Christchurch District Plan:

Summary of Rules for Residential Activities in the Residential Suburban and Residential Suburban Density Transition Zone

excluding:

- Character Area overlays;
- parts of Wigram generally bounded by RNZAF Bequest Land, Awatea Road and the Wigram aerodrome and runway;
- overlay areas (Peat ground condition constraint, Prestons Road retirement village, Existing rural hamlet, Stormwater capacity constraint, Accommodation and community facilities);
- the area adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;
- the area adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
- residential land abutting the western boundary of the Industrial Park Zone at Russley Road/Memorial Ave;
- the Mairehau final development area shown on Figure 5 in Chapter 14 of the District Plan; and
- Community Housing Redevelopment Mechanism and Enhanced Development Mechanism.

The following is a summary of the relevant rules for construction of one or more residential units on the majority of sites within the Residential Suburban Zone and Residential Suburban Density Transition Zone. The wording has been extracted directly from the Christchurch District Plan where applicable, however it has been abridged to delete reference to zones other than Residential Suburban and Residential Suburban Density Transition as well as some particular locations or activities for which different rules apply. This summary should therefore be used as a guide only. A summary of the applicable Transport Rules from the Plan is also included.

Please note that these rules are current to 14 July 2017. As the rules of the Christchurch District Plan may be subject to change it is important that you check with Council Planners that this is the most up to date version of the Residential Suburban and Residential Suburban Density Transition Zone rules.

Please also note that any City Plan coastal hazard provisions affecting sites in these zones remain in effect.
Guide to using these rules

Step 1: Check that the site is zoned Residential Suburban or Residential Suburban Density Transition and the proposal does not fall within one of the exemptions listed in the heading above. Then use the information listed below to check that the proposal is for a residential activity and complies with the built form standards. If not, an application will need to be made for a resource consent, assessed as a controlled or restricted discretionary activity (with the exercise of the Council’s discretion limited to the matter(s) identified in the rule). Please refer to Chapter 2 of the District Plan for definitions of terms in italic font.

Step 2: Then check whether the proposed activity is listed as a controlled activity in the information below. If so, an application will need to be made for a resource consent, assessed as a controlled activity (with the exercise of the Council’s control limited to the matter(s) identified in the rule)

Step 3: Then check whether the proposed activity is listed as a restricted discretionary activity in the information below. If so, an application will need to be made for a resource consent, assessed as a restricted discretionary activity (with the exercise of the Council’s discretion limited to the matter(s) identified in the rule).

Step 4: Then check whether the proposed activity is listed as a discretionary activity in the information below. If so, an application will need to be made for a resource consent, assessed as a discretionary activity.

Step 5: Then check whether the proposed activity is listed as a non-complying activity. If so, an application will need to be made for a resource consent, assessed as a non-complying activity. Please note, for discretionary and non-complying activities you are strongly recommended to discuss your proposal with a Council Planner prior to lodging a consent application.

Step 6: Check that the residential unit(s) complies with any relevant rules in other parts of the District Plan. If not, a resource consent will be required in respect of the rule(s) not complied with. Check the Planning maps for any site specific matters that may trigger rules in other Chapters of the District Plan.

Otherwise, if the proposal complies with all of the permitted activity and built form standards and is not separately identified as a controlled, restricted discretionary, discretionary or non-complying activity, it is a permitted activity and does not require a resource consent.

Please note however that you will need to obtain a building consent before you can commence construction of the unit(s). If you require assistance in establishing whether your proposal complies with any of these rules please contact the Customer Centre on telephone (03) 941 8999.

1. Permitted activities (14.4.1.1)

P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses

a. No more than one heavy vehicle shall be stored on the site of the residential activity.

b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.

P2 Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit

a. The existing site containing both units shall have a minimum net site area of 450m².

b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².

c. The parking areas of both units shall be accessed from the same access.

d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 5m. This total space can be provided as:

i. a single continuous area; or

ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.

This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5.

P4 Multi-unit residential complexes within the Residential Suburban Density Transition Zone up to and including four residential units:

P5 Social housing complexes up to and including 4 residential units:

a. The minimum net floor area (including toilets and bathrooms, but excluding parking areas, garages or balconies) for any residential unit in the complex shall be:

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>Minimum net floor area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>35m²</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>45m²</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>60m²</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>90m²</td>
</tr>
</tbody>
</table>
b. Any residential unit fronting a road or public open space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.

c. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3m and be internally accessible to the rest of the unit.

