Christchurch District Plan:

Summary of Rules for Residential Activities in the Residential Hills Zone

excluding:

- Character Area Overlays;
- Community Housing Redevelopment Mechanism and Enhanced Development Mechanism
- Density Overlays (Moncks Spur/Mt Pleasant, Shalamar Drive, Upper Kennedys Bush, Redmund Spur and 86 Bridle Path Rd)

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 Hills Zone. The wording has been extracted directly from the Independent Hearings Panel Decision on Chapter 14 Residential of the Christchurch District Plan where applicable, however it has been abridged to delete reference to zones other than Residential Hills 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 Hills zone rules.

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

Step 1: Check that the site is zoned Residential Hills 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. 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 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 parts 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 (14.7.1.1)

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 650m².

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.

P3 Social housing complexes up to and including four 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 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.

P4 Older person’s housing unit

Any older person’s housing unit shall have a maximum gross floor area of 120m².
P5  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  

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

P6  Conversion of a residential unit (within, or as an extension to, a residential unit) into two residential units  

Each residential unit shall have a minimum gross floor area, excluding garages, sundecks and verandahs, of 35m².

P7  Replacement of a residential unit with two residential units  

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.

P19  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 14.7.2.2 – Building height and 14.7.2.4 – 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.

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

P20  Relocation of a building  

2. Controlled Activities (14.7.1.2)  

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 14.7.2.9 – Street scene amenity and safety – fences

C2  Residential units (including any sleep-outs) containing more than six bedrooms in total

C3  Social housing complexes that do not meet Rule 14.7.2.12 – Service, storage and waste management spaces

C4  Social housing complexes where the complex does not meet one or more of the activity specific standards in Rule 14.7.1.1 P3 c. or d.

3. Restricted Discretionary Activities (14.7.1.3)  

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

RD1  Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.1.1 – Site density by up to 10%

RD2  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 14.7.1.1 P2 a., b., or c.

RD3  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 14.7.1.1 P6 a.

RD4  Conversion of a family flat existing at 6 December 2013 into a residential unit that does not meet activity specific standards in Rule 14.7.1.1 P5.

RD5  Social housing complexes, where any residential unit in the complex does not meet the activity specific standard Rule 14.7.1.1 P3 b.

RD6  Social housing complexes – over four residential units

RD7  Older person’s housing units that do not meet the activity specific standard in Rule 14.7.1.1 P4 a.

RD11  Buildings that do not meet Rule 14.7.2.2 – Building height up to 9m.

RD12  Activities and buildings that do not meet Rule 14.7.2.3 – Site coverage where the site coverage is exceeded by 10% or less.

RD13  Buildings that do not meet Rule 14.7.2.4 – Daylight recession planes

RD14  Buildings that do not meet Rule 14.7.2.6 – Minimum building setback from ridgeline – Montgomery Spur

RD15  Buildings that do not meet Rule 14.7.2.5 – Minimum building setbacks from internal boundaries.
RD16 Buildings that do not meet Rule 14.7.2.7 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries.

RD17 Buildings that do not meet Rule 14.7.2.8 – Road boundary building setback.

RD18 Residential units that do not meet Rule 14.7.2.11 – Water supply for firefighting.

RD23 Buildings that do not meet Rule 14.7.2.10 – Building reflectivity.

4. Discretionary Activities (14.7.1.4)

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 14.5.2.1 for:

a. P1 Residential activity;

b. P5 Conversion of an elderly person’s housing unit into a residential unit; or

d. P6 Conversion of a minor residential unit into a housing unit.

D4 Residential unit contained within its own separate site with a minimum net site area that does not meet the standard specified in Rule 14.7.2.1 – Site density by more than 10%.

D5 Activities and buildings that do not meet Rule 14.7.2.3 – Site coverage where the site coverage is exceeded by more than 10%.

5. Non-Complying Activities (14.7.1.5)

NC1 Buildings over 9m in height

NC2 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 the 11kV Heathcote to Lyttelton electricity distribution line or within 5m of a foundation of an associated support structure.

b. Fences within 5m of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line.

6. Built form standards (14.7.2)

14.7.2.1 Site density

Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

- In all parts of the Residential Hills Zone, except Density Overlay Areas and except as specified below: 650m²
- Social housing complexes and older persons’ housing units: There shall be no minimum net site area for any site for any residential unit or older person’s housing unit.

14.7.2.2 Building height

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

(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:

- 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
- finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5m;
- chimneys (not exceeding 1.1m in any direction)
- 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).

14.7.2.3 Site coverage

The maximum percentage of the net site area covered by buildings for all residential activities shall be 35% except that:

- 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.

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.
14.5.3.4 Daylight recession planes

a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 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. The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.16.2B.

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 5.5.1.1b)

d. For the purpose of this rule, a section of roof means a continuous part of the roof with the same slope.

Advice Note: The following intrusions are permitted:

a. Gutters and eaves by up to 0.2m;

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. Refer to Appendix 14.15.2A – Permitted intrusions – gables. (Reproduced at the end of this document).

14.7.2.6 Minimum building setback from ridgeline

– Montgomery Spur

No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on Appendix 14.16.7

14.7.2.7 Minimum setback for living area windows and balconies facing internal boundaries

The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4m.

Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.

14.7.2.8 Road boundary building setback

a. The minimum road boundary building setback shall be 4m except for:
   i. A garage where:
      A. the side walls are parallel to the road boundary and no more than 6.5m in length;
      B. the side walls facing the road contain a window with a minimum dimension of at least 0.6m (including the window frame);
      C. 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
      D. where the access to the garage is located adjacent to a side boundary:
         1. 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.
   E. Where the planting conflicts with required visibility splays (see transport rules following) the visibility splay rules will prevail and the planting not be required.
ii. A garage where:
   A. the garage is a single garage, with the door facing the road boundary, accessed from a local road;
   B. the garage is a maximum 3.6m wide;
   C. the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5m from the road boundary an automatic opener is not required; and
   D. no part of the garage door when opening or shutting extends beyond the site boundary.

14.7.2.9 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.

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

14.7.2.10 Building reflectivity
   a. All roof finishes are not to exceed 30% light reflectance value (LRV).

14.7.2.11 Water supply for fire fighting
   a. 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).
   b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

14.7.2.12 Service, storage and waste management spaces
   For social housing complexes:
   i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5m of outdoor space at ground floor level for washing lines; and
   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.

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 (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>Frontage road speed limit (km/h)</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</th>
<th>Frontage road</th>
<th>Arterial</th>
<th>Collector</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frontage road</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Arterial</td>
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<td>20</td>
<td>10</td>
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<td></td>
</tr>
<tr>
<td>Local</td>
<td></td>
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</table>

### Speed limit 70–90km/h

<table>
<thead>
<tr>
<th>Intersecting road type</th>
<th>Frontage road</th>
<th>Arterial</th>
<th>Collector</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
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<td>100</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Collector</td>
<td>45</td>
<td>45</td>
<td>45</td>
<td></td>
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<tr>
<td>Local</td>
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</table>

### Speed limit >90km/h

<table>
<thead>
<tr>
<th>Intersecting road type</th>
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<th>Collector</th>
<th>Local</th>
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</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>200</td>
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<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 Hills Zone, your proposal will also need to comply with all of the general rules contained within the Christchurch District Plan.

These include:
- 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.
Recession Plane Diagrams

Note: North is true north

![Recession Plane Diagram]  

**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.

![Gable End Diagram]  

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
Appendix 14.16.2B - Recession Planes - Midpoint Location Along Wall And Roof Sections

NOTE:
Ground levels taken at boundary.
If lower on the neighbours side then the lower ground level is used.

Views 1, 3, 5 and 7 show compliance with recession planes corresponding to midpoints of walls.
Views 2, 4, 6 and 10 show compliance with recession planes corresponding to midpoints of roof.
View 8 shows non-compliance with recession plane corresponding to midpoint 8 for a section of roof.
View 9 shows non-compliance with recession plane corresponding to midpoint 9 for a section of wall.

KEY
\( \alpha \) - Recession plane angle from Appendix 14.16.2A
RP - Recession Plane
MPXr - Midpoint Roof
MPXw - Midpoint Wall
GL - Ground Level
85 Percentile Design Motor Car:

- **Overall Length**: 4.910m
- **Overall Width**: 1.970m
- **Overall Body Height**: 1.421m
- **Min Body Ground Clearance**: 0.159m
- **Track Width**: 1.770m
- **Lock to Lock Time**: 4.00s
- **Kerb to Kerb Turning Radius**: 5.750m

Scale (m):