

## Benjamin Charles Mitchell

### Submitter 1

Original Submission No	Provision	Position	Summary
OS1.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, and that the funding of social housing be considered as an election or referendum issue.
OS1.2	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, and that the funding of social housing be one that is equitable across all ratepayers.
OS1.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, and that a method for funding of social housing be selected which does not increase the cost of land and therefore housing at all.

## Robert Haydon

### Submitter 2

Original Submission No	Provision	Position	Summary
OS2.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected

## Christoffel Beukman

### Submitter 3

Original Submission No	Provision	Position	Summary
OS3.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Alan Blyth

### Submitter 4

Original Submission No	Provision	Position	Summary
OS4.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal should not be mandatory.
OS4.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal should be voluntary.
OS4.3	Chapter 40: Inclusionary Housing	Oppose	That the market should not carry these imposts.

## Graeme Edwards

### Submitter 5

Original Submission No	Provision	Position	Summary
OS5.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to reflect the economic realities of the post covid environment.
OS5.2	Chapter 40: Inclusionary Housing	Oppose	That the introduction of the proposal be delayed until supply chains are resolved and building inflation has moderated.

## Rahul Doshi

### Submitter 6

Original Submission No	Provision	Position	Summary
OS6.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Kim Harvey

### Submitter 7

Original Submission No	Provision	Position	Summary
OS7.1	Chapter 40: Inclusionary Housing	Oppose	That existing single lots be removed from the scope of the proposal.
OS7.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal only apply to new subdivisions.

## Rik Deaton On Behalf Of self

### Submitter 8

Original Submission No	Provision	Position	Summary
OS8.1	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Oppose	That the proposal be rejected.
OS8.2	Chapter 40: Inclusionary Housing	Oppose	That developments such as LandEscape Wanaka which intend to provide similar affordable housing be exempt.

## Sarah Pilcher Twiss

### Submitter 9

Original Submission No	Provision	Position	Summary
OS9.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS9.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to give the developers a mechanism to invest, not gift, to fund the affordable housing projects.
OS9.3	Chapter 40: Inclusionary Housing	Oppose	That the sale or resale of the affordable houses is regulated for the life of the house or as long as the scheme exists.

## Summary of Decisions Requested – Inclusionary Housing

OS9.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended so that building decent affordable rental stock will be owned by council or regulated landlords for locals to have very long tenure with fixed or controlled rent.
OS9.5	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended so that some affordable housing created be able to accommodate hospitality and tourism workers for shorter term and with more flexibility.

## Shane Fairmaid

### Submitter 10

Original Submission No	Provision	Position	Summary
OS10.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Trish Walker

### Submitter 11

Original Submission No	Provision	Position	Summary
OS11.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Paul Carroll

### Submitter 12

Original Submission No	Provision	Position	Summary
OS12.1	Chapter 3: Strategic Direction	Oppose	That the variation be rejected.
OS12.2	Chapter 40: Inclusionary Housing	Oppose	That funding for affordable housing be placed across the whole community via rates.
OS12.3	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected.
OS12.4	Chapter 3: Strategic Direction	Oppose	That the funding for affordable housing be allocated within the general council budget.

## Robert Smith

### Submitter 13

Original Submission No	Provision	Position	Summary
OS13.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Josh Brinkmann

### Submitter 14

Original Submission No	Provision	Position	Summary
OS14.1	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That the contribution should be required prior to the issue of a 224(c).
OS14.2	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.1 The amount of the contribution	Oppose	That 40.7.1.1 be rejected.
OS14.3	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Support	That the provision is supported.
OS14.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.3	Oppose	That 40.6.3 be rejected.
OS14.5	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.5 Alternative forms of contribution	Oppose	That 40.7.1.5 be rejected.
OS14.6	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.1	Oppose	That 40.5.1 be rejected.
OS14.7	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Support	That 40.3 be retained as notified.
OS14.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be rejected.
OS14.9	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 14.2.1.1 be rejected.
OS14.10	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That if a valuation is required, that council should pay for the valuation, or alternatively

## Summary of Decisions Requested – Inclusionary Housing

			that the cost of the valuation be deducted from the contribution charge.
OS14.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be rejected.
OS14.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be rejected.
OS14.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That 40.2.1.2 be rejected.
OS14.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Support	That 40.2.1.8 be rejected.
OS14.15	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.4	Oppose	That 40.4.4 be rejected.
OS14.16	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That 40.7.1.4 be rejected.
OS14.17	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That 40.6.2 be rejected.
OS14.18	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility > 40.8.1.2	Oppose	That 40.8.1.2 be rejected.
OS14.19	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That 40.6.1.1 be rejected.
OS14.20	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.52 be rejected.
OS14.21	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.7	Support	That 40.2.1.7 be retained as notified.
OS14.22	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities	Oppose	That 40.7.1 be rejected.
OS14.23	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.3 Off-site provisions	Oppose	That 40.7.1.3 be rejected.
OS14.24	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.1	Oppose	That 40.4.1 be rejected.
OS14.25	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.6	Support	That 40.4.6 be retained as notified.
OS14.26	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That schedule 40.1 be rejected

## Summary of Decisions Requested – Inclusionary Housing

OS14.27	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to exclude new home builds and retain subdivisions.
OS14.28	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Retention Mechanism > 40.8.1.1	Oppose	That 40.8.1.1 be rejected.
OS14.29	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.7	Oppose	That if financial contributions are required, that the funds must go to affordable housing.
OS14.30	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.3	Oppose	That 40.4.3 be rejected.
OS14.31	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities	Oppose	That 40.7.1 be rejected.
OS14.32	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.2	Oppose	That 40.5.2 be rejected.
OS14.33	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Support	That 40.2 be retained as notified.
OS14.34	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Affordability > 40.8.1.3	Oppose	That 40.8.1.3 be rejected.
OS14.35	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be rejected.
OS14.36	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.2 Land versus monetary contribution	Oppose	That 40.7.1.2 be rejected.
OS14.37	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters	Oppose	That 40.7 be rejected.
OS14.38	Chapter 3: Strategic Direction > 3.3 Strategic Policies	Oppose	That 3.3 be rejected.
OS14.39	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Support	That 40.6.1.3 be retained as notified.
OS14.40	Chapter 3: Strategic Direction	Oppose	That the proposed changes to chapter 3 be rejected.
OS14.41	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That 40.6.1.2 be rejected.
OS14.42	Chapter 40: Inclusionary Housing	Oppose	That the council should be incentivising building to add to the pool of available housing.
OS14.43	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be rejected.
OS14.44	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That 40.4 be rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS14.45	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That 40.6 be rejected.
OS14.46	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.53	Oppose	That 3.3.53 be rejected.
OS14.47	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Support	That 40.2.1.4 be retained as notified.
OS14.48	Chapter 3: Strategic Direction > 3.2 Strategic Objective	Oppose	That 3.2 be rejected.
OS14.49	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities	Oppose	That 40.5 be rejected.
OS14.50	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.5	Oppose	That 40.4.5 be rejected.

