements and standards.

4. PUBLIC UTILITIES

Each allotment created for the purpose of issuing title to a public utility shall be of sufficient area and of suitable shape to comply with all relevant performance elements and standards for the use within the zone.

OUARRY ZONE

The creation of additional lots shall only be permitted where the subdivision is necessary to provide for quarrying or ancillary operations. The minimum size of any allotment created shall be 4 hectares, with minimum frontage 120 metres.

6. AIRPORT ZONE

The creation of additional lots shall only be permitted where the subdivision is necessary for the efficient operation of the Christchurch International Airport and its ancillary uses.

7. RECREATION ZONE

a) Recreation 3 Zone (Mcleans Island)

The minimum size of any allotment created in the Recreation 3 Zone shall be 4 hectares with a minimum frontage of 100 metres for front lots and such other frontages as may be appropriate to serve rear lots.

b) Other Recreation Zones

The creation of allotments shall only be permitted where the subdivision is necessary for the use of the land for permitted recreational uses.

(3) SUBDIVISION ROADING

b)

1 MINIMUM STANDARDS

New roads in subdivisions shall comply with the following minimum standards:

a) Residential Zones

Type of Road	Potential Number of Household Units	Length of Road	Minimum Width m	Minimum Turning Circle m
Local Cul de sac	less than 30	less than 100m	12	25
Local Cul de sac	less than 50	less than 100m	16.5	25
Local Cul de sac	50 or more	-	18	25
Local Through	less than 50	•	16.5	-
Local Through	50 or more	•	18	-
Secondary	-	•	20	-
Industria	and Com	mercial Zone		
Any road	-	•	20	25

Provided that the Council may approve a road width of minimum 7.5 m where such roads are the only means of developing land-locked blocks of land, the potential number of household units is less than 30 and the reduced width shall be only permitted on that part of the road for which it is physically necessary. No parking on the road or property access shall be permitted over that portion which is of the reduced width and a separate pedestrian accessway shall be vested.

2. ROAD GRADIENTS

No road shall be laid out or constructed with a grade in any part of its length steeper than 1 metre in 6 metres.

CORNER ROUNDING

If a subdivision contains corner allotments fronting new or existing roads, the Council may require the corner of such allotments in residential and rural zones to be rounded to a radius of not less than 5.5 m. In commercial and industrial zones the corner shall be set back 3.5 m along each road line or may be rounded to a radius of not less than 5.5 m.

4. PROPOSED OR DECLARED LIMITED ACCESS ROADS

No proposed or declared Limited Access Roads shall be used for legal frontage for subdivision purposes. Any land adjoining such a road shall provide alternative roading internally, with only approved entry points onto the Limited Access Road.

MINOR ARTERIAL ROADS

Any subdivision of land adjoining any minor arterial road not already listed as a proposed or declared limited access road shall provide access to individual lots from other than the minor arterial road, unless there is no other means of serving these lots.

(4) ACCESS STRIPS

GENERAL

Where it is not practical or economical to require a new road to be constructed, the Council may approve a subdivision having access by way of an access strip, mutual right-of-way or access lot provided that in the case of a residential subdivision the potential number of household units having access shall not exceed 15.

2. STANDARDS

The following minimum widths shall apply to any access strip, mutual right-of-way or access lot:

Residential Uses

Potential number of units	1 and 2 units	3.5m
	3 and 4 units	4.5m
	5 units or more	6.0m

Commercial and Industrial Uses

Minimum width 6.0m

Notwithstanding the above standards, the minimum widths shall be increased where it is necessary because of topography or traffic requirements, or may be reduced by resolution of the Council where it is not practical to enforce the standards.

CONDITIONS OF FORMATION

Each access strip, right-of-way and access lot shall be subject to any or all of the conditions contained in Appendix T.

PART XIII: TRANSPORTATION

(1) GENERAL

Part XIII sets out the obligations of every owner or occupier with respect to the provision of vehicle access, off street parking, loading, trade vehicle storage areas, drainage and surface of parking and associated areas and additional requirements for Service Stations.

(2) CLASSIFICATION OF ROADS AND DESIGNATED ROADING IMPROVEMENTS

Appendix O sets out a list of all major and minor arterial and secondary roads. Appendix P sets out a description of all designated roading improvements.

(3) BUILDING LINE RESTRICTIONS

Pursuant to Section 80 of the Town and Country Planning Act 1977, all building lines imposed on any subdivision approved on land situated within the County are hereby cancelled. Any title affected by the cancellation of any building line restriction may be so noted by application to the District Land Registrar.

(4) VEHICLE ACCESS

OBLIGATION TO PROVIDE

Where vehicles are being taken, or, in the opinion of the Council, are likely to be taken onto or off any land, from or to any road or service lane, the owner or occupier of such land shall provide for vehicle access by way of a vehicle crossing to that land in accordance with this code and the Council's bylaws.

2. NUMBER AND SIZE OF VEHICLE CROSSINGS

- Where a site has a frontage of less than 20 metres only one crossing of minimum width of 2.4 metres and maximum width 6 metres shall be provided.
- b) Where a site has a frontage of between 20 metres and 60 metres, two crossings may be provided, minimum width 2.4 metres and maximum width 9 metres for each crossing.
- c) Where a site has a frontage of more than 60 metres, a maximum of three crossings may be provided, except that on minor and major arterial roads the maximum number shall be two crossings. Any crossing shall have a minimum width of 2.4 metres and a maximum of 9 metres.
- d) The minimum distance between any two crossings shall be 7.5 metres.
- e) Provided that an alternative arrangement may be permitted by the Council if the safety and flow of both vehicle and pedestrian traffic, and the level of on street parking would not be adversely affected by an alteration to these provisions.

3. DISTANCE OF VEHICLE CROSSINGS FROM INTERSECTIONS

a) In the rural zones, no part of any vehicle crossing shall be located within 60 metres of the intersection of any roads and/or railway crossings. Provided that in the case of rural selling places with access from a minor arterial road, no part of any vehicle access shall be

located within 150 metres of any intersection with another minor arterial road or within 300 metres of any intersection with a major arterial road.

b) In the urban zones, no part of any vehicle crossing shall be located within 15 metres of the intersection of any roads and/or railway crossings except that in the case of industrial or commercial uses, the distances from any intersection shall be as set out in the following table.

INTERSECTING ROAD TYPE

	Service Lane	Local	Secon -dary	Minor Arterial	Major Arterial
Service lane	15m	15m	20m	20m	20m
Local	15m	15m	25m	25m	25m
Secondary	20m	20m	40m	40m	40m
Minor Art.	20m	35m	40m	55m	55m
Major Art.	20m	35m	40m	55m	70m

- c) A reduction in the permitted distances in respect of sites requiring vehicle access crossings onto a minor arterial, secondary or local road or service lane may be allowed where:
 - i) The expected traffic volume on the road giving access to the property will not exceed 5,000 vehicle per day within 10 years, or
 - ii) The expected traffic generation from the property will not affect the safety of people or efficient operation of the intersection, or

- There are no local traffic requirements which would preclude such a reduction, or
- iv) The volume of traffic carried by an intersecting local road is of minor importance compared with the traffic using the access and is unlikely to rise.
- (d) Distances shall be measured parallel to the centre line of the carriageway of the frontage road from the centre 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.

(5) OFF STREET PARKING

1. OBLIGATION TO PROVIDE OFF STREET PARKING

Where an owner or occupier is required by this Scheme to make provision for parking in respect of any site the parking space shall be provided on that site, or with Council approval of a nearby site, and in accordance with the provisions of this section.

NUMBER OF SPACES

The number of parking spaces shall be the number assessed in accordance with the standards identified in the Scheme, subject to any dispensations granted under '5' below.

3. JOINT PARKING AREAS

Where several uses are established on any one site, or on several sites in an area, the Council may permit the developers of the uses to provide joint parking areas, and where it can be shown that the parking demand of one or

more of the uses occurs at different times, the Council may allow a dispensation as to the number of parking spaces required compared with the total number of spaces for the individual uses added together.

4. AMALGAMATION OF TITLES

Where all or part of a parking area is provided on a separate site from the use or building for which the parking spaces are required, the Council may require the titles concerned to be amalgamated or held in one ownership.

5. DISPENSATIONS FROM PARKING STANDARDS

The off street parking standards may be varied by dispensation where one or more of the following aspects means that a reduced number of spaces will continue to provide adequate off street parking for vehicles generated by the uses on the site.

- a) the number of workers likely to be employed on the site.
- b) the number of calls likely to be made by servicing and delivery vehicles to the site.
- c) the number of calls likely to be made by visitors in cars to the site.
- d) the amount, if any, of public off street or on street parking that may, or is planned to be, available in the neighbourhood.
- e) any physical characteristics of the site or adjoining streets that may affect the ability of the site to provide for off street parking.
- f) the likelihood of future change or intensification of land use on the site.

Provided that the Council may require the owner or developer to enter into an agreement that additional parking be provided in the future should the nature of the use change or develop such that additional parking is necessary.

6. DESIGN OF PARKING AREAS

a) Design Vehicles

Parking areas shall be laid out in accordance with Appendix Q. Manoeuvring areas shall accommodate the 90 percentile design motor car as shown in Appendix R.

b) Reverse Manoeuvring

All parking areas shall be designed to ensure that vehicles are not required to reverse either onto or off the site. Parking spaces shall be located so 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.

c) <u>Queuing Space</u>

Adequate queuing space shall be provided for all vehicles entering a parking or loading area where conflict with vehicles already on the site is likely to arise.

7. PROVISION OF BARRIERS OR KERBS

Vehicles shall be prevented by means of permanent barriers or kerbs provided on the site from entering or leaving any site except by vehicle crossings provided, and from encroaching onto or over footpaths, and onto required landscape areas and from damaging boundary fences.

(6) LOADING

1. OBLIGATION TO PROVIDE

On all commercial or industrial sites, adequate provision shall be made for the loading of goods associated with the site. All such loading areas shall be provided on the site, or sufficiently close to the site (but not on any road or service lane) to ensure the ready use of such loading facilities by vehicles in conjunction with the site.

2. DISPENSATION FROM LOADING PROVISION

Where the configuration of the site precludes the provision of off street loading, or the floor area of the building is less than 20 m², and the site is not part of a major development, and kerbside loading would not cause undue hazard, the Council may waive the loading requirements.

DESIGN OF LOADING AREA

Loading areas shall accommodate the 90 percentile design two axled truck as shown in Appendix R, provided that by dispensation the Council may consent to this being reduced to a 99 percentile design motor car, as shown in Appendix R, where the use of the site does not or cannot require the service of a two axled truck.

4. REVERSE MANOEUVRING

On minor major arterial roads, all loading areas shall be designed to ensure that loading vehicles are not required to reverse either on to or off the site.

(7) TRADE VEHICLE STORAGE AREAS

1. OBLIGATION TO PROVIDE

On commercial or industrial sites, provision shall be made for the storage of all trade vehicles (including passenger services vehicles) normally involved with the use, on the site, or a nearby site. Where it can be shown that the demand for storage of trade vehicles occurs at different times from the demand for parking or loading, the Council may allow all or part of any parking or loading area to be used for the storage of trade vehicles.

(8) DRAINAGE AND SURFACE OF PARKING, LOADING, ACCESS AND MANOEUVRING AREAS

DRAINAGE

Stormwater originating from parking, loading, access and manoeuvring areas shall be adequately disposed of either within the site or by pipe to an approved outlet.

SURFACE

The surface of all parking, loading, access and manoeuvring areas shall be formed, sealed or otherwise maintained so as not to create a dust nuisance. The first 7.5 metres (measured into the site from the vehicle crossing) shall be sealed to ensure that material such as mud, stone chips, or gravel is not carried onto any public footpath, road or service lane.

(9) ADDITIONAL REQUIREMENTS FOR SERVICE STATIONS

The layout of all Service Stations shall satisfy the following performance elements and standards. These standards override the performance standards set out in relation to uses in specific zones.

1. STREET SCENE AND VISUAL AMENITIES

On a front site, any building (excluding a canopy), shall be sited a minimum of 10 metres from any front boundary. On a corner site, any building shall be set back

a minimum of 10 metres from one frontage and 3 metres from any other frontage.

2. VISUAL AMENITIES

Outdoor storage areas shall be situated behind any set back requirement, and when visible from any road or Residential, Industrial 1D or Recreation zone, shall be screened by either a solid fence not less than 1.8 metres high, or by suitable landscaping.

LANDSCAPE

Any new construction or substantial reconstruction or addition to any building shall landscape a minimum of 10% of the total size, provided that where it is not reasonable or practicable to require such an amount, the Council may, by dispensation, accept a lesser area, being not less than 5% of the site area.

(Note: see Part XI, Clause 3 for details of Landscape requirements and criteria for dispensations.)

Landscaping shall not interfere with the efficient, safe and economic operation of the Service Station or reduce or obscure the forecourt.

4. SUNLIGHT, OUTLOOK AND AMENITIES FOR NEIGHBOURS

Where any site adjoins a Residential, Industrial 1D or Recreation Zone, buildings shall be set back a minimum of 6 metres from zone boundaries, and the landscape provisions shall provide for the suitable treatment of these areas. (Note: see Part XI Clause 3)

ADVERTISING SIGNS

A free standing sign may be erected on the site, not exceeding 3m² in face area and not exceeding 6m in height.

Any other signs shall comply with Part XI (Amenities)

6. OFF STREET PARKING

Off street parking shall be provided at the rate of 5 parking spaces per $100m^2$ of gross floor area, and shall comply with Part XIII, Clause 5.

7. VEHICLE ACCESS

A minimum of 2 vehicle crossings shall be provided, to be at least 5.5 metres, but not more than 8 metres, in length and shall cross the footpath at an angle of between 45° and 90°. The minimum distance between any two crossings shall be 7.5 metres.

8. DISTANCE OF VEHICLE CROSSINGS FROM INTERSECTIONS

All crossings shall comply with Part XIII, Clause 4(3).

LOADING

All loading (including bulk delivery of motor fuel) shall be carried out on the site.

10. DESIGN OF LOADING AREAS

a) <u>Definition</u>

Those areas of a service station upon which vehicles receiving or delivering motor fuels stand or manoeuvre are deemed to be loading areas.

b) <u>Design Vehicles</u>

 To bulk delivery fill points manoeuvring areas shall accommodate the design

articulated truck as shown in Appendix R.

ii) To fuel pumps or other fuel reselling

manoeuvring areas shall accommodate the 99 percentile design motor vehicles as shown in Appendix R.

c) <u>Queuing Space</u>

Fuel pumps and other fuel reselling devices shall be at least 11m from the mid-point of the road boundary edge of any vehicle crossing to the site.

d) <u>Manoeuvring Areas</u>

Fuel pumps and other fuel reselling devices shall be at least 4.5 metres from any road or service lane boundary.

11. LPG

See Part II, Clause 8.

12. RETAIL SALES AREAS

The floor area of any service station site used, within the definition of a service station, for the display and sale of any goods other than petroleum products, motor vehicle parts and accessories, and motoring aids, shall not exceed a maximum of 20 square metres. The calculation of the relevant floor area shall be the actual floor area used for the display 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 metres.

APPENDICES

CONTENTS

CHAPTER	TITLE	PAGE
A	NOXIOUS OR DANGEROUS ELEMENTS	195
В	INDUSTRIES WITH OBJECTIONABLE ELEMENTS	197
C	INDUSTRIES APPROPRIATE TO AN INDUSTRIAL 1 ZONE	200
D	RURAL 3 ZONE: LAND OF HIGH ACTUAL OR POTENTIAL VALUE	201
E	RECESSION PLANES	202
F	HALSWELL LAYOUT PLAN	203
G	WORSLEYS SPUR LAYOUT PLAN	204
Н	TEMPLETON LAYOUT PLAN	205
I	WEST MELTON LAYOUT PLAN	206
J	SERVICING RESTRICTIONS IN SHANDS/HALSWELL JUNCTION ROADS INDUSTRIAL AREA	207
K	CHRISTCHURCH AIRPORT COMPREHENSIVE PLAN	208
L	BROOMFIELD LAYOUT PLAN	210
M	CHRISTCHURCH AIRPORT SPECIFICATION FOR APPROACH AND LIMITED LAND USE CONTROLS	211
N	HISTORIC BUILDINGS	215
O	ROAD CLASSIFICATION	216
P	ROADING IMPROVEMENTS	218
Q	CAR PARKING LAYOUT	223
R	DESIGN VEHICLES	224
S	SERVICE STATIONS	228
T	RIGHTS OF WAY	229
U	RURAL 2 ZONE - AREA SUBJECT TO LIMITATIONS ON FILLING OF LAND	231
V	WEST MELTON AERODROME HEIGHT RESTRICTIONS	232

Industries, Bulk Storage, Warehouses and Industrial Processes Requiring Segregation Because of Noxious or Dangerous Elements

Abattoirs	and	sl	augł	nterhouses
(including	freezi	ng	and	packaging
of products)			

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

Asphalt manufacture, refining, storage and mixing

Battery manufacture

Boiler manufacture

Brass foundry

Breweries

Briquette manufacture

Car body storage yard

Car body crushing plant

Cassein manufacture

Celluloid works

Cement - manufacture, packaging and bag cleaning

Carbonising, gasification and liquification of carbonaceous material (including hydrocarbons) and bulk storage and treatment of by-products

Chlorine, ammonia, bleaching powder manufacture

Composting of rubbish

Concrete central mixing plant

Detergent manufacture

Dye manufacture

Fell mongering

Fertilizer and manure manufacture

Fish curing, cleaning, preserving, treatment of by-products excluding:

- industries where any such process is ancillary to the principal use.

Fluoride works

Fuel and lubrication oils - refining purification, reforming, distillation, blending and bulk storage

Galvanising

Gas, (coal, acetylene, ammonia, oxygen, sulphur dioxide) manufacture, bulk storage and treatment of by-products including distillation of methanol and ethanol.

Gelatine manufacture

Glue (animal based) manufacture

Industrial chemicals manufacture

Lampblack manufacture

Leadworks, including white lead manufacture

Lime manufacture and packing and bag cleaning

Lucerne dehydration plant and bulk storage

Malting

Metal foundry

Nitrocellulose laquer manufacture

Paper pulp manufacture

Patent and synthetic fuel manufacture and bulk storage

Petroleum and petroleum based products manufacture including LPG, CNG, and associated bulk storage, handling and distribution facilities excluding:

- service stations
- retail outlets and industries where storage is ancillary to the principle use

PVC resin manufacture

Plaster of Paris manufacture

Pyridine works

Raw material plastics manufacture

Raw rubber preparation

Rolling mill

Rubber (latex) carpet underlay and moulded goods manufacture

Sausage casing manufacture

Smelting, and secondary smelting of metal ore, metal, metal alloys (including scrap metal) and nonferrous metals

Soap manufacture

Stock and sale yards

Stone and mineral crushing

Sugar extraction and refining

APPENDIX A

Tanning and curing of hides, skins Zinc works and furs

Turpentine manufacture

Or any other industry, warehouse or bulk store that is, or under any conditions may become, noxious or dangerous in relation to adjacent areas

Varnish cooking

Wool scouring

Wallboards manufacture excluding:

fibrous plaster and plaster wallboards

PROVIDED THAT on the following listed sites the uses specified shall be exempted from this appendix

Scheduled Site

Scheduled Uses

1 Pt Lot 39, Pt Lot 40, Pt Lot 41. Lot 42. DP 266 contained within CT 21B/1343, and situated within I/3 zone (NZIG Ltd)

The manufacture of oxygen, hydrogen, acetylene, argon, nitrogen and carbon dioxide; and the processing and storage and sale of all gases and including the bulk storage of LPG up to a maximum water capacity of 110,000 litres.

2 Lots 1 & 2 DP 43973 (Brake and Clutch Specialists)

The handling of basic asbestos compounds for the purpose of manufacture, reconditioning and fitting of clutch and brake componentry.

3 Pt Lots 4 & 5 DP 831 and Pt Lot 12 DP 2329 (Associated British Cables and Aluminium Conductors)

Leadworks and secondary smelting of metal ore, metal, metal allovs as a process of cable construction.

