

Hearing 5. Definitions. Evidence - Whaingaroa Raglan Affordable Housing Project (WRAP)

310.15	Section C Rules > Chapter 13: Definitions	Fiona McNabb	Whaingaroa Raglan Affordable Housing Project		Neutral/Amend	Amend the definition of 'minor dwelling' in Chapter 13 Definitions, to allow more than one minor dwelling per site. AND Amend Rule 16.3.1 Dwelling to allow more than one primary dwelling and one minor dwelling per site.	Increased building density in residential zoned land can increase the availability of affordable housing. Increased density while meeting the height to boundary and other restrictions Rule 16.3 currently restricts numbers of dwellings per site therefore requiring discretionary resource consent adding to the cost of development. Amending Rule 16.3 as suggested enables affordable development design in residential zoned land to maximize the number of dwellings on a site without discretionary consent. Other councils have made similar changes, e.g. Auckland & Wellington, to enable increased density by right within the rules of the plan.	5 Definitions	
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Submission rationale:

- 11 The proposed District Plan appears to assume that a 'Dwelling' (Appendix 1) will occupy a majority of the residential land coverage and restricts a 'Minor dwelling' (Appendix 2) to a second, independent dwelling of less than 70m<sup>2</sup> gross floor area.
- 12 Collectively, the primary and minor dwellings may not exceed 40% of land coverage (Appendix 5: 16.3.6)
- 13 The proposed plan does not allow for a housing solution that proposes more than two independent, self-contained dwellings on a site that do not collectively exceed the maximum land coverage area
- 14 The proposed plan does not allow for more than two independent dwellings with shared common facilities e.g. laundry, garaging, gardens on a site that do not collectively exceed the maximum land coverage area.
- 15 While WRAP do not wish to promote excessive land coverage, we wish to enable innovation in design and planning that allow for smaller houses to be built in a manner in keeping with the aspirations of the community plan (Raglan Naturally, especially page 27 Housing) and in line with aspirations of WRAP and the Waikato Region Housing Initiative recommendations on addressing the 75% of housing need that has been identified within the 2018 Housing Stocktake report as residing in the emergency, social, community and affordable housing sector of the housing spectrum.
- 16 Building smaller is part of the solution to providing homes that are affordable within the minimum to median and third quartile of gross household income where unaffordability of housing in Raglan has been identified – Raglan Housing Study 2018.

- 17 Permissions for multiple dwellings to be built on one site are allowable within the proposed plan only for the purposes of a 'retirement village' (16.1.2 Permitted Activities P3). Similar permitted activities could be enabled within the plan to allow for more than 2 small dwellings on residential land for the purpose of enabling affordable housing.
- 18 To protect residential land development from being exploited under such rule changes, there could be a requirement added that such developments could only be allowable as a permitted activity if they were undertaken by a recognised community authority charged with delivering affordable housing for the community.
- 19 In order to provide for increased pressure on housing, other districts have eased limitations on density with allowance for consideration of resource consent for 3 or 4 dwellings per site that meet standards within the plan e.g. Auckland City Council, residential suburban zone (Auckland Unitary Plan H 4.4.1 Activity Table A3, A4) and also favours the conversion of an existing dwelling into two dwellings (Auckland Unitary Plan H 4.4.1 Activity Table A5)
- 20 Where other councils have given consideration to mechanisms that preserve good building practice while supporting smaller dwelling size to improve access to housing, the proposed District Plan could also venture. Language that requires consideration for the natural environment, character of the community and established community plans should be embedded in any such change to Definitions and associated Rules.

#### Evidence:

1. Raglan Naturally community plan (see attached)
2. Raglan Housing Study 2018 (as previously seen at Hearing 3)
3. Raglan Householder Survey Report 2018 (as previously seen at Hearing 3)
4. Waikato Region Housing Initiative – 2018 Housing Stocktake (as previously seen at Hearing 3)
5. Auckland Unitary Plan H4. Residential – Mixed Housing Suburban Zone (see attached)

#### Appendices

##### **1. Chapter 16.3 Residential Zone**

## Dwelling

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.

## 2. Chapter 13. Definitions Minor Dwelling; Chapter 16.3 Residential Zone

Section C Rules » Chapter 13: Definitions » M » Minor dwelling

### Minor dwelling

#### Minor dwelling

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

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 <sup>2</sup> 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 <sup>2</sup>
DI	A <u>minor dwelling</u> that does not comply with Rule 16.3.2 PI.

### 3. Chapter 13 Definitions: Multi-unit dwelling

Section C Rules » Chapter 13: Definitions » M » Multi-unit development

#### Multi-unit development

##### Multi-unit development

Means 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;
- (b) papakaainga housing development; and
- (c) papakaainga building.

### 6. Chapter 16 Residential Zone

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

#### 16.3.6 Building coverage

P1	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 P1, P2 or P3.