## Anna Ryder

### Submitter 15

Original Submission No	Provision	Position	Summary
OS15.1	Chapter 3: Strategic Direction > 3.3 Strategic Policies	Support	That the proposal is supported in principle.
OS15.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to exclude contribution requirements for new builds for owner occupiers, but require contribution requirements for investment or secondary houses.

## Gerrit Heezen

### Submitter 16

Original Submission No	Provision	Position	Summary
OS16.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.



## Charlotte Pringle

### Submitter 17

Original Submission No	Provision	Position	Summary
OS17.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Nathan Pringle

### Submitter 18

Original Submission No	Provision	Position	Summary
OS18.1	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected.

## Ian Macgregor

### Submitter 19

Original Submission No	Provision	Position	Summary
OS19.1	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected.

## Ian Moore

### Submitter 20

Original Submission No	Provision	Position	Summary
OS20.1	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the proposal be rejected.
OS20.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal should be amended to avoid unsustainably making housing artificially cheap.

## Brooke Clark

### Submitter 21

Original Submission No	Provision	Position	Summary
OS21.1	Chapter 40: Inclusionary Housing	Support	That the proposal is supported.

## Campbell Black

### Submitter 22

Original Submission No	Provision	Position	Summary
OS22.1	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected
OS22.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected

## Richard Carter On Behalf of Self

### Submitter 23

Original Submission No	Provision	Position	Summary
OS23.1	Chapter 3: Strategic Direction	Support	That the overall direction of providing affordable housing is supported.
OS23.2	Chapter 40: Inclusionary Housing	Oppose	That developers be required to produce a certain percentage of affordable housing in their developments, whether as standalone housing, or short term/rentable type accommodation such as large apartment blocks.
OS23.3	Chapter 40: Inclusionary Housing	Oppose	That the developer be given substantial concessions to build apartment style buildings which would suit lower budgets but kept in sync with the overall style and look of the Queenstown basin.

## D Cocks

### Submitter 24

Original Submission No	Provision	Position	Summary
OS24.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS24.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be revisited and restrain from the ambition to be the first in the country.
OS24.3	Chapter 40: Inclusionary Housing	Oppose	That the tax be applied only to land uplifted from rural zone to residential/lifestyle etc.
OS24.4	Chapter 40: Inclusionary Housing	Oppose	That separate to this proposal that alternative options to address accommodation and housing affordability issues be investigated such as a rate to generate a funding source for QLCHT targeted to vacant holiday homes.
OS24.5	Chapter 40: Inclusionary Housing	Oppose	That the visitor accommodation rules be reviewed as an alternate option to this proposal.

## Bruce Williams

### Submitter 25

Original Submission No	Provision	Position	Summary
OS25.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS25.2	Chapter 40: Inclusionary Housing	Oppose	That a new set of provisions be inserted as follows: For an existing lot that does have a house on it, a replacement dwelling on the lot would not trigger the requirement. However, an infill development where more than one house replaces the existing house, then the contribution would be required for the additional dwelling(s) once the rules are in effect.

## Summary of Decisions Requested – Inclusionary Housing

			For existing houses on the same existing lot that once subdivided into their appropriate separate lots/titles it would not trigger the requirement until any additional non-replacement housing is approved.
OS25.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to exclude infill development subdivisions.

## Murray Frost

### Submitter 26

Original Submission No	Provision	Position	Summary
OS26.1	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That 40.4 be deleted.
OS26.2	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Oppose	That the provision is amended to reflect other parts of this submission.
OS26.3	Chapter 3: Strategic Direction	Oppose	That the changes to Chapter 3 be deleted.
OS26.4	Chapter 3: Strategic Direction > 3.3 Strategic Policies	Oppose	That 3.3 be deleted.
OS26.5	Chapter 3: Strategic Direction > 3.2 Strategic Objective	Support	That 3.2 is supported in principle.
OS26.6	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended by cancelling the charges for zoned residential land.
OS26.7	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That any tax should be shared on non-zoned land with other parties benefiting (e.g. increased commercial rates).
OS26.8	Chapter 40: Inclusionary Housing	Oppose	That the tax be reduced on non-zoned land to avoid or at least reduce extra cost to other purchasers.
OS26.9	Chapter 40: Inclusionary Housing	Oppose	That the whole strategy is reviewed to assess effectiveness given the very small number of houses provided in the last 15 years.
OS26.10	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 is rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS26.11	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That the schedule is rejected.
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## Robert Barr

### Submitter 27

Original Submission No	Provision	Position	Summary
OS27.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS27.2	Chapter 40: Inclusionary Housing	Oppose	That private developers be encouraged to introduce new stock not penalised.

## Tony Strain

### Submitter 28

Original Submission No	Provision	Position	Summary
OS28.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be withdrawn and replaced with a workable solution such as a district plan that enables rather than blocks development.
OS28.2	Chapter 40: Inclusionary Housing	Oppose	That the cost of affordable housing be carried by the businesses that are creating the demand.

## Craig Walker

### Submitter 29

Original Submission No	Provision	Position	Summary
OS29.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Jo-Anne & Robert Graves

### Submitter 30

Original Submission No	Provision	Position	Summary
OS30.1	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.2	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.3	Chapter 40: Inclusionary Housing	Oppose	That the homes created within the affordable housing pool be retained and sold back to the affordable housing trust as a first priority.
OS30.4	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.5	Chapter 3: Strategic Direction > 3.3 Strategic Policies	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.6	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.7	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.8	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.9	Chapter 3: Strategic Direction > 3.2 Strategic Objective	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.10	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).
OS30.11	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That the proposed revenue source be revised to encompass the entire rating base (commercial and residential).

## Sally Garden on Behalf of Arethusa Trust

### Submitter 31

Original Submission No	Provision	Position	Summary
OS31.1	Chapter 40: Inclusionary Housing	Oppose	That the variation be rejected.
OS31.2	Chapter 40: Inclusionary Housing	Oppose	That the aspect of the proposal which includes capturing single lot subdivision is rejected.
OS31.3	Chapter 40: Inclusionary Housing	Oppose	That council land on Ballantyne Road (former oxidation ponds) be used to provide low cost housing.
OS31.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to remove disincentives to provide accommodation.
OS31.5	Chapter 40: Inclusionary Housing	Oppose	That inclusionary zoning be funded by council rates and/or money received from the Ballantyne Road Oxidation ponds site.
OS31.6	Chapter 40: Inclusionary Housing	Oppose	That the proposal be considered in light of other taxation, the circumstances of the properties, the property owners as well as current market conditions.
OS31.7	Chapter 40: Inclusionary Housing	Oppose	That the unintended consequence of potentially fewer subdivisions occurring also needs to be taken into account.

## Sarah Graves

### Submitter 32

Original Submission No	Provision	Position	Summary
OS32.1	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That the proposal be revised to encompass the entire rating base (commercial and residential), not just one targeted source.