4 Lot 2 DP 40400 (Hot Dip Hot dip galvanising Galvanising Ltd)

APPENDIX B

Industries, Bulk Storage, Warehouses and Industrial Processes Requiring Segregation Because of Objectionable Elements

Those industries and processes contained in this appendix have been listed because of their potential of creating one or more of the objectionable elements listed below. Where the nature of and scale of the process, or the building containing the process, is such that the performance standards set out below are complied with, the industry or process shall be deemed to be excluded from this			<u>Obje</u>	ctionable Elements	<u>Standard</u>
		and scale of the process, or the building are performance standards set out below are	g) Glare		Compliance with 'glare' standards set out in Industrial Zone ordinances.
apper		s snall be deemed to be excluded from uns	h)	Visual amenities	Compliance with 'landscape' and 'visual amenities' standards set out in
<u>Obje</u>	ctionable Elements	<u>Standard</u>			Industrial Zone ordinances.
a)	Noise	Compliance with 'noise' standards set out in Industrial Zone ordinances.	stand	lards set out above, the applica	process listed in Appendix B satisfies the int shall provide the Council with a full involved and the means of satisfying these
b)	Smoke, vapour and steam	Compliance with the Clean Air Act 1972, providing that the use does not	stand		
		involve any process contained in Schedule A of that Act.	It is noted that, notwithstanding a use complies with, or is accepted as a comply with, the above standards, the provisions of Section 77 of the and Country Planning Act 1977 still apply.		he provisions of Section 77 of the Town
c)	Smell and fumes	The use does not involve any process which will give rise to smells which could be objectionable to nearby	Aero	plane manufacture or assembly	Bottle yard
		residential zones.		icultural machinery and ements manufacture	Brick and tile manufacture
d)	Effluent	All effluent is able to be disposed of	•		Carpet manufacture
		into the Christchurch Drainage Board Sanitary Sewer, or subject to any		nal foods manufacture	Cool storage
		water right obtained from the North Canterbury Catchment Board.		estos cement products nfacture	Concrete products manufacture
e)	Vibration	The use does not involve any process	Bags	and sacks (textile) manufacture	Construction workshop or yard
		which could result in vibrations being felt in nearby residential zones.	Bitur	men and bitumen products	Contractors yard
f)	Dust	Compliance with the Clean Air Act	Blac	ksmiths shop	Cooperage works
		1972, providing that the use does not involve any process contained in	Boat	building	Creosote manufacture and treatment

Schedule A of that Act.

APPENDIX B

Distillation of spirits	Junk yards	Sawmill	Veneer manufacture
Dried milk manufacture	Linoleum manufacture	Scrap metal yard	Vinegar manufacture
Drugs manufacture	Margarine manufacture	Seed cake manufacture	White lead manufacture
Electric power generating station (commercial generation from fuel		Seed cleaning	Wire products manufacture
combustion)	Motor vehicle building	Sheet metal products manufacture	Wood box manufacture
Engineering manufacture (heavy) not elsewhere included	Motor vehicle assembly	Starch manufacture	Wool, hides and tallow warehouse
Felt manufacture	Nail manufacture	Stone cutting or dressing (not including monumental masonry)	Woollen mills
Fibreglass and fibreglass products	Oils - essence or extract manufacture	Timber yard	Yeast manufacture
manufacture	Oils - vegetable manufacture	Tinplate manufacture	Any other industry, bulk store or warehouse that is or under any
Fibrous plaster manufacture	Packing case manufacture	Tyre manufacture	conditions may become objectionable in relation to adjacent residential
Flock mills	Paint and varnish mixing	1 yie manuracture	areas.
Flour milling	Tant and variish mixing	PROVIDED THAT on the following list	ed sites the uses specified shall be
	Panel heating works		•
Glass, bottle, and glass products	Panel beating works	exempted from this appendix:	•
manufacture	Paper manufacture, paper products manufacture and cardboard products	exempted from this appendix: Scheduled Site	Scheduled Uses
manufacture Glucose manufacture	Paper manufacture, paper products manufacture and cardboard products manufacture	exempted from this appendix:	•
manufacture Glucose manufacture Grain milling, threshing, or crushing	Paper manufacture, paper products manufacture and cardboard products manufacture Pickles and sauce manufacture	exempted from this appendix: Scheduled Site 1. Lot 1 DP 21314 and Lot 1 DP 22694 (General Foods Ltd) 2. Pt Lot 3 DP 15178 (Canterbury	Scheduled Uses
manufacture Glucose manufacture	Paper manufacture, paper products manufacture and cardboard products manufacture	exempted from this appendix: Scheduled Site 1. Lot 1 DP 21314 and Lot 1 DP 22694 (General Foods Ltd)	Scheduled Uses Cool storage
manufacture Glucose manufacture Grain milling, threshing, or crushing	Paper manufacture, paper products manufacture and cardboard products manufacture Pickles and sauce manufacture Post splitting and sleeper and prop	exempted from this appendix: Scheduled Site 1. Lot 1 DP 21314 and Lot 1 DP 22694 (General Foods Ltd) 2. Pt Lot 3 DP 15178 (Canterbury Dairy Farmers Co-op Ltd and Plains Dairy Co-op Ltd) 3. Pt RS 1920, Lots 1 & 2 DP	Scheduled Uses Cool storage Dried milk manufacture Motor vehicle assembly and building
manufacture Glucose manufacture Grain milling, threshing, or crushing Gypsum manufacture Hides, wool or tallow warehouse Iron stove, range and grate	Paper manufacture, paper products manufacture and cardboard products manufacture Pickles and sauce manufacture Post splitting and sleeper and prop cutting	exempted from this appendix: Scheduled Site 1. Lot 1 DP 21314 and Lot 1 DP 22694 (General Foods Ltd) 2. Pt Lot 3 DP 15178 (Canterbury Dairy Farmers Co-op Ltd and Plains Dairy Co-op Ltd) 3. Pt RS 1920, Lots 1 & 2 DP 15333, Lot 1 DP 22744, Lot 1 DP 25845 (being all that land	Scheduled Uses Cool storage Dried milk manufacture
manufacture Glucose manufacture Grain milling, threshing, or crushing Gypsum manufacture Hides, wool or tallow warehouse Iron stove, range and grate manufacture	Paper manufacture, paper products manufacture and cardboard products manufacture Pickles and sauce manufacture Post splitting and sleeper and prop cutting Pottery manufacture (commercial)	exempted from this appendix: Scheduled Site 1. Lot 1 DP 21314 and Lot 1 DP 22694 (General Foods Ltd) 2. Pt Lot 3 DP 15178 (Canterbury Dairy Farmers Co-op Ltd and Plains Dairy Co-op Ltd) 3. Pt RS 1920, Lots 1 & 2 DP 15333, Lot 1 DP 22744, Lot 1 DP 25845 (being all that land contained in CT's 18B/694, 394/44, 394/43, 536/12, 536/13,	Scheduled Uses Cool storage Dried milk manufacture Motor vehicle assembly and building including associated component
manufacture Glucose manufacture Grain milling, threshing, or crushing Gypsum manufacture Hides, wool or tallow warehouse Iron stove, range and grate	Paper manufacture, paper products manufacture and cardboard products manufacture Pickles and sauce manufacture Post splitting and sleeper and prop cutting Pottery manufacture (commercial) Railway goods yard or workshop	exempted from this appendix: Scheduled Site 1. Lot 1 DP 21314 and Lot 1 DP 22694 (General Foods Ltd) 2. Pt Lot 3 DP 15178 (Canterbury Dairy Farmers Co-op Ltd and Plains Dairy Co-op Ltd) 3. Pt RS 1920, Lots 1 & 2 DP 15333, Lot 1 DP 22744, Lot 1 DP 25845 (being all that land contained in CT's 18B/694,	Scheduled Uses Cool storage Dried milk manufacture Motor vehicle assembly and building including associated component

APPENDIX B

Scheduled Site

Scheduled Uses

4. Lots 6 & 7 DP 13175 (Shands Road Sawmills)

Sawmill

5. Pt RS 4029 (being land contained within CT 672/88) and that part of R331 (gazetted for Railway purposes) situated within the I/2 zone (Leemark Holdings)

Manufacture of wooden mouldings

6. Lots 1 & 2 DP 43973 (Brake and Clutch Specialists)

Manufacture, reconditioning and fitting of clutch and brake componentry, including the handling of basic asbestos compounds.

7. Pt Lots 4 & 5 DP 831 and Pt Lot 12 DP 2329 (Associated British Cables and Aluminium Conductors) Cable construction

8. Pt Lot 2 DP 34437 (G B Powell Ltd)

Agricultural machinery and implement manufacture

9. Lot 2 DP 40400 (Hot Dip Galvanising Ltd)

Hot Dip Galvanising

APPENDIX C

Industries, Bulk Storage, Warehouses and Industrial Processes which are Appropriate to an Industrial 1 Zone Adjoining a Residential Area

SERVICE INDUSTRIES

Bakeries and catering depots

Cabinet makers and associated woodcrafts, furniture restoration and upholstering

Commercial artists, signwriting, signmaking and engraving

Dressmaking, tailoring and footwear repairs

Foodstuffs manufacture, processing and packaging excluding,

- those included in Appendix A
- animal foods manufacture
- bacon and ham curing
- food canning
- grain milling
- malting and brewing
- margarine manufacture
- meat processing works
- milk treatment, processing and products manufacture
- oil (vegetable), oil-essence or extract manufacture
- yeast and vinegar manufacture

Funeral parlours and chapels

Garden centres

Hire and storage of vehicles and general equipment

Jewellery manufacture and repair

Laundries, dry cleaning, dying and cleaning services

Precision instrument manufacture and repair (including medical, surgical, optical, dental, photographic and electronic equipment)

Printing, publishing, duplicating and associated services.

Repair and servicing of household and garden equipment and appliances, electrical goods, motor vehicles, caravans, boats, cycles and motorcycles excluding,

- general engineering
- fibreglassing
- panel beating
- spray painting
- sand, steam and shot blasting
- heavy machinery and farm machinery

Studios (including arts and crafts, photographic and recording)

Tradesman's depots (including painters, plumbers, plasterers, glaziers and electricians)

Watch and clock repairs

Any other use of similar nature, being essentially a small scale or

local industry use, and which does not detract from the amenities of the locality.

2. OTHER INDUSTRIES

Canvas, leather and fur goods manufacture excluding,

 tanning and curing, dressing and dying of hides, skins and furs

Clothing and clothing accessories manufacture

Cosmetics manufacture

Fabricated light metal products manufacture excluding,

- general engineering

Furniture manufacture (including joinery)

Household and garden equipment, appliances and electrical goods manufacture excluding.

- concrete products
- rubber products
- nail and wire

Safety equipment manufacture

Textile products manufacture excluding,

carpet, felt, flock, shoddy and mungo

Tobacco, cigars and cigarette manufacture and packing

Toys and sporting equipment manufacture excluding.

- rubber products

Any other industry of a similar nature which under any conditions does not detract from the amenities of the locality.

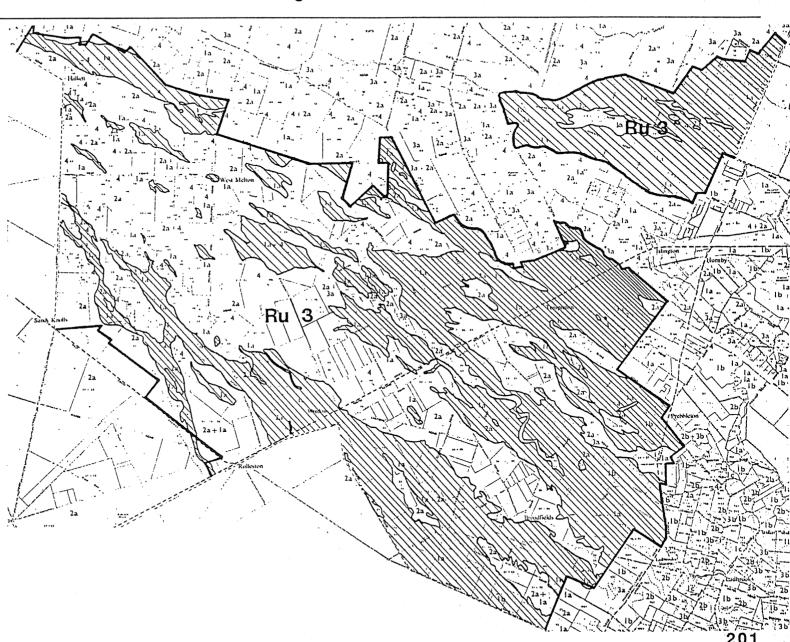
3. WAREHOUSES EXCLUDING

- those included in Appendix A
- hides, wool, tallow and skins

4. BULK STORES EXCLUDING

- those included in Appendix A
- asphalt and bitumen
- cool stores for bulk agricultural produce and processed food
- concrete products, bricks, tiles, sand and gravel
- hides, wool, tallow and skins
- grain silos
- industrial chemicals
- motor vehicle bodies and parts and heavy machinery
- recycled bottles, cloth, paper and plastics
- scrap metal

Rural 3 Zone: Land of High Actual or Potential Value for the Production of Food



Land of high actual or potential value for the production of food.

Note:

The above hatched area is that land defined as "well suited" to horticulture in the Soil Bureau Horticultural Suitability Classes, set out in the Soil Bulletin No. 34, "Soils and Agriculture of Part Paparua County". The base map for this appendix is Map 79 from that publication.

Recession Planes

1. DEFINITION OF RECESSION PLANE

A recession plane is a plane inclined at right angles from a site boundary, or from the centre of a road at the level of the carriageway, towards the interior of the site, through which no part of a building may protrude, except the following:

- a) Chimneys, ventilation shafts, roof water tanks, light and stair shafts and spires, poles and masts less than 9 m above ground level, provided that the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 3 m.
- b) Required parapets on firewalls.
- c) In residential zones other than Residential 2A and 2B, where a single gable, with a base 6 m 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.

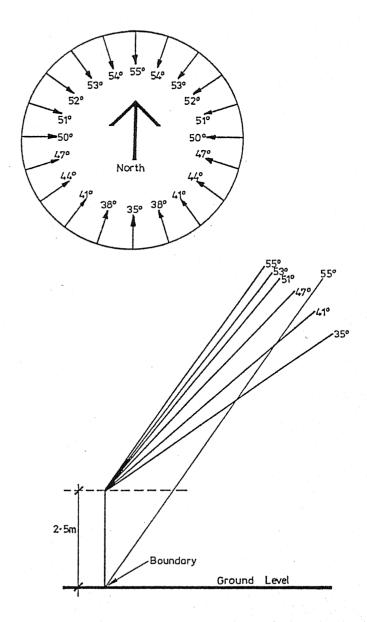
ANGLES OF RECESSION PLANE

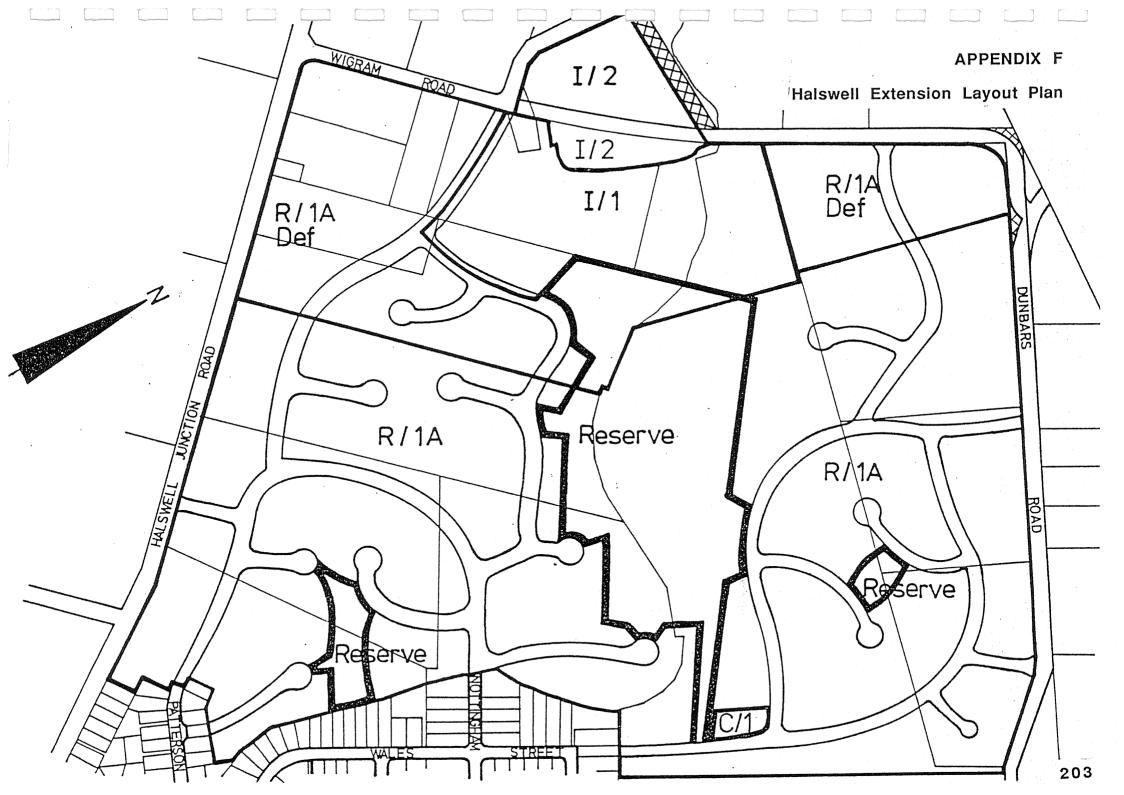
a) Residential 2A and 2B Zones

The recession planes for uses other than accessory buildings are specified in the Performance Elements and Standards for the Residential 2A and 2B zones under the performance element "Sunlight and Outlook for Neighbours". The recession plane for accessory buildings shall be as for the Residential 1 zone.

b) Residential Zones (other than Residential 2A and 2B)

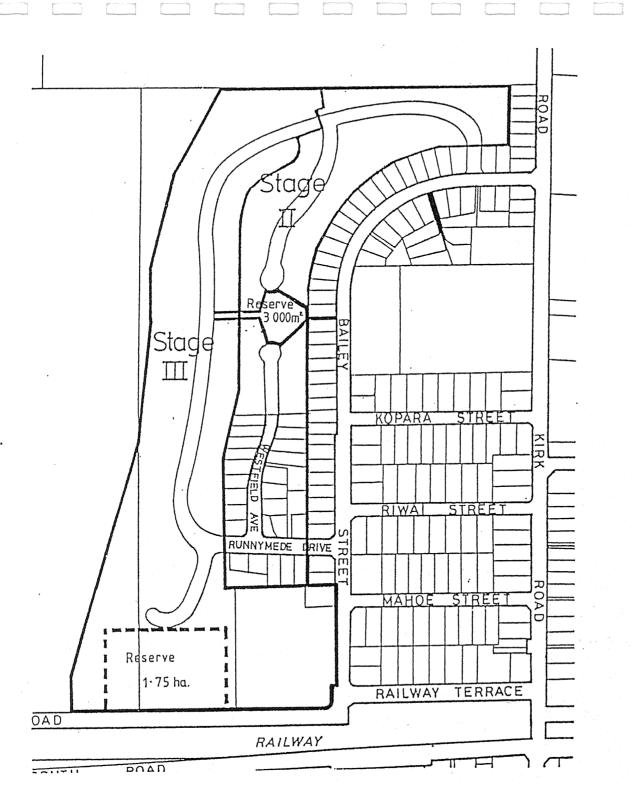
The recession planes for all buildings (including accessory buildings) shall commence at points 2.5 metres above site boundaries. The angle of the recession plane shall vary with the direction or bearing of each site boundary according to the diagram following. The angle shall be calculated by orienting both site plan and relevant diagram to true north placing the recession plane over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it 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.





APPENDIX G Worsleys Spur Layout Plan





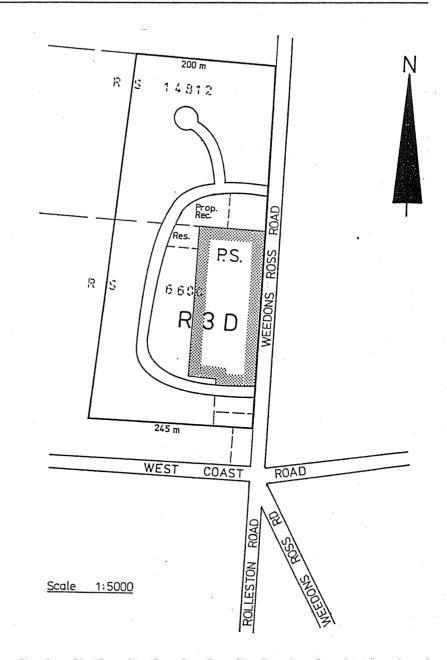
APPENDIX H
Templeton Layout Plan

APPENDIX I

West Melton Residential (R3D) Layout Plan

Development of the R3D zone shall include the following:

- 1. The maximum number of lots shall be 40, of which 18 shall be in RS 6600 and 22 in RS 14812.
- 2. The minimum lot size shall be 900m².
- 3. A minimum of 50% of the lots shall be between $900m^2$ and $1200m^2$.
- 4. A minimum of 20% of lots shall vary between .3ha and .5ha.



Servicing and Development Limitations - Shands/Halswell Junction Industrial Areas

1. LANDFILL LIMITATION (L)

In the area bounded by Springs Road/Halswell Junction Road, the Hornby Industrial railway line and the rear of the residential properties in Boston Avenue (and shown as 'L' in the map opposite and contained within the dotted line), the land is, or was originally, an excavated shingle pit and has been, or may be in the future, filled. Some of this area has been filled with a wide range of 'refuse' and results in foundation and building difficulties. Within this area, before any subdivision or building will be permitted to proceed, the Council will require on site investigations to be undertaken to prove that the land is suitable for buildings to be satisfactorily erected without being adversely affected by any future subsidence.

2. STORMWATER RESTRICTION (S)

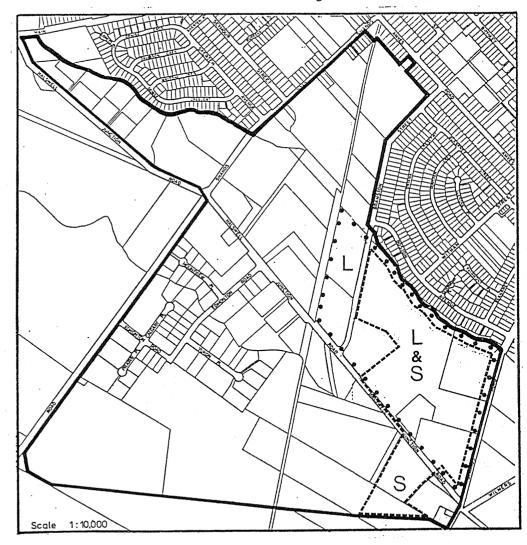
The Shands Road/Halswell Junction Road area drains naturally towards the Halswell River. The Christchurch Drainage Board has not been able to obtain a water right to dispose of stormwater directly to the Halswell River, and a successful application in the future will depend on progress towards implementing the Halswell River Improvement Scheme by the North Canterbury Catchment Board. A number of temporary soakage areas have been installed, but these are unable to cater for the development of the entire area.

Therefore any use of or development in the area shown as 'S' in the map opposite and contained within the dashed line, is therefore deferred unless or until either the Christchurch Drainage Board is able to obtain an approved outlet for the disposal of stormwater, or the development is able to dispose of water within the site to the satisfaction of the County Engineer.

3. TRADE WASTE DISPOSAL

It is noted that within the Shands Road/Halswell Junction Road industrial area (which is the entire contained within the solid black line on the map opposite), the existing sewerage reticulation provided by the Christchurch Drainage Board only has the capacity to accept a flow of trade waste generally equivalent to that which would

result from residential development of the same area of land. Further more detailed information for any particular industrial use should be obtained from the Christchurch Drainage Board.



APPENDIX K

Christchurch Airport Comprehensive Plan

A AIRPORT OPERATIONS

Runways; navigational aids; fire and rescue station; open space; ancillary uses.

1 PASSENGER TERMINAL AREA

Terminal buildings (including ancillary uses such as offices, restaurants, clubrooms, recreational facilities, cabin servicing, banks, shops, conference rooms, etc); aircraft operations areas; navigational aids; air traffic control; vehicle parking areas; bus, taxi and rental vehicle terminals and facilities; service stations; ancillary uses.

2 CARGO/FREIGHT AND ACCESSORY USES

Freight forwarding; air cargo warehouses; cabin services; catering services; rental vehicles; container and livestock storage areas; customs buildings; offices; bus and taxi services; other commercial uses directly servicing development and personnel at the airport and tourist facilities related to airport functions excluding accommodation; ancillary uses.

3 COMMERCIAL AVIATION/AIRCRAFT MAINTENANCE

Airframe, engine and components manufacture, modifications, maintenance and overhaul; engine testing (within sound proofed buildings); aircraft manufacture and assembly; airline and aviation schools; aviation research and testing laboratories; aviation industries (eg topdressing, aero surveying); aircraft sales, parts and storage; airline and military forces depots, offices, warehouses and storage; cabin services; airport maintenance and service facilities; storage and parking of aircraft; fuel storage and distribution; fire and rescue station; air traffic control; clubrooms and recreation facilities; ancillary uses.

4 AIRPORT SUPPORT AND ACCESSORY USES

Carparking; accommodation, hostels and hotels; conference rooms and facilities; restaurants; offices; International Antarctic Centre; service stations; recreation facilities; rental vehicle storage, maintenance and offices; bus and taxi services; other commercial uses directly servicing development and personnel at the airport; ancillary uses.

5 AVIATION OPERATIONS

Accommodation; depots; offices; warehouses; storage; air traffic control; airframe; engine and components modifications, maintenance and overhaul; engine testing; aviation research and testing laboratories; fuel storage; clubrooms; recreation facilities; ancillary uses.

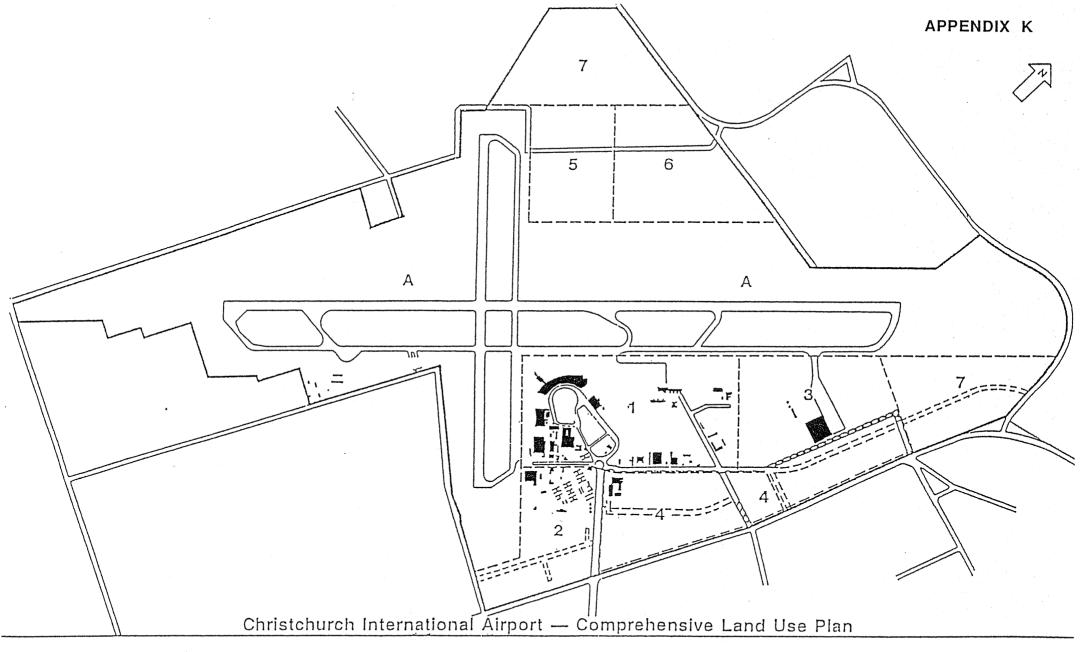
6 GENERAL AVIATION

Storage and parking of aircraft; airframe; engine and components modifications, maintenance and overhaul; fuel storage; aircraft sales, parts and storage; aviation industries (eg topdressing, aero photography); air traffic control; terminal buildings and ancillary uses; clubrooms and recreation facilities; airline and aviation schools; ancillary uses.

7 FUTURE DEVELOPMENT

Airport Operations (as per A above). The future use of Area 7 for any of categories 1 to 6 listed above shall be the subject of a Scheme Change or Review introduced at a later date.

NOTE: Where existing uses are inappropriately located in terms of the Comprehensive Land Use Plan, these ordinances shall not prevent their modification, maintenance, renovation or minor extension pending their eventual removal to an appropriate location.



Proposed internal roads

Road to be closed
Land Use Boundary

· Airport Zone Boundary

A Airport Operations

1 Passenger Terminal

2 Cargo/Freight and Accessory Uses

3 Commercial Aviation Aircraft Maintenance

5 Aviation Operations

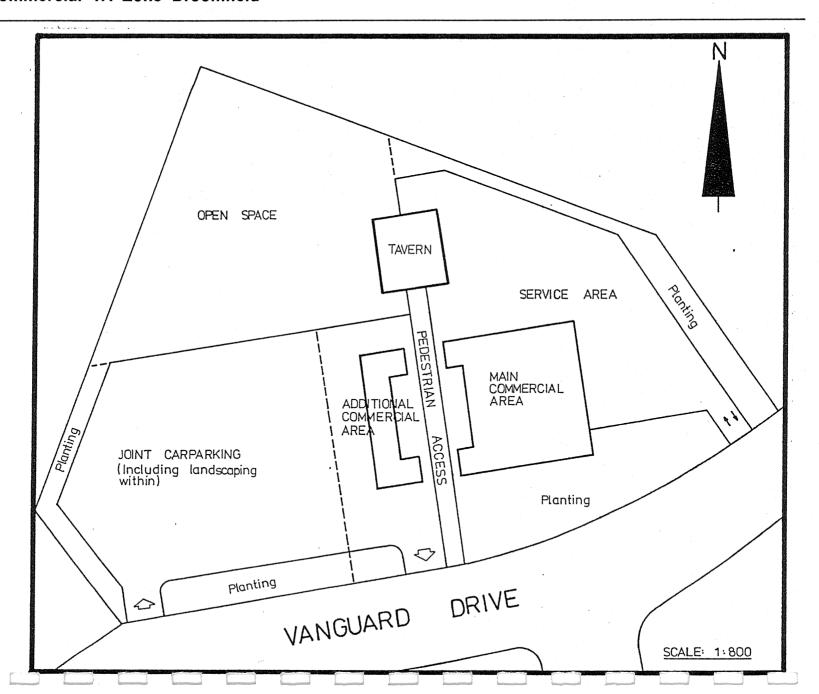
6 General Aviation

7 Future Development

209

APPENDIX L

Layout Plan Commercial 1A Zone Broomfield



Christchurch International Airport 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 (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 datum levels are:

Main runway southwest control threshold 36.0m AMSL northeast control threshold 24.0m AMSL subsidiary runway southeast control threshold 27.5m AMSL northwest control threshold 34.5m 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 per cent.

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 per cent over a horizontal distance of 4.6 kilometres, and thereafter at a gradient of 1.6 per cent 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 per cent 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.

APPENDIX M

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 per cent 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

average ground level at

of the subsidiary runway

site

b) A transitional slope is to extend upwards and outwards from each of the two sides of each lighting visibility slope at that constant gradient which will allow the top edge of the transitional slope to be coincident with the side of the approach slope.

ILS OVERSHOOT SURFACE

There is to be an ILS overshoot surface for the main runway. The ILS 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 ILS overshoot surface are each to be parallel to the main runway control thresholds, 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

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 northwestern end of the subsidiary strip (as defined in paragraph 8) (beyond the existing constructed runway), rising at a gradient of one in thirteen.

The horizontal distance over which they extend outwards from the sides of the strip depends upon their distances along, from the northwestern 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 southeast) the horizontal distance, over which the 1 in 13 transitional slopes extend, diminishes at a constant rate of 15 per cent 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 northwestern 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 southeastern 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. The horizontal surface is at an elevation of 77 metres AMSL, ie 45 metres above the 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 per cent) to reach a maximum elevation of 184 metres AMSL.

APPENDIX M

12 INSTRUMENT PROTECTION AREAS

There are to be two instrument protection areas. These areas are located as shown on Christchurch City Council Plan D2543, Sheet 1

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.

APPENDIX N

Historic Buildings to be Protected Pursuant to Part XI, Clause 1

LEGAL DESCRIPTION	STREET LOCATION	COMMON NAME	REASONS FOR SELECTION*	FEATURE(S) PROTECTED	ZONE
Lot 3 DP 28009	Savills Rd, Harewood	Tip Tree	1, 2, 4, 6	Whole building	Ru/4
Lot 1 DP 13900	164 Racecourse Road	Chokebore Lodge	1, 2	Exterior	R/1
704010.73N, 285431.21E (Mt Pleasant circuit)	Wigram Aerodrome	Southern Cross Marker	1, 6	Location plaque	Ru/2 (Underlying)
Lot 2 DP 19955	Trents Road	Trents Chicory Kiln	1, 2	Exterior	Ru/3
Lot 1 DP 21280	Old Tai Tapu Road	Gatekeepers Lodge	1, 2	Whole building	Ru/2
Lot 1 DP 25862	Old Tai Tapu Road	Lansdown Stables	1, 2	Whole building	Ru/2
Lot 1 DP 19356	Cnr Selwyn Road & Shands Road	Wheatsheaf	1, 2	Exterior	Ru/3
Pt Lot 1 DP 19621	Rhodes Road, Tai Tapu	Otahuna	1, 2	Whole building	Ru/1
Pt 597	Old Tai Tapu Road	Tai Tapu Church	1, 2, 4	Whole building	R3/C
Lot 2 DP 16947	46 Main South Road	St Peters Church Stables	1, 2	Facade Whole building	R/1
Lot 22 DP 28974	24A Middlepark Road	Middlepark	1, 2	Exterior	R/1
Lot 1 DP 7455	Kirk Road	St Saviours Church	1, 2	Whole building	R/3A
Lot 4 DP 17350 RS 2737	Yaldhurst Road	Huntley	1, 2	Exterior	R/1

* REASONS FOR SELECTION

1	Historical Significance	5	Scientific Interest and Archaeological Significance
2	Architectural Significance	6	Educational Value
3	Group Significance	7	Threat of Demolition
4	Community Significance		

APPENDIX O

Road Classification

MAJOR ARTERIAL	LIMITED ACCESS PROVISIONS	MINOR ARTERIAL (Contd)	LIMITED ACCESS PROVISIONS
Blenheim Road	-	Harewood Road (including	-
Carmen Road	Proposed LA Buchanans Road to Masham	deviation via Shipleys	
	Road	Road to Russley/Johns	
Curletts Road	Declared LA Wigram Road to Blenheim Road Proposed LA	Roads) Lincoln-Tai Tapu Road	
Johns Road Main South Road	Declared LA Seymour Street to County	McLeans Island Road	-
Maiii Soutii Road	Boundary	Old West Coast Road	-
Main West Coast Road	Declared LA	(Chattertons Road to Main	
Masham Road	Proposed LA from Buchanans Road to 115m	West Coast Road)	
	south from Yaldhurst Road intersection	Pound Road (Waterloo Road	-
	Note: Provision is to be made for one road	to Main West Coast Road)	
	access from the western side of Masham Road	Racecourse Road (Main South	-
Memorial Avenue	Proposed LA	Road to Buchanans Road)	
Russley Road	Proposed LA	Shands Road (Southern	-
	Proposed LA Halswell Junction Road to	Arterial to County	
Road to Southern Arterial)	Southern Arterial	Boundary)	
Southern Arterial (Motorway)	Controlled Access - Ministry of Works and Development	Sparks Road Springs Road	-
Yaldhurst Road	Declared LA Russley Road to Pound Road		Declared limited access (excluding built up
1 aldituist Road	Declared LA Russicy Road to I offid Road	Road-Akaroa Highway)	area in Halswell) to Tai Tapu. Proposed
MINOR ARTERIAL		Roda i Maroa i i igii way)	limited access beyond Tai Tapu
		Willows Road	-
Annex Road	-		
Amyes Road	-	SECONDARY	
Awatea Road	-		
Buchanans Road	-	Birches Road	-
Cashmere Road	•	Blakes Road	-
Chattertons Road (McLeans	-	Boundary Road	-
Island Road to Old West		Candys Road Dunbars Road	-
Coast Road) Dawsons Road (Main South		Ellesmere Road	-
Road to Main West Coast		Epsom Road	
Road)		Gilberthorpes Road	-
Halswell Junction Road	Proposed LA Main South Road to Southern	Glovers Road	-
	Arterial	Halkett Road	-
		Hansons Lane	-

APPENDIX O

SECONDARY (Contd)

LIMITED ACCESS PROVISIONS

Haytons Road (Symes Road to Parkhouse Road) Hendersons Road Kennedys Bush Road (Sparks -Road to Cashmere Road) Kirk Road Longstaffs Road Old West Coast Road Parker Street Parkhouse Road Pound Road (Yaldhurst Road to Harewood Road) Railway Road Racecourse Road (Yaldhurst -Road to Epsom Road) Sabys Road (Trices Road to -Candys Road) Selwyn Road Trents Road (Blakes Road to -Main South Road) Trices Road Waterholes Road Waterloo Road Weedons Ross Road (Halkett -Road to Boundary Road) Whincops Road Wigram Road (Dunbars Road to Awatea Road)

Roading Improvements Provided in Planning Scheme

The following list describes the designated roading improvements shown in the District Scheme and is to be used as a basis for interpreting the designations shown on the planning maps. The list is not intended to indicate any order of priority. Corner roundings shown on the planning maps are not incorporated in this list.

		1	WIDENING PROVISION	VS	
ROAD	SECTION OF ROAD	Distance From Centre Line	To Provide Widening of	Total Road Width	OTHER IMPROVEMENTS
A) SOUTHERN ARTERIAL					
(Motorway)		New road, predominantly 35m width, enlarging at intersections to allow for alternative forms of "at grade" intersection layout/design.			Remarks: Land is designated for a grade separated crossing between Dunbars Road and Awatea Road. In several locations existing cadastral boundaries have been used as reference for the location of the right of way. However, because of the length of the designated corridor and recognising that cumulative inaccuracies exist in the cadastral land boundary system, the precise definition of right of way boundaries must necessarily be subject to slight adjustment during final engineering survey and design.
B) MAJOR ARTERIALS Blenheim Road		-	-	30m	Intersection improvement at Curletts Road
Carmen Road					
1. West Side	Main South Road to Chalmers St Chalmers St to Railway Line	15m	Taken 5m	25m 25-30m	
	Railway Line to Waterloo Rd Waterloo Rd to 125m south of Tirangi St	15m 15m 20m	5m 5m 10m	30m 30m	
	125m south to Tirangi St to Tirangi St	20-15m	10-5m	30m	
	Tirangi St to Buchanans Rd	15m	5m	30m	

			WIDENING PROVISION	VS	· · · · · · · · · · · · · · · · · · ·
ROAD	SECTION OF ROAD	Distance From Centre Line	To Provide Widening of	Total Road Width	OTHER IMPROVEMENTS
	Buchanans Rd to proposed Sockburn-Styx Railway Line	30m	Taken	45m	
	Proposed Sockburn-Styx Railway Line to Masham Rd	15m	Taken	30m	
2. East Side	Main South Rd to Chalmers St	10m	•	25m	
	Chalmers St to Railway Line	10-15m	0-5m	25-30m	
	Railway Line to Waterloo Rd	15m	5m	30m	
	Waterloo Rd to 125m south of Tirangi St	10m	-	30m	
	125m south of Tirangi St to Buchanans Rd	15m	5m	30m	
	Buchanans Rd to proposed Sockburn-Styx Railway	15m	5m	45m	
	Proposed Sockburn-Styx Railway to Masham Rd	15m	5m	30m	
Main South Road					
1. South Side	Riccarton Rd to Curletts Rd Curletts Rd to Sockburn	15m 15m	5m 5m	25m 30m	Cnr improvements at Curletts Rd
	Roundabout	15111	5111	1 3011	
	Sockburn Overbridge to Shands Rd	10m	-	30m	
	Shands Rd to Halswell Junction Rd	15m	5m	30m	
	Halswell Junction Rd to 450m west of Halswell Junction Rd	20m	10m	30m	Plus additional land at Halswell Junction Rd intersection and at bend adjacent to Foremans Rd
	450m west of Halswell Junction Rd to 750m west of Halswell Junction	20-15m	10-5m	30m	
	750m west of Halswell Junction Rd to 350m east of Trents Rd	15m	5m	30m	

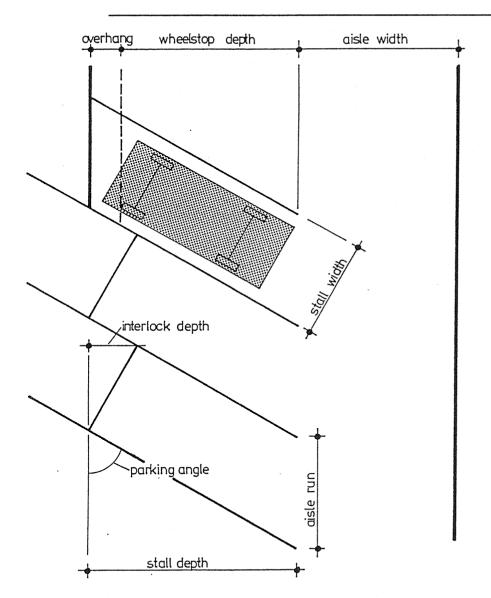
		1	WIDENING PROVISION	NS .	
ROAD	SECTION OF ROAD	Distance From Centre Line	To Provide Widening of	Total Road Width	OTHER IMPROVEMENTS
	350m east of Trents Rd to Trents Rd	20m	5-10-5m	30m	
	Trents Rd to 130m west of Trents Rd	20m	10m	30m	
	130m west of Trents Rd to 260m west of Trents Rd	20m	5m	30m	Meets with Southern Arterial outlet
2. North Side	Curletts Road to Sockburn Roundabout	15m	5m	30m	
	Sockburn Overbridge to Carmen Rd	20m	10m	30m	
	Carmen Rd to Halswell Junction Rd	15m	5m	30m	
	Halswell Junction Rd to 750m west of Halswell Junction Rd	10m	-	30m	
	750m west of Halswell Junction Rd to 1000m west of Halswell Junction Rd	10-15m	0-5m	30m	
	1000m west of Halswell Junction Rd to 300m east	15m	5m	30m	
	of Kirk Rd 300m east of Kirk Rd to 400m	10m	-	30m	
	west of Kirk Rd 400m west of Kirk Rd to Weedons Ross Rd	20m	10m	30m	Note: Widening at Templeton end tapers along the railway boundary to zero width at the existing junction of the railway and State Highway boundaries
Main West Coast Road (Including Yaldhurst Road)					
 South Side North Side 	Curletts Rd to Pound Rd Russley Rd to Pound Rd	15m 15m	5m 5m	30m 30m	
Masham Road (Both sides)	Carmen Rd to 50m south of Rosella St	15m	Taken	30m	
	50m south of Rosella St to Russley Rd	15m	5m	30m	

