

# Annexure D – Suggested Provisions

## Proposed Strategic Objective 3.2.1.10

Affordable housing choices for low to moderate income households are provided in new residential developments within urban zones so that a diverse and economically resilient community representative of all income groups is maintained into the future.

## 40.2 Objectives and Policies

40.2.1 Objective: Provision of affordable housing for low to moderate income households in a way and at a rate that assists with providing a range of house types and prices ~~in different locations~~ within urban zones so as to support social and economic well-being and manage natural and physical resources, in an integrated way.

### Policies

40.2.1.1 ~~Target~~ Apply affordable housing contributions to residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) within urban zones where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, ~~or where a plan change or resource consent seeks to establish urban scale development.~~

~~40.2.1.2 Require residential developments that indirectly influence housing choices for low to moderate income households, such as residential development in Special and Settlement zones and rural residential subdivisions to contribute to meeting affordable housing needs.~~

40.2.1.3 Ensure that residential subdivision and development set out in Policy ~~40.2.1.1 and 40.2.1.2~~ provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities and Residential Visitor Accommodation within urban zones that does not provide a contribution, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.

40.2.1.4 Recognise that the following forms of residential development either provide affordable housing or do not generate pressure on housing resources and should not be subject to the affordable housing contribution:

- a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;
- b) managed care units in a Retirement Village (as defined by the Retirement Villages Act 2003) or Rest Home (under the Health and Services Disability Act 2001); and
- c) Residential Flats: ~~and~~
- d) A residential lot or unit located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements and affordable housing delivery with Council have satisfied objective 3.2.1.10 and 40.2.1 and their associated policies;

e) Subdivision and development outside of Urban Growth Boundaries, including non urban, resort, rural, and special zones.

40.2.1.5 Determine the amount of financial contributions for urban development within urban growth boundaries in consideration of the following matters:

- a) The longer-term demand for affordable housing;
- b) The impact of a contribution on the commercial feasibility of development at an area-wide scale and over different time periods;
- c) The differences in commercial feasibility between greenfields and brownfields urban development; ~~and~~

~~d) Whether the subdivision and development is located inside or outside of Urban Growth Boundaries.~~

40.2.1.6 ~~Financial contributions in the form of a monetary contribution are preferred.~~ Contributions in the form of land must be lots located within the subdivision site. Contributions of lots located outside the subdivision site may only occur where this leads to a superior outcome in terms of access by future residents to services and community facilities.

40.2.1.7 Financial contributions received by the Council shall must be used in their entirety, without exception, for the sole purposes of providing affordable housing ~~for low to moderate income households~~ and avoid those financial contributions being provided for any other use, including operational costs, marketing and administration of Community Housing Trusts.

~~40.2.1.8 Provision of affordable housing by means other than a financial contribution to Council (such as direct transfer of land or units to a Registered Community Housing Provider or to a low to moderate income household) should must only occur in exceptional circumstances and must include appropriate eligibility criteria and retention mechanisms.~~