P6 Older person’s housing unit

a. Any older person’s housing unit shall have a maximum gross floor area of 120m².

P8 Conversion of an elderly person’s housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (P8 only applies until 30 April 2018)

a. There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.

P9 Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument

a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sundecks, and verandahs, of 35m².

b. There shall be a total outdoor living space on the existing site (containing the residential unit and the family flat) with a minimum area of 90m² and a minimum dimension of 5m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.

This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5.

c. The residential unit to be converted shall be outside:

i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5;

ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and

iii. any Flood Management Area.

P11 Replacement of a residential unit with two residential units

a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.

b. The existing site shall be outside:

i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5;

ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and

iii. any Flood Management Area.

c. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 5m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.

This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5.
P12 Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011

a. The existing site shall be outside:
   i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 “Modelling coastal inundation in Christchurch an Kaipōri from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5;
   ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and
   iii. any Flood Management Area.

b. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 5m. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.

This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5.

P25 Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes

a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet any of the built form standards.

b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer:
   i. the only built form standards that shall apply are those specified in Rules 14.4.2.3 – Building height and 14.4.2.6 – Daylight recession planes;
   ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3m;
   iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of the earthquakes.

Advice Note: Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5.

P26 Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:

a. 14.4.2.3 – Building height;

b. 14.4.2.4 – Site coverage;

c. 14.4.2.5 – Outdoor living space;

d. 14.4.2.6 – Daylight recession planes; or

e. 14.4.2.7 – Minimum building setbacks from internal boundaries and railway lines.

a. Building shall not be:
   i. moved to within 1m of an internal boundary and/or within 3m of any water body, scheduled tree, listed heritage item, natural areas listed as Sites of Ecological Significance (in Sub-Chapter 9.1), Natural Landscapes, Features or Character (in Sub-Chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-Chapter 9.5), any Council owned structure, archaeological site, or the coastal marine area; or
   ii. lifted to a height exceeding 3m above the applicable recession plane or height control.

b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.

c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.

d. The Council’s Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.

P27 Relocation of a building

2. Controlled Activities (14.4.1.2)

Please refer to Chapter 14 for the matters over which Council reserves its control in relation to these rules

C1 Fences that do not meet Rule 14.4.2.10 – Street scene amenity and safety – fences

C2 Residential units (including any sleep-outs) containing more than six bedrooms in total
3. Restricted Discretionary Activities (14.4.1.3)

Please refer to Chapter 14 for the matters over which Council reserves its discretion in relation to these rules

RD1 Residential unit in the Residential Suburban Zone contained within its own separate site with a net site area between 400 and 450m²

RD2 Residential unit in the Residential Suburban Density Transition Zone contained within its own separate site with a net site area between 300m² and 330m²

RD3 Minor residential unit where the minor unit is a detached building and does not meet any one or more of the activity specific standards in Rule 14.4.1.1 P2 a., b., c., and d.

RD4 Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not meet any one or more of the activity specific standards in Rule 14.4.1.1 P10 a. and b.

RD5 Social housing complexes, where any residential unit in the complex does not meet the activity specific standard Rule 14.4.1.1 P5 b.

RD6 Multi-unit residential complexes in the Residential Suburban Density Transition Zone, where any residential unit in the complex does not meet the activity specific standard Rule 14.4.1.1 P4 b.

RD7 Social housing complexes – over four residential units

RD8 Multi-unit residential complexes in the Residential Suburban Density Transition Zone – over four residential units

RD9 Older person’s housing units that do not meet the activity specific standard in Rule 14.4.1.1 P1 a.

RD18 Temporary lifting or moving of earthquake damaged buildings that does not meet any one or more of the activity specific standards in Rule 14.4.1.1 P26.

RD19 Buildings that do not meet Rule 14.4.2.3 – Building height

4. Discretionary Activities (14.2.2.4)

D1 Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity.

D2 Activities that do not meet any one or more of the activity specific standards in Rule 14.4.1.1 for:
   i. P1 Residential activity;
   ii. P8 Conversion of an elderly person’s housing unit into a residential unit; or

D6 Multi-unit residential complexes in Residential Suburban Zones.
5. **Non-Complying Activities (14.4.1.5)**

NC2 **Residential units** in the Residential Suburban Zone that do not meet Rule 14.4.2.1, where the residential unit is contained within a site with a net site area of less than 400m² net site area.

NC3 **Residential units** in the Residential Suburban Density Transition Zone that do not meet Rule 14.4.2.1, where the residential unit is contained within a site with a net site area of less than 300m² net site area.

NC4 Activities and buildings that do not meet Rule 14.4.2.4 where the site coverage exceeds 40% (except as provided for in NC5).

NC5 **Multi-unit residential complexes, social housing complexes and older person’s housing units** that do not meet Rule 14.4.2.4, where the site coverage exceeds 45% (calculated over the net site area of the site of the entire complex or group of units).

NC6 a. **Sensitive activities and buildings** (excluding accessory buildings associated with an existing activity):
   i. within 12m of the centre line of a 110kV or 220kV National Grid transmission line or within 12m of the foundation of an associated support structure; or
   ii. within 10m of the centre line of a 66kV National Grid transmission line or within 10m of a foundation of an associated support structure; or

b. Fences within 5m of a National Grid transmission line support structure foundation.

NC7 a. **Sensitive activities and buildings** (excluding accessory buildings associated with an existing activity):
   i. within 10m of the centre line of a 66kV electricity distribution line or within 10m of a foundation of an associated support structure; or
   ii. within 5m of the centre line of a 33kV electricity distribution line or within 5m of a foundation of an associated support structure.
   iii. within 5m of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground section) or within 5m of a foundation of an associated support structure.

b. Fences within 5m of a 66kV or 33kV electricity distribution line support structure foundation.

   c. Fences within 5m of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation.

6. **Built form standards (14.2.3)**

**14.4.2.1 Site density**

Each residential unit in the Residential Suburban Zone shall be contained within its own separate site with a minimum net site area of 450m² (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12). Each residential unit in the Residential Suburban Density Transition Zone shall be contained within its own separate site with a minimum net site area of 330m² (excluding residential units established under Rule 14.4.2.1 P8, P9, P10, P11 and P12).

Social housing complexes, multi-unit residential complexes and older person’s housing units do not have a required minimum net site area.

(Definition of “Net site area” – in relation to a site or allotment, means the total area of the site or allotment less any area subject to a designation intended to be taken under the Public Works Act 1981 for any purpose, and/or any strip of land 6m or less in width, and/or any strip of land where that land is the shared access for more than one site).

**14.4.2.2 Tree and garden planting**

For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:

a. i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where:
   A. at least 50% of the landscaping shall be trees and shrubs; and
   B. including a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof.
   C. At least 1 tree shall be planted adjacent to the road boundary;

ii. all trees required by this rule shall not be less than 1.5 metres high at the time of planting;

iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and

   the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

**14.4.2.3 Building height**

Maximum height of any building shall be 8m except minor residential units in the Residential Suburban Zone which shall be 5.5m and single storey.

(Definition of “Height” – in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point. For the purpose of calculating height account shall be taken of parapets, but not of:

a) radio and television aerials provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m; and
(b) finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5m;

(d) chimneys (not exceeding 1.1m in any direction)

(e) any utility or part of a utility with a horizontal dimension of less than 55mm.)

(Definition of “Ground level” means the natural ground level or, where the land has been subdivided, the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new buildings on the land has commenced).

14.4.2.4 Site coverage

The maximum percentage of the net site area covered by buildings for all residential activities shall be 35% except that multi-unit residential complexes, social housing complexes, and groups of older person’s housing units where all the buildings are single storey, which shall be 40% where the coverage is calculated over the net site area of the entire complex or group.

Note: The following are excluded from the calculation of site coverage:

- fences, walls, retaining walls
- eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building
- uncovered swimming pools up to 800mm in height above ground level
- decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which are no more than 800mm above ground level and are uncovered or unroofed, or if greater than 800mm above ground level and/or covered or roofed are in total nor more than 6m² in area for any one site

14.4.2.5 Outdoor living space

(a) Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area of

- Residential Suburban zone: 90m² and a minimum dimension of 6m
- Residential Suburban Density Transition Zone: 50m² and a minimum dimension of 4m.

except that

(ii) multi-unit residential complexes, social housing complexes and older persons housing units shall have a minimum area of 30m² and a minimum dimension of 4m.

