

Resource Consents



December 2016

Hi there,

Unfortunately we realise that the article on Setbacks in our newsletter contained confusing information. Thank you to those of you who drew this to our attention. It has been amended below and the internet version of the newsletter has been updated.

Our apologies.

If you have any questions, please contact: dutyplanner@ccc.govt.nz

Setbacks from boundaries

The rules within the Proposed and Operative Christchurch District Plans setting the setbacks from internal site boundaries and road boundaries do not allow for any exemptions. This means that the setback is measured from the closest part of any building, including eaves and gutters, to the relevant boundary.

This differs from the City plan which had a general exemption for eaves, porches, windbreaks, chimneys, external stairways, landings or unenclosed balconies.

It is important to note that the cladding on buildings is also required to comply with the setback requirements. Please make sure any site plans show the outline of the building including cladding, not just the floors.

There are some exemptions in the Proposed and Operative Christchurch District Plans relating to other built form rules in residential zones. These are those relating to recession planes in zones other than Residential Small Settlement or Banks Peninsula (contained in Appendix 14.14.2); building height (contained within the definition of height); and site coverage in all Residential zones excluding Residential Medium Density (contained within the site coverage built form standard for the zone).

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