



WHAINGAROA
RAGLAN
AFFORDABLE
HOUSING
PROJECT

CONVERSATIONS ABOUT HOUSING

NOVEMBER 3RD 2019

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Executive summary

In June 2019 the Whaingaroa Raglan Affordable Housing Project (WRAP) was awarded funding from WEL Energy Trust of \$20,000 to conduct a community consultation process regarding the development of affordable housing in Whaingaroa Raglan.

As part of that consultation process, a day long forum *Conversations about housing* was held in the Raglan Town Hall to provide an opportunity for the residents of the Raglan area to contribute their ideas and exchange views with local and regional housing experts relating to 5 themes.

Co-creation and community housing design

Eco design, energy conservation and strategies to reduce the cost of housing

Planning and consents

Land availability and land use models that are working

Future demands

Key themes that emerged from discussions, comments left on post-it boards and conversations:

Current state:

- The current cost of rental is prohibitive for all except those in top 25 – 30% income bracket
- Availability of rentals and the practice of short term contracts is distressing and de-stabilising; doesn't provide any security of tenure and causes high stress levels
- Quality of many rentals is very poor but occupants don't complain as they are scared of being moved out
- Raglan is a very desirable, diverse community to live in, but many feel forced out due to cost of and poor access to affordable housing. Loss of diversity and skills via rapid gentrification
- Predictions are that eventually only the wealthy will be able to afford to live in Raglan
- Projected land growth options for Raglan e.g. Rangitahi, are from the standard market paradigm and not affordable for quartiles 1-3 of wage earners in Raglan

Affordable development:

- Don't just build houses, build multigenerational neighbourhoods
- Design affordability for those on the lowest + supported incomes upwards
- Favour the concept of a Raglan Community Lands Trust to acquire land
- Building small is essential to lowering cost of development
- Design buildings for universal access to remove any ability bias
- Favour best practice building materials, designs that support energy + resource conservation
- Increase density of dwellings to reserve open spaces for shared gardens + buildings
- Save space in dwellings by providing shared visitor 'spare room' space
- Confine cars to the perimeter and promote e-cars/bikes and sharing of vehicles
- Promote success of neighbourhood by setting values and expectations with occupants as part of purchase or rental contract
- Consult extensively with wider Raglan community to gain insight and support of project
- Development is needed immediately – all efforts must be to make this happen asap
- Project will need support and advocacy at local, regional and central levels to succeed
- Housing should have a strong presence within the Raglan Naturally community plan

Introduction

It takes a village to raise a child

Possibly of African or North American First Nation origin, there is uncertainty surrounding the genesis of this proverb, but it resonates with such common sense that potentially every tribe on the planet at some time has declared something similar.

It speaks to the diversity that a child needs to be exposed to in order to begin to understand the world we live in, to develop tolerance and empathy. To explore views different to those of the family is to equip a child with what it takes to collaborate, beyond family beliefs and traditions, beyond individual opinions and preferences to achieve for the common good.

The village who raises a child supports the parents, acknowledging it is hard work, too hard mostly, to provide everything essential for a child's growth, in isolation, without support.

Effective housing solutions require the same village approach – to collaborate and plan together, to collectively lobby for change, to build together, to disrupt the linear commercial market and design a circular housing economy that retains land ownership for housing within the community, where we can build to suit the needs of the community, not what the latest market trend tells us we should.

If you want to go fast, go alone, if you want to go far, go together *African proverb*

In relation to the climate crisis Al Gore has since added: 'We need to go far *and* go quickly, so we need to get *really good at working together*'

This is a time of an uncertain future, and in that frame there are critical questions to ask about housing.

Is it essential that we build homes that will endure extremes of weather?

How important is it to build using zero or low carbon impact materials?

Should we care about designing technically smart homes that record and sell performance data to offset the original build cost?

Can we build smaller houses in neighbourhood groups each with communal spaces and shared green space to support community resilience and food production?

Must we design homes that harvest their own water and energy and transform human waste into fuel, energy or compost?

Should we only build homes on land owned in perpetuity by the community?