## John Glover

### Submitter 33

Original Submission No	Provision	Position	Summary
OS33.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is rejected.
OS33.2	Chapter 40: Inclusionary Housing	Oppose	That the Rating Act/development contributions be used.
OS33.3	Chapter 40: Inclusionary Housing	Oppose	That if the district plan rules are changed, that the rules require a greater range of housing options to come to market for both purchase and rental.

## Warren Hanley On Behalf of Otago Regional Council

### Submitter 34

Original Submission No	Provision	Position	Summary
OS34.1	Chapter 40: Inclusionary Housing	Support	That the proposal is supported in principle for the outcomes being sought.

## Brenda Jessup

### Submitter 35

Original Submission No	Provision	Position	Summary
OS35.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal is rejected.
OS35.2	Chapter 40: Inclusionary Housing	Oppose	That the council tackle the issue of vacant property, find out how many houses in the area are empty most



## Summary of Decisions Requested – Inclusionary Housing

			of the year and look at mechanisms to discourage this wasted resource.
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## Hayden Lockhart

### Submitter 36

Original Submission No	Provision	Position	Summary
OS36.1	Chapter 3: Strategic Direction	Oppose	That the proposal is rejected.
OS36.2	Chapter 40: Inclusionary Housing	Oppose	That costs should only be added to large scale developments that do not have an allowance for a portion of lower costs.
OS36.3	Chapter 40: Inclusionary Housing	Oppose	That costs should not be applied to smaller developments and developments that are driving lower cost housing themselves (i.e. urban densification and reduction of oversized luxury sections within the city.

## Ray Ferner

### Submitter 37

Original Submission No	Provision	Position	Summary
OS37.1	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.1	Oppose	That 40.5.1 be rejected.
OS37.2	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.1	Oppose	That a general rate levy be applied across the whole community.
OS37.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That a general levy be applied across all properties in the district.
OS37.4	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.1	Oppose	That a general levy be applied across all properties in the district.
OS37.5	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That a rate be applied on all properties.

## Ahana Goormachtigh On Behalf of Te Whatu Ora, National Public Health Service Southern

### Submitter 38

Original Submission No	Provision	Position	Summary
OS38.1	Chapter 3: Strategic Direction > 3.2 Strategic Objective	Support	That the provision is supported.
OS38.2	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Support	That the provision is supported.
OS38.3	Chapter 3: Strategic Direction > 3.3 Strategic Policies	Support	That the inclusionary zoning components of the strategic direction be retained as notified.
OS38.4	Chapter 40: Inclusionary Housing	Support	That the provisions which acknowledge and address factors contributing to adverse outcomes in sustainable resource management and displacement of low-income households is supported.
OS38.5	Chapter 40: Inclusionary Housing	Support	That the district-wide chapter is retained as notified.
OS38.6	Chapter 40: Inclusionary Housing	Support	That the proposed plan of affordable housing in the location which also increases equitable access to resources such as education, public transport and other facilities is supported.
OS38.7	Chapter 40: Inclusionary Housing	Support	That the purpose, provisions and rules determining the level of financial contribution to be made to the council by most forms of subdivision and development is supported.
OS38.8	Chapter 40: Inclusionary Housing	Support	That the policies outlining the manner of financial contribution and the objective to utilise these contributions for providing affordable housing for low to moderate income households is supported.

## Alistair Munro

### Submitter 39

Original Submission No	Provision	Position	Summary
OS39.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be dealt with at a central government level.
OS39.2	Chapter 40: Inclusionary Housing	Oppose	That if the proposal is to remain a local government issue, it is dealt with by means of rezoning and rates.
OS39.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal should be rejected
OS39.4	Chapter 40: Inclusionary Housing	Oppose	That the section 32 has not provided proof that central government will not adequately address housing affordability, and this must be addressed.
OS39.5	Chapter 40: Inclusionary Housing	Oppose	That the section 32 needs to provide greater commentary around using general rates to raise funding for inclusionary housing.

## Rachelle Grubb On Behalf of AT & RE Grubb Family Trust

### Submitter 40

Original Submission No	Provision	Position	Summary
OS40.1	Chapter 40: Inclusionary Housing	Oppose	That the funding source for the proposed plan change be revised so it takes in the entire rating base (commercial and residential).

## Julie Scott On Behalf of Queenstown Lakes Community Housing Trust

### Submitter 41

Original Submission No	Provision	Position	Summary
OS41.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That Rule 40.6.1 (1a.i) provides an exemption for subdivision of a serviced lot in a zone within the urban growth boundary zone, where title was issued prior to this plan change becoming operative, that creates no more than three lots.
OS41.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That this rule should be deleted.
OS41.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That there be an exemption to Rule 40.6.1.2 for existing serviced allotments where the record of title was issued prior to the date the plan change becomes operative and where only one residential unit is to be erected on each lot; and an exemption for a dwelling on those lots created pursuant to the Existing Urban Lot Exemption.

## Flora Gilkison

### Submitter 42

Original Submission No	Provision	Position	Summary
OS42.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected, and the geographical areas are reviewed to include Queenstown only.

## Grant Thomas

### Submitter 43

Original Submission No	Provision	Position	Summary
OS43.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That all existing titled sections and dwellings are exempted from the proposed financial contribution.
OS43.2	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That QLDC should seek/advocate for appropriate funding and support from Central Government
OS43.3	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That financial contributions should be paid prior to issue of Code of Compliance, with payment instalment schemes available.
OS43.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Oppose	That all existing titled sections and residential property are exempt
OS43.5	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That valuation should be at the cost of QLDC by a registered valuer (as mutually agreed) and in event of disagreement the applicant can seek an independent valuation and with value being lesser of the two.
OS43.6	Chapter 40: Inclusionary Housing	Oppose	That the funding options are reviewed to include business and residents.

## Hayley Mahon On Behalf Of RCL Henley Downs Limited

### Submitter 44

Original Submission No	Provision	Position	Summary
OS44.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be rejected
OS44.2	Chapter 40: Inclusionary Housing	Oppose	That Chapter 40 is amended to allow for flexibility in methods for contribution to affordable housing.
OS44.3	Chapter 40: Inclusionary Housing	Oppose	That Chapter 40 be amended to make it clear that Hanley's Farm is not subject to further affordable housing requirements.
OS44.4	Chapter 40: Inclusionary Housing	Oppose	That any other consequential or alternative relief as may be necessary or appropriate to address the issues raised in this submission or give effect to the relief sought, including as a result of changes that may arise from other submissions be included.

