Christchurch District Plan:
Summary of Rules for Residential Activities in the Residential Medium Density Zone

excluding:

- Character Area overlays;
- Deans Avenue Higher Height Limit and Site Density overlay;
- Wigram;
- Sumner Master Plan overlay;
- sites with frontage to Bealey Avenue, Fitzgerald Avenue, or Deans Avenue south of Blenheim Rd;
- the RMD Zone in the Commercial Local Zone at St Albans; and
- Accommodation and Community Facilities overlay.

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 Medium Density 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 Medium Density 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 District 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 Medium Density 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 Medium Density 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.

Step 7: 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.

---

### 14.5.1.1 Permitted activities

<table>
<thead>
<tr>
<th>Activity</th>
<th>Activity specific standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P1</strong></td>
<td><em>Residential activity, except for residential units containing more than six bedrooms and boarding houses</em></td>
</tr>
<tr>
<td></td>
<td>a. No more than one <em>heavy vehicle</em> shall be stored on the <em>site of the residential activity.</em></td>
</tr>
<tr>
<td></td>
<td>b. Any motor vehicles and/or boats dismantled, repaired or stored on the <em>site of the residential activity</em> shall be owned by people who live on the same site.</td>
</tr>
<tr>
<td></td>
<td>c. On <em>sites</em> located within the Riccarton Wastewater Interceptor Overlay, until (date of completion of infrastructure work):</td>
</tr>
<tr>
<td></td>
<td>i. the minimum <em>site area</em> for <em>any residential unit</em> shall be 330m².</td>
</tr>
<tr>
<td><strong>P3</strong></td>
<td>Conversion of an elderly person’s <em>housing unit</em> existing at 6 December 2013, into a <em>residential unit</em> that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument</td>
</tr>
<tr>
<td></td>
<td>Each converted unit shall have:</td>
</tr>
<tr>
<td></td>
<td>a. a minimum <em>gross floor area</em>, excluding terraces, <em>garages</em>, sundecks and verandahs of 35m²; and</td>
</tr>
<tr>
<td></td>
<td>b. a separate <em>outdoor living space</em> readily accessible from its <em>living area</em> that is at least 30m² with a minimum dimension of 3m.</td>
</tr>
<tr>
<td><strong>P16</strong></td>
<td>Repair or rebuild of <em>multi-unit residential complexes</em> 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</td>
</tr>
<tr>
<td></td>
<td>a. Where the repair or rebuild of a <em>building</em> will not alter the <em>building footprint, location, or height</em>, the building need not meet any of the built form standards.</td>
</tr>
<tr>
<td></td>
<td>b. Where the <em>building footprint, location, or height</em> 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:</td>
</tr>
<tr>
<td></td>
<td>i. the only built form standards that shall apply are those specified in Rules 14.5.2.3 – Building height and 14.5.2.6 – Daylight recession planes;</td>
</tr>
</tbody>
</table>
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.

c. If paragraphs a. and b. do not apply, the relevant built form standards apply.

### 14.5.1.2 Controlled Activities

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

<table>
<thead>
<tr>
<th>C1</th>
<th>Residential units (including any sleep-outs) containing more than six bedrooms in total</th>
</tr>
</thead>
<tbody>
<tr>
<td>C2</td>
<td>Activities that do not meet Rule 14.5.2.2 – Tree and garden planting</td>
</tr>
<tr>
<td>C3</td>
<td>Activities and buildings that do not meet Rule 14.5.2.11 – Building overhangs</td>
</tr>
<tr>
<td>C4</td>
<td>Residential units that do not meet Rule 14.5.2.13 – Ground floor habitable space</td>
</tr>
<tr>
<td>C5</td>
<td>Residential units that do not meet Rule 14.5.2.14 – Service, storage and waste management spaces</td>
</tr>
</tbody>
</table>

### 14.5.1.3 Restricted Discretionary Activities

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

<table>
<thead>
<tr>
<th>RD1</th>
<th>The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that result in:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a. three or more residential units; or</td>
</tr>
<tr>
<td></td>
<td>b. one or two residential units on a site smaller than 300m² gross site area (prior to subdivision); or</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>
c. one or two residential units resulting in residential floor area greater than 500m²; or
d. over 40m² of a building used for other activities, on a site.

Except (until date of completion of the infrastructure work) on any site located within the Riccarton Wastewater Interceptor Overlay.