Forum objectives

[The Raglan Housing Study \(2018\)](#) demonstrated, that in these uncertain times, Whaingaroa Raglan is suffering a housing shortfall against predicted demand by 2026 of more than 300 homes (Raglan Housing Study 2018, 4.2 page 28). The World Health Organisation (WHO) recommended ratio of accommodation cost in relation to total gross household income of 3 (Multiple Median), in Whaingaroa *exceeds the recommendation by a factor of 4*. (Multiple Median of 12.2 Feb 2020)

[Conversations about housing](#) offered the community of Whaingaroa an opportunity to collectively express their thoughts, concerns and aspirations about what future affordable housing development should look like.

Objectives:

To collect and document thoughts and themes extracted from community input during the day. Input was possible through direct engagement with speakers or organisers, post-it panels and via email after the event.

To provide quality information from local and regional experts related to the themes advertised for discussion.

Guest panellists were invited to share their expertise across 5 major themes: (see Appendix 1 Programme). Each panellist had 5 minutes to present their background + expertise followed by approximately 30 minutes of discussion/engagement between the panel and the audience.

Co-creation and community housing design

Brad White	Cambridge Co-housing
Francesca Dodd	National Science Challenge 11: Building better homes, towns and cities for New Zealand PhD researcher
Nic Greene	Habitat for Humanity (Fiona McNabb on behalf of)
Antanas Procuta	Paua Architects

Eco design, energy conservation + strategies to reduce the cost of housing

Ian Mayes	Eco design building consultant (Raglan)
Antanas Procuta	Paua Architects
Chris Rees	Raglan Local Energy, electrician
Chris Morrison	Raglan Tiny Homes

Planning + consents

Sheryl Paekau	Waikato District Council Policy Planner
Pat Nathan	Waikato Agencies Papakainga forum Chairperson + Co-ordinator Te Puni Kokiri Senior Advisor
Lale Ieremaia	Waikato Region Housing Initiative, Waikato Plan Leadership Group
Lui Brame	Waikato Region Housing Initiative
Hannah Palmer	Place Group (Hamilton) – planner
Chris Morrison	Raglan Tiny Homes – Tiny House on Wheels consent challenges

Land availability and land use models that are working

Samantha Rose	Common Ground. Community Lands Trusts
Martin Koning	Local land owner + farmer
Julie Scott	Queenstown Lakes Community Housing Trust (Fiona McNabb on behalf of)

Future demands – Raglan local representatives of the spectrum of housing needs

Raglan Area School Yr 13 Social Studies Class 2019	Charlie Irvin, Adi-Grace Mooar, Grace Mindoro, Isabella Marseglia Mollie Abrams, Nikau Hansen, Whaea Naomi Tuovi (teacher)
Hannah O’Brien	‘Making do’ the challenges of a young family trying to afford a home
Danica Lidmila	‘Living small’
Dave Currie	‘Housing needs as you age’
Mike Rarere	Raglan Community House – homelessness + emergency housing needs in Raglan

The event was generously sponsored by:

WEL Energy Trust, Waikato District Council, Raglan Community House, Raglan Library, and local producers who contributed to gift bags for panellists:

Hunt and Gather Bee Co, Salsa Brava, Raglan Artisan Bread, Raglan Chocolate.



Whaingaroa Project team

Project Lead	Fiona McNabb
WRAP Steering Group Committee	<p>Lisa Thomson Waikato District Councillor, Raglan Ward</p> <p>Charlie Young Destination Management Organisation, Raglan Business Chamber</p> <p>Bob McLeod President of Raglan Ratepayers Association, Lions, Community Board</p> <p>Karamea Puriri Raglan Business Chamber</p> <p>Mike Rarere Raglan Community House</p>

Outcomes

The forum was well attended with up to 120 people in the venue at the peak. Entry was free of charge and participants were able to arrive and leave as their available time or interest dictated. The forum opened with a Karakia and welcome from Lisa Thomson (Raglan Ward Counsellor) at 9.45am and closed at 4.30pm with a break for lunch of 45 minutes.

Community participants were encouraged to engage with panellists in between sessions and during the breaks and/or seek further connections after the event.

