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**Change 66: Miscellaneous****Decisions and Reasons****Final Decision 626.1**

C66.1823.2	Nelson Marlborough District Health Board	Disallow
C66.1823.3	Nelson Marlborough District Health Board	Allow In Part
C66.1823.5	Nelson Marlborough District Health Board	Disallow
C66.1823.6	Nelson Marlborough District Health Board	Disallow
C66.1823.7	Nelson Marlborough District Health Board	Disallow
C66.4140.3	Burt, David	Allow
C66.4145.2	Gibson, Graeme & Ronnie	Disallow
C66.4146.2	Nelson Tasman Housing Trust	Disallow

**Plan Amendments****Topic : 6.8.30**

1. In Principal Reasons and Explanation 6.8.30, insert after proposed new paragraph, i.e., "The Richmond Intensive Development Area provides for more intensive residential development through a combination of infill in and redevelopment of the existing Residential Zone close to the town centre", the sentence: "In acknowledging an aging population, incorporation of universal design principles in the initial design of dwellings in RIDA is encouraged in the Urban Design Guide (Part II, Appendix 2)."

**Topic : Part II, Appendix 2**

1. In section B (Dwelling Size) of the Urban Design Guide (Appendix 2), insert after sentences, i.e., "It is recognised in Richmond, Motueka and Mapua that the different dwelling sizes and types will need to be provided for if people are to be comfortable living in Richmond, Motueka and Mapua at various stages of their lives. Part of that difference is recognising the need for a mixture of family homes with large sections and smaller houses with less land to look after and more opportunities for social contact for people living alone", the sentence: "With an aging population in Tasman, incorporation of universal design principles in the initial design of dwellings in RIDA is encouraged."
2. In section B, Guideline B1 (Dwelling Size Mix) of the Urban Design Guide (Appendix 2), insert after the last bulleted item beginning "Considering the use of "party" walls ... ":
  - Incorporating universal design principles according to Lifemark™ certification in the initial design of dwellings in RIDA, or other certification that is functional for elderly and disabled residents."
3. In section E, Guideline E2 (Functionality) of the Urban Design Guide (Appendix 2), insert after the first bulleted item beginning "Providing for acoustic privacy in joined houses ... "
  - "Incorporating universal design principles according to Lifemark™ certification in the initial design of dwellings in RIDA, or other certification that is functional for elderly and disabled residents."

**Reasons**

1. Providing true affordable housing is complicated with a number of interrelated factors influencing such provision. Unlike in some other countries, there is no legislation requiring affordable housing to be provided. In New Zealand it is left to market forces and has not resulted in significant provision. Under current Government legislation and policy, therefore, PC66 did not attempt to require an affordable housing contribution for example, but its objective is to increase housing choice in Richmond. Reducing minimum section sizes, reducing car parking requirements and increasing building coverage enables the building of smaller, denser dwellings that are anticipated to be more affordable in Richmond.
2. PC66 does not prevent social and affordable rental housing being built alongside owner-occupied speculative building developments in RIDA. Legislation in New Zealand does not distinguish between the two currently - both are dwellings. In practice, the provision of affordable rental housing will depend on the nature of the sites coming forward for redevelopment. The Plan Change could well enable more affordable dwellings around the town centre, whether for purchase or rent, alongside existing owner occupied and rented dwellings. The Council's draft LTP 2018-2028 proposes reduced DCs for smaller denser dwellings and it is hoped that this, together with other cost savings outlined above for applicants, will assist in the provision of more affordable housing in RIDA.

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3. There are already a number of reduced cost incentives proposed as part of and associated with the Plan Change. A reduction is not recommended in RFCs for RIDA as the benefits of charging RFCs are considered to outweigh the cost. If areas of Richmond are to be developed more intensively for housing, it is important that Council can provide the community facilities for a growing population which include public amenity space.
4. The potential change to property values as a result of higher density development, does not outweigh the benefits that could be brought about by this Plan Change of providing a choice of housing in Richmond for the wider community. The rates remission policy is published, available and subject to review every three years through the LTP process and is currently available for submissions under the draft LTP 2018-2028. In the case of this Plan Change, there would be no change in zoning. It proposes a new Development Area (RIDA) that may increase property and land values. Council does not determine the value of properties. Valuations are carried out by an independent valuation company and approved by the Office of the Valuer General. If values change, a notice is sent to the landowner and there is an opportunity to object to the valuation. Rates are also reviewed annually (where an annual plan is produced) or three-yearly and there is a separate process for objections to rates. Since there are separate Council processes and policies outside of the TRMP for rating, remission of rates and valuations of property, it is recommended that submission 4145.2 is out of scope for this Plan Change.
5. Policy 6.1.3.1A (Sustainable Urban Design and Development) cannot be amended to refer to universal design as this would have district wide implications and therefore be out of scope for this Plan Change. The policy covers housing developments in Richmond South, Richmond West, Mapua Special and Motueka West Compact Density residential areas as well as RIDA and would therefore need to be consulted on. Policy 6.1.3.1A (b), however, already encourages developments in RIDA to achieve a high standard of amenity by encouraging adherence to best practice in the urban design guide (Part II Appendix 2). Reason 6 below recommends amending the urban design guide to encourage universal design.
6. Encouraging incorporation of principles of universal design within the initial design of dwellings in RIDA has merit. In Tasman District our population is aging, based on the 2013 census, over 65s are estimated to comprise 29% of the population by 2031. We therefore have a growing population that requires homes to be easy to enter and navigate around and adaptable to cater for changing needs such as experiencing an injury or disability. Staff therefore agree it is appropriate for the urban design guide to encourage incorporation of universal design principles in dwellings in RIDA.
7. Amending the Principal Reasons and Explanation for RIDA to include reference to the encouragement of universal design principles, through the urban design guide, highlights the proposed amendments to the design guide. It is also within the scope of the Plan Change as it refers to RIDA only.
8. Proposed change 6.2.20.1(g), as notified already refers to the urban design guide as a method of implementation for medium density development. The recommendations above propose to amend the urban design guide to encourage universal design principles. Financial incentives are already being provided with this Plan Change to reduce potential costs for applicants. The s.32 assessment did not consider potential costs of universal design principles, therefore it is proposed at this stage to be encouraged rather than incentivised.
9. Unlike in Australia, Richmond is not likely to see many large multi-unit developments in RIDA, due to fragmented land ownership, the level of existing development and the scale of the town. Staff consider therefore it is not appropriate to require universal design standards within a certain proportion of large multi-unit developments.