

5.2. Urban Character Area

5.2.1. Introduction

5.2.1.1. The Urban Character Area incorporates all of the District's major settlements and most of the smaller settlements. Excluded are a number of bach settlements on road reserve and several smaller settlements where development is not considered appropriate, due in the main, to servicing constraints.

5.2.1.2. In the larger towns of Westport and Reefton, the Urban Character Area is divided into three broad zones, the commercial zone, residential zone and industrial zone. Westport also has a Port Zone. In the smaller towns there is no differentiation between zones so that the settlements are all zoned residential. A scenically sensitive residential zone covers Punakaiki and Ross Subdivision where additional controls on building design and appearance and amenity values are considered necessary in order to maintain their distinctive character. A scenically sensitive commercial zone will enable further development particularly for tourist related facilities in the Punakaiki area.