

# Christchurch District Plan:

## Summary of Rules for Residential Activities in the Residential New Neighbourhood Zone

**excluding:**

- [Meadowlands Exemplar 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 New Neighbourhood 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 New Neighbourhood as well as some particular locations or activities for which different rules apply. This summary should therefore be used as a guide only. A summary of the applicable Transport Rules from the Plan is also included.

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

## Guide to using these rules

- Step 1:** Check that the site is zoned Residential New Neighbourhood and the proposal does not fall within the exemption listed in the heading above. Then use the information listed below to check that the proposal is for a residential activity and complies with the built form standards. If not, an application will need to be made for a resource consent, assessed as a controlled or restricted discretionary activity (with the exercise of the Council's discretion limited to the matter(s) identified in the rule). Please refer to Chapter 2 of the District Plan for definitions of terms in *italic font*.
- Step 2:** Then check whether the proposed activity is listed as a controlled activity in the information below.
- If so, an application will need to be made for a resource consent, assessed as a controlled activity (with the exercise of the Council's control limited to the matter(s) identified in the rule)
- Step 3:** Then check whether the proposed activity is listed as a restricted discretionary activity in the information below. If so, an application will need to be made for a resource consent, assessed as a restricted discretionary activity (with the exercise of the Council's discretion limited to the matter(s) identified in the rule).
- Step 4:** Then check whether the proposed activity is listed as a discretionary activity in the information below. If so, an application will need to be made for a resource consent, assessed as a discretionary activity.
- Step 5:** Then check whether the proposed activity is listed as a non-complying activity. If so, an application will need to be made for a resource consent, assessed as a non-complying activity. Please note, for discretionary and non-complying activities you are strongly recommended to discuss your proposal with a Council Planner prior to lodging a consent application.
- Step 6:** Check that the residential unit(s) complies with any relevant rules in other parts of the District Plan. If not, a resource consent will be required in respect of the rule(s) not complied with. Check the Planning maps for any site specific matters that may trigger rules in other Chapters of the District Plan.

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

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

## 1. Permitted activities (14.12.1.1)

- P1 Residential activity, except for residential units containing more than six bedrooms and boarding houses**
- No more than one *heavy vehicle* shall be stored on the *site* of the *residential activity*.
  - 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**
- The existing *site* containing both units shall have a minimum *net site area* of 450m<sup>2</sup>.
  - The minor *residential unit* shall have a minimum *gross floor area* of 35m<sup>2</sup> and a maximum *gross floor area* of 80m<sup>2</sup>.
  - The *parking areas* of both units shall be accessed from the same *access*.
  - There shall be a total *outdoor living space* on the existing *site* (containing both units) with a minimum area of 90m<sup>2</sup> and a minimum dimension of 6m. This total space can be provided as:
    - a single continuous area; or
    - be divided into two separate spaces, provided that each unit is provided with an *outdoor living space* that is directly *accessible* from that unit and is a minimum of 30m<sup>2</sup> in area.

This requirement replaces the general outdoor living space requirements set out in Rule 14.12.2.3.

### P4 Older persons housing unit

- A maximum *gross floor area* of 120m<sup>2</sup>

### P17 Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules:

- 14.12.2.1 – Building height;**
  - 14.12.2.2 – Site coverage;**
  - 14.12.2.3 – Outdoor living space;**
  - 14.12.2.4 – Daylight recession planes; or**
  - 14.12.2.5 – Minimum building setbacks from internal boundaries and railway lines.**
- Buildings* shall not be:
    - moved to within 1m of an internal *boundary* and/or within 3m of any *water body*, scheduled tree, listed *heritage item*, areas listed as Sites of Ecological Significance (in Sub-Chapter 9.1), Natural Landscapes, Features or Character (in Sub-Chapter

9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-Chapter 9.5), any *Council* owned structure, *archaeological site*, or the coastal marine area; or

- ii. lifted to a *height* exceeding 3m above the applicable recession plane or height control.
- b. The *building* must be lowered back or moved back to its original position, or a position compliant with the *District Plan* or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced.
- c. In all cases of a *building* being moved or lifted, the owners/occupiers of land *adjoining* the *sites* shall be informed of the work at least seven days prior to the lift or move of the *building* occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move.
- d. The *Council's* Resource Consents Manager shall be notified of the lifting or moving the *building* at least seven days prior to the lift or move of the *building* occurring. The notification must include details of the lift or move, property address, contact details and intended start date.