		7	WIDENING PROVISION		
ROAD	SECTION OF ROAD	Distance From Centre Line	To Provide Widening of	Total Road Width	OTHER IMPROVEMENTS
Russley Road					
West Side	Yaldhurst Rd to Johns Rd	15m	5m	30m	
Shands Road					
1. Northwest Side	Main South Rd to Amyes Rd Amyes Rd to 55m beyond Skerten Ave	15m 12.5m	5m 2.5m	25m 25m	
	55m beyond Skerten Ave to Halswell Junction Rd	12.5-10m	2.5-0m	25 m	
	Halswell Junction Rd to Southern Arterial	10m	-	25m	
2. Southeast Side	Main South Rd to Amyes Rd Amyes Rd to 50m beyond Skerten Ave	10m 12.5m	2.5m	25 m 25 m	
	50m beyond Skerten Ave to Halswell Junction Rd	12.5-15m	2.5m-5m	25m	
	Halswell Junction Rd to Southern Arterial	15m	5 m	25m	
Yaldhurst Road	See Main West Coast Road				
C) MINOR ARTERIALS					
Awatea Road	Carrs Rd-Wigram Rd end				Realignment and link to Dunbars Rd (see planning maps)
Buchanans Road 1. North Side	Racecourse Rd to Carmen Rd except	15m	5m	25 m	
	at 88 Buchanans Rd	15m	5-1m	25m	Corner Taper
2. South Side	Opposite Gilberthorpes Rd From Racecourse Rd end for first 110m	15m	5 m	30m	Corner widening at Racecourse Rd
Cashmere Road	Various				Various realignments (see planning maps)
Halswell Road					
1. Northwest Side	Templeton Rd to 100m west of Templeton Rd	15m	5m	30m	
	100m west of Templeton Rd to 375m east of Dunbars Rd	20m	10m	30m	

		V	VIDENING PROVISION		
ROAD	SECTION OF ROAD	Distance From Centre Line	To Provide Widening of	Total Road Width	OTHER IMPROVEMENTS
	375m east of Dunbars Rd to Dunbars Rd	20m	5m	30m	
	45m north of Halswell Junction Rd to Glovers Rd	15m	5m	30m	Plus taper at Halswell Junction Rd
2. Southeast Side	375m east of Dunbars Rd to 100m south of Candys Rd	15m	5m	30m	
Halswell Junction Road					
1. East Side	Main South Rd to Shands Rd Shands Rd to Railway Line	10m 10m	- - 10	25m 30m 30m	
2. West Side	Railway Line to Springs Rd Main South Rd to Shands Rd Shands Rd to Railway Line	20m 20m 20m	10m 5m 10m	25m 25m 30m	Curve taper at Main South Rd
Harewood Road	Johns Rd to Willows Rd			20m	New road around airport extensions (see planning maps). Corner realignment at Willows Rd.
Main Akaroa Highway (Tai Tapu) (West side only)	Within Tai Tapu township	15m	5m	25m	
McLeans Island Road	Willows Rd end Orana Park to Chattertons Rd			20m	Corner realignment New road
Racecourse Road (West side only)	Main South Rd to Buchanans Rd	15m	5m	25m	
Springs Road					
1. Northwest only	Main South Rd to Brynley St Brynley St to 55m west of Boston Ave	10m 15m	- 5m	25m 25m	
2. Southeast only	Main South Rd to Halswell Junction Rd	15m	5m	25m	
SECONDARY AND LOCAL ROADS					
Epsom Road	150m south of Racecourse Rd				Corner improvement
Haytons/Symes Roads					Corner improvement
Treffers Road	South end	10m	5m	20m	
Ellesmere/Longstaffs/ Whincops Roads	Various				Various realignments (see planning maps)

APPENDIX Q

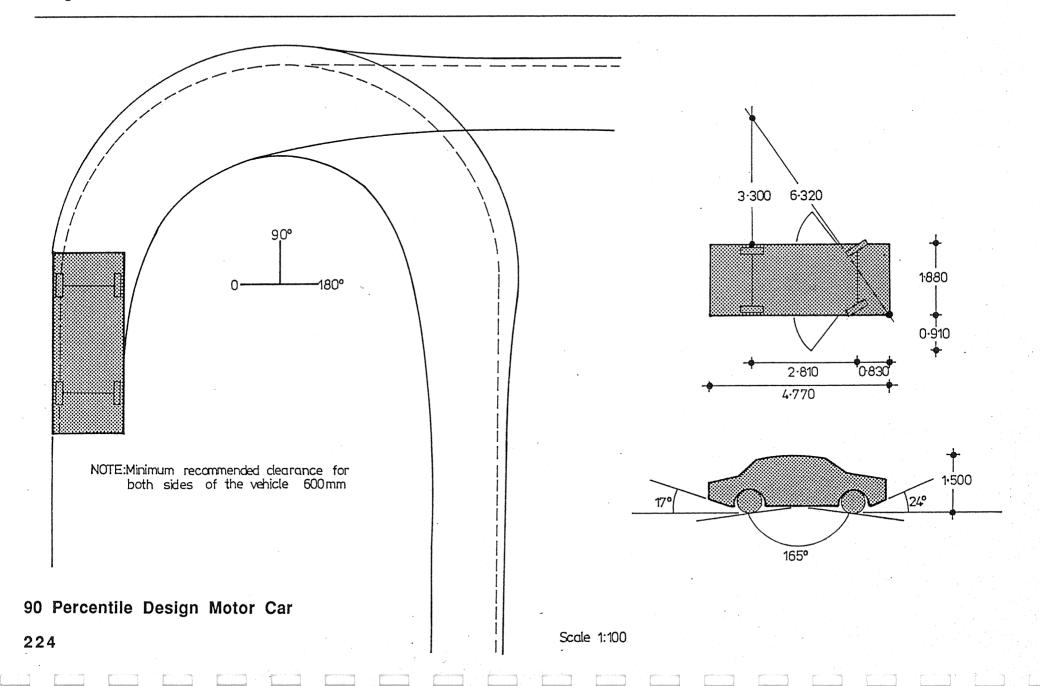
Car Parking Space Layouts

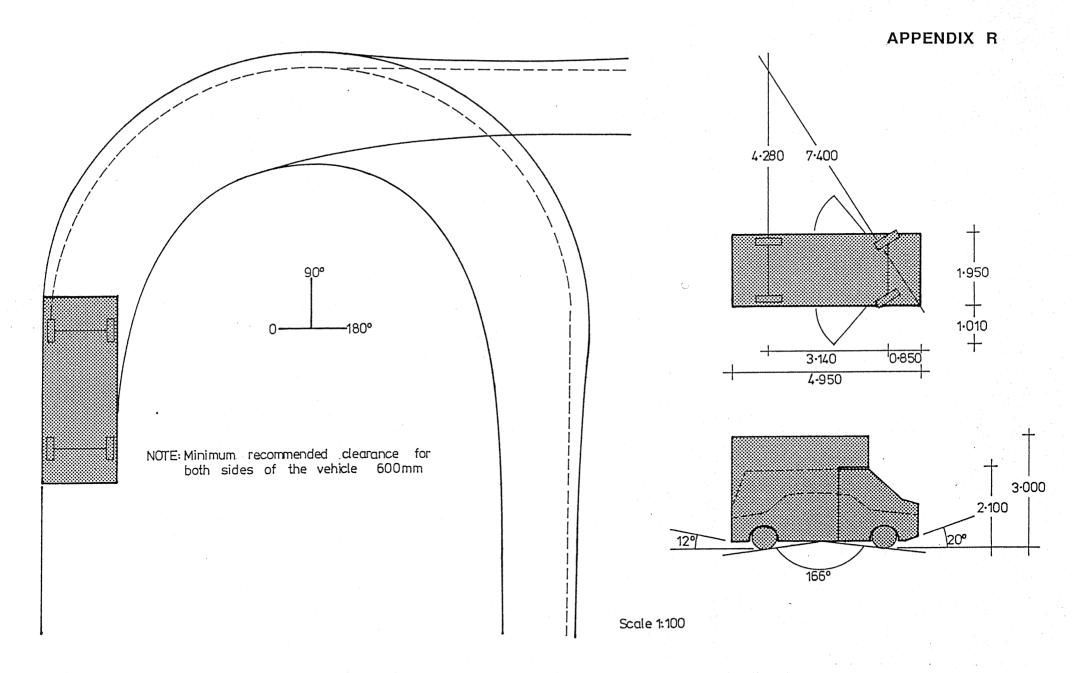


				В	arrier/Wheel Parking	stop	Interl Park	
Parking Angle	Stall Width	Aisle Width	Aisle Run	Stall Depth	Overhang	Wheelstop Depth	Interlock Depth	Stall Depth
	m	m	m	m	m	m	m	m
	2.500	8.500	2.500					
90°	2.700	8.100	2.700	5.000	0.800	4.200		
	2.900	7.700	2.900					
	3.000	7.500	3.000		•			
	2.500	6.600	2.600				0.650	5.500
75°	2.700	6.200	2.800	5.400	0.800	4.600	0.700	5.500
	2.900	5.700	3.000				0.750	5.600
	3.000	5.400	3.100				0.800	5.600
	2.500	4.500	2.900				1.250	5.550
60°	2.700	4.000	3.100	5.400	0.800	4.600	1.350	5.650
	2.900	3.500	3.400				1.450	5.750
	3.000	3.500	3.500				1.500	5.800
	2.500	3.800	3.500				1.800	5.300
45°	2.700	3.500	3.800	5.000	0.700	4.300	1.900	5.400
	2.900	3.500	4.200				2.050	5.550
	3.000	3.500	4.200				2.100	5.600
	2.500	3.500	5.000				2.150	4.650
30°	2.700	3.500	5.400	4.400	0.600	3.800	2.300	4.800
	2.900	3.500	5.800				2.500	5.000
	3.000	3.500	6.000				2,600	5.100
Parallel Pa	arking	Stall lengt	h = 6.100	Aisle wid	th = 3.700	Stall width	= 2.500	

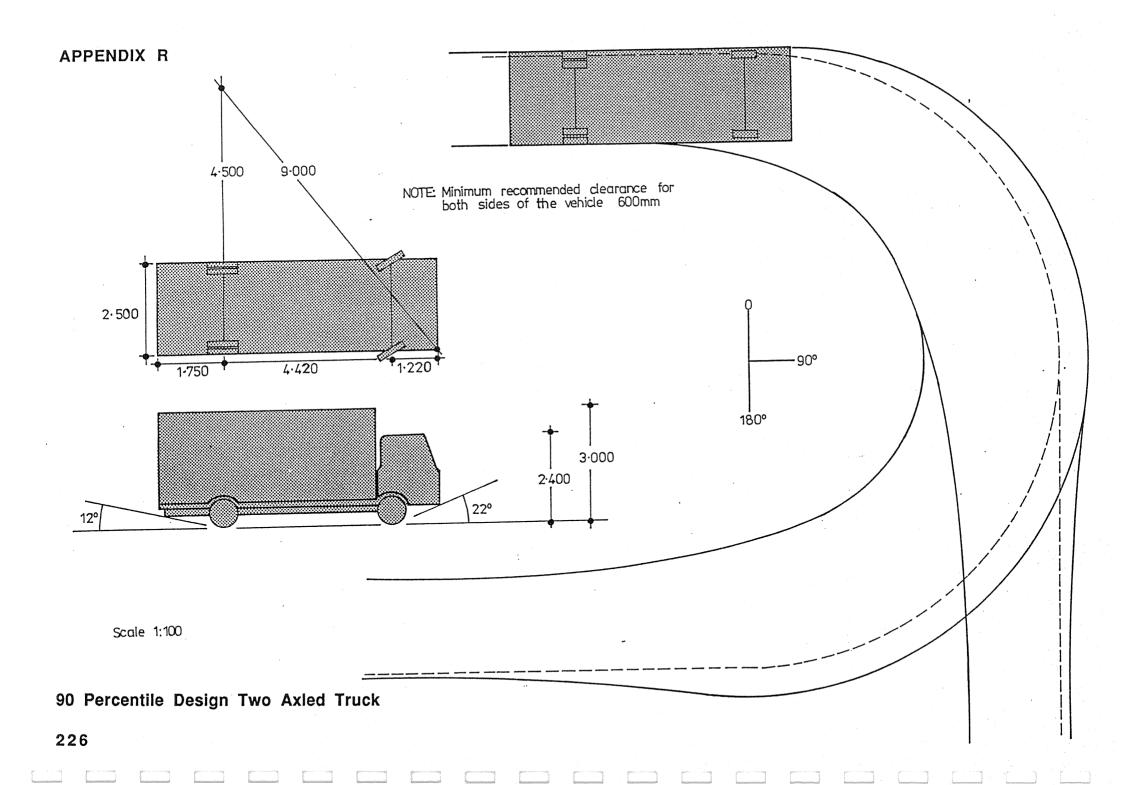
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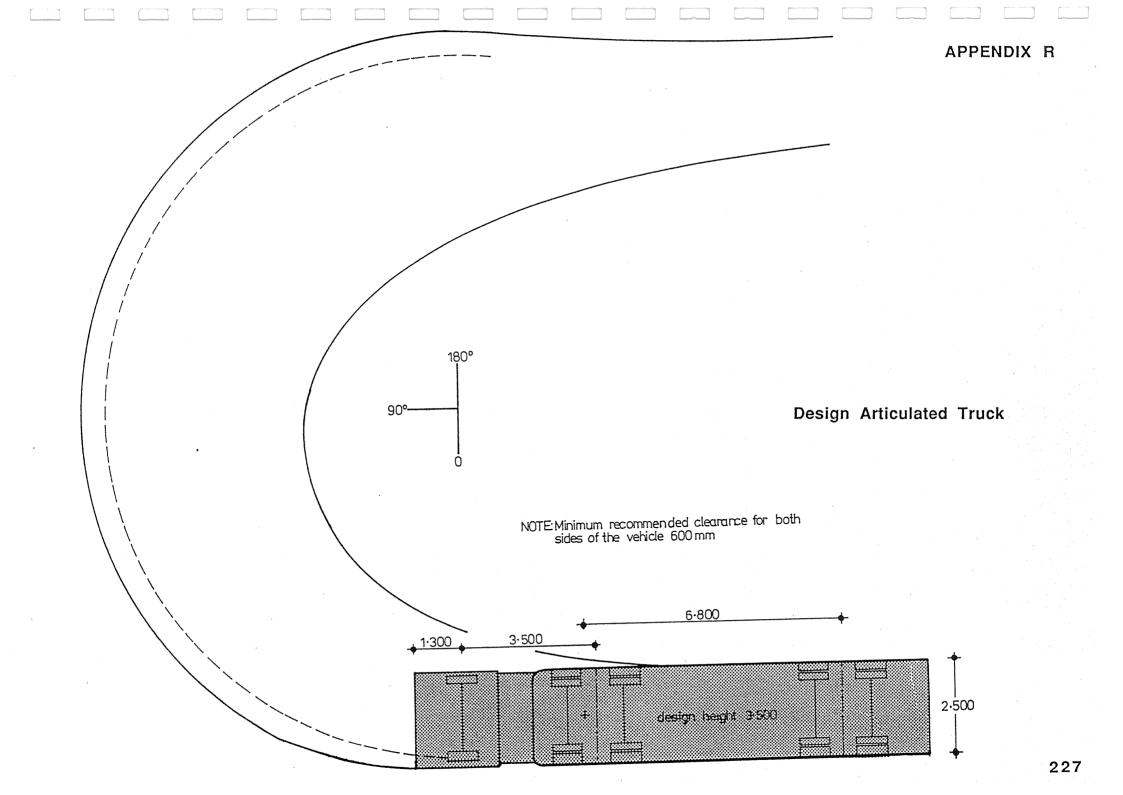
Design Vehicles





99 Percentile Design Motor Car





APPENDIX S

Service Stations

The below listed service stations are located in zones where they are not provided for as a predominant use. Any extension to or expansion of such listed service stations, beyond that permitted within the existing use rights protected by Sections 90 and 91 of the Town and Country Planning Act 1977, shall be deemed a conditional use. In considering any conditional use application, the Council shall in addition to the matters set out in Section 72 of the Act, have regard to the Performance Elements and Standards for Service Stations set out in Part XIII, Transportation, Clause (9).

LOCATION	NAME OF SERVICE STATION	LEGAL DESCRIPTION	ZONE
Main South Road/Trents Road	JW & JC Ford	Lot 8 DP 17308	R/3A
Main South Road (near Marshs Road)	Crowes Service Station Ltd	Lot 7 DP 18445	Ru/3
Shands Road	Branston Auto Services Ltd	Lot 1 DP 23686	I/1
119 Main South Road	South Pacific Motors Ltd	Lots 4 and 5 DP 14644	I/2
243 Main South Road	Wigram Services Ltd	RS 39034	I/1
Main South Road	Harvard Motor Services Ltd	Pt Lot 1 DP 14716	I/2
Springs Road	Springs Road Garage Ltd	Lot 14 DP 15897	R/1
Springs Road (Prebbleton)	Prebbleton Motors Ltd	Lot 1 DP 18247	I/1A
Halswell Road (near Dunbars Road)	Oaklands Service Station Ltd	Lot 10 DP 20563	R/1
Halswell Road	Nichol Bros Ltd	Lot 1 DP 26385	Ru/2
Main West Coast Road (Yaldhurst)	Yaldhurst Motors Ltd	Lot 1 DP 19451	Ru/3
Main West Coast Road (West Melton)	West Melton Service Centre	Pt RS 6600	Ru/3
Main Akaroa Road (Tai Tapu)	Ralph Ogg Motors Ltd	Pt Lot 24 DP 54	R/3C
Main Akaroa Road (Tai Tapu)	Tai Tapu Garage Ltd	Lot 1 DP 11465	R/3C
Springs Road (Prebbleton)	Prebbleton Auto Services	Lot 3 DP 33672	R/3B
Halswell Road/Kennedys Bush Road	Halswell Discounter	Lot 1 DP 25227	R/1
Maddisons Road	John Curragh and Co	Pt RS 5504	Ru/3
Main Akaroa Highway	Sucklings Store	Pt Lot 6 DP 54	C/1A
Birchs Road	Roscoes Garage Ltd	Lot 1 DP 16736	Ru/3

Conditions Relating to Access Strips, Rights-of-Ways and Access Lots

Pursuant to Part XII of the code any or all of the following conditions may be imposed by the Council upon giving permission to any person to lay out or make any access strip, access lot, private street or private way or grant or reserve a right-of-way over any private way situated within the district.

CONDITION

- 1. The right-of-way shall be formed to the satisfaction of the County Engineer.
- 2. The right-of-way shall be paved and sealed to dedicated roading standards to a width of at least 3m with passing places at entrances of turnoffs to rear lots at angles at not greater interval than 80m apart. The balance of the legal width is to be landscaped with such low maintenance material and/or planting as approved by the County Engineer.
- 3. The right-of-way having a blind end shall have a turning place for vehicles.
- 4. The right-of-way shall be properly drained and graded to the satisfaction of the County Engineer.
- 5a. The right-of-way shall have sewage and stormwater sewers installed with junctions and laterals laid to the boundary of the right-of-way at each turnoff, unless other drainage arrangements are provided to the satisfaction of the County Engineer and where appropriate the Christchurch Drainage Board.
- 5b. The cost of the installation of any sanitary or stormwater sewers in mutual rights-of-way or easements, not laid at the date of the deposit of the title plan of subdivision, but subsequently installed by one owner of an allotment having rights to the easements, shall be apportioned between the owners of all the allotments having such rights, at the time the respective owner makes connection for each and every unit erected on his land. In the event of a dispute over the apportionment of the said cost, the Christchurch Drainage Board's Chief Engineer shall apportion the said costs and whose decision shall be final.
- 6. The right-of-way shall have a high pressure water main installed to the satisfaction of the County Engineer.

