

Future growth in Mapua

What does the community need?

PRESENTATION BY JAN HEIJS FOR MDCA MEETING

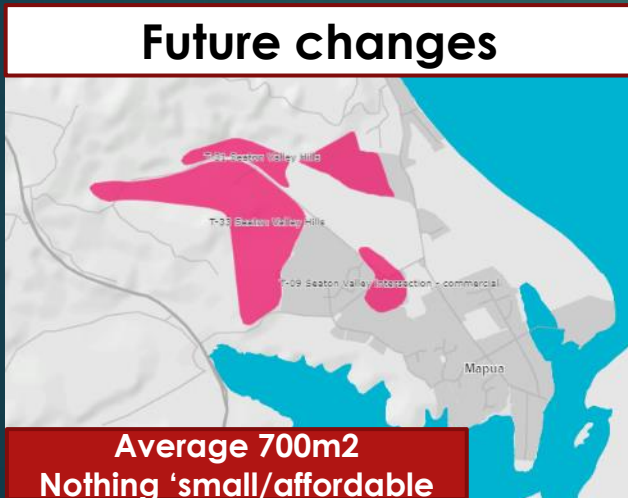
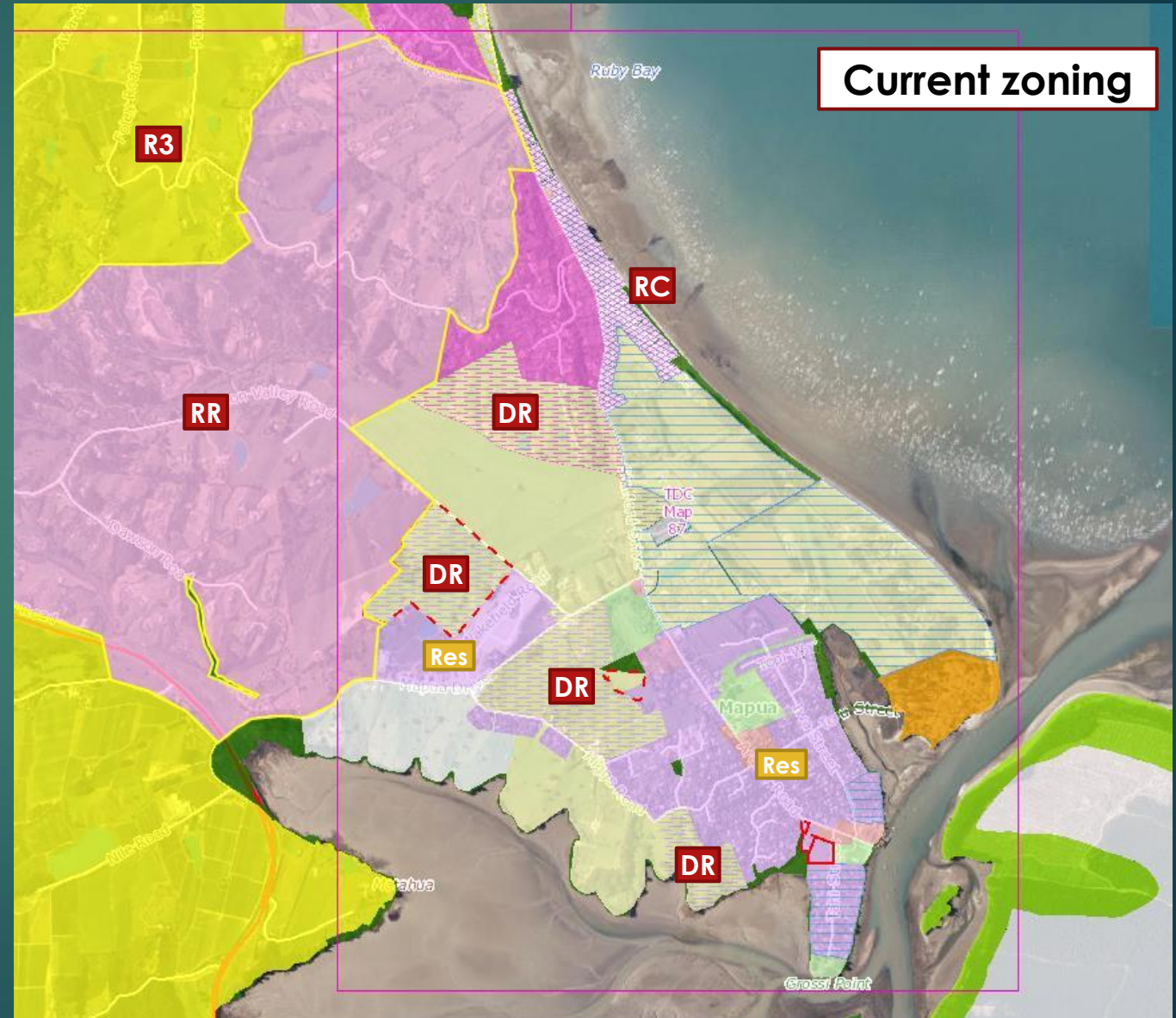
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Introduction

- ▶ Jan Heijs, living in the area for almost 6 years
- ▶ Professional background: Engineer, Infrastructure planning, worked in and for local/regional/central govt for 40+ years (and been hearing commissioner).
- ▶ I am
 - ▶ Not a planner, not an urban designer
 - ▶ Here to express my fear that **council is not looking after our housing needs**
 - ▶ And what can/should be done about it
- ▶ Not expect everyone to agree....
- ▶ 'my' logic first and visuals/examples at the end

Current plans: TRMP and FGS

- ▶ DR : Deferred Residential
- ▶ RR : Rural Residential
- ▶ R3 : Rural 3
- ▶ Res : Residential
- ▶ RC: Residential Closed



Great (?) if this is what you want and can afford...
.... but what about the rest of us?



