

Submitter: Whaingaroa Raglan Affordable Housing Project

Submission number: 310

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
310.1			Delete the minimum unit areas from Rule 16.4.4 RDI (a) (iv) Multi-unit development. OR Amend Rule 16.4.4 RDI (a) (iv) Multi-unit development by replacing the minimum unit areas with lower values for example Studio unit 30m2, One bedroom unit 40m2, Two Bedroom 50m2, Three bedroom 70m2.	Accept in part	Decision Report 14: Residential Zone
<i>FS1276.6</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1269.32</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1386.360</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
310.2			Amend Residential Zone Subdivision Rule 16.4.4 RDI (b), by including the following: (xi) Positive effects for affordable housing.	Reject	Decision Report 14: Residential Zone

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<i>FSI276.7</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI269.33</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI386.361</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
310.3			Amend Objective 4.1.1 (a)Strategic, to read as follows: (a) Liveable, thriving, and connected communities that are sustainable, affordable, efficient and co-ordinated.	Reject	Decision Report 5: Strategic Directions
<i>FSI276.8</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI269.34</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI386.362</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
310.4			Amend Direction Policy 4.1.18 iii.)- Raglan as follows: Rangitahi is the only area that provides for the medium term future growth....	Reject	Decision Report 5: Strategic Directions and Decision Report 19: Raglan

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310.5			Amend Policy 4.1.18 (iii)- Raglan to read as follows: Rangitahi is the only area that will provides for the medium term future growth and is above the multiple median of affordability for Raglan. Developments that propose affordable housing to cater for the quartiles below the multiple median and that are developed in a manner than connects to the existing town and maintains and enhances the natural environment will be considered as preferred options for additional green fields development.	Reject	Decision Report 5: Strategic Directions and Decision Report 19: Raglan
<i>FS1208.1</i>	<i>Rangitahi Limited</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FS1276.12</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Oppose</i>		<i>Accept</i>	
310.6			Add a new objective to 4.2- Residential Zone as the follows: Objective: To provide for a range of opportunities for affordable housing that enables low and moderate income people to live in the district in accommodation that suits their needs.	Reject	Decision Report 14: Residential Zone
<i>FS1269.35</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>

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<i>FSI386.363</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
310.7			<p>Add the following policies to 4.2-Residential Zone as follows (or words to similar effect):</p> <p>Policy 1: Enable affordable housing by allowing residential densities that make economical and best use of available land in existing residential areas.</p> <p>Policy 2: New housing developments will include affordable housing as part of the development plan.</p> <p>Policy 3: Allow access for developers of affordable housing to lower cost structure of consent and regulation requirements.</p> <p>Policy 4: Encourage multi-unit residential developments subject to appropriate safeguards to amenities and the environment.</p> <p>Policy 5: Take into account positive effects for the community of affordable housing when assessing resource consent applications.</p>	Reject	Decision Report 14: Residential Zone
<i>FSI269.36</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI276.15</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>

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<i>FSI386.364</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
310.8			Amend Rule 16.3.1 P1- Dwelling as follows: One dwelling within a site Two dwellings within a site, where the combined floor areas do not exceed 'X' percentage of the section.	Reject	Decision Report 14: Residential Zone
<i>FSI276.18</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI386.365</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
310.9			Add new rule to Rule, 16.3.1 P2 Dwelling as follows: (a) Three dwellings within a site, if at least two of the dwellings are small houses each with a gross floor area of less than 45m ² .	Reject	Decision Report 14: Residential Zone
<i>FSI276.19</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI308.13</i>	<i>The Surveying Company</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI386.366</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>

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310.10			Amend Rule 16.3.9.1 RDI Building setbacks - All boundaries, to include the following: (v) (iii) Positive effects for affordable housing.	Reject	Decision Report 14: Residential Zone
<i>FSI269.37</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI276.20</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
310.11			Amend Rule 16.4.1 RDI (b) Subdivision - General by including the following: xi.) Positive effects for affordable housing.	Reject	Decision Report 14: Residential Zone
<i>FSI269.38</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI276.25</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI386.367</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
310.12			Amend Rule 17.1.2 Permitted Activities, by including "Relocatable Home Park" as a permitted activity in the Business Zone. AND	Reject	Decision Report 20: Business Zones and Decision Report 30: Definitions

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			Add a definition to Chapter 13 Definitions for "Relocatable Home Park."		
<i>FSI276.21</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI386.368</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
310.13			Amend Rule 16.3.7 P1 (iii)- Living court by changing the 80m2 requirement to 40m2.	Reject	Decision Report 14: Residential Zone
<i>FSI269.39</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI276.22</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
310.14			Amend Rule 16.3.1 Dwelling, to allow more than one primary dwelling and one minor dwelling per site.	Reject	Decision Report 14: Residential Zone
<i>FSI269.40</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FSI276.23</i>	<i>Whaingaroa Environmental Defence Inc. Society</i>	<i>Support</i>		<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>

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FSI 308.14	The Surveying Company	Support		Reject	Decision Report 14: Residential Zone
FSI 386.369	Mercury NZ Limited	Oppose		Accept	Decision Report 14: Residential Zone
310.15			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.	Reject	Decision Report 14: Residential Zone and Decision Report 30: Definitions
FSI 276.24	Whaingaroa Environmental Defence Inc. Society	Support		Reject	Decision Report 14: Residential Zone and Decision Report 30: Definitions
FSI 379.69	Hamilton City Council	Oppose		Accept	Decision Report 14: Residential Zone and Decision Report 30: Definitions
FSI 386.370	Mercury NZ Limited	Oppose		Accept	Decision Report 14: Residential Zone and Decision Report 30: Definitions

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310.16			Delete the setback requirement for garages in Rule 16.3.9.1 Building setbacks - All boundaries.	Reject	Decision Report 14: Residential Zone
FS1276.26	Whaingaroa Environmental Defence Inc. Society	Support		Reject	Decision Report 14: Residential Zone
FS1269.101	Housing New Zealand Corporation	Support		Reject	Decision Report 14: Residential Zone
310.17			Delete Rule 16.3.9.1 P3 Building setbacks - All boundaries.	Reject	Decision Report 14: Residential Zone