## P18 Relocation of a building

### 2. Controlled Activities (14.12.1.2)

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

- C2 *Comprehensive residential development* that meet all applicable built form standards in Rule 14.12.2
- C3 a. Development of the sites marked as controlled within the Awatea Outline Development Plan area in Appendix 8.10.14 Tangata whenua layer where:
  - i. a cultural assessment has been supplied with a resource consent application; and
  - ii. the development meets all built form standards in rule 14.12.2
- C4 *Residential units* (including any *sleep-outs*) containing more than six bedrooms in total.
- C5 Activities and *buildings* that do not meet any one or more of the following Rules in 14.12.2:
  - i. Rule 14.12.2.7 – Landscaping
  - ii. Rule 14.12.2.8 – Fencing in the road boundary setback
  - iii. Rule 14.12.2.12 – Ground floor habitable space and overlooking of street.
- C6 Activities and *buildings* that do not meet Rule 14.12.2.13 – Service, storage and waste management space.

### 3. Restricted Discretionary Activities (14.12.1.3)

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

- RD2 Activities and *buildings* that do not meet Rule 14.12.2.16 – Outline development plan
- RD5 *Comprehensive residential development* that does not meet any one or more of the built form standards in Rule 14.12.2
- RD6 *Buildings* that do not meet Rule 14.12.2.1 – Building height
- RD7 Buildings that do not meet Rule 14.12.2.4 – Daylight recession plane
- RD9 *Residential units* that do not meet Rule 14.12.2.3 Outdoor living space
- RD10 a. Activities and *buildings* that do not meet any one or more of the following Rules in 14.12.2:
  - i. Rule 14.12.2.9 – Parking areas
  - ii. Rule 14.12.2.10 – Garages
- RD11 Activities and *buildings* that do not meet Rule 14.12.2.14 – minimum unit size
- RD12 *Buildings* that do not meet Rule 14.12.2.5 – Setback from internal boundaries and railway lines, other than Rule 14.12.2.5(6) (refer to RD13).
- RD13 *Buildings* that do not meet Rule 14.12.2.5(6) relating to rail corridor boundary setbacks.
- RD14 *Buildings* that do not meet Rule 14.12.2.11 Road boundary building setback.
- RD15 *Residential units* that do not meet Rule 14.12.2.15 – Water supply for firefighting.
- RD21 Development of the sites marked as controlled within the Awatea Outline Development Plan – Tangata Whenua layer diagram in Appendix 8.10.14, where no cultural assessment has been supplied with resource consent application.
- RD25 *Older persons housing units* that do not meet the activity specific standard in Rule 14.12.1.1 P4.
- RD26 The following activities located within the 50dbLdn Air Noise Contour as shown on the Planning Maps:
  - i. *Residential activities* which are not provided for as a permitted or controlled activity.

### 4. Discretionary Activities (14.12.1.4)

- D1 Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity.
- D2 Activities that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 for:
  - i. P1 *Residential activity*;

## 5. Non-Complying Activities (14.12.1.5)

- NC1 a. *Sensitive activities and buildings* (excluding *accessory buildings* associated with an existing activity):
- within 12m of the centre line of a 110kV or 220kV *National Grid transmission line* or within 12m of the foundation of an associated *support structure*; or
  - within 10m of the centre line of a 66kV *National Grid transmission line* or within 10m of a foundation of an associated *support structure*; or
- b. Fences within 5m of a *National Grid transmission line support structure* foundation.
- NC2 a. *Sensitive activities and buildings* (excluding *accessory buildings* associated with an existing activity):
- within 10m of the centre line of a 66kV *electricity distribution line* or within 10m of a foundation of an associated *support structure*; or
  - within 5m of the centre line of a 33kV *electricity distribution line* or within 5m of a foundation of an associated *support structure*.
  - 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, 33kV and the 11kV Heathcote to Lyttelton *electricity distribution line support structure* foundation.

**Advice notes:** The National Grid transmission lines and *electricity distribution lines* are shown on the planning maps.

Vegetation to be planted around the National Grid and/or *electricity distribution lines* should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines or *electricity distribution lines*. *Buildings* and activity in the vicinity of National Grid transmission lines or *electricity distribution lines* must comply with NZECP 34:2001.