(b) The area shall be readily accessible from a living area of each residential unit.

(c) It shall not be occupied by any building, access or parking space, other than:

- an outdoor swimming pool; or
- accessory building of less than 8m²; or
- any buildings or part of a building without walls (other than a balustrade) on at least a quarter of its perimeter and occupies no more than 30% of the area of the outdoor living space.

This rule only applies to structures on the same site.

14.4.2.6 Daylight recession planes

a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.6.2 Diagram A and Diagram B as relevant, from points 2.3m above:

i. ground level at the internal boundaries; or

ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3m above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or

iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

b. Where the building is located in an overlay that has a permitted height of more than 11m, the recession plane measurement shall commence from points 2.3m above ground level at the internal boundaries and continue on the appropriate angle to points 11m above ground level, at which point the recession plane becomes vertical.

Advice Note: The following intrusions are permitted:

a. Gutters and eaves by up to 0.2m (measured vertically);

b. Solar panels up to 2m in length per boundary;

c. Chimneys, ventilation shafts, spires, poles and masts (where poles and masts are less than 9m above ground level), provided that the maximum dimension thereof parallel to the boundary for each of these structures shall not exceed 1m.

(d) Lift shafts, stair shafts, and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank (or structure incorporating more than one of these) permitted for every 20m length of internal boundary and the maximum dimension thereof parallel to the boundary for this structure shall be 3m and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.

e. Where a single gable end with a 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, the gable end may intrude through the recession plane.

c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1–P4 in Table 5.4.1.1b).
14.4.2.7 Minimum building setbacks from internal boundaries and railway lines

The minimum building setback from internal boundaries shall be as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>All buildings not listed in table below</td>
<td>1m</td>
</tr>
<tr>
<td>Accessory buildings where the total length of walls or parts of the accessory building within 1m of each internal boundary does not exceed 10.1m in length</td>
<td>Nil</td>
</tr>
<tr>
<td>Decks and terraces at or below ground level to a maximum height of 300mm above ground level within 1m of the boundary.</td>
<td>Nil</td>
</tr>
<tr>
<td>Buildings that share a common wall along an internal boundary</td>
<td>Nil</td>
</tr>
<tr>
<td>All other buildings where the internal boundary of the site adjoins an access or part of an access</td>
<td>1m</td>
</tr>
<tr>
<td>Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</td>
<td>4m from the rail corridor boundary</td>
</tr>
<tr>
<td>Except where 14.4.2.7.viii applies, all two storey buildings where the internal boundary of the site adjoins the Avonhead Cemetery (Council landscape buffer)</td>
<td>5m</td>
</tr>
<tr>
<td>For two storey buildings adjoining the Avonhead Cemetery (Council landscape buffer) that have high-set windows on the second floor facing the cemetery</td>
<td>3m</td>
</tr>
</tbody>
</table>

Excludes guttering up to 200mm in width from wall of building.

14.4.2.8 Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries

a. The minimum setback from an internal boundary for balconies shall be 4 metres.

b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level or above shall only contain glazing that is permanently obscured.

This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.

For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

See sill height in the definition of window.

14.4.2.9 Road boundary building setback

The minimum road boundary building setback shall be:

<table>
<thead>
<tr>
<th>Category</th>
<th>Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. All buildings and situations not listed below</td>
<td>4.5m</td>
</tr>
<tr>
<td>2. Where a garage has a vehicle door that generally faces a road or shared access</td>
<td>5.5m from the shared access or road kerb</td>
</tr>
</tbody>
</table>

Except for:

a. A garage where:
   i. the side walls are parallel to the road boundary and no more than 6.5m in length;
   ii. the side walls facing the road contain a window with a minimum dimension of at least 0.6m (including the frame);
   iii. the space between the side wall and the road boundary contains a landscaping strip of at least 2m in width that includes a minimum of two trees capable of reaching 4m height at maturity; and
   iv. where the access to the garage is located adjacent to a side boundary:
      A. a landscaping strip of at least 0.6m width, planted with species capable of reaching 1.5m height at maturity, is located along the side boundary up to the line of the existing residential unit

Where the planting conflicts with required visibility splays (see transport rules following) the visibility splay rules will prevail and the planting not be required.
iv. no part of the garage door when opening or shutting extends beyond the site boundary.

