

Recommended amendments in response to KiwiRail (S228)

SETZ – Settlement Zone Rules

Settlement Zone Rules	
Permitted Activities	
SETZ - R2	Buildings and Sites - Design
<p>Activity Status Permitted Where:</p> <ul style="list-style-type: none"> i. The maximum height above ground level for buildings is: <ul style="list-style-type: none"> a. 10m for residential buildings and Emergency Service Facilities and 7m for accessory buildings; except b. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; c. 7m for buildings in the SETZ - PREC3 - Coastal Settlement Precinct; and d. 12m for buildings in the SETZ - PREC2 - Settlement Centre Precinct; ii. The maximum site coverage is: <ul style="list-style-type: none"> a. 40%; except b. Maximum site coverage is 60% in the SETZ - PREC2 - Settlement Centre Precinct iii. The maximum gross ground floor area of any one building <ul style="list-style-type: none"> a. Is 350m²; except b. In the SETZ - PREC3 - Coastal Settlement Precinct the gross ground floor area is a maximum of 200m² total for all buildings on the site. iv. Buildings are setback from boundaries as follows: <ul style="list-style-type: none"> a. 5m from the road and any GRUZ - General Rural or INZ Industrial Zone boundary, 1.5m from the railway corridor and 1m from internal boundaries; except b. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings are setback 5m from internal boundaries; c. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the road boundary is required where there is a verandah provided over an adjacent footpath. v. In the Kumara Junction Developments area: <ul style="list-style-type: none"> a. A minimum 5m wide buffer strip of indigenous vegetation is to be retained on all boundaries. Native species will be retained or planted to ensure that, at maturity, buildings will be screened from the road and neighbouring allotments; b. A maximum of 2000m² indigenous vegetation in total is allowed to be cleared from each site; and c. Development will be in accordance with the Outline Plan set out in the Development Areas section of the Plan; vi. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at 	<p>Activity status where compliance not achieved: Discretionary where standards 1-4 are not complied with.</p> <p>Restricted Discretionary where standards 5-6 are not complied with.</p>

<p>least 10 working days prior to the works commencing. This standard does not apply to:</p> <ol style="list-style-type: none"> a. Road boundaries; b. Buildings on adjoining sites that have a common wall along the boundary; c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; d. Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or GRUZ General Rural Zone; e. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or f. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. In relation to indigenous vegetation clearance in Kumara Junction developments and Standard 5. it should be noted that indigenous vegetation clearance provisions in the Ecosystems and Biodiversity Chapter also apply; 2. Where a residential building or noise sensitive activity is located within: <ol style="list-style-type: none"> i. 80m of a State Highway with a speed limit of 70kph or greater; or ii. 40m of a State Highway with a speed limit of less than 70kph; or iii. 40m of a Railway Line; or iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>	
---	--

RESZ - Residential Zones Rules

General Residential Zone Rules	
Permitted Activities	
GRZ - R1	Residential Activities and Residential Units
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. Residential unit density is no more than: <ol style="list-style-type: none"> i. 1 unit per 350m² net site area; or ii. 1 unit per 300m² net site area where two or more adjoining sites are developed; 2. There is no more than 1 minor residential unit per site with a maximum size of 65m²; 3. Maximum building height above ground level is: <ol style="list-style-type: none"> i. 10m; except that 	<p>Activity status where compliance not achieved: Discretionary where standards 1 to 8 are not complied with.</p> <p>Restricted Discretionary where standards 9 and 10 are not complied with.</p>

- ii. No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine
- 4. Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm into the setback distance;
- 5. Maximum site coverage is 40%;
- 6. A minimum of 30m² of outdoor living space is provided per residential unit and 12m² per minor residential unit which is separate to the outdoor space for the principal dwelling and excluding any parking and manoeuvring areas;
- 7. No more than one heavy vehicle is stored on site;
- 8. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;
- 9. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:
 - i. Road boundaries;
 - ii. Buildings on adjoining sites that have a common wall along the boundary;
 - iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - iv. Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone;
 - v. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or
 - vi. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically; and
- 10. Buildings are setback a minimum of 1.5m from the railway corridor and 1m from all other site boundaries, except that:
 - i. Duplexes do not require a setback from the side boundary of the other duplex unit; and
 - ii. Setbacks are not required from adjacent residential boundaries where neighbouring property owner's written approval is provided to the Council 10 working days prior to the works commencing.