- NC3 Within the Awatea Outline Development Plan Area 2, *residential activity* and *residential units* whilst the Christchurch Kart Club operates from its current Carrs Road location as illustrated on the Awatea Outline development Plan.

## 6. Built form standards (14.12.2)

### 14.12.2.1 Building height

The maximum *height* of any *building* shall be:

i. All <i>buildings</i> except as listed below	8m
ii. <i>Comprehensive residential development</i> on any site that meets Rule 14.12.3.17, except where a different maximum height is specified in the areas in (iv) or (v) below.	11m
iv. Within the Prestons Outline Development Plan area (Appendix 8.10.25), in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016	
A. Density A	11m
B. Density B	10m
v. Within the Wigram Outline Development Plan area (Appendix 8.10.29) in Density A and B areas defined in the outline development plan or on an approved subdivision consent granted before 15 July 2016.	
A. Density A	13m
B. Density B	9m
vi. Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28) on an approved subdivision consent granted before 15 July 2016.	11m

### 14.12.2 Site coverage

The maximum percentage of the *net site area* covered by *buildings* for all residential activities shall be as follows:

Applicable to:

i. <i>Sites</i> with a <i>net site area</i> of 300m <sup>2</sup> and over, except as specified below	40%
ii. <i>Sites</i> with a <i>net site area</i> of under 300m <sup>2</sup> , except as specified below.	45%
iii. <i>Comprehensive residential development</i> on any <i>site</i> that does not meet Rule 14.12.3.17 Comprehensive residential development – development site area	45%
iv. <i>Comprehensive residential development</i> on any <i>site</i> that meets Rule 14.12.3.17 Comprehensive residential development – development site area.	50%
The percentage coverage by buildings is to be calculated over the net area of the site of the entire development, rather than over the net area of any part of the development.	

vi. Within the Prestons Outline Development Plan area (Appendix 8.10.25) in Density A and B areas defined in the outline development plan:	
A. Density A	80%
B. Density B	60%
vii. Within the Wigram Outline Development Plan area (Appendix 8.10.29) in Density A and B areas defined in the outline development plan:	
A. Density A	80%
B. Density B	60%
viii. Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28) in Density A and B areas as shown on an approved <i>subdivision</i> consent plan granted before 15 July 2016	60%
ix. Within the Yaldhurst Outline Development Plan area (Appendix 8.10.28) in medium density areas as shown on an approved <i>subdivision</i> consent plan granted before 15 July 2016	

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

- fences, walls, retaining walls
- eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a *building*
- uncovered swimming pools up to 800mm in *height* above *ground level*
- decks, terraces, *balconies*, porches, verandahs, bay or box *windows* (supported or cantilevered) which are no more than 800mm above *ground level* and are uncovered or unroofed, or if greater than 800mm above *ground level* and/or covered or roofed are in total no more than 6m<sup>2</sup> in area for any one *site*

### 14.12.2.3 Outdoor living space

- a. *Accessible outdoor living space* shall be provided on *site* for each *residential unit*, and can be a mix of private and communal areas, at *ground level* or provided by way of above ground *balconies*, and shall meet the following areas and dimensions:

Activity	Min total area	Min private area	Min dimension
<i>Residential units</i> (2+ bedrooms)	30m <sup>2</sup>	16m <sup>2</sup>	4m for a private ground floor space or communal space
One bedroom or studio units on the ground floor	16m <sup>2</sup>	16m <sup>2</sup>	4m for a private ground floor space or communal space
One bedroom or studio units on the first floor or above	16m <sup>2</sup>	6m <sup>2</sup>	1.5m for <i>balconies</i> 4m for a private ground floor space or communal space

- b. *Outdoor living space* shall not be encumbered by *parking areas* or *access arrangements*.

- c. At least one private outdoor living space shall be accessible from a living area of the residential unit.
- d. This rule does not apply to a *comprehensive residential development*.

### 14.12.2.4 Daylight recession planes

- a. *Buildings* shall not project beyond a *building* envelope constructed by recession planes, (as shown in Appendix 14.16.2 Diagram C), from points 2.3m above:
- internal boundaries; or
  - 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* allotment or *access strip* or any combination of these areas; or
  - 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.
  - Except: buildings on sites in the Density A and B areas shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Development Plan Appendix 8.10.28 is to calculate recession planes as shown in Appendix 14.16.2 Diagram D
- b. Where the *building* is located in an overlay that has a permitted height of more than 11m, the recession plane measurement shall commence from points 2.3m above *ground level* at the internal boundaries and continue on the appropriate angle to points 11m above *ground level*, at which point the recession plane becomes vertical.

Advice Note: The following intrusions are permitted:

- Gutters and eaves by up to 0.2m;
- Solar panels up to 2m in length per boundary;
- 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.
- 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 not exceed 3m and provided that for buildings over three storeys, such features are contained within or are sited directly against the outside structural walls.
- Where a single gable end with a base (excluding eaves) of 7.5m or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, the gable end may intrude through the recession plane.



- c. Where the building is located in a *Flood Management Area*, the exemptions in Rule 5.4.1.3 apply (for activities P1–P4 in Table 5.4.1.1b).

#### 14.12.2.5 Minimum building setbacks from internal boundaries and railway lines

- a. The minimum *building setback* from internal *boundaries* shall be as follows:

All <i>buildings</i> not listed in table below	1m
Where residential <i>buildings</i> on <i>adjoining sites</i> have a ground floor <i>window</i> of a <i>habitable space</i> located within 1.8m of the common internal boundary.  Except for Density A and B <i>sites</i> shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.10.28.	1.8m from neighbouring window for a minimum length of 2m either side of the window.  This rule also applies to accessory buildings
All other <i>accessory buildings</i> where the total length of walls or parts of the <i>accessory building</i> within 1m of each internal <i>boundary</i> does not exceed 10.1m in length	Nil
Buildings that share a common wall along an internal boundary	Nil
All other <i>buildings</i> where the internal <i>boundary</i> of the <i>site</i> adjoins an <i>access</i> or part of an <i>access</i>	1m
<i>Buildings</i> , <i>balconies</i> and decks on <i>sites</i> adjacent to or abutting a designated rail corridor	4m from the rail corridor boundary
Additional setbacks are required from specified internal boundaries in the Prestons Outline Development Plan.	Refer to Prestons Outline Development

- b. The above setbacks not apply to the sites shown on an approved subdivision consent plan granted before 15/7/2016 in Yaldhurst ODP Appendix 8.10.28 unless a residential unit constructed on these sites is demolished and rebuilt.
- c. For a *comprehensive residential development*, this rule applies only to the internal boundaries of the perimeter of the entire development.
- d. This excludes guttering up to 200mm in width from wall of a building.

#### 14.12.2.6 Minimum setback and distance to living area windows and balconies

- a. The minimum *setback* from an internal *boundary* for a *living area window*, including studio units, shall be 3m (and 4m for *living area windows* and *balconies* on floors above ground level).

- b. For a *comprehensive residential development*, this rule applies only to internal boundaries on the perimeter of the entire development.

#### 14.12.2.7 Landscaping

- a. The full length of the *road* frontage not used as vehicle or pedestrian *access*, shall be landscaped to a minimum depth of 2m measured from the *road frontage*.
- b. *Landscaping* shall be provided in specified areas within the:
- Prestons Outline Development Plan area in accordance with Appendix 8.10.25 narrative section 1; and
  - Highfield Outline Development Plan area in accordance with Appendix 8.10.26 narrative section 8.
- c. This rule does not apply to a *comprehensive residential development*.

#### 14.12.2.8 Fencing in the road boundary setback

- a. The maximum *height* of any fence in the required *building setback* from a *road boundary* shall be 1.2m.
- b. This rule does not apply to fences or other screening structures located on an internal *boundary* between two properties zoned residential, or residential and commercial or industrial.
- c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a *building* or *accessory building*.
- d. Within the Prestons Outline Development Plan area (Appendix 8.10.25), clause (a) shall apply except that the maximum *height* of any fence shall not exceed 2m where the fence is at least 50% transparent.
- e. Additional fencing requirements in the Prestons Outline Development Plan area are specified in Appendix 8.10.25 narrative section 1.
- f. This rule does not apply to a *comprehensive residential development*.

#### 14.12.2.9 Parking areas

- a. *Parking areas* shall be separated from *adjoining roads* by either planting, fences, or a combination thereof. The standards in Rules 14.12.2.7 (Landscaping) and 14.12.2.8 (Fencing in the road boundary setback) apply.
- b. This rule does not apply to a *comprehensive residential development*.

#### 14.12.2.10 Garages

- a. *Garages* shall not comprise more than 50% of the ground floor elevation viewed from any one *road boundary* on any one *site* and shall not be more than 6.5m wide (excluding eaves up to 600mm in width). For *garages* with the vehicle door generally facing a shared *access* or *road boundary* the minimum *garage setback*

shall be 5.5m from the shared *access* (not including *access lots*) or *road boundary*.

- b. This rule does not apply to sites shown on *subdivision* approval plans RMA92029514 in the Yaldhurst Outline Development Plan Appendix 8.10.28, unless a *residential unit* constructed on these *sites* is demolished and rebuilt.
- c. This rule does not apply to a *comprehensive residential development*.

#### 14.4.2.11 Road boundary building setback

- a. The minimum *building setback* from *road boundaries* shall be 4m except where b or c applies.
- b. The minimum *building setback* from *road boundaries* shall be 3m on any *site* within the Prestons Outline Development Plan area (Appendix 8.6.25) or Yaldhurst Outline Development Plan (Appendix 8.6.28).
- c. The minimum *building setback* from *road boundaries* shall be 2m on any site in Density A areas within the Wigram Outline Development Plan area (Appendix 8.10.29).
- d. This rule does not apply to a *comprehensive residential development*.

#### 14.12.2.12 Ground floor habitable space and overlooking of street

- a. The ground floor of a *residential unit* shall have a *habitable space* with a *window* area of at least 2m<sup>2</sup> facing the road boundary.
- b. This rule does not apply to a *comprehensive residential development*.

#### 14.12.2.13 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 2.25m<sup>2</sup>, with a minimum dimension of 1.5m, of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;
  - ii. each *residential unit* shall be provided with at least 3m<sup>2</sup>, with a minimum dimension of 1.5m, 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.
- b. This rule does not apply to a *comprehensive residential development* or to a *residential unit* constructed as at 15 July 2016.

#### 14.12.2.14 Minimum unit site

- a. The minimum *net floor area* (including toilets and

bathrooms, but excluding *parking areas*, *garages* or *balconies*) for any *residential unit* shall be as follows:

Number of bedrooms		Standard
1.	Studio	35m <sup>2</sup>
2.	1 bedroom	45m <sup>2</sup>
3.	2 bedrooms	60m <sup>2</sup>
4.	3 or more bedrooms	90m <sup>2</sup>

- b. This rule does not apply to a *comprehensive residential development*.

#### 14.12.2.15 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).

#### 14.12.2.16 Outline Development Plan

Any activity shall be in accordance with the development requirements in a relevant *Outline development plan*.

#### 14.12.2.17 Comprehensive residential developments – development site area

The minimum area of any *comprehensive residential development site* shall be 6000m<sup>2</sup>.

## 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 150m<sup>2</sup> gross floor area shall provide 1 parking space within the site. Units greater than 150m<sup>2</sup> 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.

Potential # of units	Legal width (m)	Formed width (m)	Maximum gradient
1 to 3	3.0	2.7 min 4.5 max	Up to 20m: 1 in 4 (25%)
4 to 8	3.6	3.0 min 6.0 max	More than 20m: 1 in 5 (20%)  Where footpath on frontage road: Gradient of first 4.5m no greater than 1 in 10 (10%)
9 to 15	5.0 + 1.5m ped/cycle access	6.0	See Appendix 7.7 1(f) and 2. for access to firefighting gradient requirements

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

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

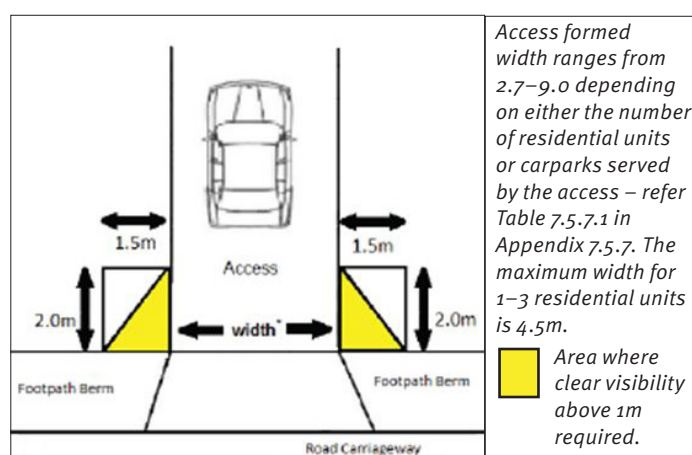
A queuing space of 6m is required:

- For 4–10 residential units where the car parks are accessed from arterial roads.
- For 11–20 residential units where the car parks are accessed from local and collector roads

A queuing space of 12m is required:

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

Diagram showing area where clear visibility required:



## P8 and P9 Vehicle crossings

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

Standards setting the minimum distance between vehicle crossings also apply:

Minimum distance (m) Types of road frontage			
Frontage road speed limit (km/h)	Arterial	Collector	Local
70	40	40	40
80	100	70	50
90	200	85	65
100	200	105	80

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:

Frontage length (m)	Type of road frontage		
	Local and collector	Minor arterial	Major arterial
0–16	1	1	1
>16–60	2	1	1
>60–100	2	2	1
>100	3	2	2

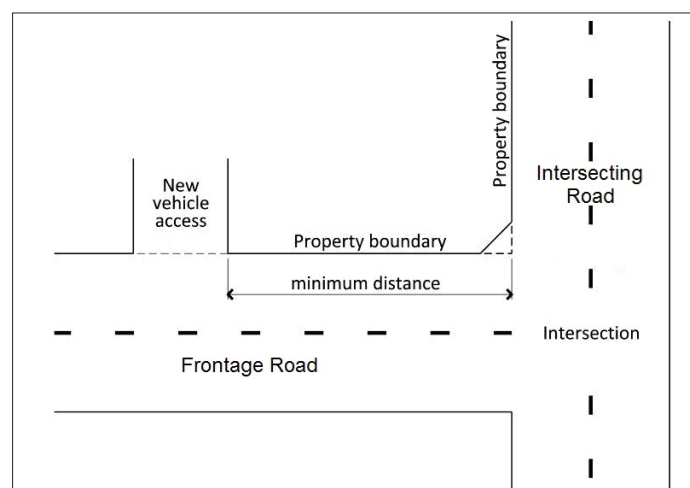
## Distances of vehicle crossings from intersections

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 Intersecting road type (distance in m)			
Frontage road	Arterial	Collector	Local
Arterial	30	30	30
Collector	20	20	10
Local	20	15	10

Speed limit 70–90km/h Intersecting road type (distance in m)			
Frontage road	Arterial	Collector	Local
Arterial	100	100	100
Collector	45	45	45
Local	45	45	45

Speed limit >90km/h Intersecting road type (distance in m)			
Frontage road	Arterial	Collector	Local
Arterial	200	200	200
Collector	60	60	60
Local	60	60	60



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.

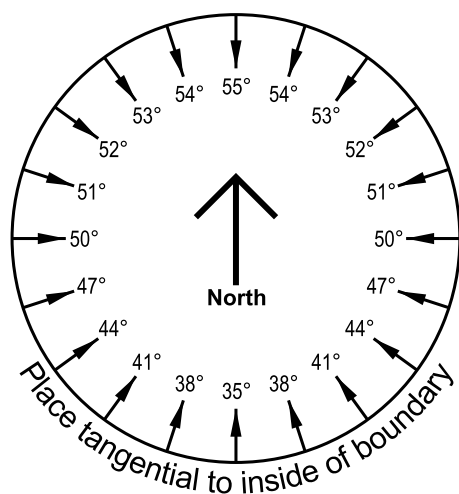
*Note: The classification of roads is contained in Chapter 7, Appendix 7.5.12 of the District Plan.*

