

28 APPENDIX 8 - RECESSION PLANES

28.1 DEFINITION OF RECESSION PLANE

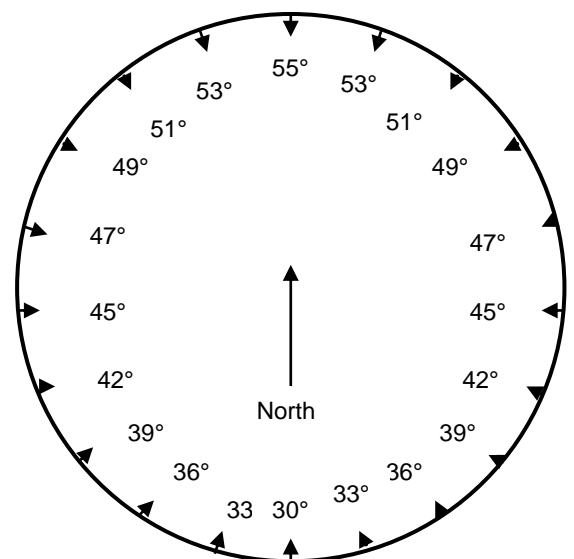
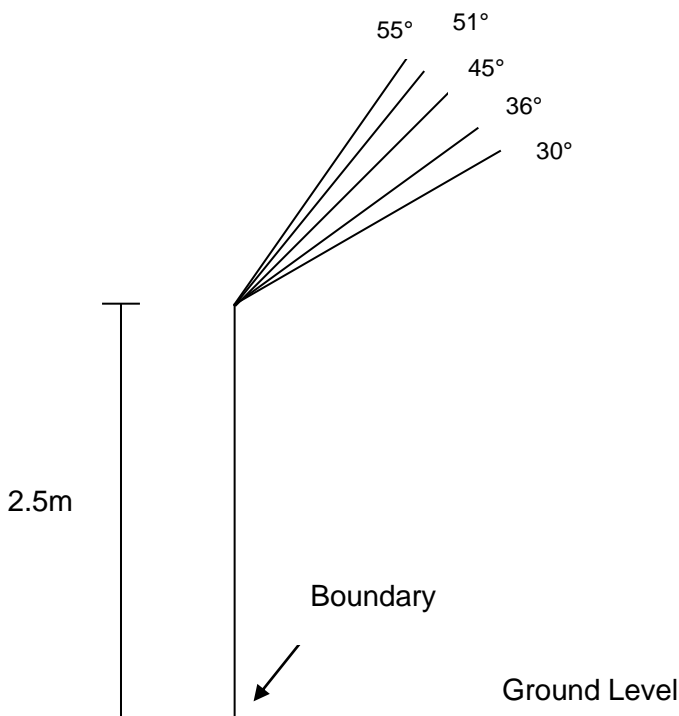
A recession plane is a plane constructed from points on or above a **boundary** surface or a **road** surface, the angle of inclination of which is measured from the horizontal, at right angles to a **site boundary** and in towards the **site**. No **building** features shall protrude through or above the recession plane except the following:

- Chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts less than 9m above **ground level**, provided the maximum dimension thereof measured parallel to the **boundary** under consideration shall not exceed 3m, and provided for **buildings** over three storeys, such features are contained within or are sited directly against the outside structural walls; and
- Where a single gable end with base (excluding eaves) of 7.5m or less faces a **boundary** and a recession plane strikes no lower than half way between the eaves and ridge line, a gable end may penetrate the recession; and
- Where the **land** immediately adjoining the **site boundary** forms part of a right-of-way or access strip, the recession plane shall be calculated from the far side of the right of way or access strip; and
- Where **buildings** on **adjoining sites** have a common wall along an **internal boundary**, no recession line shall be applied along that part of the **boundary** covered by such a wall.

28.2 RECESSION PLANE INDICATOR

Applicable to **buildings** within the Residential and Township Environmental Areas and **buildings** within the Commercial and Industrial Environmental Areas where it adjoins a Residential Environmental Area in respect of the common **boundary**.

Place Diagram B on the inside of **boundary**. The angle tangential to the **boundary** is the angle of the recession plane. The recession Plane angle shall be applied as per Diagram A.



28.3 HILL SITES

On very steep sites the recession plane control can be unduly restrictive. In these circumstances owners may opt to comply with the following alternative control:

- Maximum Height - 2 metres plus the horizontal distance to the nearest boundary, up to a maximum of 8 metres; where "height" means the vertical distance between any part of a building (excluding chimneys and aerials) and the ground level prior to any excavation or filling.

(The control is illustrated in the attached Figure 1 below.)

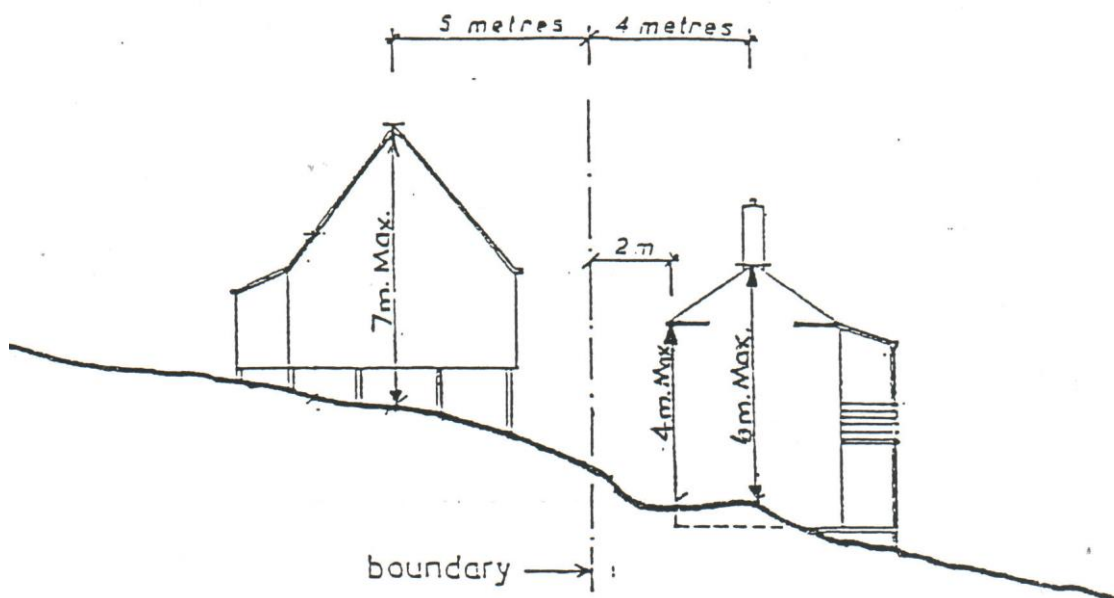


Figure 1

It should be noted that each part of a building must comply (except chimneys and aerials) and the height of each part is measured from the original ground level vertically below that part of the building. In practice however, the critical points of a building will normally be the eaves or the ridge of a roof, depending on the ground slope and the pitch of the roof.

Elevations prepared for resource consent/ building consent applications must show accurate ground levels along the exterior walls of proposed buildings, particularly if buildings are intended to extend close to the height limits. In the case of buildings with complex roofs, it may be necessary to provide cross-sections of the buildings with ground levels to demonstrate compliance.