Whiteboard notes were taken during the panel discussions. Those notes and all post-it comments placed by participants on the boards according to the forum themes were collated and form the basis of the outcomes below.

Co-creation and community housing design

Pre-design stage formation of clear goals for any project is essential, including:

- Values
- Purpose - describing well what is to be achieved.
- How to engage with the wider community about the project
- A well-defined 'brief' of needs and activities to be accommodated, and of the nature of the spatial relationships between those activities.

Design success is built on well-functioning relationships founded on:

- Collaboration
- Understanding of the key themes/bottom lines that are required
- Excellent communication
- Principles of inclusion and leaving no-one behind
- An understanding of what is 'achievable' and what isn't
- An understanding of the deliverables

The design group should include:

- Representatives of prospective beneficiary group(s)
- Design, construction cost + planning experts
- Experts in development, delivery and management of affordable housing projects e.g. Habitat for Humanity
- Local affordable housing advocates i.e. WRAP, Raglan Naturally
- Economic advisors – modelling and funding
- Funders

Houses for communities not just houses to fill the demand gap

- Design of buildings and environment influences wellbeing + flow of occupants within the development
- Design/planning to create intentional 'bump points' as occupants move in/out of and around the development can enhance the building of community
- Intergenerational neighbourhood designs favoured

- Wish to see retention of shared green spaces within housing projects to develop community gardens + room for play
- Desire for availability of shared community buildings to encourage gatherings and building of community e.g. common room/kitchen, workshop, garaging
- Considerations of safety (physical, mental, emotional, cultural) in design
- Keep cars consigned to perimeter of development only + encourage use of shared vehicles
- Consider maximum of 1 car per household or less and provide charging facilities for e-bikes/vehicles.

Dwelling tenure design

- Tenure of occupancy should cover full spectrum of capabilities including home ownership, assisted home ownership, rental and supported rental
- Tenure should be blinded and all types intermingled
- Renting should be culturally normalised as equal to home ownership i.e. just another choice in the housing occupancy model
- Economic modelling to ensure financial viability of developments will to some extent drive the proportional representation of different housing tenures within the total available to offer but where possible should reflect the needs of the community

Comments from post-it notes

Look at areas close to the (Raglan) CBD for renewing/condensing housing for sensible older persons' buildings

Eco-village, semi-rural, urban (and) urban industrial

Social architects 'The Mauri of the home' TPK (Te Puni Kokiri)

Use open source designs compliant with NZ3604 – develop a repository to bypass design + engineering costs

We need several different models for people wanting to enter co-housing environments – rent/own/lease

Check out Walter Segal self-build community projects in the UK

Eco design, energy conservation + strategies to reduce the cost of housing

The climate crisis drives thinking in water, energy and materials consumption

In principle, all retro-fit and new build affordable housing projects should follow best practice energy and resource use minimisation and optimise healthy home outcomes

Eco-design includes:

- Retro-fitting or adapting existing dwellings to improve housing performance
- Designing + building to best practice not to the minimum standard (of the Building Code)
- Cost to the environment of demolition and re-build can be a net negative

Energy cost of existing homes related to:

- Original design
- Quality + age of building materials used – including cladding, roof, windows, flooring
- Orientation to north

- Quality + fit of curtains, integrity of draft exclusion, air circulation

Energy/water harvesting and sharing favoured

- Principles well established e.g. Local Energy Alliance, Charlottesville, Virginia, USA
- Local community energy group formed and about to launch Raglan Local Energy. Energy harvesting + sharing favoured for any new build or retro-fit affordable housing
- Water harvesting for consumption and/or supplementation of municipal waters
- Grey water use for gardens and to minimise waste

Prefabricated building to reduce costs

- Mixed view of 'one size does not fit all' and acceptance that there are economies of scale in reduction production costs when using prefabrication
- Where prefabrication occurs under cover, building moisture content is much reduced compared to conventional 'open-air' build

Useful resources

- BRANZ
- Eco Design Advisors NZ (EDA.org.nz)
- NZ Green Building Council

Comments from post-it notes

Community building together avoid the costs

Rammed earth workshop. (Use) heat sinks + passive solar heating.