## Campbell McNeill On Behalf of AHHA Studio Ltd

### Submitter 45

Original Submission No	Provision	Position	Summary
OS45.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That Rule 40.6.1 (1.a.i) be amended to exclude lots that are subdivided into two or three from making make a contribution.
OS45.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That Rule 40.6.1.2 be amended to exclude lots that are existing and serviced at the time the plan change becomes operative, from providing a financial contribution.
OS45.3	Chapter 40: Inclusionary Housing >	Oppose	That Rule 40.6.1.2 c be rejected

## Summary of Decisions Requested – Inclusionary Housing

	40.6 Rules - Standards > 40.6.1.2		
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## Nigel Lloyd

### Submitter 46

Original Submission No	Provision	Position	Summary
OS46.1	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That residential infill not associated with development be excluded.
OS46.3	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That residential infill of existing residential properties, particularly when not associated with subdivision be excluded.
OS46.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That residential infill not associated with subdivision be excluded.
OS46.5	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Support	That 3.3.52 be retained as notified.
OS46.6	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Oppose	That an exemption be added to cover additional residential infill dwellings also.
OS46.7	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That the timing be changed to be prior to granting of code of compliance.
OS46.8	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That the provision be extended to include residential dwellings as part of infill development if not associated with a subdivision.

## Richard Kemp

### Submitter 47

Original Submission No	Provision	Position	Summary
OS47.1	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.2	Oppose	That a new definition of ' Development' for the purposes of Chapter 40 is inserted into the District Plan.
OS47.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Oppose	That Rule 40.6.1.3 is amended to exempt changes to land use within an existing residential unit.

## Marian Krogh

### Submitter 48

Original Submission No	Provision	Position	Summary
OS48.1	Chapter 3: Strategic Direction	Support	That the proposal be accepted.
OS48.2	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the proposal needs to go further to address a greater diversity in housing stock, more public and active transport connections, with climate change as a consideration.

## Dan Batchelor

### Submitter 49

Original Submission No	Provision	Position	Summary
OS49.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed amendments to the district plan are not implemented.
OS49.2	Chapter 40: Inclusionary Housing	Support	That the exclusion of the rural zone as notified is supported
OS49.3	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That 40.3 is rejected.



## Summary of Decisions Requested – Inclusionary Housing

OS49.4	Chapter 3: Strategic Direction	Oppose	That the proposed changes to chapter 3 are rejected.
OS49.5	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities	Oppose	That 40.5 is rejected.
OS49.6	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That 40.6 is rejected.
OS49.7	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That 40.4 is rejected.
OS49.8	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 is rejected.

## Jenny Howe

### Submitter 50

Original Submission No	Provision	Position	Summary
OS50.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be rejected.

## Julia Batchelor-Smith on Behalf Of Lakeside Estates

### Submitter 51

Original Submission No	Provision	Position	Summary
OS51.1	Chapter 3: Strategic Direction	Oppose	That the proposed plan is rejected or if they are implemented do not apply to Lakeside Estates
OS51.2	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be amended to inhibit retrospective effect

## Garry Moore

### Submitter 52

Original Submission No	Provision	Position	Summary
OS52.1	Chapter 40: Inclusionary Housing	Support	That the proposed plan change is accepted
OS52.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That the submission by Queenstown Lakes Community Housing Trust (submission number 41) to seek an exemption for small subdividers from Rule 40.6 is supported

## Bruce Dowland On Behalf of B R Dowland Family Trust

### Submitter 53

Original Submission No	Provision	Position	Summary
OS53.1	Chapter 40: Inclusionary Housing	Oppose	That the variation be rejected.
OS53.2	Chapter 40: Inclusionary Housing	Oppose	That the council carry on with the current system in place.
OS53.3	Chapter 40: Inclusionary Housing	Oppose	That the council levy charges for their own specific requirements rather than for a body which they have no control over, and which has no accountability to the council.

## Carrie Skilton

### Submitter 54

Original Submission No	Provision	Position	Summary
OS54.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That the activity status be changed to prohibited or non-complying.
OS54.2	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.2 Land versus monetary contribution	Support	That 40.7.1.2 be retained as notified.
OS54.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.2	Support	That 40.6.2 be retained as notified.
OS54.4	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Support	That 3.2.1.10 be retained as notified.
OS54.5	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.1 The amount of the contribution	Support	That 40.7.1.1 be retained as notified.
OS54.6	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility > 40.8.1.2	Oppose	That 40.8.1.2 c be further clarified as to the meaning of adequate.
OS54.7	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.3	Support	That 40.6.3 be retained as notified.
OS54.8	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities	Support	That 40.7.1.3 be retained as notified.
OS54.9	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.4 Staging of dwellings units and/or lots	Support	That 40.7.1.4 be retained as notified.
OS54.10	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.2	Oppose	That the activity status of 40.5.2 be amended to prohibited or non-complying.
OS54.11	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.5 Alternative forms of contribution	Support	That 40.7.1.5 be retained as notified.
OS54.12	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That 40.6.1.2 be amended by changing the activity status

## Summary of Decisions Requested – Inclusionary Housing

			to prohibited or non-complying.
OS54.13	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Affordability > 40.8.1.3	Support	That 40.8.1.3 be retained as notified.
OS54.14	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Support	That 40.6.1.4 be retained as notified.
OS54.15	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Retention Mechanism > 40.8.1.1	Support	That 40.8.1.1 be retained as notified.
OS54.16	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Support	That 40.6.1.3 be retained as notified.

## Roy Thompson

### Submitter 55

Original Submission No	Provision	Position	Summary
OS55.1	Chapter 40: Inclusionary Housing	Support	That the proposed plan change be accepted.
OS55.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1 > 40.6.1.1.a	Oppose	That Rule 40.6.1.1.a is amended to allow for subdivision of an existing lot within the urban growth boundary into two or three new lots.
OS55.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That Rule 40.6.1.2 is amended to exempt any lot that is existing and serviced at the time the plan change becomes operative should not be required to pay a financial contribution upon the construction of a single residential dwelling.
OS55.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That Rule 40.6.1.2.c is removed

## Alastair Wood

### Submitter 56

Original Submission No	Provision	Position	Summary
OS56.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That the proposed rules are amended to only apply to greenfield rezoning of land.
OS56.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That the rules are amended so that a double tax does not apply on the section development and then the build
OS56.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That the Rules 40.6 be rejected

## Steve Norman

### Submitter 57

Original Submission No	Provision	Position	Summary
OS57.1	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the Purpose 40.1 be rejected
OS57.2	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Oppose	That the Objectives and Policies 40.2 be rejected.
OS57.3	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That if QLDC must put a tax on subdivision that it only relates to greenfield developments.

## Clement Lejean

### Submitter 58

Original Submission No	Provision	Position	Summary
OS58.1	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the proposal be rejected
OS58.2	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the proposal is amended so as to not affect first home builds.

## Keri & Roland Lemaire-Sicre

### Submitter 59

Original Submission No	Provision	Position	Summary
OS59.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Zola Rose

### Submitter 60

Original Submission No	Provision	Position	Summary
OS60.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That 40.6.1.2 be amended to provide an exemption for existing serviced allotments where the record of title was issued prior to the date the plan change becoming operative, and where only one residential unit is to be erected on each lot, and an exemption for a swelling on those lots created pursuant to the existing urban lot exemption.
OS60.2	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Support	That 40.2.1.5 be retained as notified.
OS60.3	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.1	Support	That 40.5.1 be retained as notified.
OS60.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That 40.6.1.2 (c) be deleted.
OS60.5	Chapter 40: Inclusionary Housing > 40.2	Support	That 40.2.13 be retained as notified.