RD11 Temporary lifting or moving of earthquake damaged buildings that does not meet the standards in Rule 14.5.1.1 P17.

RD12 Buildings that do not meet Rule 14.5.2.7(6) relating to rail corridor boundary setbacks.

RD14 Buildings that do not meet Rule 14.5.2.3 up to a maximum height of 14 metres (unless otherwise provided for in that rule).

RD15 Buildings that do not meet Rule 14.5.2.6 – Daylight recession planes.

RD16 Activities and buildings that do not meet Rule 14.5.2.4 – Site coverage.

RD17 Buildings that do not meet Rule 14.5.2.7 – Minimum building setback internal boundaries and railway lines (other than 14.5.2.7(6); refer RD12).

RD18 Buildings that do not meet Rule 14.5.2.8 – Minimum setback and distance to living area windows.

RD19 Residential units that do not meet Rule 14.5.2.5 – Outdoor living space.

RD20 Buildings that do not meet Rule 14.5.2.9 – Road boundary building setback.

RD21 Buildings that do not meet Rule 14.5.2.10 – Street scene amenity and safety – fences.

RD22 Residential units that do not meet Rule 14.5.2.12 – Minimum unit size.

RD23 Residential units that do not meet Rule 14.5.2.15 – Water supply for fire fighting.

14.5.1.4 Discretionary Activities

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

D2 Activities that do not meet any one or more of the activity specific standards in Rule 14.5.1.1 for:
   i. P1 Residential activity;
   ii. P3 Conversion of an elderly person’s housing unit into a residential unit.

14.5.1.5 Non-complying activities

NC1 Activities and buildings that do not meet Rule 14.5.2.3 where the height is over 14 metres (unless otherwise specified in that rule).

NC2 a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):
   i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or
   ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of the foundation of an associated support structure; or

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

Advice Notes:
1. The National Grid transmission lines are shown on the planning maps.
2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

NC3 a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity):
   i. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure; or
   ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres 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.
14.5.2 Built form standards

14.5.2.1 Site density

Advice Note: There is no site density standard in the Residential Medium Density Zone.

14.5.2.2 Tree and garden planting

Sites shall include the minimum tree and garden planting as set out below:

For all activities

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

b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.

c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

d. For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person’s housing units, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

14.5.2.3 Building height and maximum number of storeys

The maximum height of any building shall be:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Standard</th>
</tr>
</thead>
</table>

1. All buildings in areas not listed below
   NB Not all areas included in this summary
   11 metres provided there is a maximum of 3 storeys

2. Residential Medium Density Lower Height Limit Overlay
   8 metres
   On sites of 1500m² or greater, the maximum height of any building shall be 11 metres, with a maximum of three storeys, except that:
   (i) Within 10 metres of a site boundary that directly adjoins the Residential Suburban or Residential Suburban Density Transition Zone, the maximum height shall be 8 metres

3. Residential Medium Density Lower Height Limit Overlay at Central Riccarton
   8 metres

4. Sumner Residential Medium Density Zone
   9.5 metres

5. Residential Medium Density Higher Height Limit Overlay at Carlton Mill Road
   30 metres

6. Residential Medium Density Higher Height Limit Overlay at New Brighton and North Beach
   14 metres North Beach
   20 metres Central New Brighton

7. All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road)
   Any building shall not exceed 5 storeys above ground level

(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).
14.5.2.4 Site coverage
The maximum percentage of the net site area covered by buildings shall be 50%.
For multi-unit residential complexes, social housing complexes, retirement villages and groups of older person’s housing units, the percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.

14.5.2.5 Outdoor living space

a. For residential units with two more bedrooms outdoor living space shall be provided on site for each residential unit, and shall not be occupied by parking areas or access. The required outdoor living space shall be within the following dimensions:

<table>
<thead>
<tr>
<th>Minimum total area for each residential unit</th>
<th>Minimum private area</th>
<th>Minimum dimension private area when provided at ground level</th>
<th>Minimum dimension private area when provided by a balcony</th>
</tr>
</thead>
<tbody>
<tr>
<td>30m²</td>
<td>16m²</td>
<td>4 metres</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

b. The outdoor living space can be in a mix of private or communal areas at the ground level or in balconies.

c. For one bedroom units or studios on the ground floor outdoor living space shall be provided, and shall not be occupied by parking areas or access, within the following dimensions:

<table>
<thead>
<tr>
<th>Minimum total private area for each residential unit</th>
<th>Minimum dimension private area when provided at ground level</th>
</tr>
</thead>
<tbody>
<tr>
<td>16m²</td>
<td>4 metres</td>
</tr>
</tbody>
</table>

d. For one bedroom units or studios entirely at an upper level outdoor living space shall be provided within the following dimensions. The required outdoor living space can be a mix of private and communal areas, at the ground level or in balconies with the following dimensions:

Minimum total private area for each residential unit | Minimum private balcony dimension
------------------------------------------------------|------------------------|
16m²                                                 | 6m²                    | 1.5 metres dimension |

14.5.2.6 Daylight recession planes

a. Buildings, shall not project beyond a building envelope constructed by recession planes, as shown in, Appendix 14.16.2 diagram C, from points 2.3 metres 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 2.3 metres 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 11m or more, the recession plane measurement shall commence from points 2.3 metres 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.

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).

d. Except that:

i. In the Residential Medium Density Zone Higher Height Limit Overlay the recession plane shall be as shown in Appendix 14.16.2 diagram D, unless the height of the building is greater than 11 metres, in which case refer to diagram E.

ii. In the Residential Medium Density Lower Height Limit Overlay the recession plane shall be as shown in Appendix 14.16.2 diagram B.

The following intrusions are permitted:

a. Gutters and eaves by up to 0.2 metres;

b. Solar panels up to two metres in length per boundary;

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

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 20 metre 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 7.5 metres 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.

14.5.2.7 Minimum building setbacks from internal boundaries and railway lines

The minimum building setback from internal boundaries shall be:

<table>
<thead>
<tr>
<th>Building setbacks from internal boundaries</th>
<th>Minimum setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. All buildings not listed below</td>
<td>1 metre</td>
</tr>
<tr>
<td>2. Where residential buildings on adjoining sites have a ground floor window of a habitable space located within 1m of the common internal boundary</td>
<td>1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window. This rule also applies to accessory buildings.</td>
</tr>
<tr>
<td>3. All other accessory buildings where the total length of walls or parts of the accessory building within 1 metre of each internal boundary does not exceed 10.1 metres in length</td>
<td>Nil</td>
</tr>
<tr>
<td>4. Buildings that share a common wall along an internal boundary</td>
<td>Nil</td>
</tr>
<tr>
<td>5. All other buildings where the internal boundary of the site adjoins an access or part of an access</td>
<td>1 metre</td>
</tr>
<tr>
<td>6. Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</td>
<td>4 metres from the rail corridor boundary</td>
</tr>
</tbody>
</table>

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.

Advice Note: See sill height in the definition of window.

14.5.2.8 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 contain glazing that is permanently obscured.

14.5.2.9 Road boundary building setback

a. The minimum road boundary, garage and building setback shall be:

<table>
<thead>
<tr>
<th>Building type and situations</th>
<th>Minimum setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. For all buildings and situations not listed below</td>
<td>2 metres</td>
</tr>
</tbody>
</table>
2. Where a garage has a vehicle door that does not tilt or swing outwards facing a road 4.5 metres

3. Where a garage has a vehicle door that tilts or swings outward facing a road 5.5 metres

4. Where a garage has a vehicle door that does not tilt or swing outward facing a shared access way 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access.

5. Where a garage has a vehicle door that tilts or swings outward facing a shared access way 8 metres measured from the garage door the furthest formed edge of the adjacent shared access.

b. Habitable space front façade

For residential units fronting roads; garages, and other accessory buildings (excluding basement parking area and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front façade of any ground level habitable space of that residential unit. These setback distances apply where garage doors do not tilt or swing outwards.

14.5.2.10 Street scene amenity and safety – fences

a. The maximum height of any fence in the setback from a road boundary on a local road shall be:

<table>
<thead>
<tr>
<th>Description</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Where at least 50% of the fence structure is visually transparent.</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2. Where less than 50% of the fence structure is visually transparent.</td>
<td>1 metre</td>
</tr>
</tbody>
</table>

b. The maximum height of any fence in the setback from a road boundary on any collector road, or arterial road shall be 1.8 metres.

c. a. and b. 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. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

d. Parking areas shall be separated from road boundaries, conservation, open space, or adjoining residentially zoned sites by fencing that meets the requirements in a. above.

14.5.2.11 Building overhangs

No internal floor area located above ground floor level shall project more than 800mm horizontally beyond the gross floor area at ground level.