Advice Note:

Where a residential building or noise sensitive activity is located within:

- vii. 80m of a State Highway with a speed limit of 70kph or greater; or
- viii. 40m of a State Highway with a speed limit of less than 70kph; or
- ix. 40m of a Railway Line; or
- x. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- xi. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.

Medium Density Residential Zone Rules

Permitted Activities

MRZ - R1

Residential Activities and Residential Units

Activity Status Permitted

Where:

11. Residential unit density is no more than 1 unit per 300m² net site area;
12. The maximum building height above ground level is 10m;
13. Buildings are setback a minimum 4.5m from road boundaries, except that a roof overhang may encroach 750mm;
14. Maximum site coverage is 40%;
15. A minimum of 30m² of outdoor living space is provided per residential unit excluding any parking and manoeuvring areas;
16. No heavy vehicles are stored on site;
17. All residential units and buildings used for a residential activity must be connected to the community water supply and wastewater networks and stormwater from the site used for the activity must not drain to any public road except for secondary flow purposes;
18. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to:
 - i. Road boundaries;
 - ii. Buildings on adjoining sites that have a common wall along the boundary;
 - iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - iv. Boundaries adjoining any site in a CMUZ - Commercial and Mixed Use, INZ - Industrial or RURZ - Rural Zone;
 - v. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or
 - vi. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically; and
19. Buildings are setback a minimum of **1.5m from the railway corridor and** 1m from all other site boundaries, except that:
 - i. Duplexes do not require a setback from the side boundary of the other duplex unit; and
 - ii. Setbacks are not required from adjacent residential boundaries where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.

Advice Note:

Activity status where

compliance not achieved:

Controlled where this is for Medium Density Housing and standards 1 - 4 are not complied with.

Otherwise: Discretionary

<p>Where a residential building or noise sensitive activity is located within:</p> <ul style="list-style-type: none"> xii. 80m of a State Highway with a speed limit of 70kph or greater; or xiii. 40m of a State Highway with a speed limit of less than 70kph; or xiv. 40m of a Railway Line; or xv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or xvi. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. <p>Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.</p>	
--	--

HOSZ - Hospital Zone Rules

HOSZ - Hospital Zone Rules	
Permitted Activities	
HOSZ - R1	Healthcare and Medical Activities and Buildings
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 3. Any ancillary commercial activity does not exceed 200m² gross floor area or 10% of the hospital building footprint per commercial activity per site, whichever is the lesser; 4. The maximum building height above ground level is: <ol style="list-style-type: none"> i. 12 metres at the Te Nikau Grey Hospital, Reefton Hospital and Buller Integrated Health Centre Site; and ii. 10m at all other locations in the zone; and iii. This does not include solar water heating components, antennas, aerials, flues, chimneys, satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) that do not exceed the height by more than 1m. 5. The maximum building length is 20m where this is within 5m of an adjoining RESZ - Residential Zone; 6. All outdoor rubbish and collection areas must be fully screened with a fence that is 1.8m in height measured from ground level; 7. Any building or structure including car parking areas, outdoor storage and rubbish collection areas must be setback: <ol style="list-style-type: none"> i. 5m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and ii. 5m from the road boundary; and iii. 1.5m from the railway corridor boundary; and 8. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>

<ul style="list-style-type: none"> iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.5m vertically. <p>Advice Note:</p> <ol style="list-style-type: none"> 1. Where Healthcare and Medical Facilities are located within one of the Natural Hazard Overlays, the relevant rules for sensitive activities and critical response facilities of the Natural Hazards Chapter will apply. 2. Where Healthcare and Medical Facilities are located within the Airport Noise Contour boundary, the acoustic insulation requirements of Rule NOISE - R3 will apply. 	
--	--

