

How do I tell whether I comply?

Step 1: The first step is to work out the orientation of your site (whether it is north, east, south or west). This can be done by using the Recession Plane Indicator (Figure 17.1) as shown on the previous page.

First ensure that the north point on your plan is correct. Then line up the north arrow on figure 17.1 with the true north point arrow on your plan and then placing the outside of the circle on the inside of the site boundary. The quadrant on the indicator which touches the boundary will indicate the orientation of the boundary.

Step 2: Now that the orientation has been established, the Recession Plane (Figure 17.2) is needed to establish the maximum height of the building from each boundary.

No part of any building shall project beyond a building envelope contained by a recession plane measured from points 2m above any site boundary as shown above.

The following exceptions apply in the Residential 9 zone:

1. Radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction may extend beyond the recession plane envelope. This is provided that the structure is located at least 1m from the site boundary.
2. The height in relation to boundary rule does not apply to a length of common wall between abutting buildings.
3. The rule does not apply to the apex of the gable ends of a roof (including dormers) being no more than 1m² in area. As shown in figure 1 above.
4. For a multiple-unit development this rule applies to all external boundaries of the parent site upon which the development is proposed. It is not applicable to proposed future internal boundaries.
5. In the situation where a site boundary adjoins an entrance strip, access lot or Council pedestrian access way the recession plane measurement can be taken from the farthest boundary of that entrance strip, access way or Council pedestrian access way.

How can I ensure accuracy in my measurement?

If it is not readily apparent that the building is located below the recession plane angles, then a mathematical equation of the angles can be used. The equations are detailed opposite.

No part of the building can be higher than the sum of:

- Northern/road boundary: 2 metres + (1.428 x D)
- Eastern and western boundary: 2m + D
- Southern boundary: 2m + (0.7 x D)

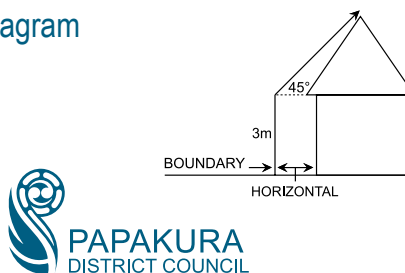
D = the distance between the part of the building you are measuring and the boundary.

Note: There are also maximum height rules in the District Plan and these will still apply.

Other Zones

Zone	Rule
Commercial 1,2,3 and 4	When adjoining a residential or reserve zone, no building shall exceed 3m plus the shortest horizontal distance from that part of the building and the boundary
Industrial 1,2,3 and 4	
Rural zones - Operative District Plan 1999	No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance.
All Rural Zones in Plan Change 13.	No building shall project above a 45° plane measured from any point 3 metres above the ground level along any boundary of the site. (This is the same as saying no part of any building shall exceed a height equal to 3m plus the shortest horizontal distance)
Residential 8	Please direct enquiries to the duty planner.

Other Zones Diagram



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A GUIDE TO Height in relation to Boundary

The information contained within this brochure is intended as a guide only.

If you have further questions or require further clarification about the yard requirements discussed in this guide, please contact the Papakura District Council Duty Planner.



Issue date: 1 December 2009

Why does Council control the height in relation to boundary of buildings?

The Papakura District Plan includes development standards on the height of a building in relation to the boundary of the site. This control is to regulate the scale and bulk of buildings to reflect the general character of development within the appropriate zone. In particular this control seeks to ensure that buildings do not result in an unacceptable level of shading and dominance on (the owners and occupiers of) adjoining sites by the reduction of daylight and sunlight access.

The extent of the adverse effects depends on the building's location, height and bulk. In particular, buildings that are located close to the southern boundary of a site can affect the sunniest part of the neighbouring site. It is important to consider factors such as site orientation, shape and topography when deciding on the location of a building.

The height in relation to boundary rules

To comply with the height in relation to boundary rule a building should be designed to fit within a 'building envelope'. To determine the building envelope, Council looks at 'recession planes'. Recession planes are lines that proceed at an angle from the boundary. The angle of the recession plane varies according to the compass orientation of the site boundary that it is measured from. The proposed building must be wholly sited below this recession plane at all points along each boundary.

Where is ground level?

Ground level is defined in the District Plan as "the finished level of the ground at the time of the completion of the most recent subdivision in which additional lots were created, except that where no such subdivision has occurred since December 1974, ground level shall be deemed to be the finished level of the ground as determined by survey."

It is important to accurately establish the ground level at the boundary. This can be done either through identifying spot levels or contours. You will need to relate this ground level to the finished floor level for the dwelling.

Certificate of Title

It will be necessary to provide an up to date Certificate of Title for the property that you are seeking resource consent for. The Certificate will assist the Council to confirm the compass orientation of each boundary, and therefore which recession plane(s) will apply. This is particularly important when the orientation of boundaries is unclear, as the Certificate of Title often includes the compass orientation of all boundaries.

If you do not provide a copy of the Certificate of Title with your resource consent application, your application will not be accepted.

What rules apply to me?

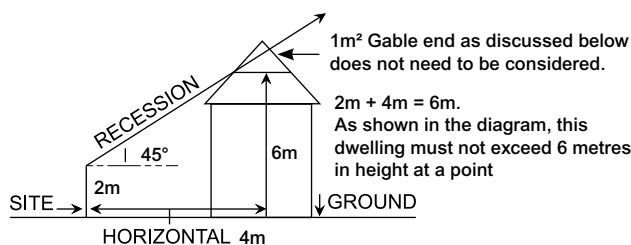
The Papakura District Plan divides the district into a number of different zones. Each zone has a different set of height in relation to boundary rules so it is important that you establish which zone your site lies within, as this will determine the rules that will affect your development.

Residential 1-7 Zones

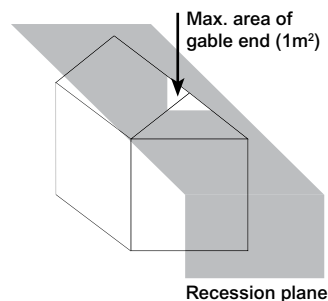
The rule that applies in these zones is as follows: "No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary." This equates to a recession plane of 2 metres and 45° from all boundaries.

Figure 1

The following exceptions apply in the residential 1-7 zones:



1. The rule does not apply to the apex of the gable ends of a roof (including dormers) being no more than 1m² in area. As shown opposite.



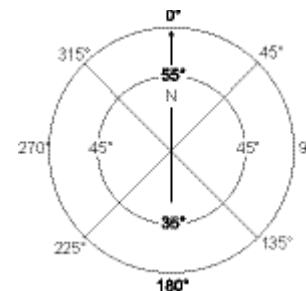
2. The height of 2m can be increased to 2.7m for a length of 8 metres on a side and/or rear boundary where the consent of the adjoining owner is obtained.
3. In the situation where a site boundary adjoins an entrance strip, access lot or Council pedestrian access way the recession plane measurement can be taken from the farthest boundary of that entrance strip, access lot or Council pedestrian access way.
4. Radio and television aerials, solar heating devices and chimneys not exceeding 1.1m in any horizontal direction may extend beyond the recession plane envelope.

Residential 9 zones

The rule that applies to these zones is as follows: "No part of any building shall project beyond a building envelope contained by recession planes measured from points 2.0m above any site boundary as shown in figures 17.1 and 17.2"

Recession Plane Indicator (Figure 17.1)

Place outside of circle to inside of site boundary



Recession Plane (Figure 17.2)