Fig 3: Street scene and access ways (illustrative example)

Figure 4: Building overhangs (illustrative only)
14.5.2.12 Minimum unit size
a. The minimum net floor area (including toilets and bathrooms, but excluding parking areas, garages or balconies) for any residential unit shall be:

<table>
<thead>
<tr>
<th>Number of bedrooms</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Studio</td>
<td>35m²</td>
</tr>
<tr>
<td>2. 1 bedroom</td>
<td>45m²</td>
</tr>
<tr>
<td>3. 2 bedrooms</td>
<td>60m²</td>
</tr>
<tr>
<td>4. 3 or more bedrooms</td>
<td>90m²</td>
</tr>
</tbody>
</table>

b. This rule does not apply to residential units in a retirement village.

14.5.2.13 Ground floor habitable space
a. Where the permitted height is 11 metres or less (refer to Rule 14.5.2.3):
   i. any residential unit fronting a road or public open space shall have a habitable space located at the ground level; and
   ii. at least 50% of all residential units within a development shall have a habitable space located at the ground level.
   iii. For each residential unit, at least one habitable space located at the ground level shall have a minimum floor area of 9m² and a minimum internal dimension of 3 metres and be internally accessible to the rest of the unit.

b. Where the permitted height limit is over 11 metres (refer to Rule 14.5.2.3), a minimum of 50% of the ground floor area shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs and foyers.

14.5.2.14 Service, storage, and waste management spaces
a. 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 1.5 metres 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 1.5 metres of outdoor space at ground floor level for washing lines; and
   iii. The required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space.

14.5.2.15 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).

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.

Parking spaces shall be located so that no vehicle has to carry out:
   (i) any reverse manoeuvring when moving from any vehicle access to any parking spaces (except for parallel parking spaces)
   (ii) more than one reverse manoeuvre when manoeuvring out of any parking space.

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.

<table>
<thead>
<tr>
<th>Potential # of units</th>
<th>Legal width (m)</th>
<th>Formed width (m)</th>
<th>Maximum gradient</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 3</td>
<td>3.0</td>
<td>2.7 min 4.5 max</td>
<td>Up to 20m: 1 in 4 (25%)</td>
</tr>
<tr>
<td>4 to 8</td>
<td>3.6</td>
<td>3.0 min 6.0 max</td>
<td>More than 20m: 1 in 5 (20%)</td>
</tr>
<tr>
<td>9 to 15</td>
<td>5.0 +1.5m ped/cycle access</td>
<td>6.0</td>
<td>See Appendix 7.7 1(f) and 2. for access to firefighting gradient requirements</td>
</tr>
</tbody>
</table>

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.

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)</th>
<th>Types of road frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Arterial</td>
</tr>
<tr>
<td>70</td>
<td>40</td>
</tr>
<tr>
<td>80</td>
<td>100</td>
</tr>
<tr>
<td>90</td>
<td>200</td>
</tr>
<tr>
<td>100</td>
<td>200</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></td>
<td>Local and collector</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):

### Speed limit <70km/h

<table>
<thead>
<tr>
<th>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>

### Speed limit 70–90km/h

<table>
<thead>
<tr>
<th>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>100</td>
<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Collector</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td></td>
</tr>
</tbody>
</table>

### Speed limit >90km/h

<table>
<thead>
<tr>
<th>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>200</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Collector</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>60</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

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.

Reference to other standards

Please note that in addition to the rules for the Residential Medium Density Zone, your proposal will also need to comply with all of the general 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)
- In addition, City Plan provisions in relation to Coastal Hazards still apply.
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

Figure 4: 85 percentile design motor car
Recession Plane Diagrams:

C Applicable to all buildings:
- In the Residential Medium Density Zone
- On sites in other non-residential zones that adjoin the Residential Medium Density Zone
- In the Residential New Neighbourhood Zone

D Applicable to all buildings:
- In the medium density higher height limit zones
- On sites in other non-residential zones that adjoin the medium density higher height limit zones
- In the medium density higher height limit zones (except those buildings over 11 metres in height)
- On sites in other non-residential zones that adjoin the medium density (except those buildings over 11 metres in height)

E Applicable to all buildings:
- Over 11 metres in height in the medium density higher height limit zones
- Over 11 metres in height on sites in other non-residential zones that adjoin the medium density higher height limit zones
- In the Residential Guest Accommodation Zone and the Residential Central City Zone

Boundary
Ground level
2.3m