GUIDE AS TO WHEN CONDITION IS IMPOSED

In soft ground, eg sand

Any subdivision of more than 3 lots, hilly sites with access steeper than 1/10, and commercial and industrial uses.

Generally where there are more than 3 lots, and for commercial and industrial uses.

Whenever condition 2 is imposed.

Generally when pipe size is over 100mm.

2 or more allotments on right-of-way.

When the distance from the nearest hydrant to the furtherest site exceeds 90m.

APPENDIX T

CONDITION

- 7. The right-of-way shall have a sealed footpath separated from the paved and sealed carriageway by kerbing and channelling to be formed to the satisfaction of the County Engineer.
- 8. The right-of-way shall be provided with electric lighting by the MED or Power Board up to street lighting standards.
- 9. The right-of-way shall have a lamp or lamps installed to the satisfaction of the County Engineer and such lamp or lamps shall be maintained and lit in manner similar to lamps in the public roads of the City.
- 10. The right-of-way shall have a gate or gates erected and maintained at the road entrance or entrances to the right-of-way or in such a position as the County Engineer decides, of the full width thereof and that when erected, such gate or gates be closed against the public from sundown of each day until sunrise of the next day.
- 11. The registered users of the right-of-way shall maintain the right-of-way to the satisfaction of the County Engineer and the liability and apportionment of costs of maintenance shall be written into the transfer granting or reserving the right-of-way:
 - a) Excluding lighting
 - b) Excluding high pressure water mains
 - c) Excluding stormwater and sewage sewers.
- 12. The unformed part of the right-of-way shall be landscaped and planted with suitable shrubs.

GLIDE AS TO WHEN CONDITION IS IMPOSED

When the number of potential units exceeds 10.

Whenever a footpath is installed.

Commercial or industrial uses.

Commercial or industrial uses.

All rights-of-way.

Whenever Clause 8 is imposed. Whenever a main is installed. Whenever the Drainage Board takes over these pipelines.

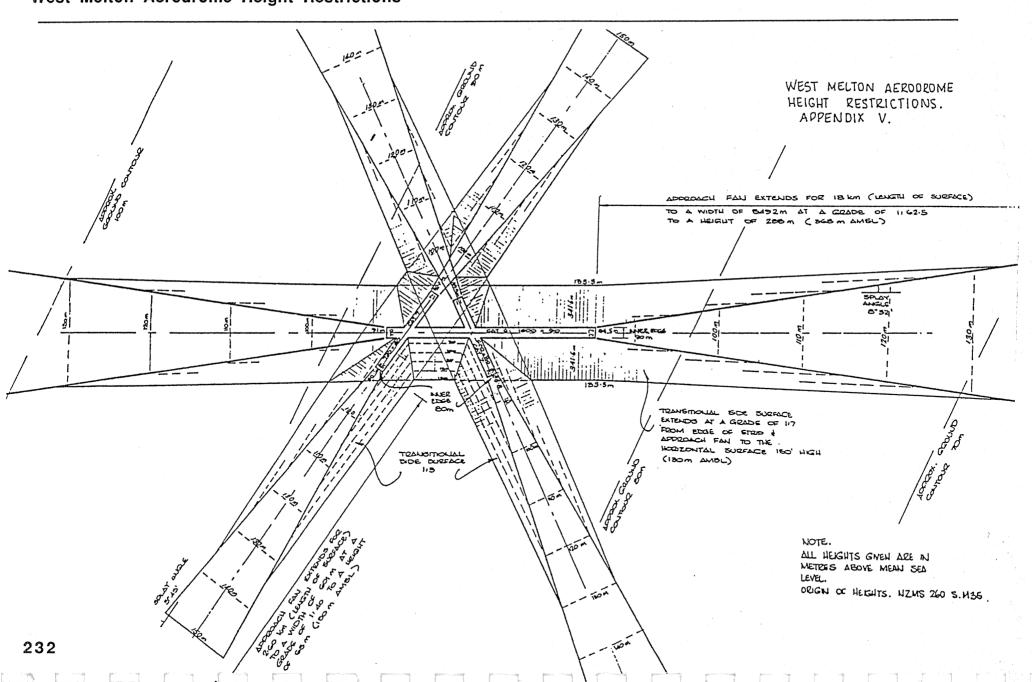
When there is surplus land to the access requirements, particularly where industrial access adjoins residential sites.

Rural 2 Zone : Area Subject to Limitations on Filling of Land

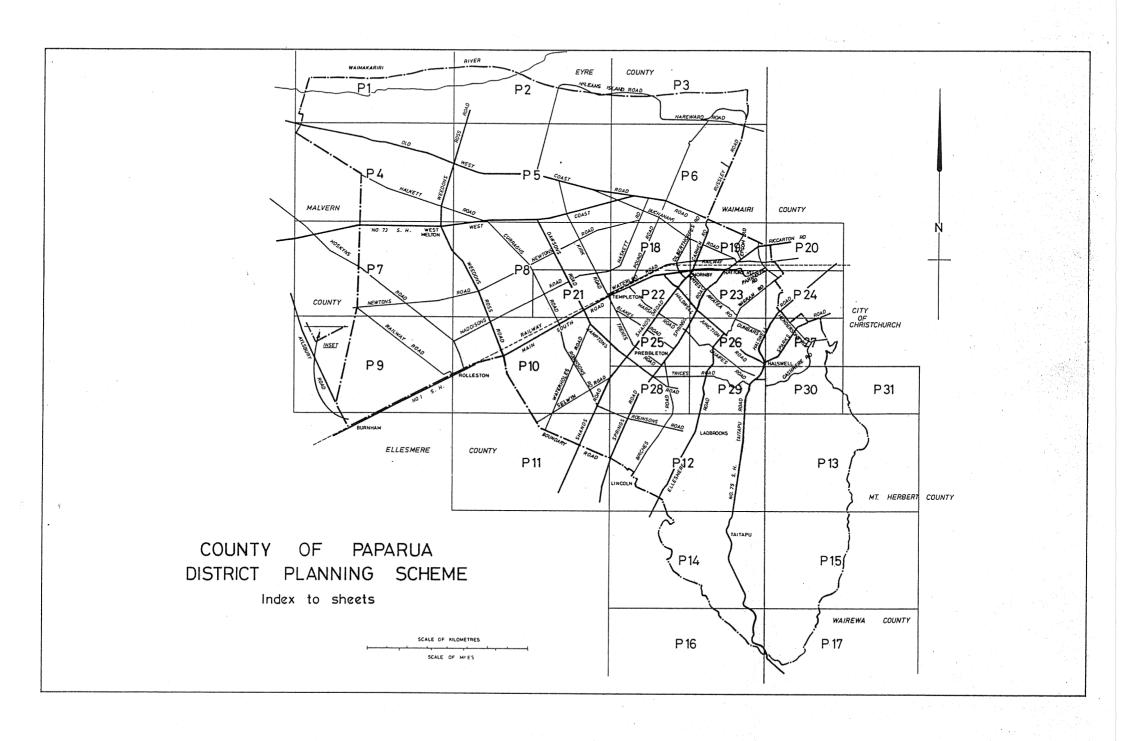
CHRISTCHURCH Ru/2 Ru/2 COUNTY HEATHCOTE COUNTY Ru/2 Ru/1

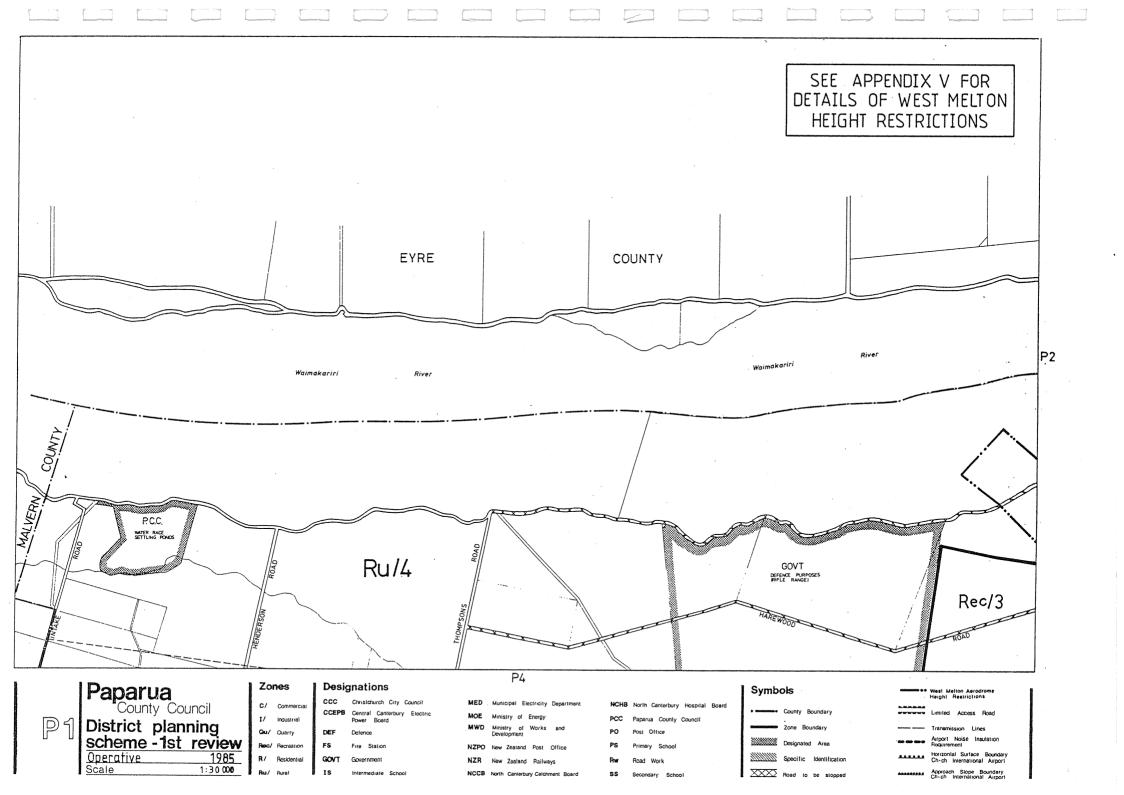
APPENDIX U

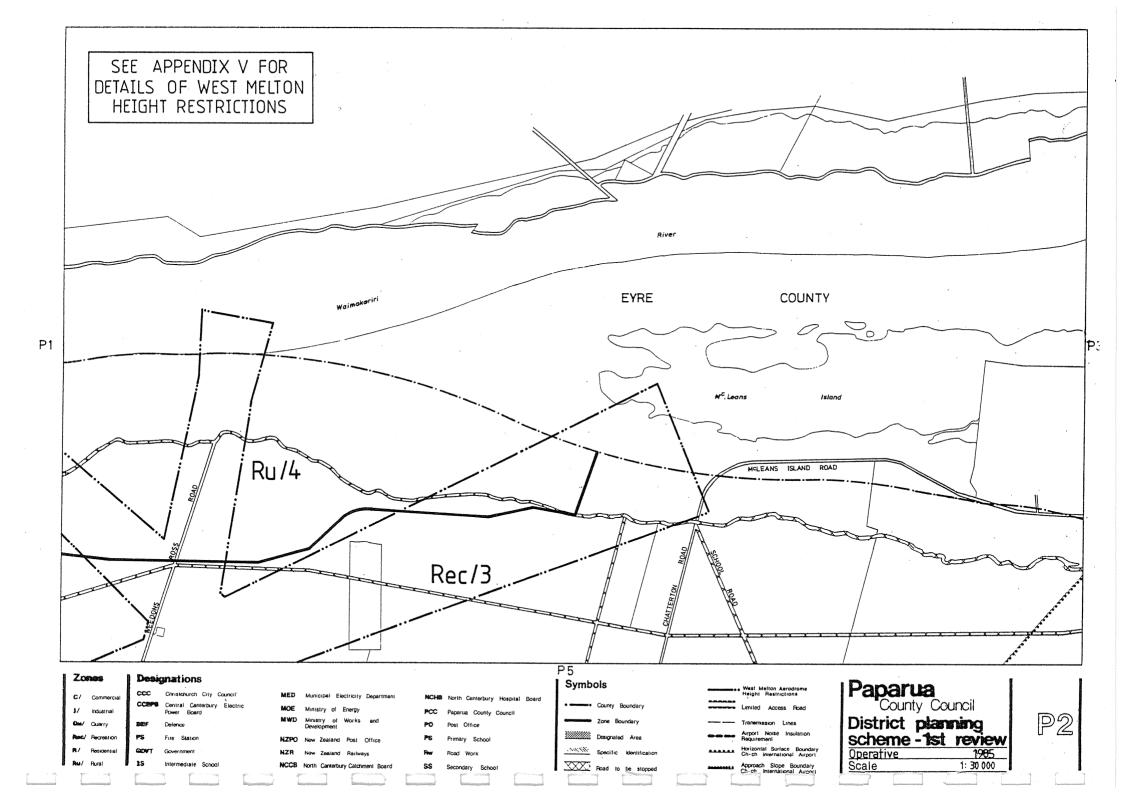
APPENDIX V
West Melton Aerodrome Height Restrictions

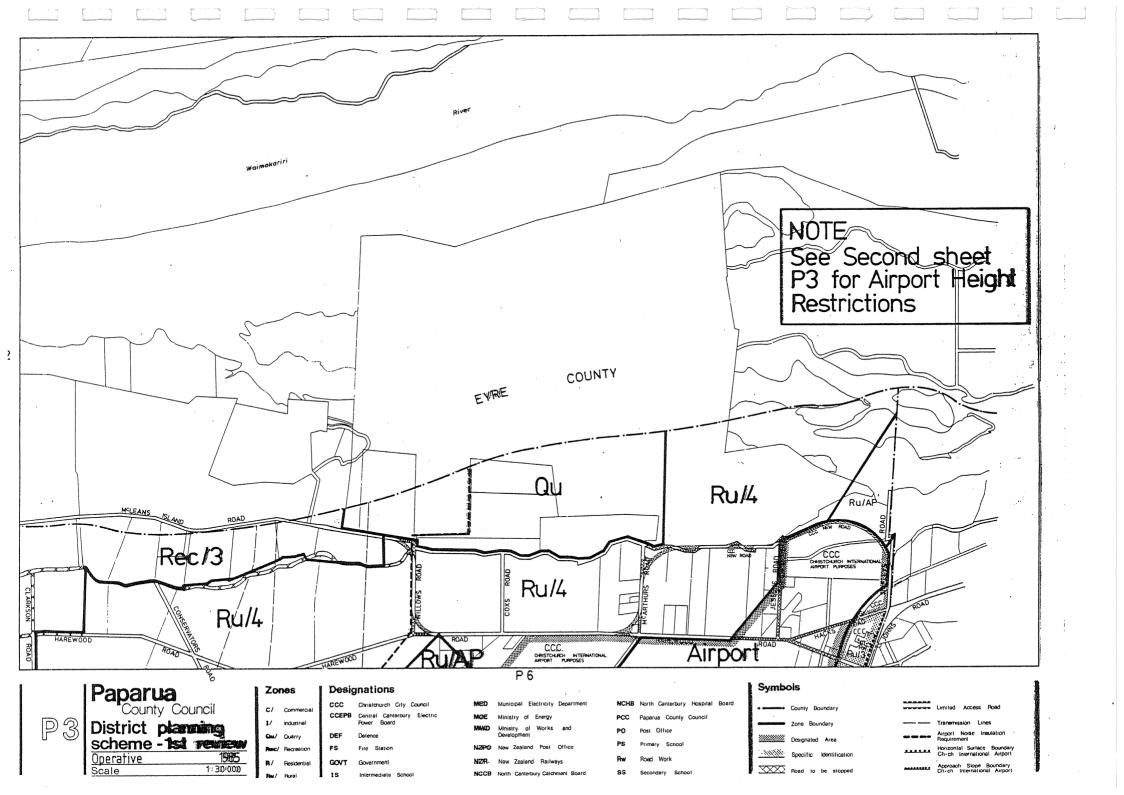


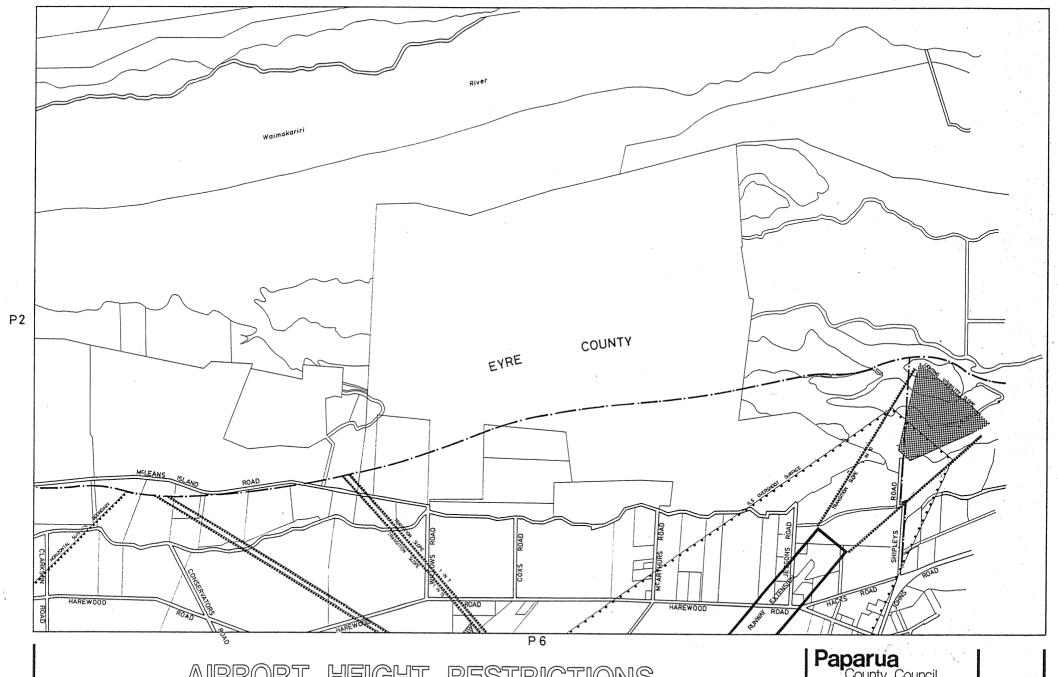
PLANNING MAPS





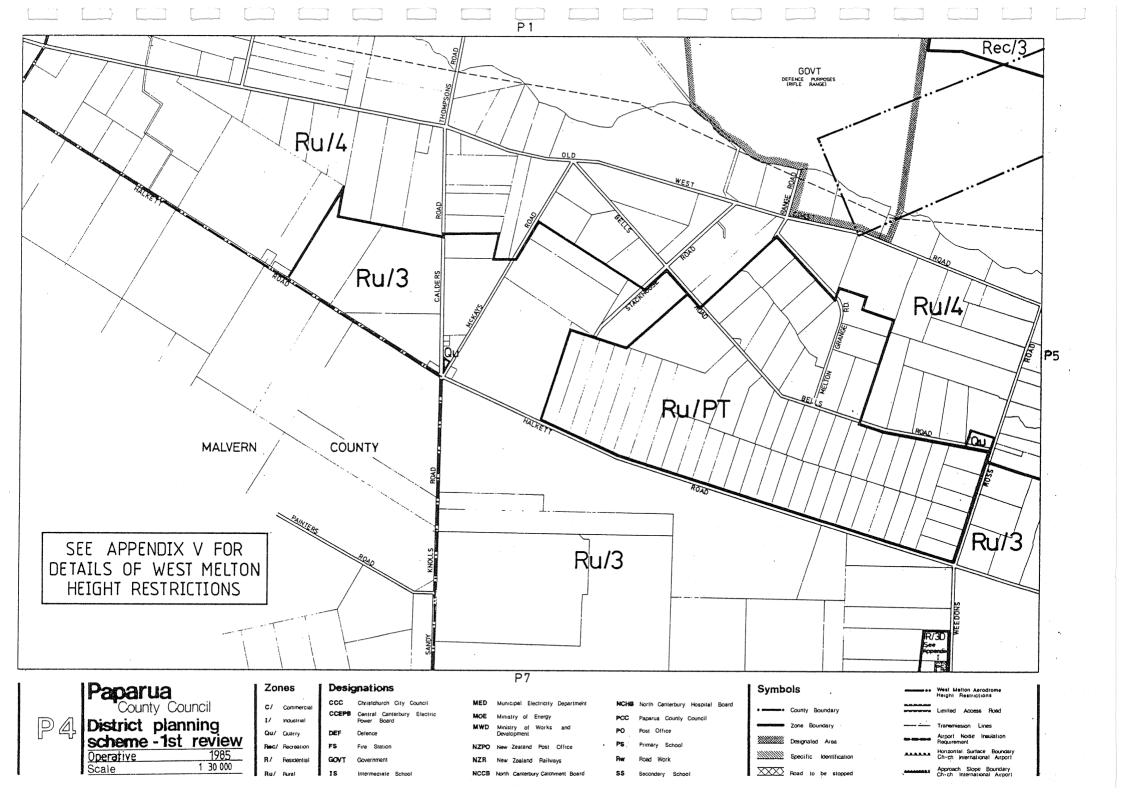


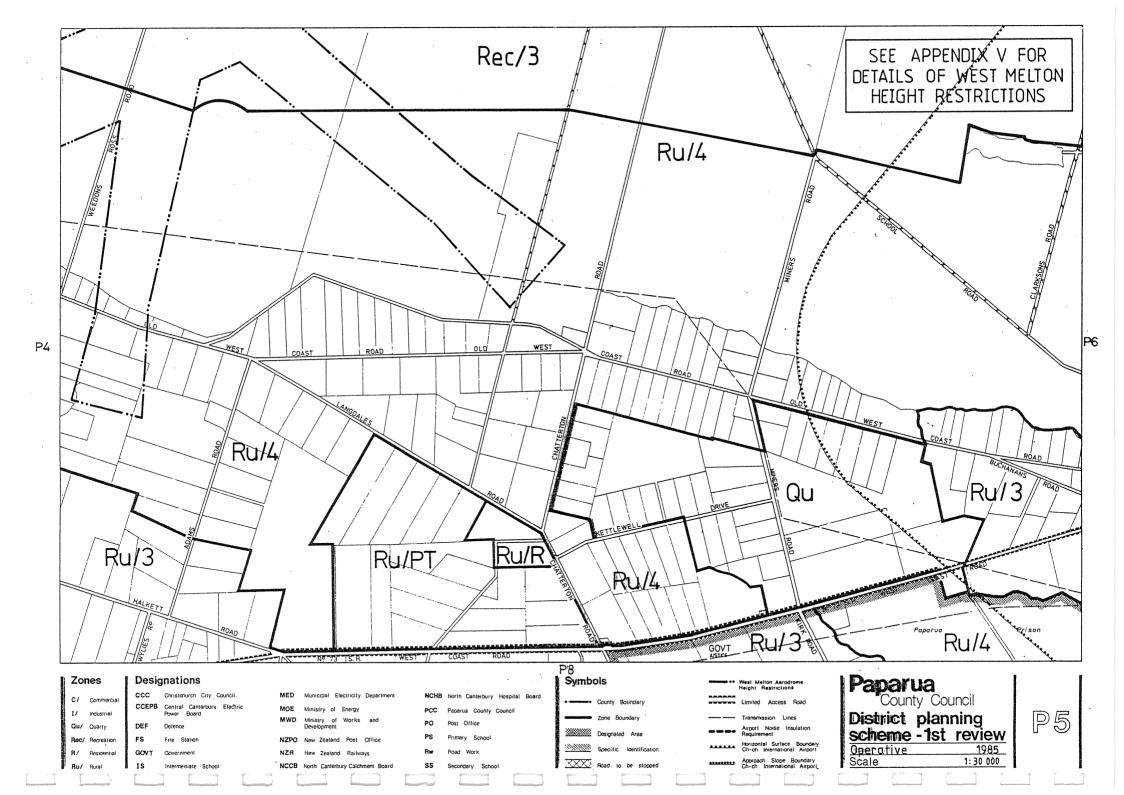


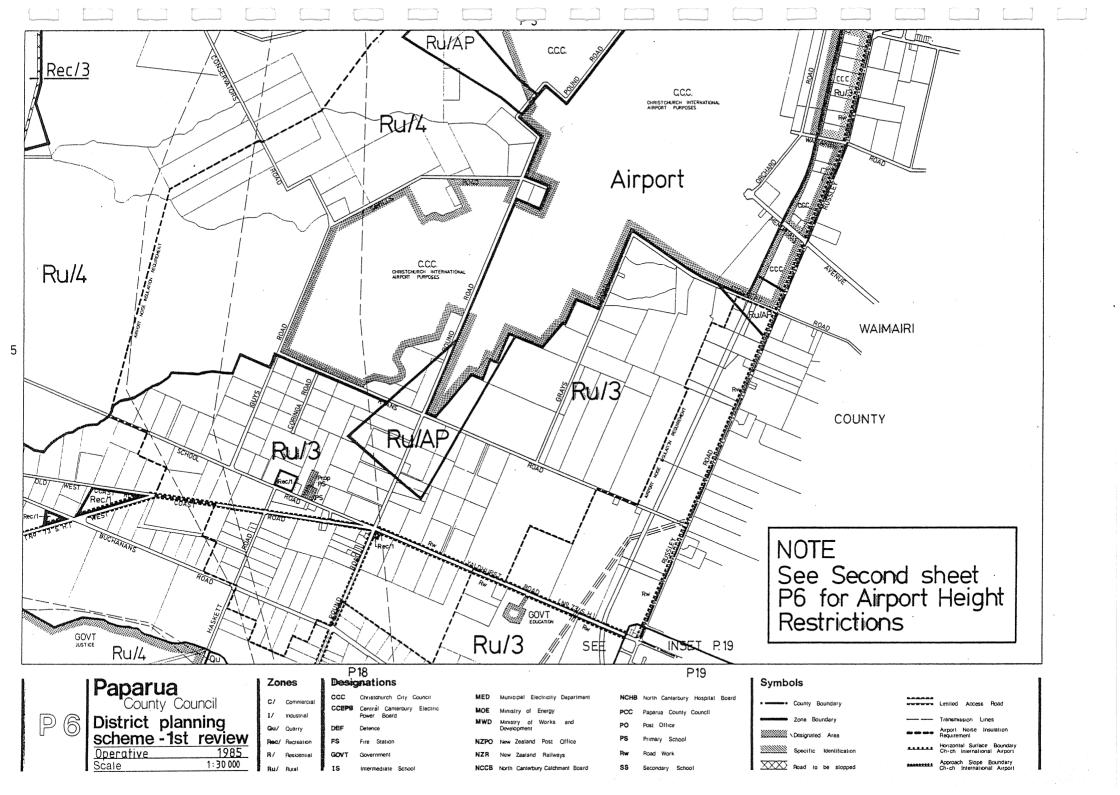


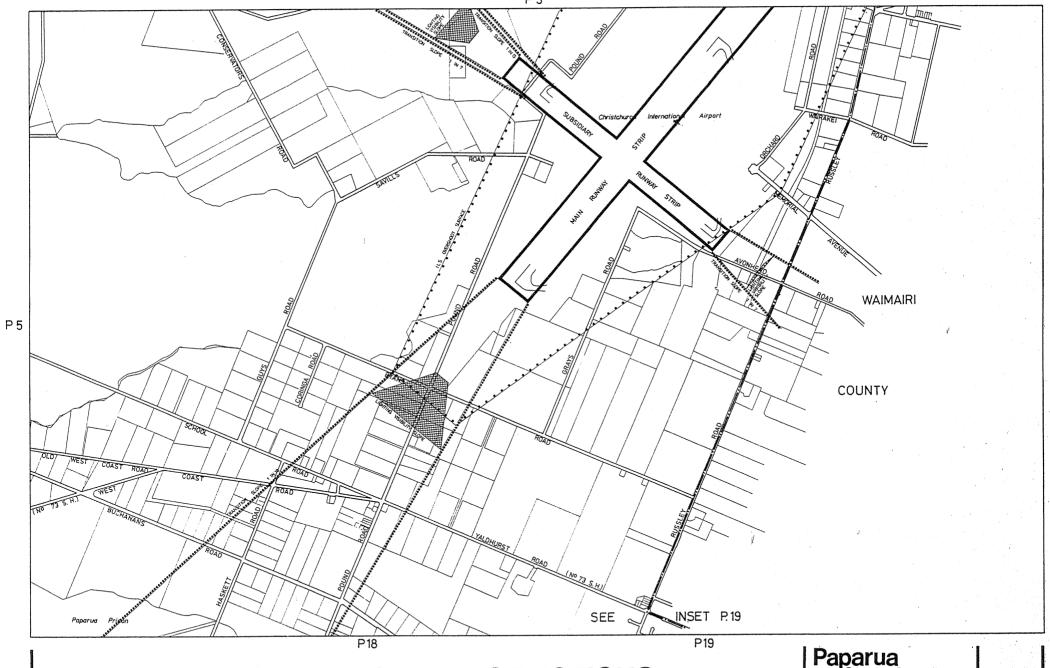
AIRPORT HEIGHT RESTRICTIONS CHRISTCHURCH INTERNATIONAL AIRPORT Paparua
County Council
District planning
scheme - 1st review
Operative 1985
Scale 1:30000

P3



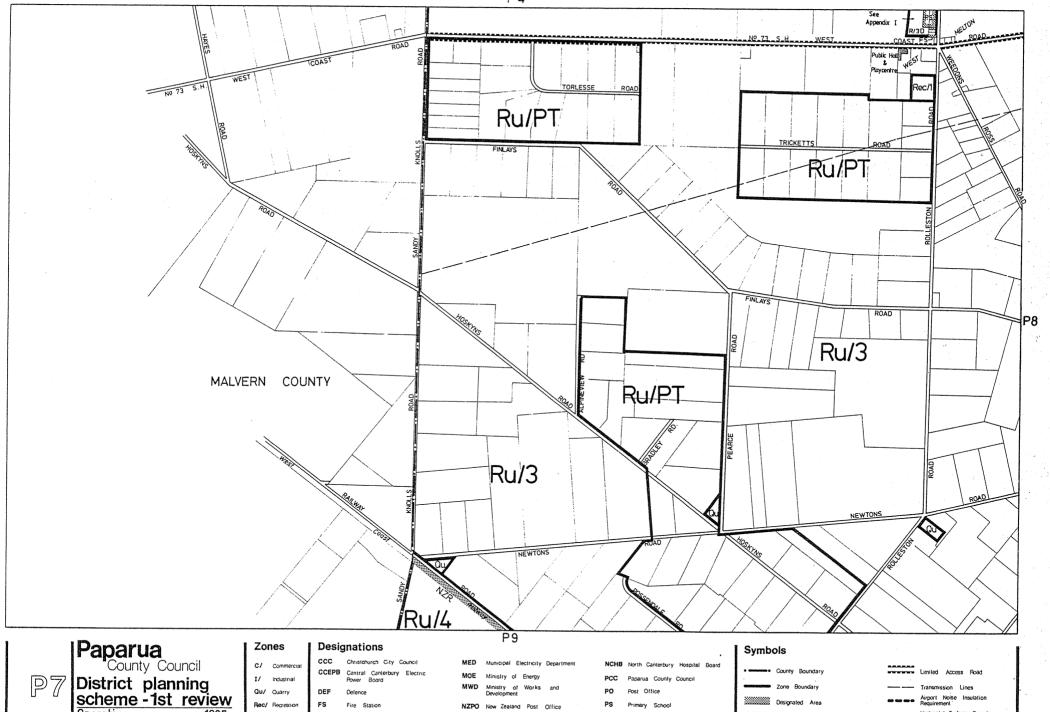






AIRPORT HEIGHT RESTRICTIONS CHRISTCHURCH INTERNATIONAL AIRPORT Paparua
County Council
District planning
scheme - 1st review
Operative 1985

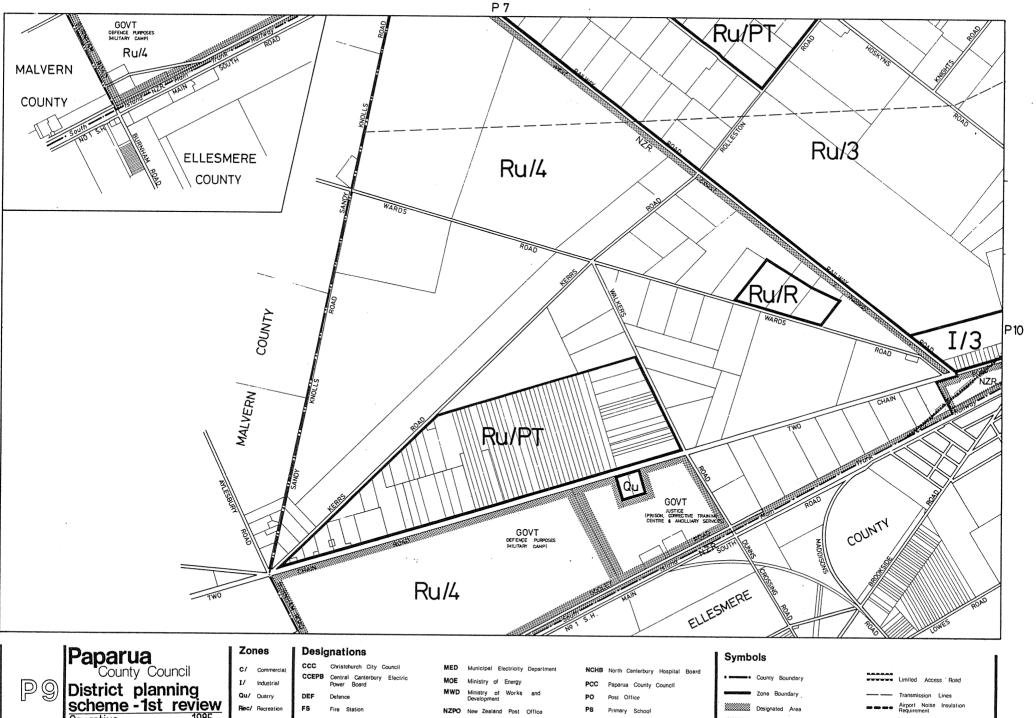
P6



Operative Scale 1985 1:30 000

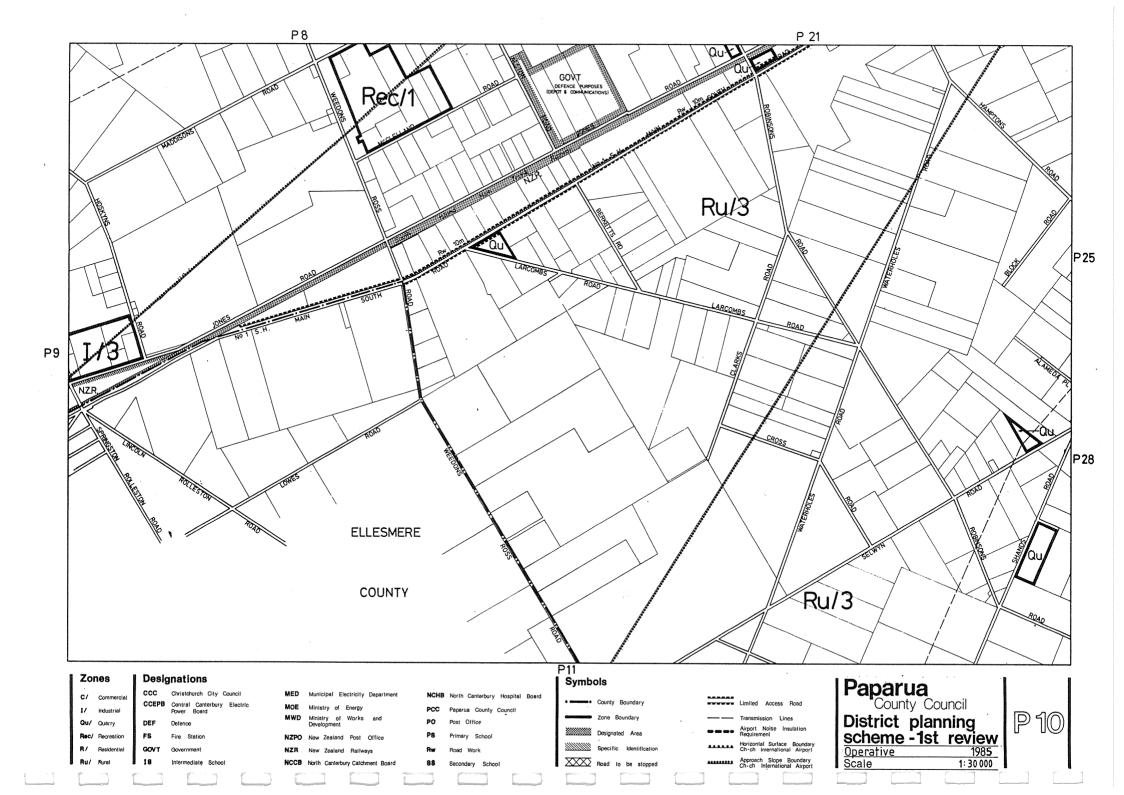
Road to be stopped

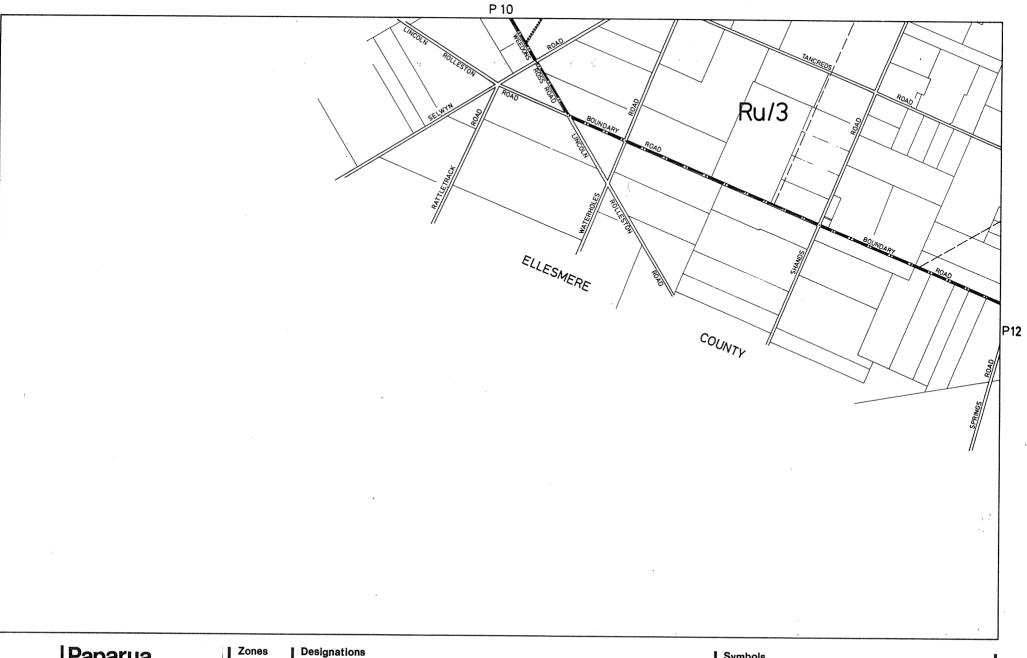
Horizontal Surface Boundary Ch-ch International Airport Approach Slope Boundary Ch-ch International Airport