## Summary of Decisions Requested – Inclusionary Housing

	Objectives and Policies > 40.2.1.3		
OS60.6	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Support	That 40.2.1.2 be retained as notified.
OS60.7	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Support	That 40.2.1.8 be retained as notified.
OS60.8	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be amended to include the following:  Affordable housing cannot be resold on the market but must be sold to a housing trust or similar (or have a fixed resale rate based on inflation).
OS60.9	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Support	That 40.2.1.4 be retained as notified.
OS60.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That community-led or collective housing which is driven by the residents who will live in the houses they are developing for their residential use should not be subject to the affordable housing contribution, and be eligible to receive affordable housing assistance.
OS60.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Support	That 40.2 be retained as notified.
OS60.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Support	That 40.2.1.1 be retained as notified.
OS60.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.7	Support	That 40.2.1.7 be retained as notified.
OS60.14	Chapter 40: Inclusionary Housing > 40.2	Oppose	That consideration be given to providing financial assistance to community-led (collective) housing groups that also have an affordability focus.

## Summary of Decisions Requested – Inclusionary Housing

	Objectives and Policies > 40.2.1.7		
OS60.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be retained as notified.
OS60.16	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1 > 40.6.1.1.a	Oppose	That 40.6.1 (1a.i) be amended by providing an exemption for subdivision of a serviced lot in a zone within the urban growth boundary where the record of title was issued prior to the date of the plan change becoming operative and that creates no more than three lots.
OS60.17	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1 > 40.6.1.1.a	Oppose	That an exemption be made for non speculative (meaning that the entity doing the development is made up of the future residents in a form of community led housing) housing developments.
OS60.18	Chapter 40: Inclusionary Housing	Oppose	That landowners subdividing an existing single lot into two or three lots in zones within the urban growth boundary should not be required to make a contribution.
OS60.19	Chapter 40: Inclusionary Housing	Oppose	That subdivision of an existing lot into two or three new lots should be encouraged.
OS60.20	Chapter 40: Inclusionary Housing > 40.1 Purpose	Support	That 40.1 be retained as notified.

## Stephanie Rodger

### Submitter 61

Original Submission No	Provision	Position	Summary
OS61.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS61.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to exclude a contribution requirement for first time homeowners.



## Nic Ballara

### Submitter 62

Original Submission No	Provision	Position	Summary
OS62.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal is rejected.
OS62.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal should be amended to increase housing supply but not at the cost to private housing developers.
OS62.3	Chapter 40: Inclusionary Housing	Oppose	That any financial contribution required to support housing affordability should fall on all members of the community, not the limited pool of people wanting to provide new homes.
OS62.4	Chapter 40: Inclusionary Housing	Oppose	That the housing trust should focus on increasing the supply of rental accommodation, not home ownership.
OS62.5	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected.
OS62.6	Chapter 3: Strategic Direction	Oppose	That mechanisms which facilitate increased housing supply in Queenstown is supported, but not at the cost to private housing developers.
OS62.7	Chapter 3: Strategic Direction	Oppose	That any financial contribution required to support housing affordability in the district should fall on all members of the community, not the limited pool of people wanting to provide new homes.
OS62.8	Chapter 3: Strategic Direction	Oppose	That the housing trust should focus on increasing the supply of rental accommodation, not home ownership.

## Chris Glaudel

### Submitter 63

Original Submission No	Provision	Position	Summary
OS63.1	Chapter 40: Inclusionary Housing	Oppose	That rule 40.6.1 (1.a.i) be amended to exclude serviced lots within the urban growth boundary

## Summary of Decisions Requested – Inclusionary Housing

	> 40.6 Rules - Standards > 40.6.1.1 > 40.6.1.1.a		where the title was issued prior to the date of the plan change becoming operative, and that creates no more than three lots.
OS63.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That an exemption is provided for existing serviced allotments where the title was issued prior to the date of the plan change becoming operative and where only one residential unit is to be erected on each lot; and that an exception for a dwelling on those lots created pursuant to the existing urban lot exemption.
OS63.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That 40.6.1.2(c) is deleted.
OS63.4	Chapter 40: Inclusionary Housing	Support	That the approach to formalise and make mandatory the inclusionary housing is supported.

## Laura McLaughlan On Behalf of Gibbston Highway Limited

### Submitter 64

Original Submission No	Provision	Position	Summary
OS64.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS64.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS64.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS64.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS64.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.

## Summary of Decisions Requested – Inclusionary Housing

OS64.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS64.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS64.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS64.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries <u>by enabling coordinated and well-functioning development outcomes.</u>
OS64.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS64.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a</del> <u>through opportunities for expansion or intensification in plan change or resource consent applications seekings</u> to establish urban scale development.
OS64.12	Chapter 40: Inclusionary Housing > 40.2	Oppose	That the policy be deleted.

## Summary of Decisions Requested – Inclusionary Housing

	Objectives and Policies > 40.2.1.2		
OS64.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure Encourage that greenfield rezoning and residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not</del> <u>where that would provide for significant</u> <del>provide a</del> <u>affordable housing contributions, or otherwise does not</u> make appropriate provision to help meet the affordable housing needs of the District.
OS64.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>  <u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS64.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS64.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS64.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.

## Summary of Decisions Requested – Inclusionary Housing

OS64.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).
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## Nathan Simon

### Submitter 65

Original Submission No	Provision	Position	Summary
OS65.1	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.7	Oppose	That more information is provided about how the policy will function.
OS65.2	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be rejected.
OS65.3	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters > 40.7.1 Discretionary Activities > 40.7.1.2 Land versus monetary contribution	Oppose	That more information be provided about how the land will be used.
OS65.4	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 be rejected.
OS65.5	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That 40.6.1.4 be rejected.
OS65.6	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That 40.6.1.4 be amended so that the cost of the valuer be included within the contribution as needed.
OS65.7	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility	Oppose	That 40.8.1.2 is rejected.

## Diane Kenton

### Submitter 66

Original Submission No	Provision	Position	Summary
OS66.1	Chapter 40: Inclusionary Housing > 40.4 Interpreting and	Oppose	That 40.6.1 be rejected.