*Also very expensive to service (more roads, pipes to maintain) > rates!
And does this outcome reflects character of Māpua??*

Some of the zoning rules that prohibit affordable housing

- ▶ **Site density: TRMP states minimum lot size of 450 m² in Māpua**
 - ▶ Not maximum size so the developers can (and has) provided much bigger lots
- ▶ **Comprehensive housing development** – but only in ‘Māpua Special’ zoning
 - ▶ Still leave it to the market to provide – uptake??
- ▶ **Probably many more....**
- ▶ Also developers put **archaic covenants** on the titles
 - ▶ E.g. min number of bedrooms, etc

TDC – what I read, heard, been told

- ▶ **No appetite for more plan changes or any other initiatives**
 - ▶ Pending changes in the RMA / other priorities / too hard
 - ▶ *It will still take many years for the new planning rules to become law – so stuck with the old*
- ▶ **Small lots in Richmond still very expensive** (TDC planner: Barry Johnson)
 - ▶ 3 to 4 lots on an old property (so say 1/3 of the land)
 - ▶ Assuming 2/3 of total value is land value
 - ▶ Assuming the building is 'as expensive' (shouldn't be because smaller)
 - ▶ The cost should be roughly 55% of a traditional property
 - ▶ *So if 'as expensive' the market is creaming it !*
- ▶ **TDC trusts the market / leaves it to the market:**
 - ▶ Quote from LTP documents: "The actual number and location of new houses and commercial/industrial buildings is **largely determined by the private sector...**"

The market hasn't provided for the wider housing needs in the past – can't see that changing

Q: So what can we expect Under Business as usual?

A: More of the same!

- **Local people that want to / need to downscale have to leave their community**
 - **Young (Māpua) families won't be able to stay in their community.**
 - **Loss of local character**

▶ **More of the same unaffordable developments**

- ▶ medium – large lots, no smaller/affordable sites)

▶ **Many new areas away from town centres**

▶ **More cars, more driving, more carbon**

▶ **Poor connectivity,**

▶ **Future Growth Strategy doesn't meet basic principles: already outdated**

- ▶ Not climate change proof
- ▶ Doesn't cater for local community needs

▶ **TDC reliance on the private sector is simply wrong!**

▶ **Need better leadership – leading by example**

- ▶ climate change, smart growth, limit car use, promote connectivity (PT, walking, cycling, ...)

Wouldn't it be great if local housing needs and housing affordability become top priority for TDC?

What am I looking for: planning context

▶ **Enabling smaller lot sizes**

- ▶ in existing residential and the new 'deferred residential' zones
- ▶ Remove (or reduce) minimum lot sizes 'under urgency'
- ▶ Maxima NOT minima!!

▶ **Better: demand based zoning requirements**

- ▶ Eg x% small (social housing, y% medium size (say up to 300m²) and 300-450m²

▶ **Narrow(er) roads, more space for walking, cycling, housing, ...**

▶ **TDC has a choice: 'distribution' and 'type'**

- ▶ Don't blame the NPS

▶ **Better distribution principles: designated growth nodes**

- ▶ Richmond = growth-node
 - ▶ For out-of-region-demand
- ▶ Small townships = local demand
 - ▶ Want to cater for their communities
 - ▶ Want to maintain character

▶ **Local communities needs to be considered as a starting point**

What I'm looking for from TDC:

Intervention urgently required to help (y)our communities -> needs priority and funding support

▶ Funds for urgent re-zoning

- ▶ to allow for smaller/more affordable housing close to town centres

▶ Supportive and priority support in affordable/small/social housing initiatives

- ▶ Housing trusts, etc
- ▶ Free planning advice
- ▶ Fast track consent processes
- ▶ Supportive TDC (incl when not permitted under current rules)
- ▶ Discount on Development Contributions

▶ Funds for 'strategic purchases' and 'desirable' affordable development initiatives

- ▶ doesn't have to cost long term

▶ Urgent review of the Future Development Strategy

▶ Remove investments related to undesirable/non-climate proof development areas

- ▶ some of which not yet zoned: Māpua Hills, Lower Moutere Hills

Examples duplex houses

*Not my taste –
not 'Māpua character'*



Some examples



Social housing development
in a town near Seattle



Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA



Closer to home

Bay/Mohua Affordable Housing Project in Golden Bay

Target: low income

\$150,000 houses / 60 m² houses on lease land.

Choice: rent-to-own

Trust identified multiple willing landowners

Working with TDC – meeting current rules

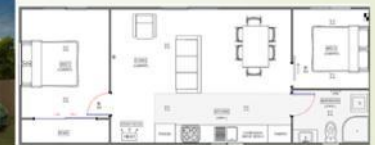
Depending on significant volunteer-energy

Peterborough Housing Co-op in Christchurch



Example of Kitset Transportable House: Quickbuild (60 m²)

<https://www.gbh.co.nz/>



Example of Modular Transportable House: Ablespaces Western Lake (56 m²)

<https://www.ablespaces.co.nz/liveable-spaces/transportable-homes/>



Goodison Architecture Kea SIPS Affordable House (63 m²)

Correspondence with author

Other comprehensive housing solutions (not just co-housing)

Other common features to use land more effectively

- Shared parking space close to road
- Shared green space
- Sometimes shared workshops, laundries etc



Initiative in Takaka
Lots of interest

Small house examples



House I built in 1984:
Duplex
Floor area 5.5 * 9.0 mtr: two levels + attic
Lots size was 250 m²



Near a wharf in The Netherlands

Questions / discussion?

What do you think?

What does TDC think?

***If you really
want to do
something,
you'll find a way***

***If you don't,
you'll find an
excuse***

Quote: Jim Rohn