

**IN THE MATTER OF** the Canterbury Earthquake  
(Christchurch Replacement District Plan)  
Order 2014

**AND**

**IN THE MATTER OF** Chapter 14 Residential (Part) — Stage 2

Date: 8 June 2016

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**MINUTE**

**Residential Stage 2 — directions in relation to paragraph [171] of Decision 17**

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[1] Our Decision 17<sup>1</sup> directed the Christchurch City Council to prepare and notify a new proposal to address an appendix that was mistakenly omitted from the notified Replacement District Plan. That appendix assists with interpretation of recession plane rules where compliance is required for the midpoint for walls and roof lines.

[2] The Council has filed a memorandum attaching the new Appendix, as well as including some additional matters that seek to ensure that daylight recession planes are able to be applied in a clear and comprehensive manner. The changes the memorandum seeks are:

- (a) Amend Diagrams A and B of Appendix 14.14.2 Recession Planes to include reference to the Residential Small Settlement Kainga and Spencerville Overlay Areas and Residential Hills Zones, and insert Diagram F to specify the Angle for the Residential Large Lot Zone;
- (b) Insert new Appendix 14.14.2A Permitted intrusions — gables;

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<sup>1</sup> Decision 17 – Residential (Part) (and relevant definitions and associated planning maps) at [171]


- (c) Insert new Appendix 14.14.2B Recession planes — midpoint location along walls and roof sections; and
- (d) Consequential amendments to Rules 14.5.3.4 and 14.7.3.4 to refer to Appendix 14.14.2B, and a note explaining what constitutes a section of roof.

[3] Having now received and considered the Appendix we are satisfied the contents are not in a material way out of scope. We are also satisfied the changes involved can be made under cl 13 of the Order in Council without the need for notification of a new proposal.

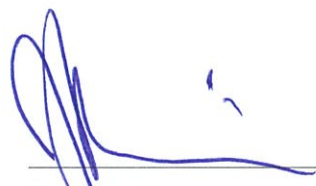
[4] We have also identified that Appendix 14.14.2A is not cross-referenced in the provisions. We have therefore included reference to Appendix 14.14.2A in the Notes accompanying Appendix 14.14.2. We are satisfied this amounts to a minor correction.

[5] The additional appendices 14.14.2A and 14.14.2B and the updated appendix 14.14.2 and provisions are attached in Schedule 1.


For the Hearings Panel:



Hon Sir John Hansen  
Chair



Jane Huria  
Panel Member



Dr Phil Mitchell  
Panel Member



Mr Alec Neill  
Panel Member

## Corrections to Decision 17

### Key:

1. Corrections are shown in **bold underline**. The Proposal will apply within relevant zones that have already been decided upon, by the Panel in its Decision 17.
2. Additions to Appendix 14.14.2 are highlighted within a yellow box.

## Chapter 14 Residential

### 14.5 Rules - Residential Hills Zone

#### 14.5.3 Built form standards

##### 14.5.3.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.14.2 Diagram B as relevant, from points 2.3 metres above:
  - i. ground level at the internal boundaries or
  - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas or
  - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. The recession plane shall only apply to the midpoint of each section of wall ~~or~~ **and** roof of a building, **as shown in Appendix 14.14.2B.**

**Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.**

Refer to Appendix 14.14.2 for permitted intrusions.

## 14.7 Rules - Residential Large Lot Zone

### 14.7.3 Built form standards

#### 14.7.3.4 Daylight recession planes

- a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.14.2 Diagram F as relevant, from points 2.3 metres above:
  - i. ground level at the internal boundaries or
  - ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas or
  - iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
- b. The recession plane shall only apply to the midpoint of each section of wall ~~or~~ and roof of a building, **as shown in Appendix 14.14.2B.**
- c. Except in Worsleys Road where the recession planes shall commence from points 2.3m above a line at ground level 5 metres inside internal boundaries.

**Note: For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.**

Refer to Appendix 14.14.2 for permitted intrusions.