Planning + consents

Current regulations related to housing

- Not necessarily 'best practice' according to evidence – represents a 'minimum' standard
- We should design to perform above the current Building Code standards for housing performance
- Strong governance is required in order to hold the building industry to account when building housing in response to a shortage

Papa kāinga

- Long journey for Maori to establish right to build Papa kāinga
- Papa kāinga and Papa kāinga building on Maori owned land now defined as permissible activities within the District Plan
- Tribal land ownership must be proven through the Maori Land courts with every owner identified
- Advocacy has been essential to embed long established principles of Maori communal living within regulations
- Papa kāinga is a model that non Maori could aspire to. Some excellent examples: Turner whanau property (Ngaruawahia), Ngati Whatua Orakei Kainga Tuatahi development (Auckland)

Building small

- Tiny houses on wheels (THOW) have become a pathway to home ownership where homes to buy or rent are not affordable
- Building regulations do not recognise THOW and therefore owners risk action by councils to discontinue use or retro-fit to meet the Building Code. If not designed to meet code in the first instance this may be impossible
- Density restrictions within the proposed Waikato District Plan limit the number of dwellings on a 900m² minimum size residentially zoned property to 1 primary dwelling and a second dwelling being no more than 70m² where no more than a total of 40% percentage of the section is covered by buildings.
- This doesn't allow for innovation in design to create smaller dwellings that collectively don't exceed the minimum building coverage restrictions
- Current lobby is being developed by the Tiny Homes Association of New Zealand to introduce a members' bill to parliament; WRAP have submitted in relation to these issues in the District Plan review process.
- Density + waste management regulations can restrict collaborations between land owners and THOW owners seeking a space to lease.

Living small

- Requires intense scrutiny of value of possessions, and minimising to accommodate them in small housing footprint
- This scrutiny retains high value items only and creates an ethos of reduced consumerism
- Reduced burden of cost and time to clean, heat, maintain and run a small house compared to a larger home

Comments from post-it notes

Everything that is in the house, we LOVE. (THOW owner)

None of the burden of a large house (THOW owner)

Land availability + land use models that are working

Local land owners

- Proposed District Plan restricts future greenfields development to Rangitahi
- No provision for affordable housing in resource consent for Rangitahi although project managers have advised they are open to discussion for phase 3 and beyond – 10+ year plan
- Other local land owners including the Koning's (farm) are interested in supporting affordable housing, but need land use consent change in order to open up land for development
- Submissions to the proposed District Plan have been made by Konings and WRAP to support removal of restriction for development in medium term (5 – 20 years) to Rangitahi
- WRAP have made submissions also to support specific advantage for affordable housing development in the Raglan Ward
- Local hapū have ongoing land development plans that include housing for hapū whanau

District Plan changes

- Essential to be engaged with the system to effect change

- Regional council support is critical to success in lobbying for change
- Partnering with effective groups essential for success
- A housing strategy within Raglan Naturally community plan that supports affordable housing would provide a cohesive, community wide approach, and strong support for affordable housing projects that meet the Raglan Naturally goals
- WRAP is represented at the Waikato Region Housing Initiative (WRHI) committee
- WRHI goal is that *'Every person and every family in our region will be well-housed. Well-housed' means timely access to habitable, affordable, accessible, culturally appropriate, appropriately located housing, with security of tenure'*.
- WRHI Phase 1 goal has been to identify Waikato housing stock and housing shortfall with view to providing those who are represented at the committee with free access to the data to enable funding applications.
- WRHI aim is to act as an umbrella organisation to connect housing projects that align with the regional housing goals, with funders and create an effective lobby for support at central government + regional level.

Inclusionary zoning

- Successfully implemented in the Queenstown Lakes District
- Substantial land acquisition via inclusionary zoning to date for Queenstown Lakes Community Housing Trust (QLCHT)
- Proposal to include in the Queenstown Lakes District Plan was driven by Queenstown Lakes District Council
- Strong opposition initially from developers
- Lobby from affordable housing with Waikato District Council should include inclusionary zoning

Community Land Trusts (CLT)

- Successful model for acquiring land for affordable housing internationally + in NZ
- Waikato Community Land Trust lobby from Common Ground in progress
- CLTs enable the removal of land cost from production cost of housing, enabling in return, lower cost of access to housing ownership and rental
- QLCHT has been operating for 10 years and has acquired land into the trust via inclusionary zoning, allocation from the Queenstown Lakes District Council, grants from central government and philanthropic funding
- Land remains in community trust in perpetuity
- Many long term models that have been successful – Earthsong (Auckland), Ahi Wai Eco neighbourhood (Whangarei)

Comments from post-it notes

The landowners – how can we allocate 'sections' of land for small homes that allow for rates + succession?

