

Raglan

a community in
housing distress



Affordability in the Plan

1. A place for affordability
2. How to effectively include affordability

Policy



Definitions



Rules



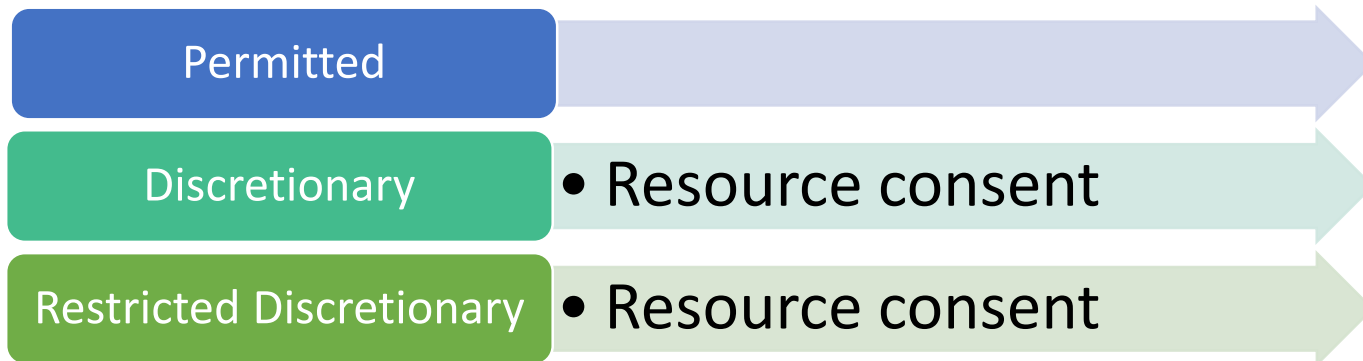
Submission

Section C Rules > Chapter 13 Definitions

Section C Rules > Chapter 16.3 Land use

Principle of:

- limiting housing coverage on residential land
- protecting neighbour sunlight access or other boundary interference
- controlling density



Submission

Section C Rules > Chapter 13: Definitions

Minor dwelling (PI)

- a second dwelling independent of the principal dwelling(s) on the same site.

Multi-unit development (RDI)

- multiple residential units which are integrated in a comprehensive manner.

It includes: (a) an apartment building; and (b) a duplex.

It excludes: (a) retirement villages (P3); (b) papakaainga housing development; and (c) papakaainga building. (P2)



Submission

Section C Rules > Chapter 16.3.1

Permitted activities

Section C Rules » Chapter 16: Residential Zone » 16.3 Land Use – Building » 16.3.1 Dwelling

16.3.1 Dwelling

PI	One <u>dwelling</u> within a <u>site</u> .
DI	A <u>dwelling</u> that does not comply with Rule 16.3.1 PI.

Section C Rules » Chapter 16: Residential Zone » 16.3 Land Use – Building » 16.3.2 Minor dwelling

16.3.2 Minor dwelling

PI	(a) One <u>minor dwelling</u> contained within a <u>site</u> must comply with all of the following conditions: (i) The <u>net site area</u> is 900m ² or more; (ii) The <u>site</u> does not contain a <u>Multi-unit development</u> . (iii) The <u>gross floor area</u> shall not exceed 70m ²
DI	A <u>minor dwelling</u> that does not comply with Rule 16.3.2 PI.

Submission

Section C Rules > Chapter 16.3.1

16.4.4 Subdivision - Multi-unit development

RDI	(a) Multi-Unit development must comply with all of the following conditions: <ul style="list-style-type: none"> (i) An application for land use consent under Rule 16.1.3 (Multi-Unit Development) must accompany the subdivision or have been granted land use consent by Council; (ii) The Multi-Unit development is able to be connected to public wastewater and water reticulation; (iii) The minimum existing lot size where a new freehold (fee simple) lot is being created must be 300m² net site area. (iv) Where a residential unit is being created in accordance with the Unit Titles Act 2010 it must meet the following minimum residential unit size: <table border="1" data-bbox="282 729 807 933"> <thead> <tr> <th>Unit of Multi-Unit</th> <th>Minimum Unit Area</th> </tr> </thead> <tbody> <tr> <td>Studio unit or 1 bedroom unit</td> <td>60m²</td> </tr> <tr> <td>2 bedroom unit</td> <td>80m²</td> </tr> <tr> <td>3 or more bedroom unit</td> <td>100m²</td> </tr> </tbody> </table>	Unit of Multi-Unit	Minimum Unit Area	Studio unit or 1 bedroom unit	60m ²	2 bedroom unit	80m ²	3 or more bedroom unit	100m ²
	Unit of Multi-Unit	Minimum Unit Area							
Studio unit or 1 bedroom unit	60m ²								
2 bedroom unit	80m ²								
3 or more bedroom unit	100m ²								
DI	Subdivision that does not comply with Rule 16.4.4 RDI.								