## Reference to other standards

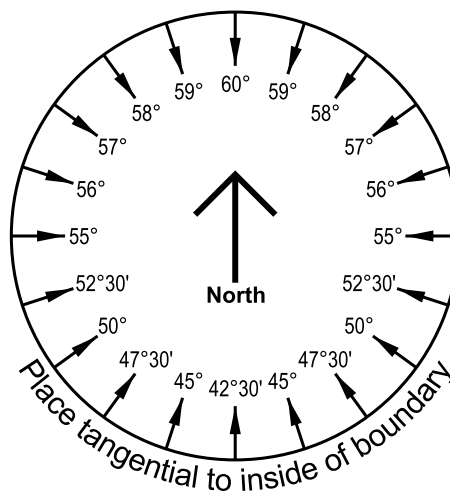
Please note that in addition to the rules for the Residential Suburban or Residential Suburban Density Transition Zone, your proposal will also need to comply with all of the general rules as well as other rules contained within the Christchurch District Plan. These include but are not limited to:

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

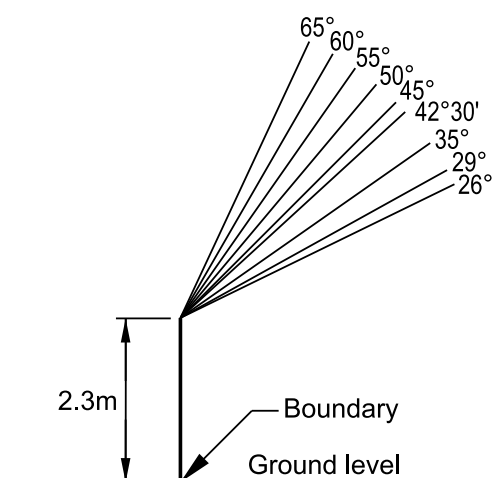
## Recession Plane Diagrams:



- 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

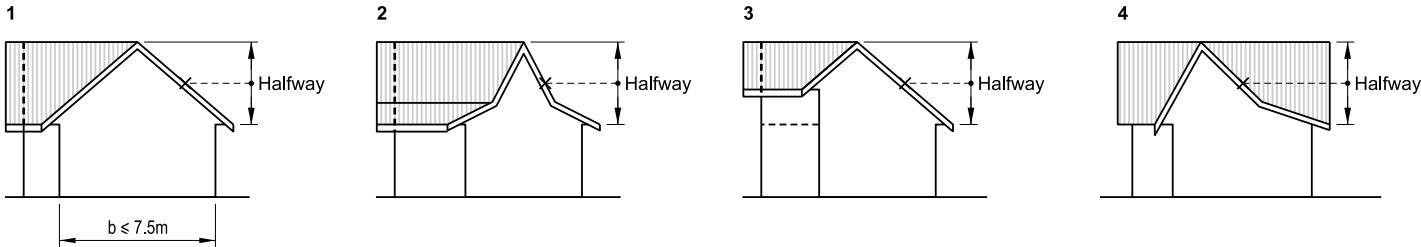


- D** Applicable to all buildings:
- in the medium density higher height limit zones
  - on sites in other non residential zones that adjoin the medium density higher height limit zones
  - in the medium density higher height limit zones (except those buildings over 11 metres in height)
  - on sites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

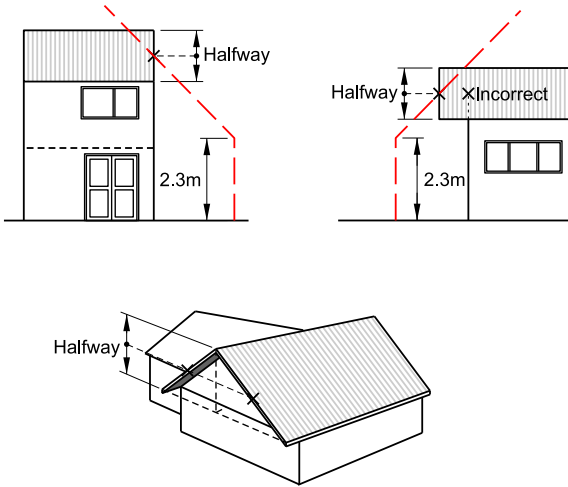
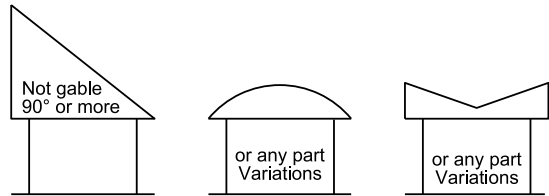


Gable End Diagram – Permitted intrusions

Location of halfway between the eaves and ridge line.



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



85 Percentile Design Motor Car:

