Christchurch District Plan:
Summary of Rules for Residential Activities in the Residential Central City Zone

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 Central City 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 Central City 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 13 November 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 Central City Zone rules.
Guide to using these rules

Step 1: Check that the site is zoned Residential Central City. Then use the information listed below to check that the proposal is for a residential activity and complies with the built form standards. If it does 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 control/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 (14.6.1.1)

P1 Residential activity

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.

c. In relation to the building, dismantling, repair or storage of motor vehicles, the vehicles shall be contained in a building, or, if the vehicles are not contained in a building, there shall be no more than three vehicles involved.

d. In relation to the building, dismantling, repair or storage of boats, collectively the boats shall occupy no more than 45m².

P3 Relocation of a building

P4 Development of Lot 1 DP 475662, for the purposes of residential activities

a. There shall be not less than 50 residential units and not more than 90 residential units developed on the site.

b. The development of these units may proceed in stages of not less than 9 residential units at a time, with the first stage to comprise not less than 10 residential units.

c. All residential units shall be completed by 30 June 2020.

d. No building shall exceed 15 metres in height.

e. The gross floor area of all non-residential activities on the site shall not exceed 525m².

f. All non-residential activities shall be situated at ground floor.

P6 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 14.6.2.1 – Building height and 14.6.2.2 – 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.

P8 Any non-residential activity up to 40m² gross floor area (including any area of outdoor storage) that is otherwise not provided for under P9 and P10 (refer online District Plan)

a. Only those persons who reside permanently on the site can be employed in the activity.

b. The maximum total number of hours the site shall be open to visitors, clients or deliveries for the activity, other than for guest accommodation, shall be 40 hours per week, and shall be limited to between the hours of:
   i. 0700–2100 Monday to Friday, and
   ii. 0800–1900 Saturday, Sunday, and public holidays.

c. The maximum number of vehicle movements per site, other than for residential activities, shall be:
   i. heavy vehicles: 2 per week; and
   ii. other vehicles: 16 per day.

d. Boarding animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

e. Manufacturing, altering, repairing, dismantling or processing of any materials, goods, or articles shall be carried out in a building.

2. Controlled Activities (14.6.1.2)

There are no controlled activities.

3. Restricted Discretionary Activities (14.6.1.3)

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

RD1 a. Any permitted activity that does not meet one or more of the built form standards in Rule 14.6.2.

RD2 Any activity involving 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:
   i. three or more residential units; or
   ii. one or two residential units on a site smaller than 300m² gross site area.

2. Discretionary Activities (14.6.1.4)

D1 Development of Lot 1 DP 475662, for the purposes of residential activities as listed in Rule 14.6.1.1 P4 that does not meet any one or more of the activity specific standards.

D3 Activities that do not meet any one or more of the activity specific standards in Rule 14.6.1.1 for i. P1 Residential activity.

D4 Any other activity that is not listed as a permitted, restricted discretionary or non-complying activity.

4. Non-Complying Activities (14.6.1.5)

NC2 Any activity listed in rule 14.6.1.1 P8 that does not meet any one or more of the activity standards in P8 a-e.

3. Built form standards (14.6.2)

14.6.2.1 Building height

a. The maximum height of any buildings shall be as shown on the Central City Maximum Building Height Planning Map.

(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;

(c) lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys, antennas and similar architectural features on buildings in residential zones of Chapter 14 Residential within the Central City;

(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).
14.6.2.2 Daylight recession planes

a. Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above internal boundaries with other sites as shown in Appendix 14.6.2C, except that:
   i. where an internal boundary of a site abuts an access lot, access strip or access to a rear allotment, the recession plane may be constructed from points 2.3m above ground level at the furthest boundary of the access lot, access strip or access to a rear allotment, or any combination of these areas;
   ii. 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 a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1–P4 in Table 5.4.1.1b).
   c. The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

14.6.2.3 Road boundary building setback

a. For sites fronting Bealey Avenue, buildings shall be setback a minimum of 6 metres from the road boundary of Bealey Avenue;

b. In the locations indicated as Central City Building Setbacks, on the Central City Active Frontages and Verandas and Building Setback Planning Map, buildings shall be setback a minimum of 4.5 metres from road boundaries;

c. In all other instances, buildings shall be setback a minimum of 2 metres from road boundaries, except that:
   i. Where a garage has a vehicle door facing a road, the garage door shall be setback a minimum of 4.5 metres unless the garage door projects outward, in which case the garage door shall be setback a minimum of 5.5 metres;
   ii. Where a garage has the vehicle door facing a shared accessway, the garage door shall be setback a minimum of 7 metres measured from the garage door to the furthest formed edge of the adjacent shared access unless the garage door projects outwards, in which case the garage door shall be setback a minimum of 8 metres;
   iii. For street fronting residential units, garages, carports, and other accessory buildings (excluding basement parking areas and swimming pools) shall be located at least 1.2 metres further from the road boundary than the front facade of any ground level habitable space of that residential unit.

