


2. STUDENT ACCOMMODATION IN LIVING ZONES



The Committee considered a report from Jonathan Cleese, Planner, on student accommodation in Living Zones, seeking the most appropriate way to proceed on this matter.

The Committee sought further information on a number of issues related to the report seeking more information on the issue.

Information was sought on:

1. Current definitions, policies or objectives in the proposed City Plan relating to student accommodation, size of household units or family units, boarding houses, hostels and parking requirements in Living Zones and in particular the Living 1 Zone.
2. Current requirements in the proposed City Plan, if any, in relation to numbers of and ratio of bedrooms to kitchen or living area.
3. A review of the previous, transitional plan in relation to accommodation requirements in Living Zones, and reasons and decision if these have been changed.
4. A review of planning policies and approaches undertaken by other local authorities in relation to student accommodation such as Dunedin and Auckland City Council.
5. A description of current areas (including planning maps) around Siska Place and Condon Place in relation to Resource Consents and appropriate building consents.
6. An evaluation of student residencies and accommodation in relation to a legal opinion by Prue Stevens on a Yaldhurst Road property.
7. Other types of groups or home accommodation currently permitted by the proposed City Plan, that could be impacted upon by any changes, eg Women's refuges, elderly persons housing.
8. Issues around on how a 'student' would be defined, noting the officer recommendation of a section 32 analysis on 'student accommodation'.
9. Issues around parking space requirements for private residences and internal subdivision of garages to provide additional living space.

The Committee **decided**:

1. That officers write to the landowners of properties in Siska place and Condon Place and inform them that a deputation has been received.
2. That officers report to the Regulatory and Consents Committee in June 2004 on the above items so that the Committee can determine whether or not a section 32 analysis on student accommodation is necessary.