

Ilam and Upper Riccarton Residents Association.

(Submitter # 738 and FS-1427)

proposed

Christchurch Replacement District Plan

Chapter 14 – Residential (part)

Introduction

Boarding Houses and Tertiary Student Accommodation

Submission not driven by issues relating to:

- student anti-social behaviour or
- directly by accommodation requirements for rebuild workers.

Introduction (cont)

pCRDP - 14.1.1.3 Policy –

Non-Household residential accommodation.

Enable non-household residential accommodation to locate throughout residential areas, provided that it is:

“compatible with the anticipated character of any surrounding residential environment.”

Boarding Houses

- Not new
- Not unique to Christchurch
- Commercially driven activity

Boarding Houses (cont)

- Akin to motels in impacts
- Population densities exceed designated Zone densities
– sometimes by large margins
- Example: 21 people now occupy one site previously occupied by a family of four

Boarding Houses (cont)

Results in significant increased:

- Demand for parking
- Demand on services and infrastructure
- Levels of general activity
- All incompatible with Residential Suburban and Residential Density Transition Zones

Boarding Houses (cont)

- Christchurch has no planning control over these activities unlike other main centres. e.g. Auckland.
- Definition and rules required.
- Submission on these points supported by Riccarton – Wigram Community Board.
- CCC now agree definition and rules required.

Boarding Houses (cont)

Proposed Definition (and as now proposed by CCC):

“Boarding House

means accommodation on a site whose aggregated total:

- (a) contains more than 2 boarding rooms and is*
- (b) occupied, or intended by the landlord to be occupied, by at least 6 people at any one time.”*

(Note this definition encompass the complete site.)

“Boarding Room

means accommodation in a boarding house that is used as sleeping quarters by 1 or more people, and that is for use only by a person or persons whose agreement relates to that room.”

Boarding Houses (cont)

- Use of numbers of bedrooms does not adequately control the activity.
- “Bedrooms” could accommodate, 2, 3, 4 or more people.
- Accordingly item (b) of definition refers specifically to numbers of people.

Boarding Houses (cont)

CCC Proposals.

Restricted discretionary across all residential zones

Matters of discretion:

Urban design principles – 14.9.x;

Traffic generation access and safety – 14.9.15

Council's list of matters of discretion too limited.

Omits Site Density and Coverage, Scale of Activity and Minor Residential Units.

Boarding Houses (cont)

Activity Status Table – Auckland City Council – Unitary Plan

PART 3 - REGIONAL AND DISTRICT RULES » Chapter 1: Zone rules » 1 Residential zones » 1. Activity table

1. Activity table

The following table specifies the activity status of activities in the residential zones.

Activity	Large Lot zone	Rural and Coastal Settlement zone	Single House zone	Mixed Housing Suburban zone	Mixed Housing Urban zone	Terrace Housing and Apartment Buildings zone
Residential						
Supported residential care and boarding houses up to 200m ² GFA per site	NC	P	P	P	P	P
Supported residential care and boarding houses not provided for above	NC	NC	D	D	D	D

Boarding Houses (cont)

Proposed Rules

Zone	Status	Discretion	Notification	Location		
				Front/ Rear Site	Road	Other
Residential Suburban	Discretionary	As per Matters of Discretion (14.9)	Notified	Front only	Collector and Minor Arterial only	No more than one per block
Residential Transition	Restricted Discretionary	Site Density and Coverage(14.9.1) Urban Design (14.9.6) Minor Residential Units (14.9.7) Scale of Activity (14.9.14) Traffic Generation and Access Safety (14.9.15)	Limited notification	Front only	Collector and Minor Arterial only	No more than one per block
Medium Density	Permitted	N/A	Non-notified	Front or Rear	Any	N/A
All Residential Zones	Not permitted where access is by means of a shared driveway					

Tertiary Student Accommodation

- Different from Secondary Student Accommodation.
- Levels of supervision and restrictiveness of rules less.
- Span of hours of activity greater.
- Alcohol may be present.
- Vehicular movement and parking demand greater.

Tertiary Student Accommodation (cont)

Proposed Definitions:

“Tertiary Education Student Accommodation

means residential accommodation professionally managed by the tertiary education provider for the sole use of their tertiary education students.”

“Tertiary Education Student

means a person who is a registered student of, and is pursuing a course of study or research at a tertiary educational facility.”

Tertiary Student Accommodation (cont)

Proposed Rules

Zone	Status	Discretion	Notification	Location		
				Front/ Rear Site	Road	Other
Residential Suburban	Discretionary	As per Matters of Discretion (14.9)	Notified	Front only	Collector and Minor Arterial only	No more than one per block
Residential Transition	Restricted Discretionary	Site Density and Coverage(14.9.1) Urban Design (14.9.6) Minor Residential Units (14.9.7) Scale of Activity (14.9.14) Traffic Generation and Access Safety (14.9.15)	Limited notification	Front only	Collector and Minor Arterial only	No more than one per block
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All Residential Zones	Not permitted where access is by means of a shared driveway					

Tertiary Student Accommodation (cont)

- Support University proposal for up to six (single) bedrooms as “Permitted”
- Oppose University open-ended “Restricted Discretionary” proposal for greater than six bedrooms.
- Council’s list of matters of discretion too limited.
- Omits Site Density and Coverage, Scale of Activity and Minor Residential Units.

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