
POST ENGAGEMENT PREFERRED OPTION UPDATE REPORT TO DISTRICT PLAN COMMITTEE

DATE: 16 October 2018

TOPIC NAME: Residential

SCOPE DESCRIPTION: Minor Residential Units (previously Family Flats) (RE014)

TOPIC LEAD: Jocelyn Lewes

PREPARED BY: Jocelyn Lewes (Strategy and Policy Planner)

EXECUTIVE SUMMARY

<i>Summary of Preferred Option Endorsed by DPC for Further Engagement:</i>	That the occupancy restriction on family flats be removed and that minor residential units in residential and rural zones be managed by amended definitions, policies and standards within the Proposed District Plan.
<i>Summary of Feedback Received:</i>	Feedback is supportive of the preferred option endorsed by DPC
<i>Recommended Option Post Engagement:</i>	That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase.
<i>DPC Decision:</i>	That the preferred option previously endorsed by DPC be progressed to the Drafting and Section 32 Evaluation Phase.



1.0 Introduction

1.1 Overview of Preferred Option Endorsed by DPC

The preferred option endorsed by DPC on 8 August 2018 involved amending and updating the provisions related to minor residential units to ensure that the District Plan is clear and easy to administer.

Key proposed changes included:

- Development of a new definition for ‘minor residential unit’ that removes occupancy restrictions, consistent with the draft National Planning Standards.
- Development of new objectives and policies that encourage housing choice at the same time as maintaining the character and visual amenity of the surrounding environment and provide clearer and more specific direction in relation to minor residential units.
- Development of standards for minor residential units, including that:
 - a maximum of one minor unit be allowed per site;
 - the floor area, excluding garaging be limited, depending on the zone. In residential zones it is recommended that the maximum floor area of 70m² be retained, while in rural zones it is recommended that this be increased to 90m²;
 - a minor residential unit be located within a certain distance of the main dwelling, particularly within the Rural Zone;
 - additional car parking and open space area be provided for the use of the occupants of the minor residential unit;
 - the minor residential unit use the same accessway as the main dwelling;
 - the height be limited to single storey as well as a maximum height;
 - That site complies with the relevant bulk and location standards applicable to the zone.
- Development of activity statuses
- Subdivision of a minor residential unit from the main dwelling be a non-complying activity if it were not able to meet the minimum net site area requirements for a stand-alone dwelling.

2.0 Summary of Feedback Received

2.1 Partner/Stakeholder Feedback

Environment Canterbury

Environment Canterbury advised that they:

- Support clarifying the definition of family flat
- Support managing the potential subdivision from the main building as a non-complying activity to avoid urban development in rural areas

Canterbury District Health Board (CDHB)

The CDHB support allowing non-family members to live in family flats as long as neighbourhood/ area amenity is preserved, as this may increase the diversity and supply of housing available within the district.

They support the limitations proposed in the preferred options report in relation to size and site coverage, access, boundary setbacks and limit of one minor residential unit per site.

Christchurch International Airport Company (CIAL)

CIAL requested that there be regulation that would avoid the proliferation of dwellings associated with rural residential or rural family flats within the 50dBA Ldn noise contours associated with the Christchurch International Airport.

2.2 Public Feedback

Engagement HQ

During the public consultation period, 470 people visited the page on family flats (aware participants). Of these, 184 people took some form of action, being downloading a document or visiting the FAQ page (informed participants). Of these, 34 people completed the survey (engaged participants).

Demographic analysis of the survey participants indicated that:

- All of the respondents live in Selwyn, with 26 living in rural areas and 8 living in towns.
- The majority of respondents live in the Selwyn Central ward.

30 respondents agreed with the preferred option of removing the requirement that only family members occupy minor residential units, while four did not.

The majority of respondents supported the proposed standards, however 5 survey respondents indicated that minor residential units in the rural zone should be larger than the endorsed option of 90m² and that there was no need to manage the location of the unit through standards related to proximity and shared access.

Emails

In addition to the feedback received through the Engagement HQ website, seven emails were received pertaining to family flats. The majority of these were from individuals, however the Malvern Community Hub also provided feedback. While all of these respondents supported the proposed removal of the occupancy restriction, three respondents indicated a desire for changes in the proposed standards in relation to access, proximity and maximum floor area in a rural environment.

3.0 Analysis of Feedback Received

3.1 Standards in rural areas

As set out in Section 1.1 above, the preferred option endorsed by DPC included standards for minor residential units which are designed to ensure that the unit does not give rise to the appearance of a separate residential activity on a site. While this is not an issue in residential zones, due to the smaller lot sizes, in rural areas, if this is not managed, it could lead to the dispersal of housing over a property, which may impact on productivity, rural character and amenity.

The preferred option increases the size of minor residential units in rural areas from the current 70m² to 90m², as permitted without requiring a resource consent. This proposed increase in size is consistent with the average size of family flats currently being consented in the Rural Zone, and is not considered to give rise to any significant impacts on the character and amenity of the rural area.

No changes are proposed to the preferred approach.

3.2 Proliferation of minor dwellings within the Air Noise Contours

Land located within the existing 50 dBA Ldn Air Noise Contours is currently zoned Rural (Inner Plains) and the rural density workstream does not propose any change to the existing density provisions within this area; that is it will maintain a density of one dwelling per four hectares. Currently within this zone the district plan provides for a family flat to be constructed in association with a principal dwelling and the preferred option does not alter this. It is only the nature of the occupation that is proposed to be altered.

It is noted that the CIAL has advised that they are currently in the process of remodeling the Air Noise contours and that this information will be provided to Council for inclusion in the proposed district plan. This issue is being addressed by the noise and vibration workstream.

4.0 Recommended Option Post Engagement

The Project Team recommends that:

- The Preferred Option previously endorsed by DPC progresses to the Drafting and Section 32 Evaluation Phase.