14.4.10 Street scene amenity and safety – fences
a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8m.
b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.
c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.4.11 Water supply for fire fighting
Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council’s urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

14.4.12 Service, storage and waste management spaces
For multi-unit residential complexes and social housing complexes only:

i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5m of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;

ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5m of outdoor space at ground floor level for washing lines; and

iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

Christchurch District Plan
Chapter 7: Transport
7.4.2.1 Permitted activities

P1 and P2 Parking Space Numbers and Dimensions
Each residential unit less than 150m² gross floor area shall provide 1 parking space within the site. Units greater than 150m² shall provide 2 parking spaces. Units without a garage shall provide 1 cycle parking space per unit.

Parking spaces shall have a stall width of 2.4m and stall depth of 5m. The minimum widths of parking spaces shall be increased by 300mm where there is a permanent obstruction such as a wall on one side of the parking space. Where there is such an obstruction on both sides of a parking space the minimum width shall be increased by 600mm.

Cycle parking spaces shall be located in a covered and secure area easily accessible for all residents.

P4 Manoeuvring
All on-site manoeuvre areas shall be designed in accordance with Appendix 7.5.6 and to accommodate at least an 85 percentile design motor car, as shown in Appendix 7.5.4.

On-site manoeuvring shall be provided to ensure that a vehicle can manoeuvre in a forward gear on to or off a site where any activity has a vehicle access to:

(i) A major or minor arterial road; or

(ii) a collector road where three or more parking spaces are provided on site; or

(iii) six or more car parking spaces.

P6 Design of Parking Areas
The surface of all parking, loading, and associated access areas (except parking areas for residential activities providing less than three spaces) shall be formed, sealed and drained and parking spaces permanently marked.

P7 Access Design
All vehicular access to a site shall be in accordance with the following standards (note for access to 1 or 2 car parks the maximum gradients can be 1 in 4 (25%) for any length). The minimum and maximum widths shall be measured at the road boundary and apply within the site until the first vehicle control point.
Potential # of units | Legal width (m) | Formed width (m) | Maximum gradient
--- | --- | --- | ---
1 to 3 | 3.0 | 2.7 min 4.5 max | Up to 20m: 1 in 4 (25%) More than 20m: 1 in 5 (20%) Where footpath on frontage road: Gradient of first 4.5m no greater than 1 in 10 (10%)
4 to 8 | 3.6 | 3.0 min 6.0 max | See Appendix 7.7 1(f) and 2. for access to firefighting gradient requirements
9 to 15 | 5.0 +1.5m ped/cycle access | 6.0 |

All vehicle access to and within a site in a residential zone shall allow clear visibility above 1m within a triangle measured for a width of at least 1.5m either side of the entrance for at least 2m measured from the road boundary (see diagram below). This rule does not apply to sites that have an existing vehicle access, unless there has been a change in the location of the entrance of the vehicle access (at the road boundary) and/or an increase in the number of residential units that the vehicle access serves. Where the vehicle access is located less than 1.5m from a side boundary of the site, then the required width of clear visibility triangle on that side of the access shall be the distance between the vehicle access and the side boundary.

Queuing spaces are required for accesses serving 4 or more residential units when accessed from arterial roads, or 11 or more spaces when accessed from all roads.

A queuing space of 6m is required:
- For 4–10 residential units where the car parks are accessed from arterial roads.
- For 11–20 residential units where the car parks are accessed from local and collector roads.

A queuing space of 12m is required:
- For 11–20 residential units where the car parks are accessed from arterial roads; and for 21–50 residential units.
- Larger queuing spaces are required for greater numbers of residential units, refer Table 7.5.8.1 in Appendix 7.5.8 of Chapter 7.

**Diagram showing area where clear visibility required:**

**P8 and P9 Vehicle crossings**

Any activity with vehicle access to a road or service lane requires a vehicle crossing to be constructed. A vehicle crossing permit is required from the Council (separate from the resource consent process) for this construction. Where activities access roads with speed limits greater than 70km/hr specific standards apply under the District Plan (refer 7.4.3.8).