14.6.2.4 Minimum building setbacks from internal boundaries

a. Buildings that immediately adjoin an access lot, access strip, or access to a rear site shall be setback a minimum of 1 metres from that part of an internal boundary of a site.

b. Buildings shall be setback a minimum of 1.8 metres from other internal boundaries of a site, except that:
   i. no setback is required from an access lot or access strip on the same site, provided that any windows on the ground floor facing and within 1 metre of the access lot or access strip are non-opening;
   ii. no setback for accessory buildings is required, provided the total length of walls or parts of accessory buildings facing and located within the setback is less than 10.1 metres and/or where the accessory building faces the ground floor window of a habitable space on the adjoining site it shall be setback a minimum of 1.8 metres from that neighbouring window for a minimum length of 2 metres either side of the window;
   iii. no setback is required along that part of an internal boundary where buildings on adjoining sites have a common wall along the internal boundary;
   iv. no setback is required for basements, provided that any part of a basement located within 1.8 metres of an internal boundary is wholly below ground level.

b. Parts of a balcony or any window of a living area at first floor level or above shall not be located within 4 metres of an internal boundary of a site, except that this shall not apply to a window at an angle of 90° or greater to the boundary, or a window or balcony which begins within 1.2 metres of ground level (such as above a garage which is partly below ground level).

c. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.6.2.5 Fencing and screening

a. Parking areas shall be screened on internal boundaries by landscaping, wall(s), fence(s), or a combination of these to a minimum height of 1.5 metres from any adjoining site. Where this screening is by way of landscaping it shall be for a minimum depth of 1.5 metres and the minimum height shall be the minimum height at the time of planting;

b. Other than for screening of the required area of service space or outdoor living space, fences and other screening structures shall not exceed 1 metre in height where they are located either:
   i. within 2 metres of the road boundary; or
   ii. on the boundary with any land zoned Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone, except that the maximum height shall be 2 metres if the whole fence or screening structure is at least 50% transparent.
c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

14.6.2.6 Tree and garden planting
a. A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in residential developments) where
   i. at least 50% of the landscaping shall be trees and shrubs, and
   ii. a minimum of one native tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping;

b. All trees 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.

14.6.2.7 Minimum residential unit size
a. The minimum net floor area (including toilets and bathrooms) for any residential unit (excluding parking areas, garages, or balconies allocated to each unit) shall be:
   i. Studio 35m²
   ii. 1 Bedroom 45m²
   iii. 2 Bedroom 70m²
   iv. 3 or more Bedrooms 90m²

14.6.2.8 Ground floor habitable space
a. Any residential unit fronting a road or public open space, unless built over an access way or another residential unit, shall have a habitable space located at ground level.

b. At least 30% of all residential units within a development shall have a habitable space located at ground level.

c. At least one habitable space located at the ground level of a residential unit shall have a minimum floor area of 12m² and a minimum internal dimension of 3 metres.

14.6.2.9 Outdoor living space
a. Each residential unit shall provide on site an outdoor living space of at least 24m².

b. The required outdoor living space for each residential unit can be provided through a mix of private and communal areas, at the ground level or in balconies, provided that:
   i. each residential unit shall have private outdoor living space of at least 8m² in total, not occupied by parking areas or access;
   ii. each private outdoor living space dimension shall be a minimum of 4 metres when provided at ground level and a minimum of 1.5 metres when provided by a balcony;
   iii. at least one private outdoor living space is to be directly accessible from a living area of that residential unit;
   iv. each outdoor living space provided as a communal space shall be accessible for use by all on site residents and each dimension shall be a minimum of 4 metres;
   v. 50% of the outdoor living space required across the entire site shall be provided at ground level;
   vi. any communal space may be located indoors provided its use is explicitly for a recreation activity for the exclusive use of the residents of, and guests to the units on the site.

14.6.2.10 Service space
a. Each residential unit shall be provided with at least 3m² of indoor or outdoor service space at ground floor level for the dedicated storage of waste and recycling bins.

b. The required service space for each residential unit shall be provided either individually, or within a dedicated shared communal space, but shall not be located between the road boundary and any habitable space.

c. Service space for the storage of waste and recycling bins shall be fully screened from any site, road and outdoor living space which adjoins the service space.