Operative Scale 1:30000

Qu/ Quarry





Paparua
County Council

District planning
scheme - 1st review
Operative 1985
Scale 1:30000

I/ Industrial

R/ Residential

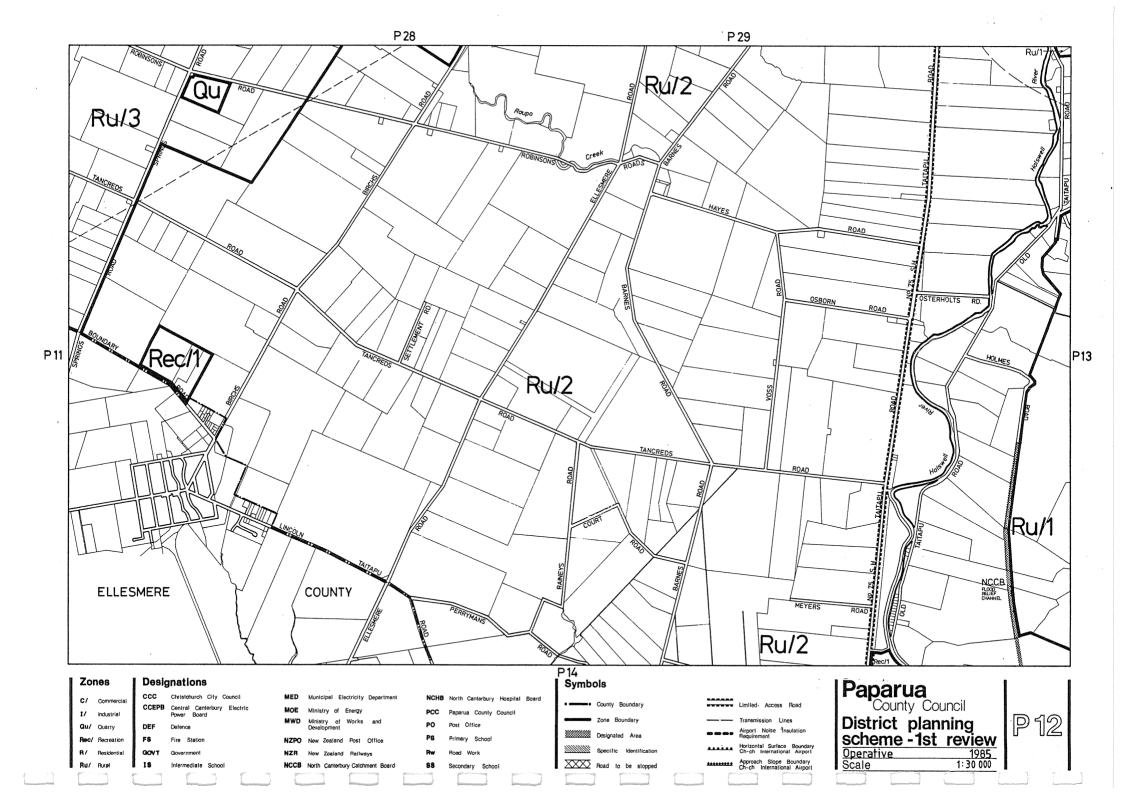
CCC Christchurch City Council

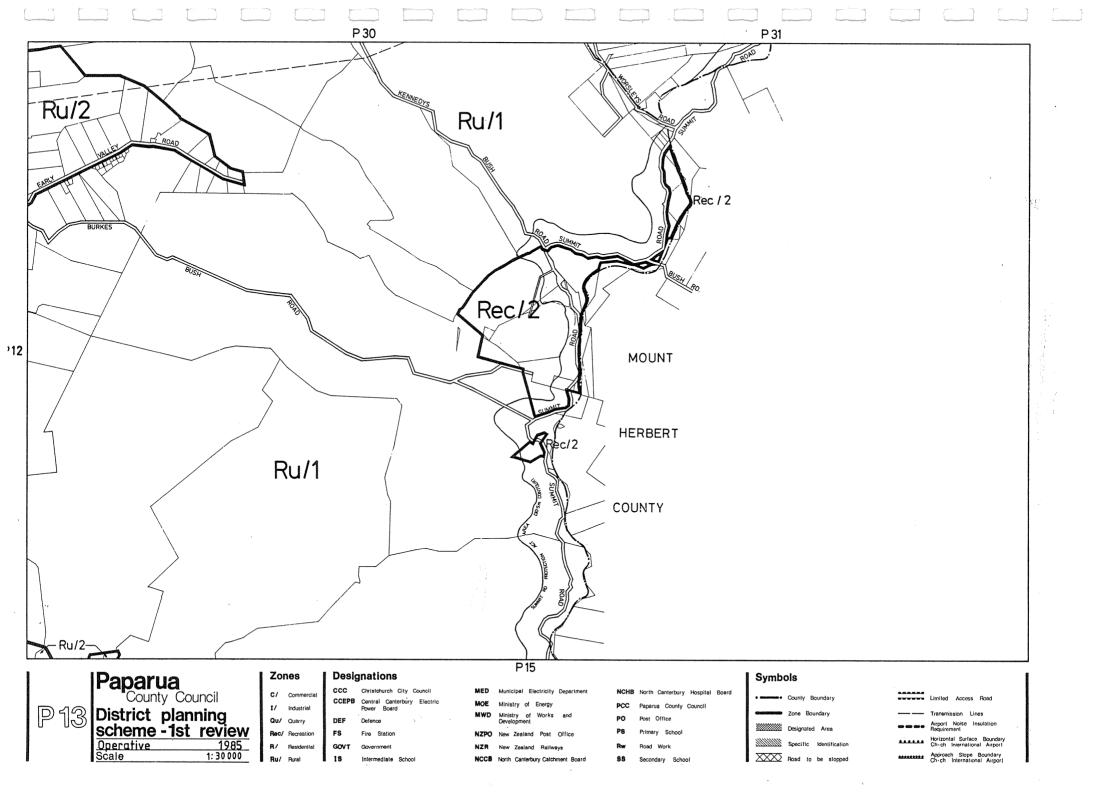
NCCB North Canterbury Catchment Board

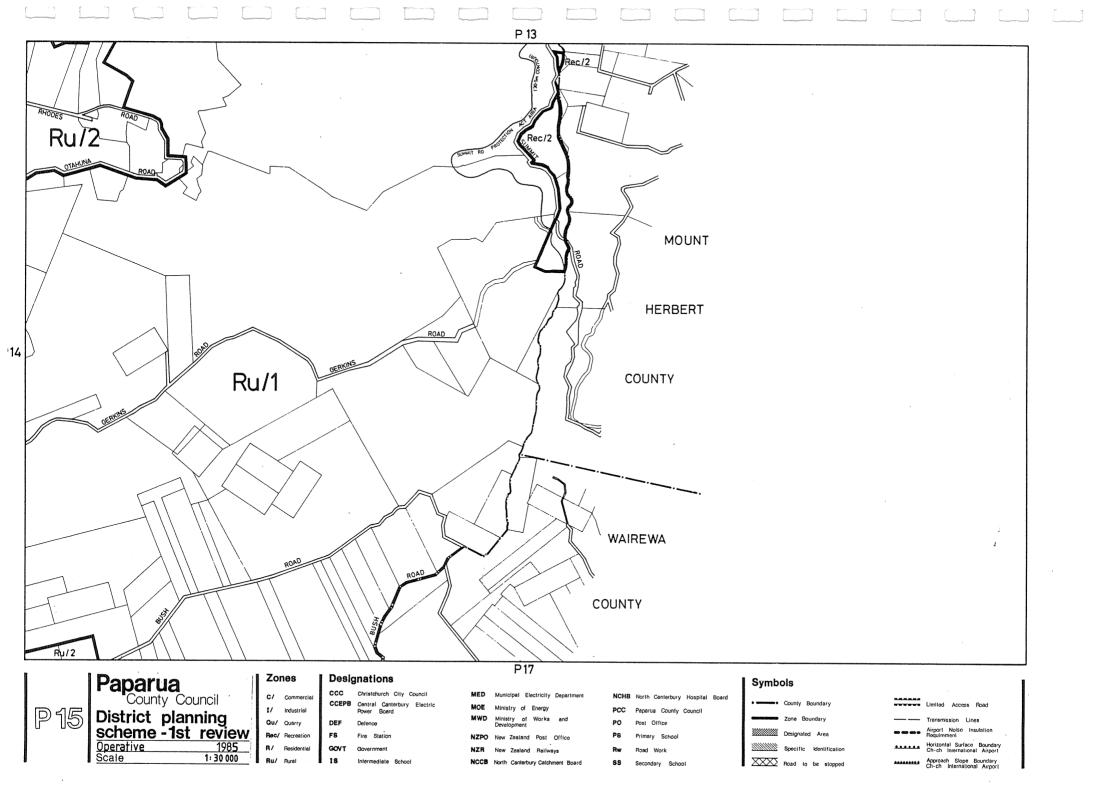
Symbols

Limited Access Road

Approach Slope Boundary Ch-ch International Airport







	Zones		ı
	C/	Commercial	9
	1/	Industrial	٩
1	Qu/	Quarry	C
-	Rec/	Recreation	F
-	R/.	Residential	0
- 1	D/	Dural	١.

Designations

CCC Christohurch City Council CCEPB Central Canterbury Electric

NCHB North Canterbury Hospital Board

Symbols

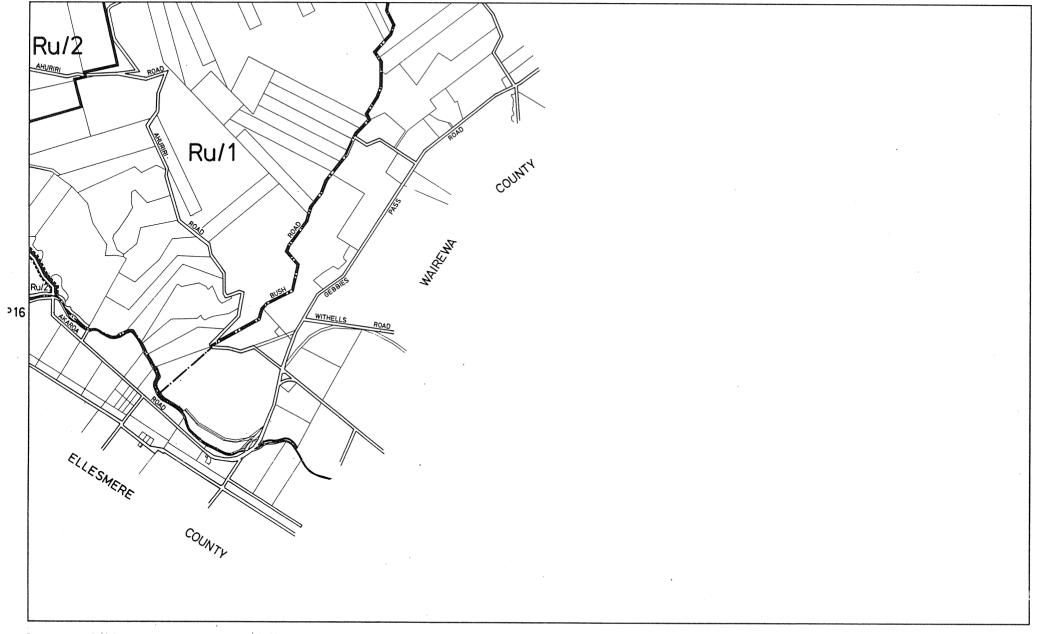
Limited Access Road

Horizontal Surface Boundary Ch-ch International Airport

Paparua County Council

District planning scheme -1st review

Operative Scale 1985 1:30 000 P16



Paparua County Council District planning scheme -1st review

Operative Scale 1985 1:30 000

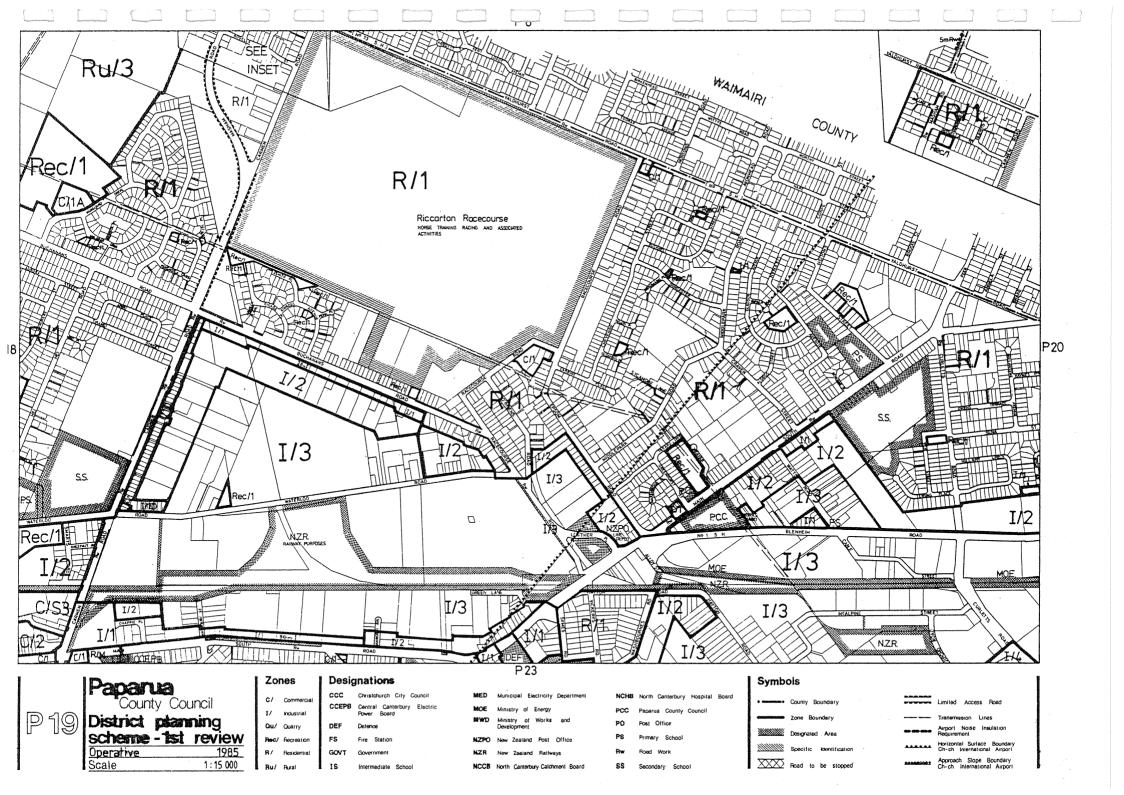
Zones

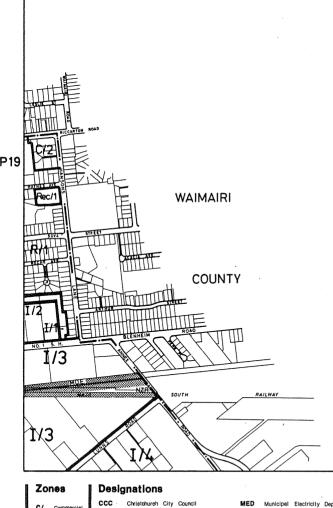
Industrial

Designations

CCC Christchurch City Council

Symbols



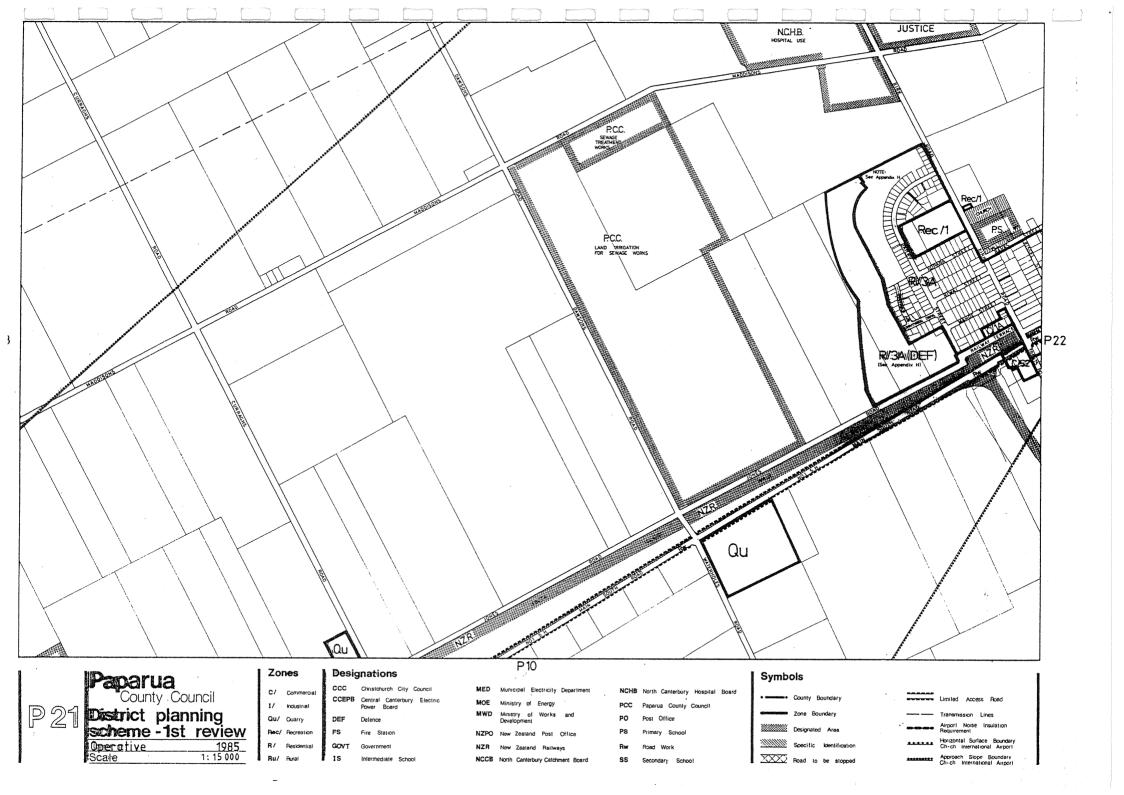


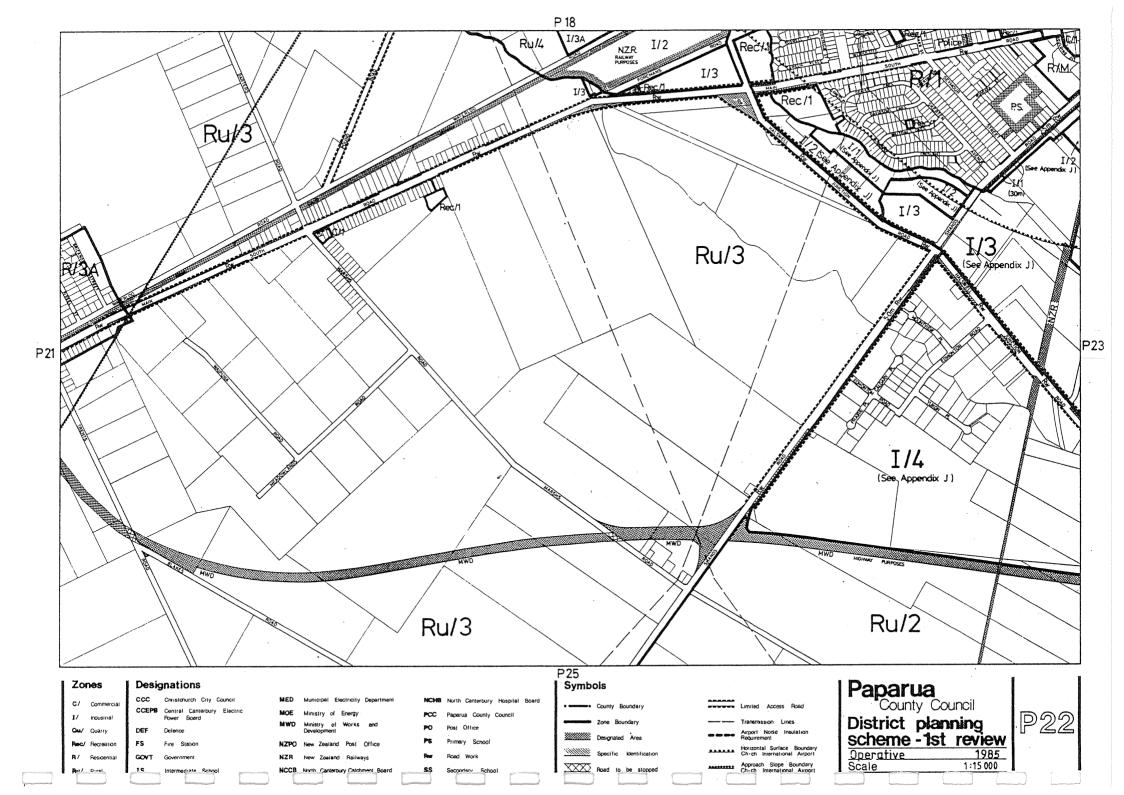
P24 Symbols

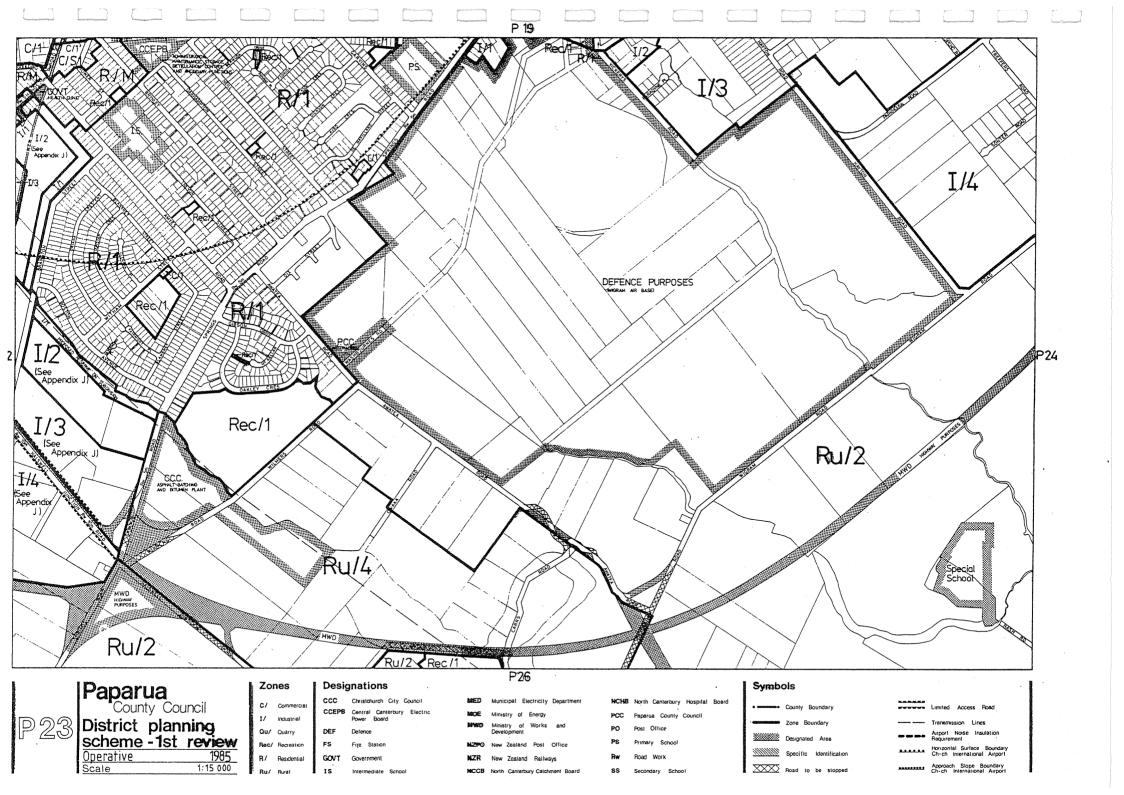
Paparua
County Council
District planning
scheme -1st review Operative Scale 198**5** 1:15 000

