

Recession Planes Issues and Options

Should we change the rules on recession plane angles? yes ☐ no ☐

If yes, what should they be:

- ☐ 45° on all boundaries?
- ☐ 35° on all boundaries
- ☐ 55° on north, 40° on east and west, 25° on south?
- ☐ Some other option?

Name

Email

Address

What do you think?

Please send your comments to:
Policy & Planning
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348

Email services@qldc.govt.nz

Or comment online at
www.qldc.govt.nz/district_plan_review

Comments should be received by 30 November 2012 although feedback on these issues will be welcome at anytime during the review process.

What are we doing?

We are reviewing the District Plan and looking at what works well and what needs to be changed.

Community feedback tells us we need to look at the rules on recession planes. We'd like your comments.

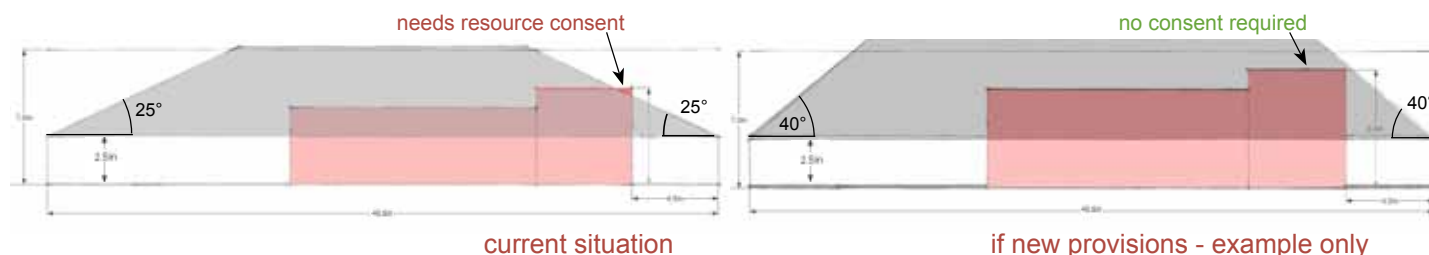
You may also be interested in the brochure on Renewable Energy available at www.qldc.govt.nz/district_plan_review

Recession planes (height in relation to boundary)

Many non-complying consents are for minor height and recession plane infringements. Because of this we are looking at alternatives to the current rules which might reduce the need to obtain consent. It appears that the recession plane rules in the Three Parks and Kingston Village zones may offer a solution. They reflect current best practice and strike a balance between building affordability, protecting sun access for neighbours and encouraging the use of solar power systems.

The recession planes define the 'building envelope', and when a structure sits within the building envelope then it complies with those rules. The higher angles on the north, east, and west boundaries allow a larger building envelope, which should make it easier and less costly to build a house that can sit within it. Another benefit would be to take advantage of the proposed permitted activity standard for Solar Panels.

Currently zones that have recession planes use a 25° angle on all boundaries. If we relax the rules to 35°, 40°, 45° or 55° then the same building could be built without the need to obtain resource consent in respect of the recession plane rule.



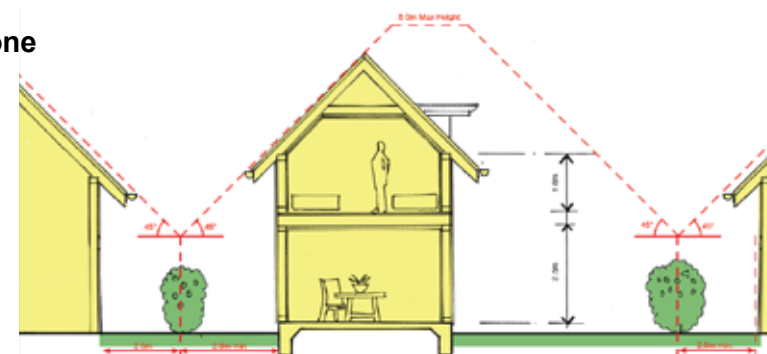
Why is a change worth considering?

Two other zones provide examples of alternatives.

Example 1 - Kingston Village Special Zone

Medium density: 45° on all boundaries

Low density: 35° on all boundaries



Example 2 - Three Parks Special Zone

Low and medium density:

55° on north

40° on east and west

25° on south



recession

planes