## Summary of Decisions Requested – Inclusionary Housing

	Applying the Rules > 40.4.1		
OS66.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.2	Oppose	That greater clarity be provided around what unencumbered means.
OS66.3	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That a broader (not single) lens be applied on how to manage this problem.
OS66.4	Chapter 40: Inclusionary Housing	Oppose	That how business owners can pay more than the minimum or living wage be considered.
OS66.5	Chapter 40: Inclusionary Housing	Oppose	That how overseas absent owners can pay more or be incentivised to release their properties for rental be considered.
OS66.6	Chapter 40: Inclusionary Housing	Oppose	That tipping and tourism (as is done in the United States) be considered for the Queenstown Lakes District.
OS66.7	Chapter 40: Inclusionary Housing	Oppose	That Council should tell businesses being established or considering establishing in the district to pay decent salaries or not set up.
OS66.8	Chapter 40: Inclusionary Housing	Oppose	That the number of houses owned by Australians that have been unused for the last three years over Covid should be considered.
OS66.9	Chapter 40: Inclusionary Housing	Oppose	That an approach where, for Australians, only the improvements (house) can be owned but not the land be actioned, or alternatively apply additional costs when properties are being purchased.
OS66.10	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That in the event of a disagreement an independent adjudicator should appoint a valuer to determine the matter.
OS66.11	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.6	Oppose	That 40.4.6 is redrafted with more clarity.
OS66.12	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That 40.3 is rejected.
OS66.13	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.6	Oppose	That 40.4.6 is rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS66.14	Chapter 40: Inclusionary Housing	Oppose	That QLDC take a far firmer look internally at the objection process and who can object, the reasons they object and whether the developer can agree to mitigation without it always having to head to a hearing or Environment Court.
OS66.15	Chapter 40: Inclusionary Housing	Oppose	That QLDC take a look at how many section 88 rejections of Resource Consent applications due to short staffing have occurred since Covid, and compare that to how many were rejected pre-Covid and determine how much more difficult it is for subdivision now.
OS66.16	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.5	Oppose	That 40.4.5 be redrafted more clearly.
OS66.17	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That 40.6.1.1 be amended to subject subdivisions in Settlement Zone, Rural Residential Zone, Wakatipu Basin Rural Amenity Zone, Lifestyle Precinct or Special Zone should be subject to the same criteria as residential subdivisions as notified.
OS66.18	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.4	Oppose	That all provisions related to residential floorspace be deleted.
OS66.19	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 be rejected.
OS66.20	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, and that greater communication with property owners on the proposal be undertaken.
OS66.21	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Retention Mechanism > 40.8.1.1	Oppose	That the selection of an independent valuer be allowed for along with access to an independent mediator to determine the most appropriate valuer, particularly for owner-builders.
OS66.22	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That the variation be amended by removing all processes and references to building consents.
OS66.23	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Support	That 40.2 is supported in principle.

## Summary of Decisions Requested – Inclusionary Housing

OS66.24	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That how inclusionary housing is intended to work is recomunicated forthrightly to property owners.
OS66.25	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Affordability > 40.8.1.3	Oppose	That average wage inflation relative to the cost of living and official cash rate increases need to be factored into decision making.
OS66.26	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 is rejected.
OS66.27	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.3	Oppose	That a person building a big or small house should not have to pay to fund inclusionary housing.
OS66.28	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That greater clarity is provided in particular for rural residential subdivision.
OS66.29	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 is rejected.
OS66.30	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility > 40.8.1.2	Support	That 40.8.1.2 is supported in principle.
OS66.31	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.53	Support	That 3.3.53 is supported in principle.
OS66.32	Chapter 40: Inclusionary Housing	Oppose	That Council consider how to lift low to moderate income households out of poverty.

## Nina Saville-Smith on Behalf Of CRESA

### Submitter 67

Original Submission No	Provision	Position	Summary
OS67.1	Chapter 40: Inclusionary Housing	Support	That the proposal which requires new residential subdivisions and developments to pay an affordable housing contribution through land or



## Summary of Decisions Requested – Inclusionary Housing

			cash, collected by QLDC, and provided to a registered community housing provider is supported in principle.
OS67.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to apply affordable housing contribution requires in a way which do not disincentivize subdivision or burden existing and serviced developments.
OS67.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1 > 40.6.1.1.a	Oppose	That the rule be amended to not disincentivize subdivision or burden existing and serviced developments.
OS67.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That the rule be amended to not disincentivize subdivision or burden existing and serviced developments.
OS67.5	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That the rule be amended to not disincentivize subdivision or burden existing and serviced developments.
OS67.6	Chapter 40: Inclusionary Housing	Support	That a focus on key workers and the need to take pressure off the public and social housing stock by ensuring low and modest income households have affordable housing through intermediate tenures.

## Duncan White On Behalf of Falcon Construction Services L:td

### Submitter 68

Original Submission No	Provision	Position	Summary
OS68.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS68.2	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected.
OS68.3	Chapter 40: Inclusionary Housing	Oppose	That the use of financial contributions to achieve a social outcome be rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS68.4	Chapter 40: Inclusionary Housing	Oppose	That the method for calculating the contribution and the proposed level of contribution be rejected.
OS68.5	Chapter 40: Inclusionary Housing	Oppose	That the collection of contributions from residential subdivision and development be rejected.
OS68.6	Chapter 40: Inclusionary Housing	Oppose	That the funding of the Queenstown Lakes Community Housing Trust from financial contributions to provide affordable housing be rejected.

## Hamish Hudson

### Submitter 69

Original Submission No	Provision	Position	Summary
OS69.1	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That affordable housing should be addressed with much higher density living.
OS69.2	Chapter 40: Inclusionary Housing	Oppose	That the compulsory acquisition powers of the Public Works Act should be used to create high density zones where necessary services can be focused and best provided.

## Jim Ledgerwood On Behalf of Jim and Daphne Ledgerwood

### Submitter 70

Original Submission No	Provision	Position	Summary
OS70.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

# Blair Devlin On Behalf of McLintock Topp Family Trust

## Submitter 71

Original Submission No	Provision	Position	Summary
OS71.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.
OS71.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.
OS71.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.
OS71.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS71.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS71.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price points.
OS71.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected.

## Rachael Pull on Behalf Of Papatipu Runanga and Te Runanga o Ngai Tahu

### Submitter 72

Original Submission No	Provision	Position	Summary
OS72.1	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Oppose	That 40.2.13 be amended to provide more clarity on what 'appropriate subdivision' and provide a more direct link to policy 40.2.1.4, and fix referencing errors in the text.
OS72.2	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Support	That 40.2 be retained as notified.
OS72.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Oppose	That two additional limbs be added to 40.6.1.3 as follows;  e.) Land identified as meeting the status of one of the following in s129 of the Te Ture Whenua Māori Act 1993:  i. Māori Customary land  ii. Māori freehold land  iii. Crown land reserved for Māori  f) land transferred to successors under Ngāi Tahu Claims Settlement Act 1998 Part 15.
OS72.4	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Support	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 Kainga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider.

## Blair Devlin On Behalf of TPI 1 Ltd

### Submitter 73

Original Submission No	Provision	Position	Summary
OS73.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.
OS73.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.
OS73.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.
OS73.4	Chapter 40: Inclusionary Housing	Not Stated	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS73.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS73.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price point
OS73.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected.
OS73.8	Chapter 40: Inclusionary Housing	Oppose	That if the plan change is adopted, that it is varied to reflect matters raised in this submission.

## Blair Devlin On Behalf Of Milstead Trust

### Submitter 74

Original Submission No	Provision	Position	Summary
OS74.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.
OS74.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.
OS74.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.
OS74.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS74.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS74.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price points.
OS74.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected.

