

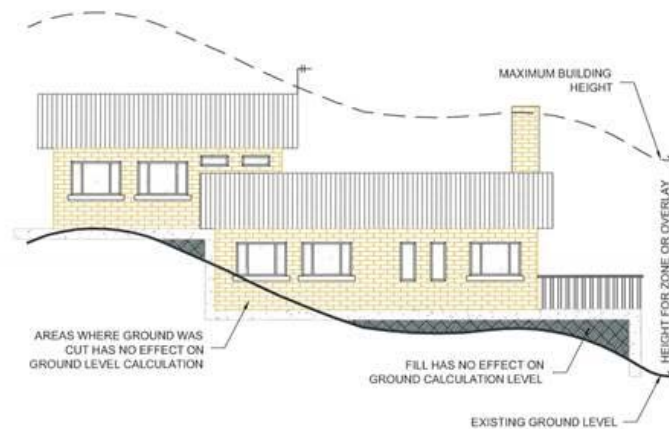
Height of structures

It is important that you show *actual* ground levels on elevation plans for buildings. Showing ground levels at the outset will ensure that everyone involved is aware of what the effects of an activity are, and will also reduce any complications when it comes to monitoring and final sign off.

When calculating the height of structures under the Proposed Invercargill City District Plan, the Council now uses a “rolling height method”, which is the same as that used in the Southland District. No longer is the ground level be averaged over the length of the building, and instead we now look at the actual ground level.

The definition from the Proposed District Plan is:

Height: Means the vertical distance between the existing ground level and the top of that part of the building immediately above. Refer to the diagram below.



ROLLING BUILDING HEIGHT IS MEASURED VERTICALLY ACROSS THE WHOLE SITE FROM EXISTING GROUND LEVEL TO THE MAXIMUM BUILDING HEIGHT FOR THAT ZONE.

ROLLING HEIGHT METHOD

For the purpose of calculating height, account shall not be taken of:

- (A) lightning rods, chimneys, steeples, towers, turrets, spires, finials, dormer windows, ventilation shafts, water tanks, elevator lofts, solar heating devices and similar architectural features and parts of a building, provided the feature is incorporated within the footprint of the building, and:
- in the Residential 1, 1A, 2 and 3 Zones, the Business 4 Zone, the Rural Zone and the Otatara Zone the maximum height permitted for the Zone and any relevant height recession planes are not exceeded by more than 1.5m and the maximum width of the incursion does not exceed 2m. Up to one such incursion is permitted per boundary.
 - in the Business 1, 2, 3 and 6 Zones and the Industrial 1 Zone the maximum height permitted for the Zone and any relevant height recession planes, are not exceeded by more than 3m and the maximum width of the projection does not exceed 3m. Up to one such incursion is permitted per boundary.
 - in all other Zones the maximum height permitted for the Zone and any relevant height recession planes are not exceeded by more than 5m and the maximum width of the incursion does not exceed 3m. Up to one such incursion is permitted per boundary.
- (B) the top portion of a gable end or the end wall of a mono-pitched roof, including any associated overhanging eaves and/or spouting, for sites in the Residential 1, 1A, 2 and 3

Zones, and the Rural Zone, provided the maximum height permitted for the Zone and any relevant height recession planes are not exceeded by more than 1.5m and the maximum width of the incursion does not exceed 3m. One such incursion is permitted per boundary.