Unit of Multi-Unit	Minimum Unit Area
Studio unit or 1 bedroom unit	60m ²
2 bedroom unit	80m ²
3 or more bedroom unit	100m ²

Includes living court, land coverage ≤ 50%



Submission

Section C Rules > Chapter 16.3.6

Section C Rules » Chapter 16: Residential Zone » 16.3 Land Use – Building » 16.3.6 Building coverage

16.3.6 Building coverage

PI	The total <u>building coverage</u> must not exceed 40%.
P2	Within the Te Kauwhata Residential West Area or the Te Kauwhata Ecological Residential Area as identified on the planning maps, the total <u>building coverage</u> must not exceed 35%.
P3	Within the Bankart Street and Wainui Road Business Overlay Area as identified on the planning maps, total <u>building coverage</u> must not exceed 50%.
D1	Total <u>building coverage</u> that does not comply with Rule 16.3.6 PI, P2 or P3.

Mechanisms for enabling affordability

Land use

- Make better use of residential land

- Enable smaller dwellings within standard coverage (3 x 60 v's 110 + 70)

Create P1 activity within plan

- Specific enablers for > 2 dwellings @ < total permitted coverage

- Enable shared facilities/buildings

Requires additions to

- Definitions – as multi-unit development or stand alone definition

- Land use rules – building size/coverage/set-backs/Living court



Other councils

Have

- reduced restrictions on density
- allowed 3 or 4 dwellings per site (Auckland Unitary Plan H 4.4.1 Activity Table A3, A4)
- favoured partition of dwellings (Auckland Unitary Plan H 4.4.1 Activity Table A5)



Need to

- consider environmental impact
- remain in line with Raglan Naturally – community plan

Align with Papakaaingā concept

Papakaaingā building	Means a building for communal use. It may include some centralised services or facilities such as food preparation, dining, conference, cultural facilities, sanitary facilities, and accommodation.
Papakaaingā housing development	Means a comprehensive residential development for a recognised Tangata Whenua group or organisation residing in the Waikato district to support traditional Māori cultural living on Māori land for members of the iwi group or organisation.

Affordability requires innovation

Proposed District Plan in current form

- doesn't support innovation (without RC)
- doesn't specifically enable affordability (without RC)
- hasn't moved with changing views on
 - house size
 - shared facilities – sheds, garaging, laundry etc
 - multiple ownership
 - community land trust development
 - neighbourhood housing development



Working party to consider affordability

Is there acknowledgement that:

- There is a housing need – crisis?
- 75% of the need is in social, community, affordable housing
- The proposed plan does not in any way enable affordability
- Any concept of affordability in the proposed plan should be:
 - Comprehensive
 - Connected
 - Considered



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Multiple median **12.2**

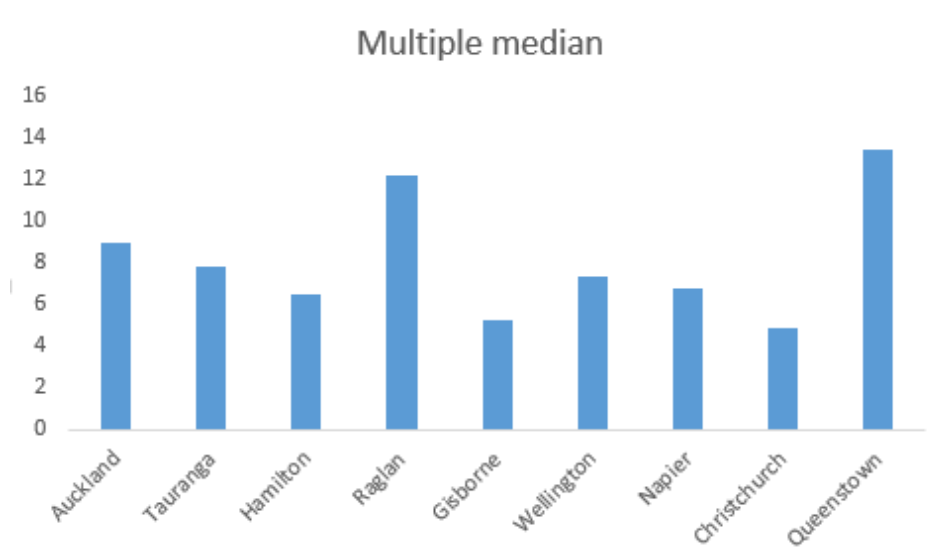
Comparable to Queenstown at **13.46**

Lack of affordability threatens:

Economy

Diversity

The need is **nOW**



Other projects



High St Neighbourhood Dunedin

<http://highstreetcohousing.nz/>

Earthsong Auckland

<https://www.earthsong.org.nz/>

Cambridge Co-housing project

<https://www.cambridgecohousing.nz/>

Baugruppen Project Queenstown

<https://cohousing.org.nz/communities/queenstown-urban-village-baugruppen>

Buckley Road, Southgate, Wellington

<https://cohousing.org.nz/communities/buckley-road>

Cornerstone, Owairaka, Auckland

<https://cohousing.org.nz/communities/cornerstone>