OSRZ - Open Space and Recreation Zone Rules

OSZ - Open Space Zone Rules	
Permitted Activities	
OSZ - R1	Park Facilities and Park Furniture
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 20. The maximum building height above ground level is 7m; 21. The maximum gross floor area is 100m²; 22. Buildings are setback: <ol style="list-style-type: none"> i. 4.5m from the road and railway corridor boundary; and ii. 3m from any RESZ - Residential Zone or SETZ - Settlement Zone boundary. 23. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary; 24. Fences, walls and retaining walls are a maximum 2m height above ground level; 25. No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and 	<p>Activity status where compliance not achieved:</p> <p>Controlled</p>

v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.	
--	--

Controlled Activities	
OSZ - R13	Park Facilities and Park Furniture not meeting Rule OSZ - R1
Activity Status Controlled Matters of control are: <ol style="list-style-type: none"> a. Design, position and location of any buildings; b. Landscape measures; c. Vehicle access and parking design and location; and d. Management of effects on natural character, landscape, historical and cultural values, ecological and biodiversity values; and e. the safe and efficient operation of the rail corridor. 	Activity status where compliance not achieved: N/A

SARZ - Sport and Active Recreation Zone Rules	
Permitted Activities	
SARZ - R1	Park Facilities and Park Furniture
Activity Status Permitted Where: <ol style="list-style-type: none"> 26. The maximum building height above ground level is 10m; 27. Masts, poles, aerials and pou whenua must not exceed 7m in height; 28. The maximum gross floor area is 200m²; 29. Buildings are setback: <ol style="list-style-type: none"> i. 4.5m from the road and railway corridor boundary; and ii. 3m from any Residential Zone or Settlement Zone boundary. 30. External storage is screened by a 1.8m fence or landscaping so that it is not visible from any adjoining residential zone boundary; 31. Fences, walls and retaining walls are a maximum 2m height above ground level; 32. No building shall project beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. 	Activity status where compliance not achieved: Controlled

<p>finals, spires) provided these do not exceed the recession plane by more than 3m vertically; and</p> <p>v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.</p>	
---	--

Controlled Activities	
SARZ - R10	Park Facilities and Park Furniture not meeting Permitted Activity Standards
<p>Activity Status Controlled</p> <p>Matters of control are:</p> <ol style="list-style-type: none"> Design, position and location of any buildings; Landscape measures; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values, ecological and biodiversity values; and the safe and efficient operation of the rail corridor. 	<p>Activity status where compliance not achieved: N/A</p>

COMZ – Commercial Zone Rules

COMZ - R1	New Buildings and External Additions or Alterations to Existing Buildings	
	<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum height above ground level is 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; Any building or structure is set back: <ol style="list-style-type: none"> 3m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and 3m from the road boundary, except for; sites with frontage to two roads in the COMZ - Commercial Zone can have a 3m setback on one road boundary and 1.5m setback on the other road boundary; 1.5m from the railway corridor boundary, excluding accessory buildings and structures. Landscaping shall be provided as follows: <ol style="list-style-type: none"> The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip; The planting of 1 tree per 20 carparking spaces is required within any carparking area; and Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. The maximum building length is 20m where this abuts a 	<p>Activity status where compliance not achieved: Restricted Discretionary where standards 2 to 5 are not complied with.</p> <p>Discretionary where standard 1 is not complied with.</p>

<p>RESZ - Residential Zone;</p> <p>5. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any site boundary. This standard does not apply to:</p> <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically; v. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically. <p>Advice Notes:</p> <ol style="list-style-type: none"> 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council. 		
COMZ - R2	Minor Structures	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Standard 2 for Rule COMZ - R1 is complied with; 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. Any antenna dish must be less than 1m in diameter; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. Any other structure must not exceed 10m² and 2m in height. 		<p>Activity status where compliance not achieved: Discretionary</p>
COMZ - R3	Fences, Walls and Retaining Walls	
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 		<p>Activity status where compliance not achieved: Discretionary</p>

2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.
Advice Note: Retaining walls greater than 1m in height should be subject to engineered design and meet the Building Code.

