



DO THE DISTRICT PLAN RECESSION PLANE RULE EXCEPTIONS APPLY TO MONO-PITCHED ROOFS?



THE QLDC DISTRICT PLAN

For flat sites in residential zones the first QLDC District Plan recession plane exception currently reads (underlining added):

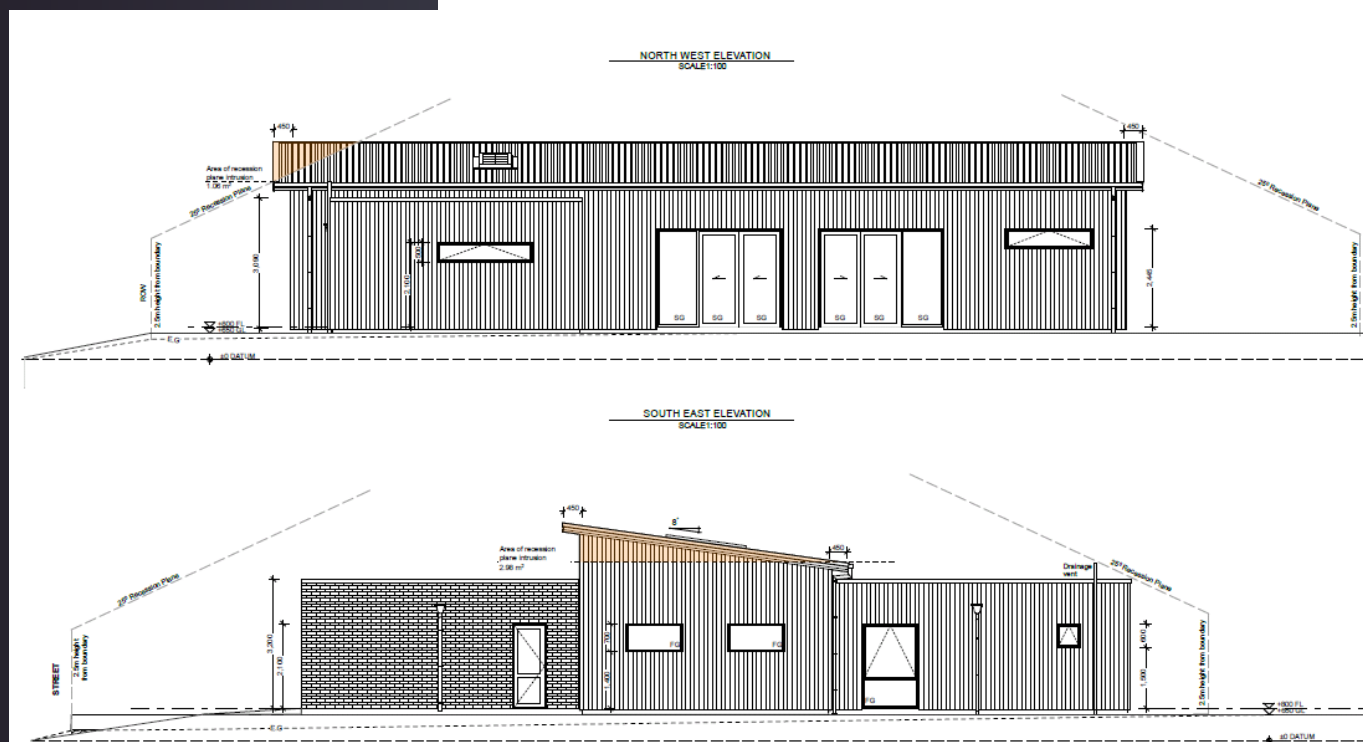
- (i) Gable, hip, dormer and other similar projections may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1m below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion

Questions of interpretation have arisen around the term “other similar projections” in the rule above, and how this relates to mono pitch roofs. Historically there has been differing interpretations of the above exceptions when considering mono-pitched roofs.

The interpretation that Council is taking is that the exception does apply for projections such as the gable end of a mono pitch roof shown in figure 1 below.

FIGURE 1

EXAMPLE OF WHERE EXCEPTION DOES APPLY



A gable is the triangle formed by a sloping roof or the triangular upper part of wall at the end of a ridged roof. A mono pitched building has a gable end. The adverse effects of a breach of the gable end of a mono pitch roof are similar to other breaches and Council’s interpretation is that it does fall under the exceptions to the recession plane rule.

The exception does not apply to breaches that run the length of the building (such as along the long face of a mono pitched building) as that is not a similar projection to a gable hip or dormer and is not what was intended to be captured by the exception.

Disclaimer: The information available in this practice note is for the purpose of providing general information on how the Council may interpret provisions of the Queenstown Lakes District Plan and is provided for the convenience of the public only. Queenstown Lakes District Council accepts no liability for use or misuse of this information.

Details that may be relevant to a user’s particular circumstances may have been omitted. Users are advised to seek independent professional advice before applying any information contained on this site to their own particular circumstances. The Queenstown Lakes District Council shall not be held liable for any claim for any loss or damage as a result of reliance on the information contained in this practice note whether or not due to negligence on the part of the Queenstown Lakes District Council or its employees or contractors.