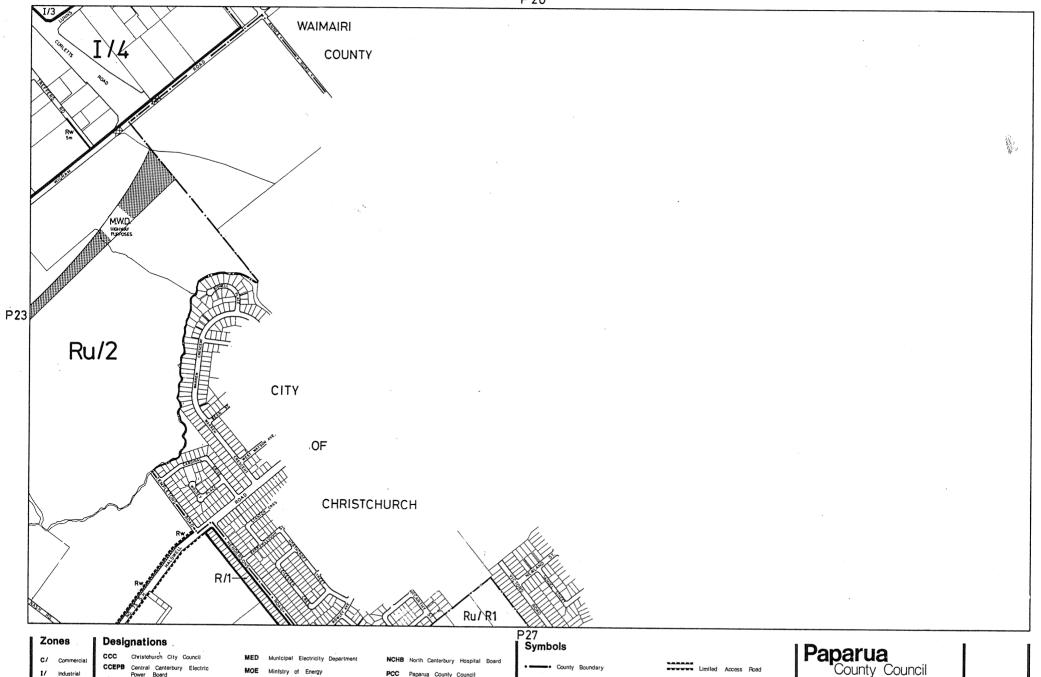
I/ Industrial Qu/ Quarry

CCEPB Central Canterbury Electric



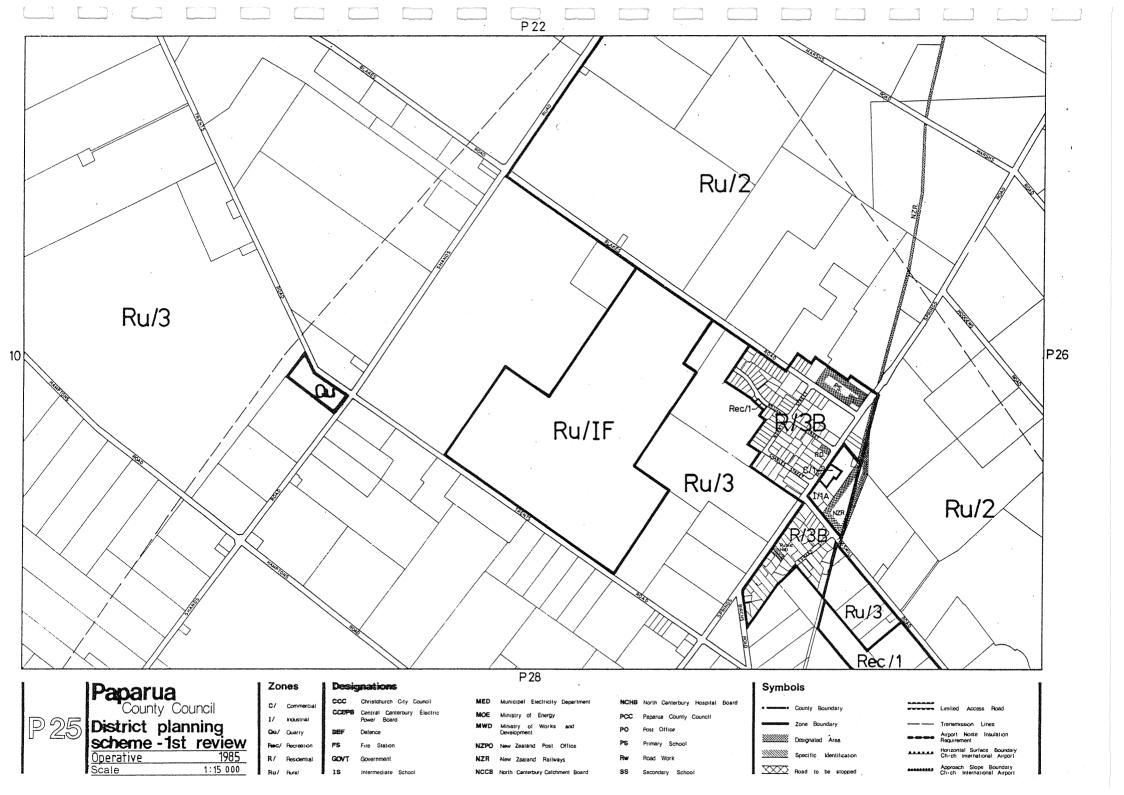


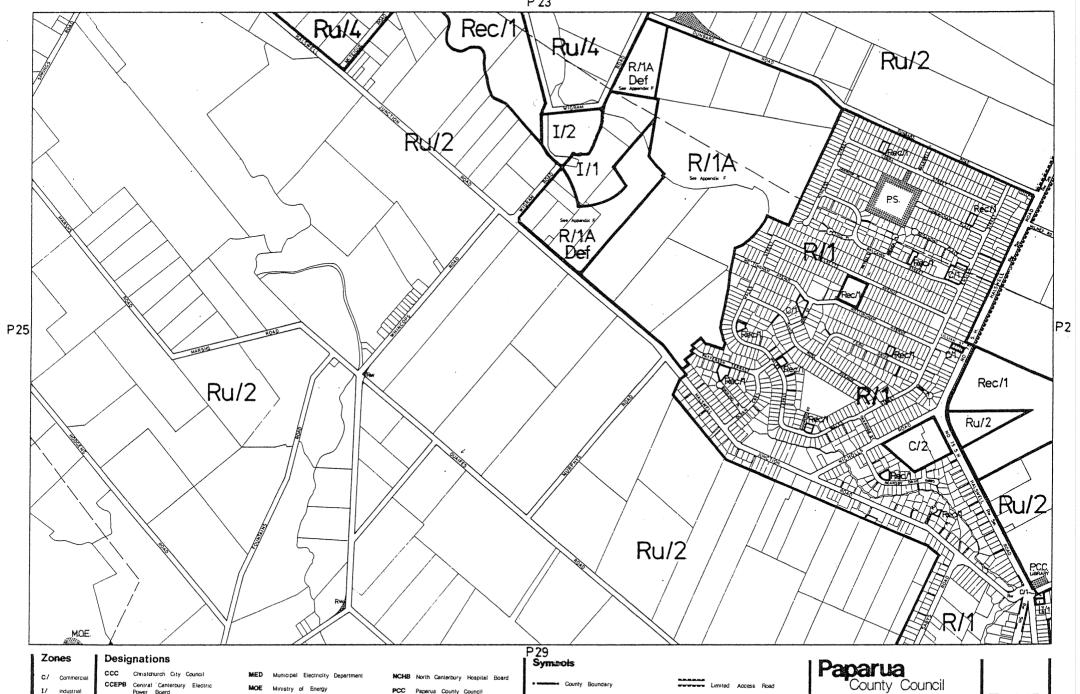




Paparua
County Council
District planning
scheme -1st review Operative Scale

1:15 000

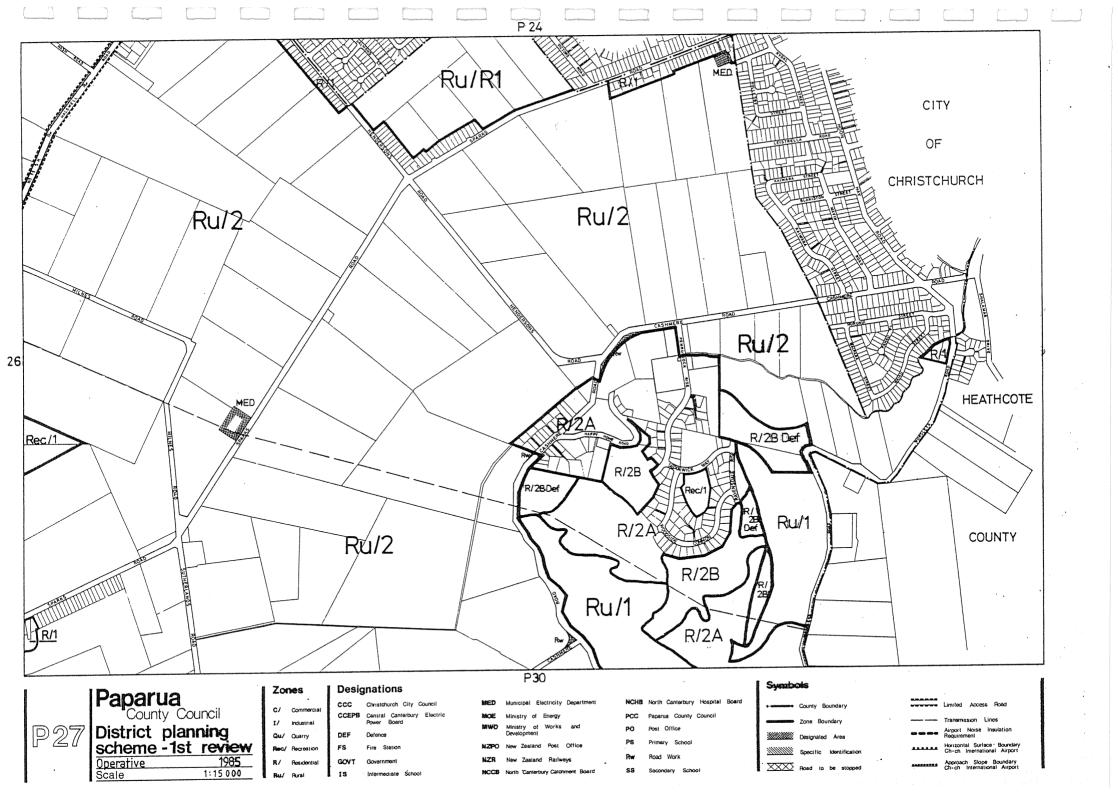


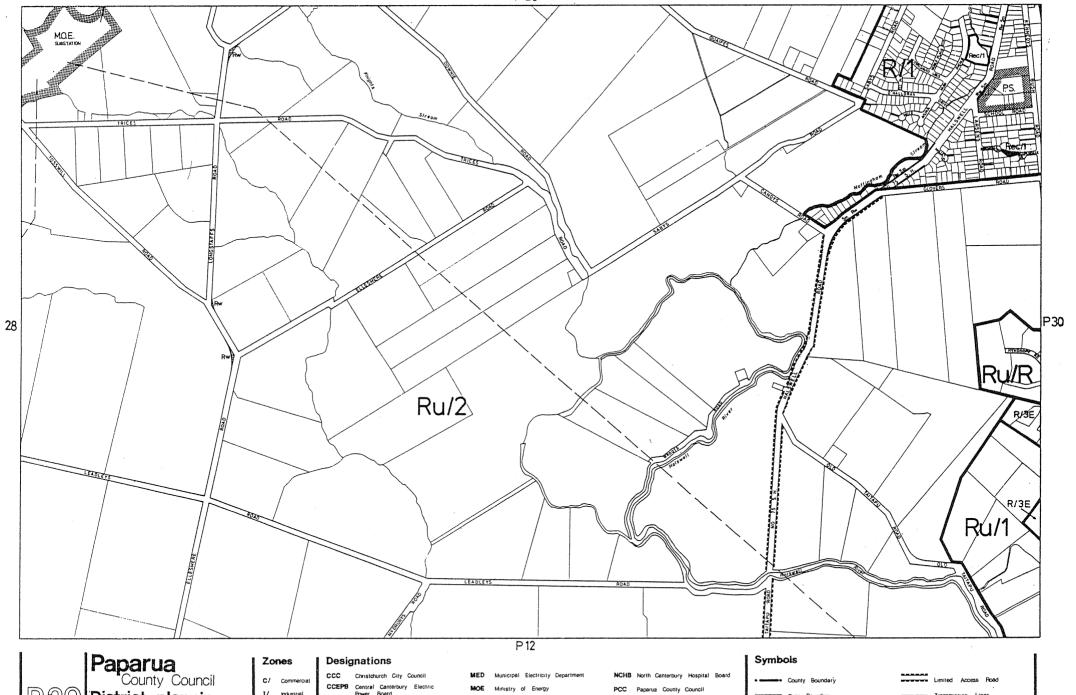


Qu/ Quarry Rec/ Recreation GOVT Government

Paparua
County Council
District planning
scheme - 1st review Operative

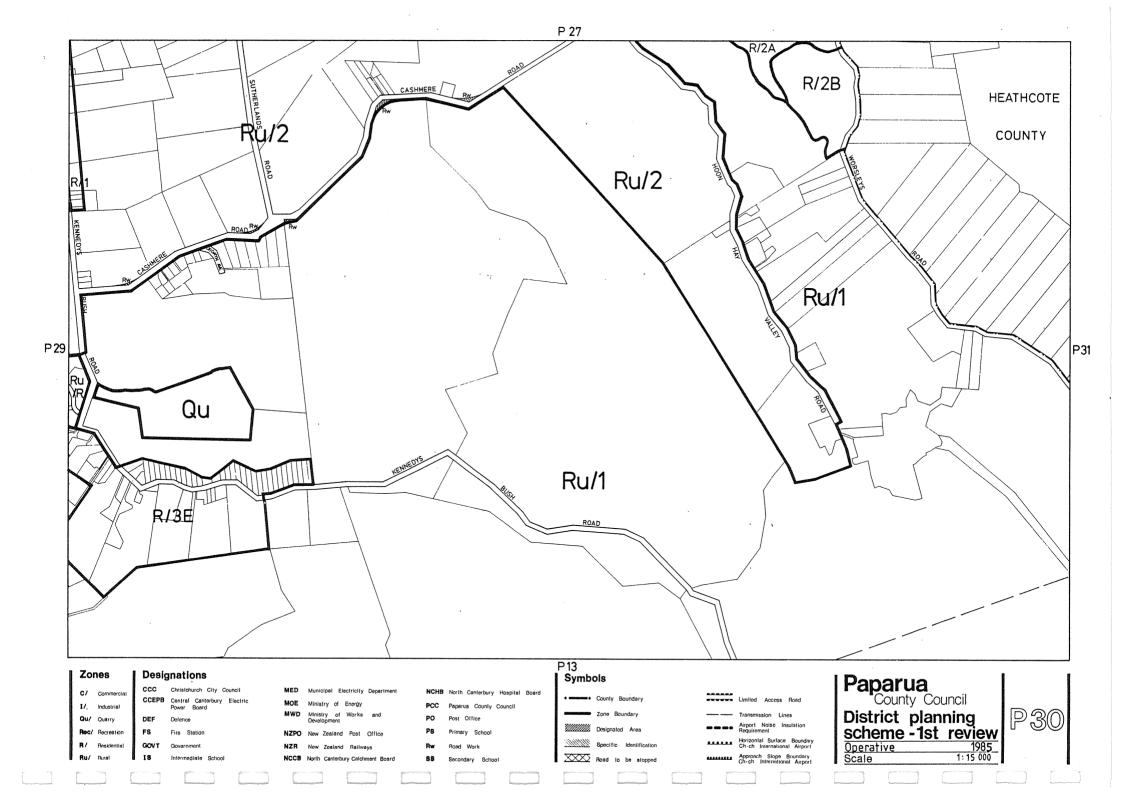
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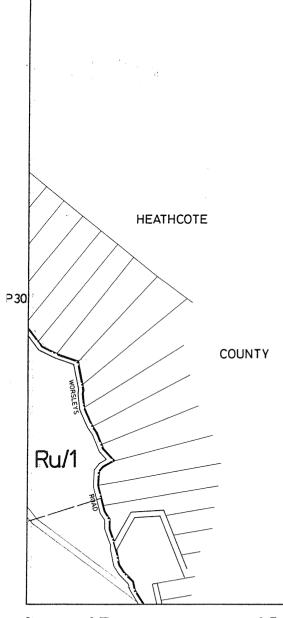




District planning scheme -1st review

1:15 000 Scale





P 31

Paparua
County Council
District planning
scheme -1st review

Publicly notified 1981
Scale 1:15 000

Zones

C/ Commercial

I/ Industrial

Qu/ Quarry

Rec/ Recreation

R/ Residential

Designations

CCC Christchurch City Council
CCEPB Central Canterbury Electric
Power Board

PS Fire Sta

GOVT Government

IS Intermediate Sch

P13

ED Municipal Electricity Department NCHB North Canterbury

OE: Ministry of Energy PCC Paparua County

WD Ministry of Works and PO Post Office
ZPO New Zealand Post Office PS Primary School

ZR New Zealand Railways Rw Read Work

Symbols

Zone Boundary

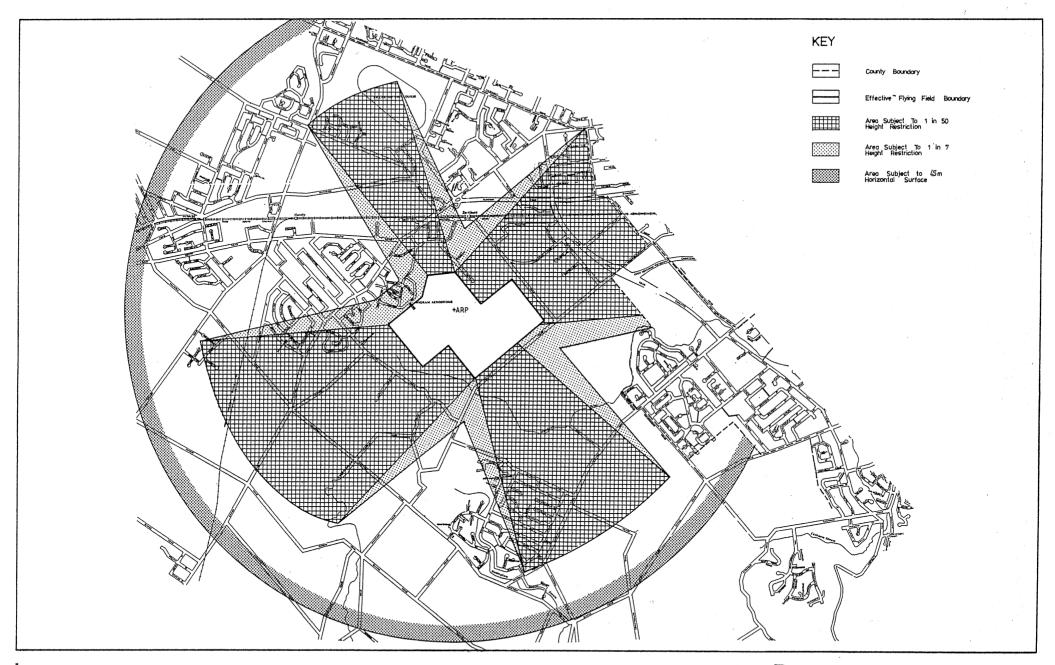
Zone Boundary

(Designated Area)

Specific Identification

Limited Access Ro

Horizontal Surface Boundary
Chich International Airport



AIRPORT HEIGHT RESTRICTIONS WIGRAM AIR BASE

Paparua County Council

District planning scheme - 1st review

Operative 1985
Scale

