



## Things you need to know about

## Structure Coverage, Recession Planes, Boundary Setbacks and Structure Heights



# Structure Coverage, Recession Planes, Boundary Setbacks and Structure Heights

***If you are considering building you need to ensure you are aware of District Plan provisions.***

### Why do structures need to meet Council requirements?

Structure coverage, recession planes and boundary setbacks play an important role in creating and maintaining amenity and visual values within the respective zones. Structures of an inappropriate size, height and location have the potential to create adverse environmental outcomes for neighbours and on the streetscape. Maintaining separation distances and height limits ensures that the special characteristics of the respective zones are maintained.

### What if I cannot meet the specified requirements?

If your building projects fails to meet the specified setbacks, recession planes or structure coverage requirements a resource consent is required.

### What information do I need to include when applying for resource consent?

Any application is typically required to include:

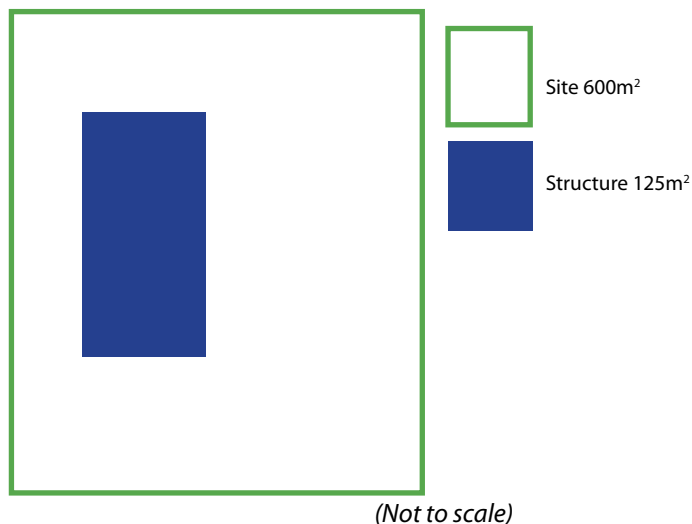
- elevations
- site plan
- assessment of environmental effects.

The assessment should comment on such aspects as proposed measures to mitigate the effect, a description of the breach and should comment on District Plan policies.

## STRUCTURE COVERAGE

### How is structure coverage calculated?

Structure coverage is calculated by dividing the area of all structures on the site by the net area of the title or exclusive use area (excluding access legs and rights-of-way).

**Example:**

$$125 / 600 = 0.20$$

$$0.20 \times 100 = 20\%$$

**Are there any structures which are excluded?**

Yes. Eaves, pergolas, decks, outdoor swimming pools, fences and structures less than 5m<sup>2</sup> in floor area and less than 2 metres in height are identified in the District Plan as being exempt.

**What are the specific structure coverage limits?**

Zone	Structure Coverage
Rural	20%
Residential 1	50%
Residential 2/3	35%
Residential 4A/4B	20%
Business 1, 2 and 3*	100%
Business 4 Williams/Carew Zone	35%
Business 4 Lilybrook zone	35%

\* Sites must supply on-site car parking in accordance with District Plan Table 30.7.

**STRUCTURE SETBACKS****Where is a structure setback measured from?**

This is measured from the nearest point of a structure to the closest neighbouring or road boundary.

**What are the specific setbacks contained within the District Plan?**

Zone	Setbacks	
	Setback required from	Setback depth (minimum)
Rural	Any internal site boundary	3 m accessory building 20 m dwelling
Rural	Road boundary or accessway	10 m accessory building
Residential 1, 2/3, 4A/4B	Road boundary or accessway (other than a boundary to a strategic or arterial road)	2 m
Residential 1, 2/3, 4A/4B	The road boundary of a strategic or arterial road	6 m or 4 m for any garage where the vehicle entrance is generally at right angles to the road
Business 2/3 Zones where the site fronts onto an arterial road	The road boundary of a strategic or arterial road	10 m
All Business Zones, other than the Business 1 Zone at Pegasus and any Business 4 Zone where the site is adjacent to a Residential Zone or a Rural Zone boundary	The zone boundary or where the zone boundary is a road, the road boundary	10 m
Business 4 Zone: Williams/ Carew Zone	Any road boundary	6 m
Business 4 Zone: Williams/ Carew Zone	Any site boundary	5 m

