

2. PROPOSED VARIATION 89: RECESSION PLANE PROVISIONS

Officer responsible Environmental Services Manager	Author Stephanie Styles, Planner, DDI 941 8736
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The purpose of this report is to identify a variation to the proposed City Plan to correct a number of omissions and anomalies within the recession plane rules, the associated recession plane diagrams, the permitted intrusions to the recession planes and the integration with the definitions.

BACKGROUND

The existing Plan provisions provide recession plane rules and associated diagrams, permitted intrusions and definitions. The recession plane rules work together with the height rules and these rules are key factors in determining the visual amenity, dominance of buildings, access to sunlight and daylight, spaciousness of living environments, and to some extent, levels of privacy.

In the lower density living zones the recession plane standards are intended to retain outlooks not dominated by buildings, good access to sunlight and daylight and levels of privacy consistent with suburban living. In the higher density living zones the recession plane standards are only intended to retain outlooks, access to sunlight and daylight and levels of privacy appropriate to and consistent with the higher densities specified for each zone. The recession plane requirements also are used at boundaries between zones where a more sensitive zone eg Open Space Zone adjoins a high intensity zone such as Business 5 Zone.

There are permitted intrusions to the recession plane rules that seek to allow certain building features to intrude through recession planes where these features generally have little impact on the amenities of adjoining properties and effects on neighbours are minimal.

NEED FOR VARIATION

The identified omissions and anomalies have caused confusion in the interpretation and application of the recession planes and associated rules for both applicants and Council staff administering the rules. This confusion makes the consistent administration of the Plan difficult, and may result in permitted developments with effects beyond those contemplated by the Plan. As the recession planes apply to all built development within the city, the problems associated with the existing rules arise on a regular basis. This Variation seeks to correct these omissions and anomalies to ensure that the Plan is easily used, to reduce the potential for confusion and to ensure that the rules are consistent with the environmental outcomes anticipated.

CONSULTATION

Local contacts with the architectural and design industry were contacted in relation to this issue, and were invited to comment on the draft Variation or seek their client's comments on the proposal (Architectural Designers Canterbury/Westland and the New Zealand Institute of Architects). Also a representative of Ngai Tahu was contacted in reference to the changes to the Special Purpose (Wigram) Zone.

One response was received, making brief comments on sections of the variation which have been reviewed in response to the comments made.

PROPOSED VARIATION

A copy of the draft variation and assessment is attached to this report.

Committee

Recommendation: That the Council publicly notify a Variation 89 to the proposed Christchurch City Plan pursuant to Clause 16A of the First Schedule of the Resource Management Act 1991.

(Note: The above recommendation was passed unanimously by those Committee members present, being Councillors Cox, Megan Evans, Ganda, Keast, Wells and Withers).