14.6.2.11 Minimum site density from development and redevelopment of residential units
a. The minimum residential site density to be achieved when a site is developed or redeveloped with a residential unit or units shall be not less than one residential unit for every complete 200m² of site area (e.g. a site area of 399m² requires 1 residential unit, a site area of 400m² requires 2 residential units).

14.6.2.12 Water supply for fire fighting
a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council’s urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting 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**

No car parking required for residential activities.
1 complying cycle space is required per dwelling without a garage.

**P4 Manoeuvring**

All on-site manoeuvring 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 area 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:

- A major arterial road or minor arterial road; or
- a collector road where three or more parking spaces are provided on site; or
- six or more car parking spaces
- local street or local distributor street within Central City core
- main distributor street with the Central City where access serves 3 or more parking spaces
- local street outside the Central City core and the vehicle access serves 6 or more 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 or loading 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>
<th>Height <em>(m)</em></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>
<td>3.5</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%) Where footpath on frontage road: Gradient of first 4.5m no greater than 1 in 10 (10%)</td>
<td>4.0</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>
<td>4.0</td>
</tr>
</tbody>
</table>

*In Central City, height refers to the minimum clear height from the surface of the formed access.

Any vehicle accesses longer than 50 metres and with a formed width less than 5.5 metres wide shall provide passing opportunities (with a minimum width of 5.5 metres) at least every 50 metres, with the first being at the site boundary.

Where a vehicle access serves nine or more parking spaces or residential units and there is no other pedestrian and/or cycle access available to the site then a minimum 1.5 metres wide space for pedestrians and/or cycle shall be provided and the legal width of the access shall be increased by 1.5 metres.

All vehicle access to and/or from 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 opposite). 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. This requirement does not apply if an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point or a visibility splay as per Rule 7.4.3.7 has been provided.

Any access located on a Central City ‘Active Frontage and Verandas’ as shown on the planning maps shall have a maximum formed width of 7 metres.
Diagram showing area where clear visibility required:

Access formed width ranges from 2.7–9.0 depending on either the number of residential units or car parks served by the access – refer Table 7.5.7.1 in Appendix 7.5.7. The maximum width for 1–3 residential units is 4.5m.

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.

Note: In the Central City, collector roads are referred to as Distributor Streets (main and local).

Within the Central City, any vehicle access to a road serving more than 15 car parking spaces or more than 10 heavy vehicle movements per day:
- where the site provides access on to any street within the core – an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point shall be provided.
- in any other location – either an audio and visual method of warning pedestrians of the presence of vehicles about to exit the access point or a visibility splay in accordance with Appendix 7.5.9 Visibility Splay shall be provided (refer diagram below). Any audio method should not operate between 20:00 and 08:00 hours, except when associated with an emergency service vehicle.

The visibility splay areas are to be kept clear of obstructions in all cases for visibility reasons. Landscaping or other features may be contained within the visibility splay areas, as long as it does not exceed 0.5m in height.

If the access is 4.5m wide or greater, and the access provides for two-way traffic flow, then there is no requirement to provide a visibility splay on the side of the access marked with an X in the diagram below.

Visibilty splay diagram from Appendix 7.5.9:

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.

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>Inner Core Streets</td>
</tr>
<tr>
<td>0–16</td>
<td>1</td>
</tr>
<tr>
<td>&gt;16–60</td>
<td>1</td>
</tr>
<tr>
<td>&gt;60–100</td>
<td>1</td>
</tr>
<tr>
<td>&gt;100</td>
<td>2</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 – refer diagram below), also refer Inner Core Streets Diagram at end of document:
Intersecting road type (distance in m)

<table>
<thead>
<tr>
<th>Frontage road</th>
<th>Arterial</th>
<th>Main Distributor</th>
<th>Local Distributor</th>
<th>Local Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>45</td>
<td>30</td>
<td>30</td>
<td>25</td>
</tr>
<tr>
<td>Main Distributor</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>10</td>
</tr>
<tr>
<td>Local Distributor</td>
<td>30</td>
<td>30 outside Core</td>
<td>30 inside Core</td>
<td>10 outside Core 6 within Core</td>
</tr>
<tr>
<td>Local Street</td>
<td>15</td>
<td>15 outside Core</td>
<td>15 inside Core</td>
<td>10 outside Core 6 within Core</td>
</tr>
</tbody>
</table>

Minimum distance of vehicle crossings from intersections within the Central City

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 Central City 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)
Recession Plane Diagrams:

Note: North is true north

Applicable to all buildings:
- In or adjoining the Residential Guest Accommodation Zone or the Residential Central City 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

Incorrect
85 Percentile Design Motor Car:

Inner Core Streets: