

4.4.3 URBAN ZONES:

There are six urban zones, namely:

Residential Zone
Residential Bannockburn Zone
Residential Lowburn Zone
Comprehensive Residential Development Zone
Commercial Zone
Industrial Zone

(a) The Residential Zone:

Residential zones are provided at Clyde, Omakau, Ophir, Luggate, Albert Town, Lake Hawea and Makarora.

Land within a residential zone is intended primarily for the residential uses and related services specified in the code of ordinances as permitted in that zone. Residential zoning protects residential uses against detriment arising out of mingling of incompatible uses, and provides for economic use of urban services.

It is the intention of the Council to complete the roading pattern to best serve the residential zone. The Council will encourage the planting of trees and other landscaping and will welcome and encourage public participation in such projects to beautify the district. The Council will promote the provision of recreation and rest areas for children and elderly persons and discourage the use of residential areas as through routes for vehicular traffic, thus making them safer and more pleasant in which to live.

Council recognises that any development of the land outlined on the map entitled "Clyde Railway Land" will have significant impact on the town of Clyde as a whole.

A concept plan prepared in accordance with Section 276 of the Local Government Act 1974 and a report defining

objectives and policies for development, with particular emphasis being placed on enhancing the unique character of Clyde, has been approved by the Council. It is Council policy that any, and total, development of the area will be expected to comply with the objectives and policies contained in the Concept Plan and the report.

(b) The Residential Bannockburn Zone:

The Council will permit and encourage limited expansion of Bannockburn for low density residential development and residential purposes by means of appropriate zoning the Residential Bannockburn Zone.

Since geological and pedological studies by the University of Otago and the Soil Bureau of DSIR have shown that the subsoils of much of the area have poor percolation qualities, the ordinances for the implementation of this zoning will provide for the restriction of development to sites which are served by an approved piped sewerage system or to sites which the Council is satisfied are suitable for the disposal of sewage.

In order to avoid encouragement of urban development on land of a high actual or potential value for the production of food, the zoned area excludes areas which have been identified by the Soil Bureau as containing soils of Class 1B.

The principal objectives of the Council with respect to this zone together with a brief description of the means of achieving the various objectives are set out below:

- (i) To allow subdivision of land and the erection of dwellings in those parts of Bannockburn which are suited to these purposes and which are not subject to protection under Section 3(1)(d) of the Town and Country Planning Act 1977. To this end the Residential Bannockburn Zone has been established over the area shown on the appropriate planning map.

(ii) To maintain the character of a small village at Bannockburn and to prevent Bannockburn becoming a residential dormitory of Cromwell. To this end the area of residential zoning should not be extended beyond the present limits of the zone.

(iii) To maintain the landscape character as viewed from adjacent highways and vantage points. To this end the erection of buildings will be confined within the shallow bowl in which most of the existing buildings are situated, and no building will be permitted on the skyline or slopes facing outward to the north and east.

(iv) To maintain the rural character of Bannockburn and provide privacy for the occupiers of dwellinghouses. To these ends multiple dwellings or high buildings will not be permitted, sites will be large, variations in size will be encouraged and minimum yard requirements are greater than in most residential zones. The minimum areas of allotments will be maintained even should a piped sewerage system be installed in all or part of the zone.

(v) To encourage the preservation and restoration of historic building and to maintain the existing open settings for historical buildings in the main street. To these ends a variety of appropriate uses is permitted as conditional uses and a restriction is imposed on the location of buildings close to the main street.

(vi) To allow the maximum enjoyment of the Bannockburn and Central Otago environment by the maximum number of people. To this end the zone permits the establishment of camping grounds, cabin accommodation and outdoor recreation areas.

(vii) To encourage the production of food on appropriate sites in the area. To this end horticulture including orcharding is included as a predominant use.

(c) The Residential Lowburn Zone

At Lowburn, as at Bannockburn, the Council will permit and encourage limited establishment of low density residential development on appropriate land by way of the Residential Lowburn Zone.

The principal objectives of the Council with respect to this zone, and the means of achieving them are set out below:

(i) To allow the subdivision of land and the erection of a dwelling on allotments within Residential Lowburn Zone as depicted on Planning Map.

(ii) To promote Lowburn as a small holiday resort and ensure it does not develop into a residential dormitory of Cromwell. Accordingly, the land to be zoned Residential Lowburn will be strictly limited.

(iii) To ensure all residential development is set out in a manner which will promote a settlement of open character. To this end, multiple dwellings and high buildings will not be permitted, sites will be large and minimum yard requirements will be greater than in most residential zones.

(iv) To encourage the production of food on appropriate sites in the zone. To this end, horticulture including orcharding is included as a predominant use.

(d) The Comprehensive Residential Development Zone

The land contained in the Comprehensive Residential Development Zone is located adjacent to and to the south

- (c) the maximum height for buildings in the Residential zone shall be 7.1 metres, but Council may grant a dispensation or waiver up to the extent of a maximum height of 8.5 metres in accordance with Section 1.7(7) of the District Scheme (see page 4), PROVIDED HOWEVER that no dispensation or waiver shall be granted in respect of the Residential Zone at Lake Hawea township as shown on Planning Map F. In considering any dispensation or waiver for height in the Residential Zone, Council shall have particular regard to
- (i) the scale of the surrounding development;
 - (ii) the presence of landforms and/or vegetation which may lessen the impact of the building's height;
 - (iii) The effect of the building's height on visually prominent features of the landscape.

4.5.1.6 Parking and Loading of Vehicles:

See Section 3.15.