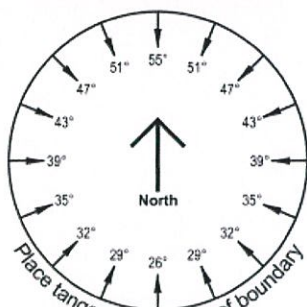


## 14.14 Appendices

### 14.14.2 Appendix – Recession planes

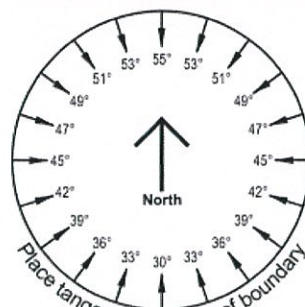
#### Appendix 14.14.2 - Recession Planes

Note: North is true north



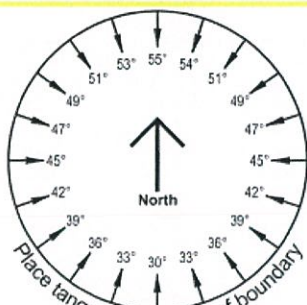
A Applicable to all buildings:

- in the Residential Suburban Zone
- on sites in other non residential zones that adjoin the Residential Suburban Zone
- in the Residential Small Settlement Zone Kainga Overlay Areas 1 and 2 and Spencerville Overlay Area



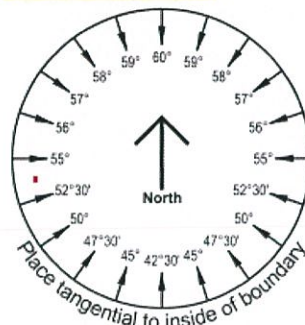
B Applicable to all buildings:

- Residential Suburban Density Transition Zone
- on sites in other non residential zones that adjoin the Residential Suburban Density Transition Zone
- Residential Hills Zone



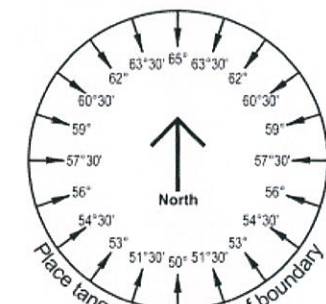
C Applicable to all buildings:

- in the Residential Medium Density Zone
- on sites in other non residential zones that adjoin the Residential Medium Density Zone



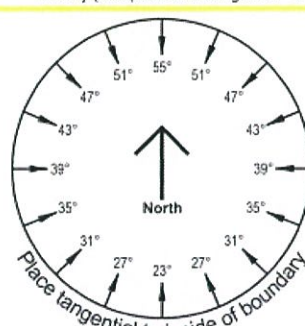
D Applicable to all buildings:

- in the medium density higher height limit zones
- on sites in other non residential zones that adjoin the medium density higher height limit zones
- in the medium density higher height limit zones (except those buildings over 11 metres in height)
- on sites in other non residential zones that adjoin the medium density (except those buildings over 11 metres in height)



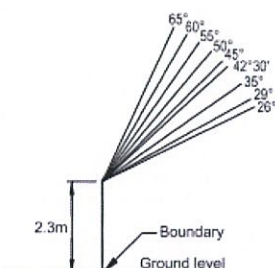
E Applicable to all buildings:

- over 11 metres in height in the medium density higher height limit zones
- over 11 metres in height on sites in other non residential zones that adjoin the medium density higher height limit zones



F Applicable to all buildings:

- in the Residential Large Lot Zones

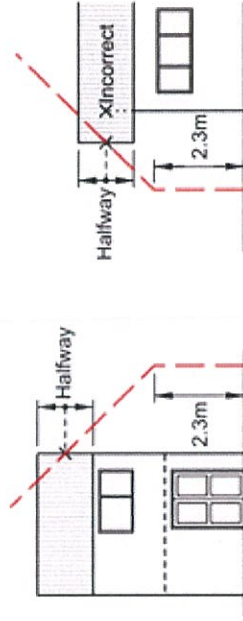
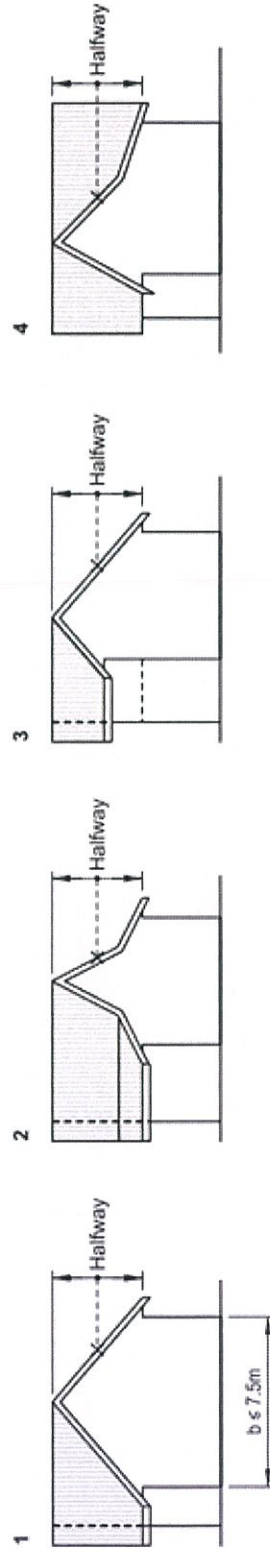


**Note:** The following intrusions are permitted:

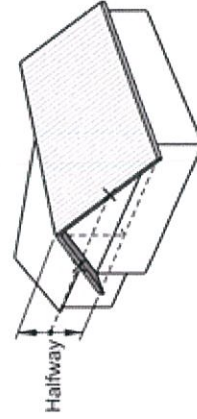
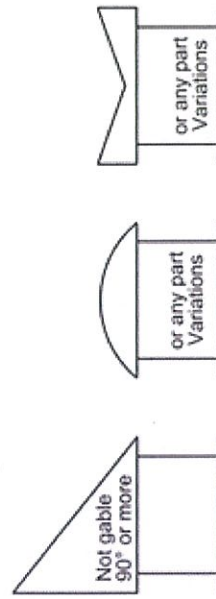
- a. Gutters and eaves by up to 0.2 metres;
- b. Solar panels up to two metres in length per boundary;
- c. Chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than nine metres above ground level), provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed one metre.
- d. Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20 metre length of internal boundary and the maximum dimension thereof parallel to the boundary for this structure shall not be 20 metres, and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.
- e. Where a single gable end with a base (excluding eaves) of 7.5 metres or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane. **Refer to Appendix 14.14.2A – Permitted intrusions – gables.**

# Appendix 14.14.2A - Permitted Intrusions - Gables

Location of halfway between the eaves and ridge line.



Examples of designs that do not meet the definition of a gable:





## Appendix 14.14.2B - Recession Planes - Midpoint Location Along Wall And Roof Sections

### NOTE:

Ground levels taken at boundary.

If lower on the neighbours side then the lower ground level is used.

Views 1, 3, 5 and 7 show compliance with recession planes corresponding to midpoints of walls.

Views 2, 4, 6 and 10 show compliance with recession planes corresponding to midpoints of roof.

View 8 shows non-compliance with recession plane corresponding to midpoint 8 for a section of roof.

View 9 shows non-compliance with recession plane corresponding to midpoint 9 for a section of wall.