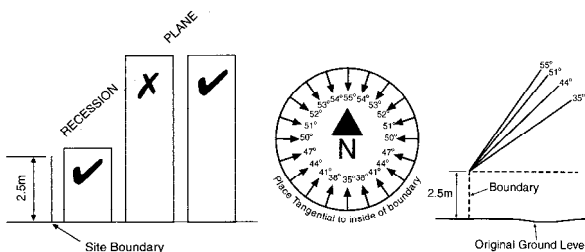
**What about side boundaries?**

With the exception of the Rural zone, instead of minimum setback requirements, a recession plane must be met.

## RECESSION PLANES

### What is a recession plane, how can I work this out?

Recession planes are another key determinant of whether resource consent is required. The District Plan states that no structure in the Residential Zones, or on sites adjoining any Residential Zone, shall project beyond the building envelope defined by recession planes constructed 2.5 m above any site boundary or any boundary adjoining the Residential Zone, as illustrated in the figure below. The specific angle of the recession plane is determined by the site's orientation to north, as illustrated below.



## STRUCTURE HEIGHTS

In conjunction with the use of recession planes and structure coverage, the controls on structure heights also manage the dominant effect of structures.

### What are the specific height requirements?

Zone	Structure Height Limit
Rural	No limit
Residential 1, 2, 3	8 m
Residential 4A/4B	10 m
Business 1, 2 and 3	15 m
Business 4 Williams/Carew Zone	8 m
Business 4 Lilybrook Zone	9 m

### What structures are exempt?

Lines and wires, support structures for utilities, flag-poles, antennae (other than dish antennae), lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, decorative features such as steeples, towers and finials are all exempt from a height limitation.



## What requirements apply to Pegasus Town and Mapleham? (Residential 6 and 6A Zones, Mapleham Rural 4B, Pegasus Rural Zone)

Pegasus Town and Mapleham have specific structure coverage and setback requirements. You may want to log on to the Pegasus Town website and view the Pegasus and Mapleham Pattern books - [www.pegasustown.com](http://www.pegasustown.com), or alternatively view the requirements in the District Plan on the Council's website.

## What requirements apply to Kaiapoi Lakes?

The Kaiapoi Lakes Residential 5 Zone is located at the northern end of Williams Street and has specific requirements. Please contact Council staff in relation to these or view these requirements in the District Plan on the Council's website.

## Want more info?

Copies of the District Plan can be viewed at any Council service centre or library, including Christchurch Central City Library, or on our website [www.waimakariri.govt.nz](http://www.waimakariri.govt.nz).

You can also contact our Planning Staff for more information.  
Phone: (03) 311 8900.

For more information on the Resource Management Act and its provisions:

[www.mfe.govt.nz/publications/rma/everyday/index.html](http://www.mfe.govt.nz/publications/rma/everyday/index.html)

*Disclaimer: This fact sheet is intended as a guide only.*

## CONSENTS/RULES/REGULATIONS that you should be aware of:

Regulations	Consents	Council	Consultants	Considerations
Building Act Building Code District Plan Resource Management Act	Building Consent Land Use Consent	District Plan Rules Building Act requirements Consent process Code of Compliance Certificate	Prepare consent application Architectural designs and plans Landscape design	Pegasus/Mapleham Pattern Books Council's Rooding Hierarchy Private Covenants Setbacks to watercourses Elevations Landscaping Orientation site and building Building colour and material Location of adjoining structures