MUZ – Mixed Use Zone Rules

MUZ - R1	New Buildings and External Additions or Alterations to Existing Buildings	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum ground floor area of the building is 500m²; 2. The maximum height above ground level is 12m except that this standard does not apply to hose drying towers at Emergency Service Facilities; 3. Any building on a Facade Control Street must have: <ol style="list-style-type: none"> i. A cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One; ii. 20% of the facade devoted to display windows or transparent glazing; and iii. The principal public entrance to the building must be located on the front boundary; 4. Any building or structure is setback a minimum of: <ol style="list-style-type: none"> i. 3m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone, INZ - Industrial Zone or PORTZ - Port Zone boundary; and ii. 1.5m from the railway corridor boundary, excluding accessory buildings and structures. 5. No building shall protrude beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary. This standard does not apply to: <ol style="list-style-type: none"> i. Road boundaries; ii. Buildings on adjoining sites that have a common wall along the boundary; iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard; iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by 		<p>Activity status where compliance not achieved: Restricted discretionary where standards 1 and 3 to 7 are not complied with. Discretionary where standard 2 is not complied with.</p>

<p>more than 0.25m vertically.</p> <p>Advice Notes: <u>Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</u></p>	
---	--

TCZ – Town Centre Zone Rules

TCZ - R1	<u>New Buildings, External Additions or Alterations to Existing Buildings</u>	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> 1. The maximum height above ground level is; <ol style="list-style-type: none"> a. 20 metres in TCZ – PREC1 Greymouth/Māwhera Town Centre Precinct. b. 12 metres in TCZ – PREC2 – Hokitika Town Centre Precinct. c. 15 metres in TCZ – PREC3 – Westport/Kawatiri Town Centre Precinct. d. 12 metres in TCZ – PREC4 – Reefton Town Centre Precinct. <p>Except that hose drying towers at Emergency Service Facilities are exempt from this standard;</p> 2. Any building is located: <ol style="list-style-type: none"> a. On the front boundary of the site; b. With no setback from the street boundary, except that a recess of up to 0.5m within the facade of the building is permitted; 3. Any building is setback a minimum of: <ol style="list-style-type: none"> a. 3m from any RESZ - Residential Zone boundary; b. 1.5m from the railway corridor boundary, excluding accessory buildings. 4. The ground floor facade of all buildings with a Main Street Frontage must have: <ol style="list-style-type: none"> a. A minimum of 50% of the building façade at ground level must comprise clear glazing; and b. One public entrance with glazing comprising at least 40% of the doors; except that c. Any Heritage Building in Schedule One is exempt from this requirement. 		
	<p>Activity status where compliance not achieved:</p> <p>Non-complying where standards 2 and 3 are not complied with.</p> <p>Discretionary where standards 1 and 4 to 5 are not complied with.</p>	

5. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ - Residential Zone. This standard does not apply to:
- a. Road boundaries;
 - b. Buildings on adjoining sites that have a common wall along the boundary;
 - c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - d. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and
 - e. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.

Advice Notes:

1. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
2. When designing new buildings or additions and alterations to existing buildings in the Town Centre Zone, developers are encouraged to use the relevant Desing Guidelines:
 - a. the Hokitika Town Centre Urban Design Guidelines; or
 - b. Greymouth/Māwhera Town Centre and Mixed Use Urban Design Guidelines; or
 - c. Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines; or
 - d. Reefton Town Centre Urban Design Guidelines.

NCZ – Neighbourhood Centre Zone Rules

NCZ - R1	New Buildings, External Additions and Alterations to Existing Buildings	
<p>Activity Status Permitted</p> <ol style="list-style-type: none"> 1. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities; 2. Maximum site coverage is 60%; 3. The maximum building length is 20m where this abuts a RESZ - Residential Zone; 4. Any building or structure, excluding buildings for residential activities and residential units, is set back <ol style="list-style-type: none"> i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary; 		<p>Activity status where compliance not achieved:</p> <p>Restricted discretionary where 2 to 6 are not complied with</p> <p>Discretionary where standard 1 is not complied with</p>

- ii. 3m from the road boundary; or
- iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone:
 - a. 3m on one road boundary; and
 - b. 1.5m on the other road boundary;

iv. 1.5m from the railway corridor boundary, excluding accessory buildings and structures.

5. Buildings for residential activities and residential units are setback
- i. 4.5m from road boundaries, except that a roof overhang may encroach 750mm into the setback;
 - ii. 1.5m from the railway corridor boundary, excluding accessory buildings; and
 - iii. 1m from all other site boundaries, except that duplexes do not require a setback from the side boundary of the other duplex unit; and
6. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;
7. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any residential site boundary. This standard does not apply to:
- i. Road boundaries;
 - ii. Buildings on adjoining sites that have a common wall along the boundary;
 - iii. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
 - iv. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or
 - v. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.

Advice Note:

8. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.