Future demands

Year 13 social studies class

Students provided two items to express the thoughts of their peers about the prospect of being housed in Raglan in the future including their own model of a future housing development that they considered ideal.

Slam poetry

- Presentation spoke to a sense of delusion, abandonment and of being 'sold out/pushed out' of the housing market. As aspiring home owners they feel dislocated and that despite spending all or most of their youth in Raglan they have no hope of ever owning a house in Raglan and may not be able to afford rent if prices continue to rise.

Housing model

- Incorporated housing typology that would fit different 'sizes', generations and needs.
- Occupants could move from one type to another as their needs changed throughout the course of life.
- Land use involved allowance for gardens and orchards, play spaces and walking tracks
- Cars were consigned to the perimeter of the model with few parking spaces for shared electric vehicles.
- Neighbourhood/community relationship development would be enhanced by the use of common buildings for meetings, events and kai (food preparation and sharing), working in communal gardens, sharing care for each other particularly children and older residents. All who live in the development would have opportunity to be meaningfully involved in the community somehow.

Making do: Hannah O'Brien

- Cost of land + build or houses to buy prohibitive for young families with only one wage earner
- Building a start-up business from scratch required both partners to work and share care of children, but still couldn't save enough to pay rent or buy
- Not possible to get started without financial help from family and once land was purchased, there was no option but to make a portion of the new farm shed habitable
- 2 years spent in 27 m² corner of shed with (illegal) loft bed space before were able to borrow sufficient to build
- Made the most of it, didn't feel too hard done by, and were determined to be as comfortable as possible. In the end it was just what they had to do, albeit that had they been reported for illegally living in the shed they would not have had alternatives

Living small: Danica Lidmila

- 2 years prior had built THOW wheels to 'escape' the trap of renting at the current rates in Raglan (\$400/week for 3 bedroom home).
- Wanted to be self-sustained financially and free up time to spend with small, growing family
- Were 2 adults, 1 toddler + new baby as they moved into their THOW. They loved living rurally and were fortunate to have understanding, willing land owners prepared to lease land at reasonable price.
- Were reported to Council and visited by an inspector who deemed the THOW without cause for concern as situated, despite composting toilet and no building consent.
- Took a year prior to moving into the THOW to consciously down-size

- Unable to afford to buy or build near Raglan but wanted to stay connected to the community so took opportunity to relocate to Te Akau when a 60m² house + property came up for sale. Sale of the THOW created the needed deposit.
- Living 45 minutes by road or a boat trip across the harbour brought challenges: stretched tightly financially and challenge of distance, but enabled family to remain close to Raglan
- 60m² feels very spacious after 27m² and a joy to be able to 'stand up in all the rooms'.

Housing as we age: Dave Currie

- Retirement housing development not appealing.
- Silo approach to housing needs of older people doesn't work.
- There is a disconnect, when we live in intergenerational communities all our lives but then are grouped all together in older age.
- Loneliness is a major factor in older age living especially as people come to live on their own.
- Multigenerational mix provides opportunities for sharing experiences, learning and teaching, wisdom sharing, leadership and participation, security and support when needed.
- Higher density of buildings to support space for shared gardens would need to be countered by good design and sound proofing to enhance privacy and quiet.
- Cost needs to be reliably tagged to affordable percentage of pension. Ability to afford mustn't be linked to work status.
- Provision of shared 'spare room' space in common buildings would allow older people to afford a smaller house of one bedroom, while having access to space for family or friends to stay without the extra space to care or pay for.
- Other shared facilities could be laundries, mail boxes, meeting spaces, workshops
- Principles of the development must be formed in advance. Principles will drive what the development will look like and how it will operate.
- Values should be established around building community, tolerance, compassion and multi-generational respect.