### KEY

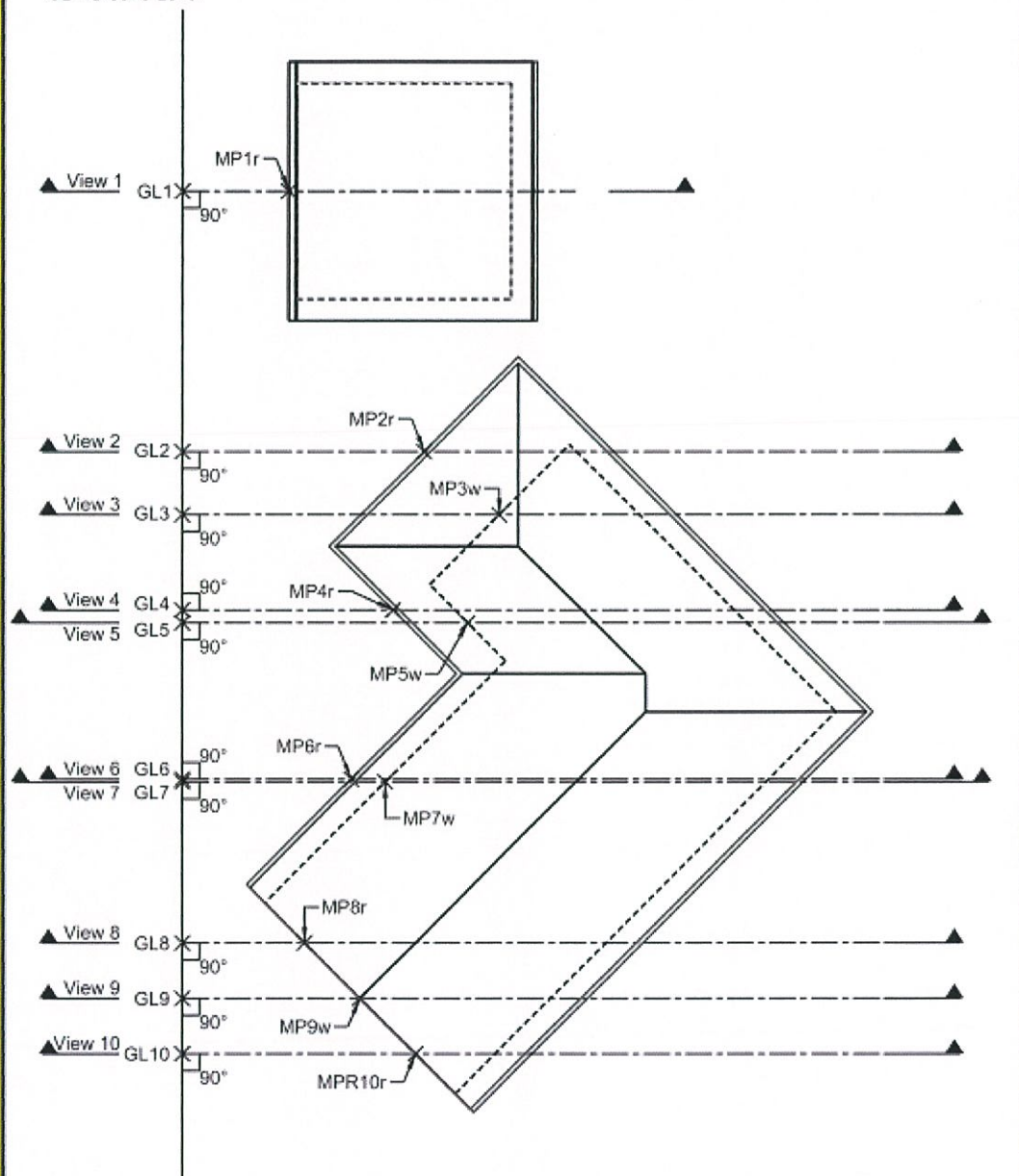
$\alpha$  - Recession plane angle from Appendix 14.14.2A

RP - Recession Plane

MPXr - Midpoint Roof

MPXw - Midpoint Wall

GL - Ground Level





# Appendix 14.14.2B - Recession Planes - Midpoint Location Along Wall And Roof Sections

## **NOTE:**

Ground levels taken at boundary.  
If lower on the neighbours side then the lower ground level is used.

Views 1, 3, 5 and 7 show compliance with recession planes corresponding to midpoints of walls.

Views 2, 4, 6 and 10 show compliance with recession planes corresponding to midpoints of roof.

View 8 shows non-compliance with recession plane corresponding to midpoint 8 for a section of roof.

View 9 shows non-compliance with recession plane corresponding to midpoint 9 for a section of wall.

## **KEY**

$\alpha$  - Recession plane angle from Appendix 14.14.2A  
RP - Recession Plane  
MPXr - Midpoint Roof  
MPXw - Midpoint Wall  
GL - Ground Level