Standards setting the minimum distance between vehicle crossings also apply:

<table>
<thead>
<tr>
<th>Minimum distance (m) Types of road frontage</th>
<th>Frontage road speed limit (km/h)</th>
<th>Arterial</th>
<th>Collector</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td>70</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>80</td>
<td>100</td>
<td>70</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>90</td>
<td>200</td>
<td>85</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>100</td>
<td>200</td>
<td>105</td>
<td>80</td>
<td></td>
</tr>
</tbody>
</table>

In addition there are controls on the location of vehicle crossings near rail level crossing limit lines (30m minimum unless the boundaries of the site do not permit this).

**Maximum number of vehicle crossings**

The maximum number of vehicle crossings permitted on each road frontage of any site shall be in accordance with the following:

<table>
<thead>
<tr>
<th>Frontage length (m)</th>
<th>Type of road frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local and collector</td>
<td>Minor arterial</td>
</tr>
<tr>
<td>0–16</td>
<td>1</td>
</tr>
<tr>
<td>&gt;16–60</td>
<td>2</td>
</tr>
<tr>
<td>&gt;60–100</td>
<td>2</td>
</tr>
<tr>
<td>&gt;100</td>
<td>3</td>
</tr>
</tbody>
</table>

**Distances of vehicle crossings from intersections**

Any part of any vehicle crossing shall not be located closer to the intersection of any roads than the distances specified below (applies to an intersection on the same side road as the site only):

<table>
<thead>
<tr>
<th>Speed limit ≤70km/h Intersecting road type (distance in m)</th>
<th>Frontage road</th>
<th>Arterial</th>
<th>Collector</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Collector</td>
<td>20</td>
<td>20</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>20</td>
<td>15</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>
Reference to other standards

Please note that in addition to the rules for the Residential Suburban or Residential Suburban Density Transition Zone, your proposal will also need to comply with all of the general rules as well as other rules contained within the Christchurch District Plan. These include but are not limited to:

- Earthworks (Chapter 8.9)
- Water Body Setbacks (Chapter 6.6)
- Historic Heritage (Chapter 9.3)
- Significant and Other trees (Chapter 9.4)
- Signs (Chapter 6.8)
- Subdivision (Chapter 8)
- Activities within areas affected by Natural Hazards (Chapter 5)
- Sites of Ngāi Tahu Cultural Significance (Chapter 9.5)
- Indigenous Biodiversity and Ecosystems (Chapter 9.1)
- Landscapes and Natural Character (Chapter 9.2)
- Noise (Chapter 6.1 – including activities near infrastructure rule 6.1.7)

1. The measurement of the distances between vehicle crossings and intersections shall be as per the figure above.

2. Where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of the above table.

Note: The classification of roads is contained in Chapter 7, Appendix 7.5.12 of the District Plan.
Recession Plane Diagrams:

Note: North is true north

A. Applicable to all buildings:
   - In the Residential Suburban Zone
   - On sites in other non-residential zones that adjoin the Residential Suburban Zone
   - In the Residential Small Settlement Zone Kainga Overlay, and 2 and Speroenville Overlay Area

B. Applicable to all buildings:
   - In the Residential Suburban Density Transition Zone
   - On sites in other non-residential zones that adjoin the Residential Suburban Density Transition Zone
   - In the Residential Hills Zone

Gable End Diagram – Permitted intrusions

Location of halfway between the eaves and ridge line.

Examples of designs that do not meet the definition of a gable:

- Not gable 90° or more
- Or any part variations
- Or any part variations
- Halfway

Form P-351
Updated: 14.07.2017
85 Percentile Design Motor Car:

![Diagram of 85 Percentile Design Motor Car]

<table>
<thead>
<tr>
<th>B85 Vehicle (Realistic min radius) (2004)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall Length</td>
<td>4.91m</td>
</tr>
<tr>
<td>Overall Width</td>
<td>1.87m</td>
</tr>
<tr>
<td>Overall Body Height</td>
<td>1.421m</td>
</tr>
<tr>
<td>Min Body Ground Clearance</td>
<td>0.150m</td>
</tr>
<tr>
<td>Track Width</td>
<td>1.77cm</td>
</tr>
<tr>
<td>Lock to Lock Time</td>
<td>4.00s</td>
</tr>
<tr>
<td>Kerb to Kerb Turning Radius</td>
<td>5.750m</td>
</tr>
</tbody>
</table>

Scale (m)