

Submitter: Raglan Chamber of Commerce

Submission number: 326

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
326.1			Amend Objective 4.1.1 (a) Strategic, as follows: Liveable, thriving, and connected communities that are sustainable, affordable, efficient and coordinated.	Reject	Decision Report 5: Strategic Directions
<i>FS1386.379</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
326.2			Amend Urban Environment Strategic Direction Policy 4.1.18(iii) Raglan, to remove the word "only" and allow other developments that support affordable development to occur by replacing with the following wording: Rangitahi will provide for medium term growth 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 that 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
326.3			Add a new policy and objective to Section 4.2 Residential Zone, as follows (or similar wording):	Reject	Decision Report 14: Residential Zone

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			<p>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.</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 development 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 the positive effects for the community of affordable housing when assessing resource consent applications.</p>		
<i>FS1377.52</i>	<i>Havelock Village Limited</i>	<i>Support</i>	<i>Support.</i>	<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1269.102</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>	<i>Support in part.</i>	<i>Reject</i>	<i>Decision Report 14: Residential Zone</i>

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<i>FS1386.380</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone</i>
326.4			Delete Rule 16.4.4 RDI (a)(iv) Multi-unit development OR Amend Rule 16.4.4 RDI (a)(iv) Multi-unit development by decreasing the Multi-unit development minimum unit areas, for example Studio unit 30m2, One bedroom unit 40m2, Two bedroom 50m2 and Three bedroom 70m2.	Accept in part	Decision Report 14: Residential Zone
<i>FS1269.103</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>	<i>Support in part.</i>	<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1269.104</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>	<i>Support in part.</i>	<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
<i>FS1386.381</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 14: Residential Zone</i>
326.5			Add "Relocatable Home Park" to Rule 17.1.2 Permitted Activities, to include 'Relocatable Home Park' AND Add a definition to Chapter 13 Definitions, that describes a "Relocatable home park".	Reject	Decision Report 20: Business Zones and Decision Report 30: Definitions

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<i>FS1386.382</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
326.6			Amend Rule 16.3 Land use, so that the number of dwellings and the definition of a minor dwelling allow for more than one primary dwelling and one minor dwelling per site. The submission sets out some examples of possible amendments to rules, e.g.: Rule 16.3.1 P1 Two dwellings within a site where the combined floor areas do not exceed x percentage of the section. New Rule 16.3.1.P2 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 and Decision Report 30: Definitions
<i>FS1269.105</i>	<i>Housing New Zealand Corporation</i>	<i>Support</i>	<i>Support in part.</i>	<i>Reject</i>	<i>Decision Report 14: Residential Zone and Decision Report 30: Definitions</i>
<i>FS1386.383</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 14: Residential Zone and Decision Report 30: Definitions</i>
326.7			Add a matter of discretion to Rule 16.4.4 RDI(b)- Multi-unit development as follows: (xi) Positive effects for affordable housing.	Reject	Decision Report 14: Residential Zone

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FS1269.106	Housing New Zealand Corporation	Support	Support in part.	Reject	Decision Report 14: Residential Zone
FS1386.384	Mercury NZ Limited	Oppose		Accept	Decision Report 14: Residential Zone
326.8			Amend Rule 16.3.7 P1(iii) Living Court, by changing "80m2" to "40m2".	Reject	Decision Report 14: Residential Zone
FS1269.107	Housing New Zealand Corporation	Support	Support in part.	Reject	Decision Report 14: Residential Zone
326.9			Delete Rule 16.3.9.1 P3 Building setback - All boundaries AND Add a matter of discretion to Rule 16.3.9.1 RDI Building setbacks - all boundaries, as follows: (viii) Positive effects for affordable housing.	Reject	Decision Report 14: Residential Zone
FS1269.108	Housing New Zealand Corporation	Support	Support in part.	Reject	Decision Report 14: Residential Zone
326.10			Add a matter of discretion to Rule 16.4.1 RDI (b) Subdivision - general, as follows: (xi) Positive effects for affordable housing.	Reject	Decision Report 14: Residential Zone
FS1269.109	Housing New Zealand Corporation	Support	Support in part.	Reject	