Homelessness + emergency housing in Raglan: Mike Rarere Raglan Community House

- Currently aware of 7 families living in cars/vehicles
- Raglan Community House (RCH) offers use of kitchen facilities for preparation of meals, free food as available, counselling support and a place to connect to services if needed
- RCH offers budgeting service, drug and alcohol support and a community to connect with
- Many of those living rough don't want to be known so it is difficult to assess how many are affected
- Homelessness is a complex problem that needs the co-operation of many support services and a willingness of the homeless to be helped, to be successful
- A Housing First scheme to help solve homelessness has worked in other countries and is being established in NZ with a goal that "homelessness should be brief, rare and non-recurring," Kris Faafoi Minister Associate Minister of Housing Dec 2019
- Campground at the Kokiri Centre offers long term site rental except for the summer holiday period, so many stay there but need to depend on willingness of others to take them in over the winter months which contributes to overcrowding problems.

Live somewhere I am 'looked out for, not looked after' – Cambridge Co-housing

Active elderly needs for community + security

Appendix

1. Programme

Associated documents

Raglan Housing Study 2018

<http://raglanchamber.co.nz/wp-content/uploads/2019/10/Raglan-Housing-Study-2018.pdf>

Raglan Household survey report 2018

<http://raglanchamber.co.nz/wp-content/uploads/2019/10/Householder-Survey-Report-WRAP-2018.pdf>

Waikato Region

<https://waikatoplan.co.nz/assets/Waikato-Plan/Projects/Final-Housing-Stocktake-Report-minor-change-6-September-2019.pdf>

Time	Theme	Panellists
9.45 – 10.00	Welcome and opening	Lisa Thomson, Fiona McNabb and Ian Mayes
10.00 – 11.00 MC: Ian Mayes	Theme 1 Co-creation + community housing designs that are 'working'	<ul style="list-style-type: none"> • Antanas Procuta – <u>Paua Architects</u> • WDC policy planner – Sheryl Paekau • <u>Papakainga</u> development - Pat Nathan manages <u>Papakainga</u> in the Waikato and Waiariki Region • Francesca Dodd-Parr – PhD student Waikato University – public policy and environmental planning • Cambridge co-housing - Brad White
11.00 – 12.00 MC: Fiona McNabb	Theme 2 Energy conservation, eco design + strategies to reduce cost of housing (existing and when building/re-purposing)	<ul style="list-style-type: none"> • Ian Mayes – eco design, energy conservation • Chris Rees – community power sharing, alternate energy design • Antanas Procuta – eco-design • Chris Morrison – the economies of building small/tiny, rejecting consumerism
12.45 – 1.45 MC: Ian Mayes	Theme 3 Planning + consents – enablers and where we need change to support the development of affordable housing	<ul style="list-style-type: none"> • Lale Ieremia – Waikato Region Housing Initiative Chair • Lui Brame Waikato Region Housing Initiative – author of the 2018 Waikato Housing Stocktake • Hannah Palmer – Place Group – future planning innovation • Chris Morrison – consenting change to enable building small/tiny • Habitat for Humanity – Fiona on behalf
1.45 – 2.45 MC: Ian Mayes	Theme 4 Land availability + land use models that are 'working' including community land trusts	<ul style="list-style-type: none"> • Waikato Community Land Trust – Samantha Rose (CLT expert) • Queenstown Lakes Community Housing Trust - Fiona on behalf • Local landowner Martin Koning • District Plan review submissions - WRAP
3.00 – 4.00 MC: Ian Mayes	Theme 5 Future demands/needs - youth, multi-generational, older, homelessness etc	<ul style="list-style-type: none"> • Youth – RAS Year 13 team, housing views for our future • Raglan Naturally Youth • Hannah O'Brien – housing hopes for 30 somethings with children • Danica Lidmila – tiny house to tiny home • Dave Currie - housing needs, how could this look as we age • Mike Rarere – homelessness, emergency housing
4.00 – 4.15	Wrap up and closing	Ian Mayes + Lisa Thomson