Hearing 3 Evidence: Whaingaroa Raglan Affordable Housing Project (WRAP)

Please see below links to the two reports from Whaingaroa Raglan Affordable Housing Project (WRAP) that are the basis for our submissions to the District Plan review process.

The Raglan Housing Study is also available on the Waikato District Council website as they were partners in providing funding for the work along with WEL Energy Trust.

<http://raglanchamber.co.nz/wp-content/uploads/2019/10/Raglan-Housing-Study-2018.pdf>

<http://raglanchamber.co.nz/wp-content/uploads/2019/10/Householder-Survey-Report-WRAP-2018.pdf>

I have also included the link below to the report from the Waikato Region Housing Initiative, completed this year which mirrors the concerns and issues in the Raglan Housing Study and informs the commissioners regarding the wider issue of affordability that the WRAP group connects with at a regional level.

<http://waikatoplan.co.nz/assets/Waikato-Plan/Projects/Final-Housing-Stocktake-Report-minor-change-6-September-2019.pdf>

The reports are relevant in that they provide the insights and drivers that support our proposal for a fundamental change to the focus of the District Plan related to housing. Currently, there is a total lack of focus within the District Plan in relation to housing affordability and it is the view of WRAP that this needs to be addressed, thus the reason for our submissions.

They are also relevant in the context of Hearing 3: Section B Objectives and Policies 4.1.1 and 4.1.18 which we have asked to speak to, as evidence that affordability has been defined, assessed and found to be lacking, in Raglan’s case, into the third quartile of household income. Our Multiple Median is approximately 12.2 being a relationship between estimated median household income and the current median house price. The accepted international threshold for affordability is a Multiple Median of 3.

Therefore, having a statement in the District Plan that devolves all of medium and long term housing development to the Rangitahi development, without any provision within the plan or requirements linked to provision for affordable housing means that the plan enables a monopoly, without the necessary requirements to provide for the full spectrum of income earners within the ward who all require secure, healthy homes.

Other Districts have explored the concepts of inclusionary zoning to include in development consents. I am waiting to get some further material about this from Queenstown Lakes Community Housing Trust and will send that tomorrow should it arrive in time. We would be asking that this form evidence from the perspective that other District Councils grappling with the same issues of affordability have implemented previously.

Regards,

Fiona

*Nga mihi*

Fiona McNabb

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