

## Glenorchy Minimum Roof Pitch Rule

This rule was meant to encourage pitched roofs to give an alpine character in Glenorchy. However monitoring has not proved that is what has resulted. When combined with the current recession planes, the minimum roof pitch rule makes it hard to build two-storey homes and reduces the flexibility of where homes can be located on a site. The current rule states:

### 9.2.5.1 Site Standards

- viii External Appearance of Buildings In the Glenorchy Township Zone the principal roof of all buildings must be designed with a minimum pitch from the horizontal of 25°. The angle of pitch shall be towards the centre of the building from the longest external side of the building. Except that: Up to 60% of the roof area, in the form of lean-to's, verandas and other such projections, may be of a lesser pitch.



**Character** Do you want alpine character preserved?

**Built Form** Do you want to allow two-storey houses?

Should the Glenorchy minimum roof pitch rule be kept, altered or removed?

## Clarifying Flood Level and Maximum Building Height

The current District Plan rules are unclear as to the maximum height of buildings in that part of Glenorchy subject to flooding (land which lies lower than 312.8masl), and whether the recession plane rules are meant to apply. The result has been additional resource consent costs when the proposed building was no higher than 5.5m above the 312.8masl level, as the rule intended.

Although the problem exists only in Glenorchy, the simple solution would be to change how heights are stated for all Township zones by introducing a simple table and removing some of the complicated text. The following table is proposed:

Township	Maximum Height above Ground Level
Kingston, Kinloch	7m or 5.5m above 312.8masl whichever is the highest
Glenorchy	5.5m or 5.5m above 312.8masl whichever is the highest
Lake Hawea	7m or 5.5m above 349.2masl whichever is the highest
Makarora	5.5m
Albert Town & Luggate	7m

The full proposed changes can be found with this brochure at [www.qldc.govt.nz/district\\_plan\\_review](http://www.qldc.govt.nz/district_plan_review)

Is the proposed fix to the flood level and maximum building height issue a good idea?



## Townships Roofline Issues



We're currently reviewing the District Plan and looking at what works well and what needs to be changed. As part of this process, a series of community meetings were held that raised a number of issues relating to rooflines.

There are some areas that we think could be improved and we'd like your feedback on the following issues.

Yes ☐ No ☐

**Recession Planes (height in relation to boundary)**  
Should we change the rules on recession plane angles?

Keep ☐ Alter ☐ Remove ☐

**Glenorchy Minimum Roof Pitch Rule**  
Should the Glenorchy minimum roof pitch rule be kept, altered or removed?

Yes ☐ No ☐

**Clarifying Flood Level and Maximum Building Height**  
Is the proposed fix to the flood level and maximum building height issue a good idea?

Some of these issues relate only to Glenorchy but it is possible to change the rules so they apply to all townships.

Please send your comments by **5 September 2012** to:

Policy & Planning, Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348

email [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

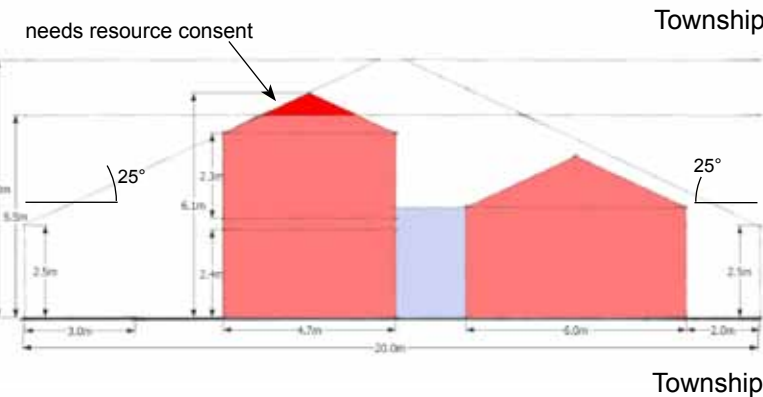
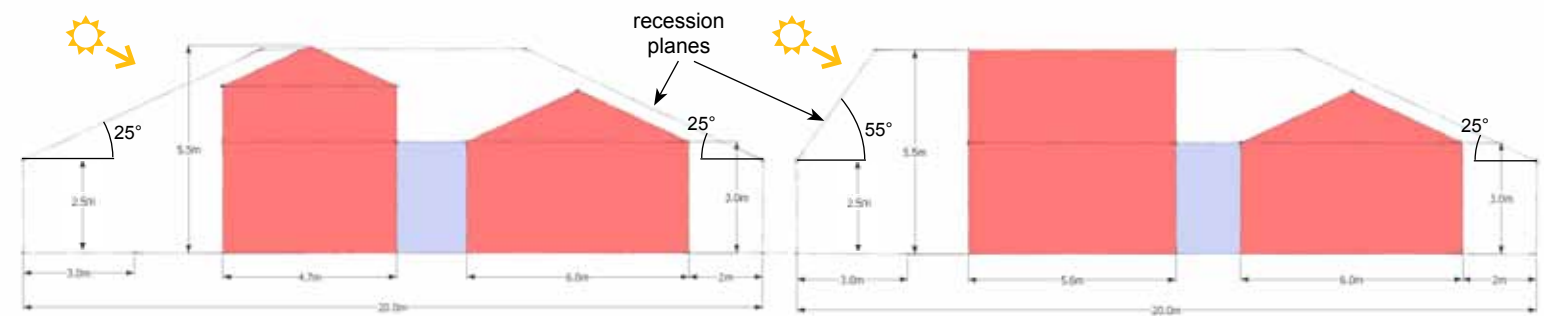
Or comment online at [www.qldc.govt.nz/district\\_plan\\_review](http://www.qldc.govt.nz/district_plan_review)

Comparing the Township Zone and Three Parks Zone

Plan View



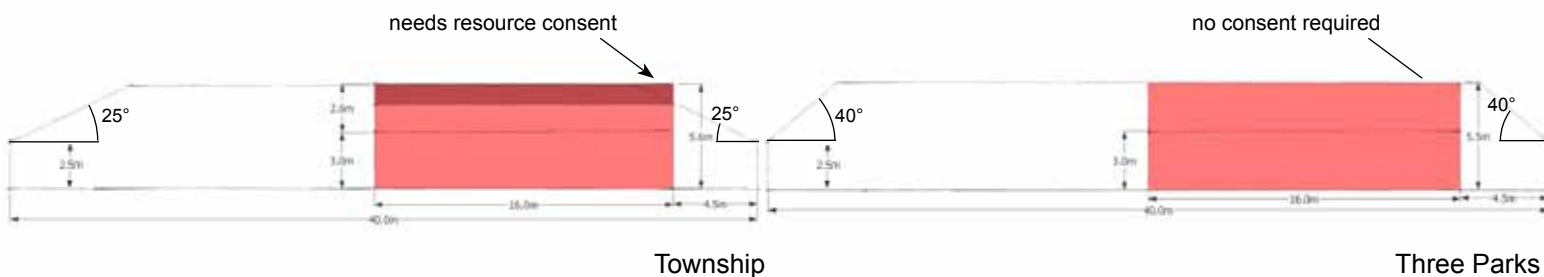
View 1 Street/West Elevation



From the street, View 1 shows how a one-and-a-half-storey (top) or two-storey (bottom) would sit within or breach the recession planes. The darker shading shows the portion of the building requiring consent, as it sits outside of the recession plane.

Note that the Three Parks example would enable the same building without requiring consent.

View 2 North Elevation



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 zone may offer a solution, as they are the most recently developed rules in the District Plan. They reflect current best practice and strike a balance between building affordability and protecting sun access for neighbours.

The pictures opposite compare height and recession planes for the Township Zones (left) and the Three Parks Low Density Zone (right). 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.

Plan View - Example

Section: 800m<sup>2</sup>  
Flat site  
House: 195m<sup>2</sup>  
Street: runs north-south  
Setbacks: 4.5m from street and rear, 2m/3m from sides

Views 1 and 2

	Township Zone	Three Parks
Recession Planes	25° on all boundaries	55° from north 40° from east & west 25° from south
Height Limit	5.5m or 7m	8m

All recession planes commence from a point 2.5m above the property boundaries

- Flexibility** Should there be greater flexibility in the recession plane to allow two-storey structures without a resource consent?
- Sun Access** Does a 25° recession plane on the southern boundary provide enough sun for a neighbour?
- Privacy** Does a 55° recession plane on the northern setback create a problem for a neighbour? Is the benefit of greater flexibility for house design worth a change to the rule?
- Views** If we change the recession plane but leave the height limit the same, is there an impact on views?
- Tiered Approach** Should the rules consider adding an upper tier to the standards, to clarify what the plan is meant to enforce?

Should we change the rules on recession plane angles?