

**Waimāero**  
**Fendalton-Waimairi-Harewood Community Board**  
**MINUTES ATTACHMENTS**

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**Date:** Monday 11 April 2022  
**Time:** 4.30pm  
**Venue:** Held by Audio/Visual Link

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**TABLE OF CONTENTS**

**PAGE**

<b>12. Waimāero Fendalton-Waimairi-Harewood Community Board Area Report - April 2022</b>	
A. Officer Presentation.....	3

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# Car parking and intensification

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Enabling  
**housing  
choice**



## District Plan – car parking

- National policy Statement on Urban Development directed the removal of car parking by February 2022
- Minimum car parking requirements removed from District Plan in February
- What we can still manage under the District Plan:
  - Mobility parking
  - Dimensions and size of car parking
  - Effects of the location and design of car parking on functioning of the street e.g. location of access, vehicles not reversing

*Policy 11: In relation to car parking:*  
*a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and*  
*b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.*

## Confirming parking issues and next steps for Merivale.

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Staff will undertake a detailed qualitative parking survey in Rugby Street and surrounds to identify the issues and provide options for consideration.

Survey to identify:-

- Resident cars
  - Commuter cars
  - Vehicle turnover
  - Duration of parking
  - Peak demand
- The collection of data will confirm the issues and inform solutions to report back to the Community Board.

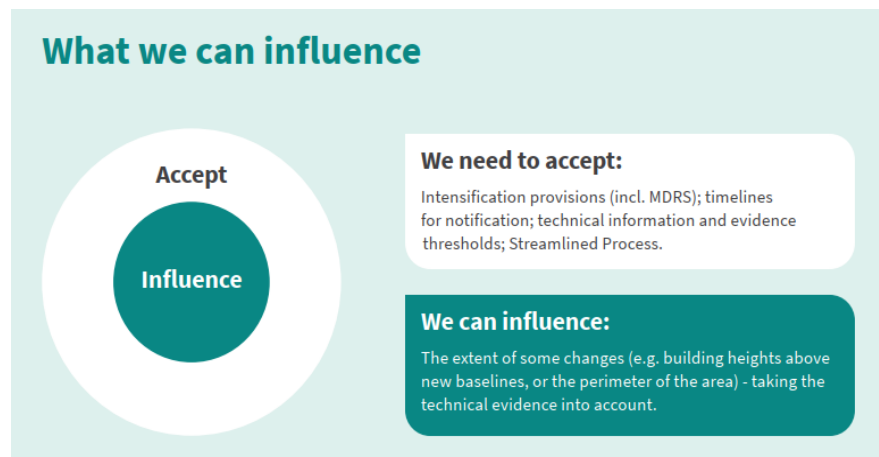
# Intensification - What's proposed?

## Housing Density and Enabling Housing Supply Act provisions

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- The RM (Enabling Housing Supply...) Amendment Act enables up to **three storeys** across most of the city, and up to **three houses per section**, without requiring a consent – known as **MDRS** (Medium Density Residential standards).
  - MDRS *must* apply to all ‘relevant’ residential zones within the ‘urban environment’ – both prescribed.
  - We *have to* provide for density prescribed by the MDRS.
- Threshold for notification (neighbour approval) and subdivision *needs* to change – more permissive approach.

# What are we seeking feedback on?



- Do you think we are proposing to allow development above three storeys in the right places - do you have any comments about the proposed zones?
  - Are we enabling development to go high enough?
  - Have we enabled additional height in the right places?
  - Have we gone far enough out from our commercial centres?
  - Are our boundaries for the different zones in the right places?
  - Have we got the thresholds right for obtaining a resource consent?
- Do you have any comments about the proposed Qualifying Matters that will restrict intensified development or thresholds for needing a resource consent?
  - Have we missed any potential Character Areas or Residential Heritage areas?
- Does the proposed plan change allow for enough business intensification?



## Proposed controls and thresholds - Residential Zones

- MDRS means residential zones are drastically simplified.
- Two core zones current proposed, with localised precincts for local features, such as commercial centres, hilled sites, greenfield areas.

### Medium Density Residential Zone

(all urban residential areas away from commercial centres):

**Height:** 3 storeys (no consent - MDRS); enabling consent at 4; increased evidence  $\geq 5$

**Subdivision:** 400m<sup>2</sup> vacant; zero with dwelling (MDRS)

**Additional form controls:** Street connectivity; garaging placement; servicing

### High Density Residential Zone

(around city centre & larger centres):

**Height:** 4 storeys (no consent); enabling consent between 6-10; increased evidence  $\geq 11$

**Subdivision:** 300m<sup>2</sup> vacant; zero with dwelling (MDRS)

**Additional form controls:** Prescriptive form controls between 5-10 storeys

## Proposed controls and thresholds - Commercial Centres

- Plan change will only focus on commercial centres (and equivalents), not other commercial or industrial zones.
- A ‘commensurate’ response is required. For example, a possible draft concept is:

### Local Centre & Small Neighbourhood Centre:

Enabled Height: 3-4 storeys

Only MDRS intensification surrounding

*Equiv is: ‘Neighbourhood Centre’*

### Large Neighbourhood Centre:

Height: 4-6\* storeys

Same residential height at 200-400m\* surrounding (via Consent)

*Equiv is: ‘Local Centre’*

### District Centre\*:

Height: 6 storeys

Same residential height at 400m surrounding,  
\*increasing to 600m for emerging Metropolitan Centres (both via Consent)

*Equiv is: ‘Town Centre’*