4.5.2 RESIDENTIAL BANNOCKBURN ZONE

4.5.2.1 Predominant Uses:

The following shall be predominant uses in the Residential Bannockburn Zone, provided that in all cases, other than where the use is already in existence, no use which requires the disposal of sewage will be permitted until such time as an approved piped sewerage system is installed or unless the person intending to carry out the proposed use can satisfy the Council, by such tests or other means as may be required by the Council, that adequate provision can be made on the site for the disposal of sewage.

(i) Dwellingshouses provided

- (a) not more than one dwellinghouse shall be erected on each allotment.

(ii) Buildings accessory to dwellingshouses including garages and carports, provided

- (a) that without the express consent of the Council the gross floor area of all buildings accessory to each dwellinghouse shall not exceed 60m², and

- (b) no accessory building shall be located less than 4.5m from any boundary of the site.

(iii) Horticulture including orcharding.

(iv) Buildings accessory to horticulture including dwellingshouses.

(v) Parks, gardens and outdoor recreation areas.

4.5.2.2 Conditional Uses:

The following shall be conditional uses in the Residential Bannockburn Zone, provided that in all cases for which the use requires the disposal of sewage, consent will be conditional on the installation of an approved piped sewerage system or alternatively, on the applicant satisfying the Council, by such tests or other means as may be required by the Council, that adequate provision can be made on the site for the disposal of sewage.

(i) The extension or rebuilding of the Bannockburn Hotel.

(ii) Dairies and shops for the sale of foodstuffs provided the floor area of sales and display area does not exceed 60m².

- (iii) The use or adaption of existing buildings as museums, art galleries, churches, halls, craft workshops or craft salerooms, restaurants or tearooms, or other use of a similar nature.
- (iv) Buildings, including dwellinghouses accessory to any of the above conditional uses.
- (v) Dwellinghouses which do not meet the requirements for predominant uses.
- (vi) Buildings, including dwellinghouses accessory to the use of land for parks, gardens and outdoor recreation areas.
- (vii) Camping grounds and caravan parks.
- (viii) Buildings including dwellinghouses, accessory to the use of ground for camping grounds and caravan parks.
- (ix) Travellers' accommodation.
- (x) Removal and resiting of existing dwellinghouses as provided for in the Residential Zone.

4.5.2.3 Subdivision of land and use of land as sites for permitted uses:

The provision of Section 3.11 shall apply wherever appropriate, with the following exceptions:

- (i) Every allotment created by subdivision for any use permitted in the zone shall have an area not less than 1500m², provided that

The average minimum area of such allotments in any subdivision shall be not less than 2000m². In calculating the number of allotments in a subdivision for the purpose of

this ordinance, only those lots which have an area of less than 4000m² will be included.

- (ii) On every scheme plan of subdivision, each allotment that is intended to the erection of a dwellinghouse shall show a "building platform" for the intended dwellinghouse of a practicable shape not less than 100m² in area and in a location which is suitable for building.
- (iii) In order to maintain the landscape character in views from the north and east, no buildings may be erected on that part of the zone which is shown in Planning Map 10 as "Restricted Building Area".

4.5.2.4 Bulk and Location Requirements:

For all uses the following requirements shall apply:

(i) Yards

No building including an accessory building may be located less than 4.5m from any boundary of a site, except that in relation to predominant uses on sites existing prior to the date of this ordinance coming into operation where strict adherence to this requirement may not be practicable the Council may grant a dispensation, as provided in Section 36(6) of the Town and Country Planning Act 1977.

(ii) Special Yard Requirement for Sites Fronting Nevis Road

In respect of sites fronting either side of Nevis Road, no building including an accessory building may be located less than 15m from the street boundary of the site.

(iii) Maximum Height

No building may exceed a maximum height of 7 metres.

4.5.2.5 Parking and Loading of Vehicles

See Section 3.15.

4.5.3 RESIDENTIAL LOWBURN ZONE

4.5.3.1 Predominant Uses

The following shall be predominant uses in the Residential Lowburn Zone:

- (i) A dwellinghouse, provided:
 - (a) no more than one dwellinghouse shall be erected on each allotment, and
 - (b) it will have a wholesome domestic water supply derived wholly from a source other than a water race or open watercourse.
- (ii) Buildings accessory to a dwellinghouse including garages and carports, provided:
 - (a) that the gross floor area of all buildings accessory to each dwellinghouse shall not exceed 60m², and
 - (b) no accessory building shall be located less than 4.5 metres from any boundary on the site.
- (iii) Horticulture including orcharding.
- (iv) Buildings accessory to horticulture, including dwellinghouses.
- (v) Parks, gardens and outdoor recreation areas.

4.5.3.2 Conditional Uses

The following shall be conditional uses in the Residential Lowburn Zone:

- (i) Buildings, including dwellinghouses accessory to the use of land for parks, gardens and outdoor recreation.

- (ii) Removal and resiting of existing dwellinghouses as provided for in the Residential Zone.

4.5.3.3 Subdivision

The provisions of Section 3.11 shall apply wherever appropriate, except that

- (i) Every allotment created by subdivision shall have an area of not less than 3,000m².
- (ii) On every scheme plan of subdivision, each allotment that is intended for the erection of a dwellinghouse shall show a "building platform" for the intended dwellinghouse of a practicable shape not less than 100m² in area and in a location which is suitable for building.
- (iii) Every allotment in the subdivision shall be of a sufficient area to provide natural drainage for the effective disposal of effluent within the site.

4.5.3.4 Bulk and Location Requirements

For all uses the following requirements shall apply:

- (i) Yards
No building including an accessory building may be located less than 4.5m from any boundary of a site.
- (ii) Maximum Height
No building may exceed a maximum height of 7.1 metres.