# Rosie Hill On Behalf of Glendhu Bay Trustees Limited

## Submitter 75

Original Submission No	Provision	Position	Summary
OS75.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS75.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS75.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS75.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS75.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS75.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS75.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS75.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS75.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS75.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS75.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS75.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS75.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS75.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:



## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS75.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS75.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS75.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS75.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Bev James On Behalf of Affordable Housing for Generations Research Programme

### Submitter 76

Original Submission No	Provision	Position	Summary
OS76.1	Chapter 40: Inclusionary Housing	Support	That the requirement for new residential subdivisions and developments pay an affordable housing financial contribution through land or cash, collected by QLDC and provided to a Community Housing Provider to provide funding for affordable housing creation is supported.
OS76.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1 > 40.6.1.1.a	Oppose	That the provision be amended to not inhibit or disincentivize subdivision and intensification, nor burden existing and serviced developments.
OS76.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That the provision be amended to not inhibit or disincentivize subdivision and intensification, nor burden existing and serviced developments.
OS76.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That the provision be amended to not inhibit or disincentivize subdivision and intensification, nor burden existing and serviced developments.

## Carey Vivian On Behalf of Woodlot Properties Limited

### Submitter 77

Original Submission No	Provision	Position	Summary
OS77.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.

## Summary of Decisions Requested – Inclusionary Housing

OS77.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.
OS77.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.
OS77.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS77.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS77.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price points.
OS77.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, or otherwise decline the plan change as it relates to the Wakatipu Basin Rural Amenity Zone Lifestyle Precinct.
OS77.8	Chapter 40: Inclusionary Housing	Oppose	That the if the plan change is accepted, that it is modified to address the matters raised.

## Carey Vivian On Behalf of Wakatipu Investments Limited

### Submitter 78

Original Submission No	Provision	Position	Summary
OS78.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.
OS78.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.

## Summary of Decisions Requested – Inclusionary Housing

OS78.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.
OS78.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS78.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS78.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price points.
OS78.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, or otherwise decline the plan change as it relates to the Wakatipu Basin Rural Amenity Zone Lifestyle Precinct.
OS78.8	Chapter 40: Inclusionary Housing	Oppose	That the if the plan change is accepted, that it is modified to address the matters raised.

## Carey Vivian On Behalf of Tractor Trust

### Submitter 79

Original Submission No	Provision	Position	Summary
OS79.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.
OS79.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.
OS79.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.

## Summary of Decisions Requested – Inclusionary Housing

OS79.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS79.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS79.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price points.
OS79.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, or otherwise decline the plan change as it relates to the Wakatipu Basin Rural Amenity Zone Lifestyle Precinct.
OS79.8	Chapter 40: Inclusionary Housing	Oppose	That the if the plan change is accepted, that it is modified to address the matters raised.

## Laura McLaughlan On Behalf of Infinity Investment Group Holdings Limited

### Submitter 80

Original Submission No	Provision	Position	Summary
OS80.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS80.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS80.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS80.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS80.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource

## Summary of Decisions Requested – Inclusionary Housing

			Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS80.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS80.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS80.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS80.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, <del>with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS80.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS80.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages)</del> where housing is in high demand and generally close to employment, educational and community services, <del>being land within Urban Growth Boundaries, or where a</del> <u>through opportunities for expansion or intensification in plan change or resource consent applications</u> <del>seekings</del> to establish urban scale development.

## Summary of Decisions Requested – Inclusionary Housing

OS80.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS80.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure Encourage that greenfield rezoning and residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS80.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>  <u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS80.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS80.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS80.17	Chapter 40: Inclusionary	Oppose	That 40.2.1.8 be deleted.

## Summary of Decisions Requested – Inclusionary Housing

	Housing > 40.2 Objectives and Policies > 40.2.1.8		
OS80.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Carey Vivian On Behalf of Heron Investments Limited

### Submitter 81

Original Submission No	Provision	Position	Summary
OS81.1	Chapter 40: Inclusionary Housing	Oppose	That other methodologies such as the taxation across all activities and uses, including tourism, visitor accommodation and residential visitor accommodation activities, commercial, new residential and existing residential, should be explored.
OS81.2	Chapter 40: Inclusionary Housing	Oppose	That other initiatives should be considered and explored further.
OS81.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change is not able to be implemented under section 108(1)(a) of the Resource Management Act, specifically to impose a financial contribution condition that new residential development contribute to affordability of residential development.
OS81.4	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including the review and focus of existing urban zoned land, to increase density as anticipated under the National Policy Statement of Urban Development.
OS81.5	Chapter 40: Inclusionary Housing	Oppose	That the district plan be reviewed to increase housing supply and provide houses at affordable price points, including investigating how land that is to be urbanised can be used more effectively as stated in Section 7.3 of the Issues and Options paper.
OS81.6	Chapter 40: Inclusionary Housing	Oppose	That more serviced land be released to increase housing supply and provide houses at affordable price points.



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OS81.7	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, or otherwise decline the plan change as it relates to Special or Residential Zones.
OS81.8	Chapter 40: Inclusionary Housing	Oppose	That the if the plan change is accepted, that it is modified to address the matters raised.

# Laura McLaughlan On Behalf of Silverlight Studios Limited

## Submitter 82

Original Submission No	Provision	Position	Summary
OS82.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS82.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS82.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS82.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS82.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS82.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS82.7	Chapter 3: Strategic Direction > 3.2 Strategic	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.

## Summary of Decisions Requested – Inclusionary Housing

	Objective > 3.2.1.10		
OS82.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  Ensure that <del>Provide for increased</del> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS82.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  Require from <del>Incentivize</del> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, <del>with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS82.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS82.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings</del> to establish urban scale development.
OS82.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS82.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure</del> <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development <del>set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not</del> <u>where that would provide for significant</u> <del>provide a</del> <u>affordable housing contributions,</u> <del>or</del>

## Summary of Decisions Requested – Inclusionary Housing

			otherwise <del>does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS82.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	<p>That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:</p> <p>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:</p> <p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS82.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS82.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS82.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS82.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Glendhu Station Properties Limited

## Submitter 83

Original Submission No	Provision	Position	Summary
OS83.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS83.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS83.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS83.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS83.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS83.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS83.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS83.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS83.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS83.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS83.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS83.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS83.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS83.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS83.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS83.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS83.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS83.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Henley Downs Land Holdings Limited

## Submitter 84

Original Submission No	Provision	Position	Summary
OS84.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS84.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS84.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS84.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS84.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS84.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS84.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS84.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS84.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS84.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS84.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS84.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS84.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS84.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:



## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS84.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS84.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS84.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS84.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Laura McLaughlan On Behalf of Sir Robert Stewart

## Submitter 85

Original Submission No	Provision	Position	Summary
OS85.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS85.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS85.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS85.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS85.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS85.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS85.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS85.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS85.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS85.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS85.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS85.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS85.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS85.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS85.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS85.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS85.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS85.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Jacks Point Land Limited

## Submitter 86

Original Submission No	Provision	Position	Summary
OS86.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS86.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS86.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS86.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS86.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS86.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS86.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS86.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS86.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS86.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS86.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS86.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS86.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS86.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS86.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS86.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS86.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS86.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf Of Jacks Point Village Holdings No 2 Limited

## Submitter 87

Original Submission No	Provision	Position	Summary
OS87.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS87.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS87.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS87.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS87.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS87.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS87.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS87.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>



## Summary of Decisions Requested – Inclusionary Housing

OS87.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS87.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS87.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS87.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS87.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS87.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS87.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS87.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS87.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS87.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Jacks Point Village Phase 2

## Submitter 88

Original Submission No	Provision	Position	Summary
OS88.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS88.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS88.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS88.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS88.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS88.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS88.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS88.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS88.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS88.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS88.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS88.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS88.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS88.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS88.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS88.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS88.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS88.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Peninsula Hill Farm Limited

## Submitter 89

Original Submission No	Provision	Position	Summary
OS89.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS89.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS89.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS89.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS89.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS89.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS89.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS89.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS89.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS89.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS89.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS89.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS89.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS89.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS89.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS89.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS89.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS89.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).



# Rosie Hill On Behalf of Willow Pond Farm Limited

## Submitter 90

Original Submission No	Provision	Position	Summary
OS90.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS90.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS90.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS90.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS90.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS90.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS90.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS90.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS90.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS90.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS90.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS90.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS90.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS90.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS90.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS90.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS90.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS90.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Rosie Hill On Behalf of Mt Christina Limited

### Submitter 91

Original Submission No	Provision	Position	Summary
OS91.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.

## Summary of Decisions Requested – Inclusionary Housing

OS91.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS91.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS91.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS91.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS91.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS91.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS91.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS91.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, <del>with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS91.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and

Summary of Decisions Requested – Inclusionary Housing

			economic well-being and manage natural and physical resources, in an integrated way.
OS91.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a</del> <u>through opportunities for expansion or intensification in plan change or resource consent applications</u> <del>seekings</del> to establish urban scale development.
OS91.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS91.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure</del> <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development <del>set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not</del> <u>where that would provide for significant</u> <del>provide a</del> <u>affordable housing contributions,</u> <del>or otherwise does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS91.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>

## Summary of Decisions Requested – Inclusionary Housing

			<u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS91.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS91.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS91.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS91.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Laura McLaughlan On Behalf of The Station at Waitiri Limited

### Submitter 92

Original Submission No	Provision	Position	Summary
OS92.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS92.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS92.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS92.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.

## Summary of Decisions Requested – Inclusionary Housing

OS92.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS92.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS92.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS92.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS92.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, <del>with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS92.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS92.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to from</del> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages)</del> where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a <u>through opportunities for expansion or intensification in plan change or resource</u>

## Summary of Decisions Requested – Inclusionary Housing

			consent <u>applications</u> <u>seekings</u> to establish urban scale development.
OS92.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS92.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure Encourage that greenfield rezoning and residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS92.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>  <u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS92.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS92.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.



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OS92.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS92.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Rosie Hill On Behalf of Jacks Point Village Holdings Limited

### Submitter 93

Original Submission No	Provision	Position	Summary
OS93.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS93.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS93.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS93.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS93.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS93.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.

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OS93.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS93.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> Provide for increased affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS93.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, <del>with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS93.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS93.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings</del> to establish urban scale development.
OS93.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS93.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure</del> <u>Encourage</u> that greenfield rezoning and residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 <del>provides a financial contribution for affordable</del>

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			<del>housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS93.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	<p>That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:</p> <p>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:</p> <p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS93.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS93.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS93.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS93.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Laura McLaughlan On Behalf of Marhill Limited

## Submitter 94

Original Submission No	Provision	Position	Summary
OS94.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS94.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS94.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS94.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS94.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS94.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS94.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS94.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS94.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS94.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS94.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS94.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS94.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS94.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS94.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS94.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS94.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS94.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Laura McLaughlan On Behalf of Grant Stalker Trust

## Submitter 95

Original Submission No	Provision	Position	Summary
OS95.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS95.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS95.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS95.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS95.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS95.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS95.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS95.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS95.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS95.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS95.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS95.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS95.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS95.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:



## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS95.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS95.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS95.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS95.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Mount Cardrona Station Village Limited

## Submitter 96

Original Submission No	Provision	Position	Summary
OS96.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS96.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS96.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS96.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS96.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS96.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS96.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS96.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS96.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS96.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS96.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS96.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS96.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS96.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS96.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS96.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS96.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS96.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Laura McLaughlan On Behalf of K & E Stalker Partnership

### Submitter 97

Original Submission No	Provision	Position	Summary
OS97.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS97.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS97.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS97.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS97.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS97.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS97.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS97.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS97.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS97.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS97.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS97.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS97.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS97.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS97.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS97.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS97.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS97.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Laura McLaughlan On Behalf of Gravestalker Trust #2

### Submitter 98

Original Submission No	Provision	Position	Summary
OS98.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS98.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS98.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS98.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS98.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS98.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS98.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS98.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>



## Summary of Decisions Requested – Inclusionary Housing

OS98.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS98.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS98.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS98.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS98.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS98.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS98.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS98.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS98.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS98.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Rosie Hill On Behalf of Glenpanel Developments Limited

## Submitter 99

Original Submission No	Provision	Position	Summary
OS99.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS99.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS99.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS99.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS99.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS99.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS99.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS99.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS99.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS99.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS99.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS99.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS99.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS99.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS99.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS99.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS99.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS99.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

# Laura McLaughlan On Behalf of Shotover Country No. 2 Limited

## Submitter 100

Original Submission No	Provision	Position	Summary
OS100.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS100.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS100.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS100.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS100.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS100.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District</u> <del>in new residential developments</del> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS100.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS100.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>

## Summary of Decisions Requested – Inclusionary Housing

OS100.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS100.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS100.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target <u>Incentivize</u> affordable housing contributions to from residential subdivisions and developments (including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a through opportunities for expansion or intensification in plan change or resource consent applications seekings to establish urban scale development.</del>
OS100.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS100.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not make appropriate provision to help meet the affordable housing needs of the District.</del>
OS100.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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:

## Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p><u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u></p> <p><u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u></p>
OS100.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS100.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS100.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS100.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Rosie Hill On Behalf of Tory Trust

### Submitter 101

Original Submission No	Provision	Position	Summary
OS101.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.



## Summary of Decisions Requested – Inclusionary Housing

OS101.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS101.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS101.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS101.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS101.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS101.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS101.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS101.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries <u>by enabling coordinated and well-functioning development outcomes.</u>
OS101.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and

Summary of Decisions Requested – Inclusionary Housing

			economic well-being and manage natural and physical resources, in an integrated way.
OS101.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages) where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a</del> <u>through opportunities for expansion or intensification in plan change or resource consent applications</u> <del>seekings</del> to establish urban scale development.
OS101.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS101.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure</del> <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development <del>set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not</del> <u>where that would provide for significant</u> <del>provide a</del> <u>affordable housing contributions</u> , <del>or otherwise does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS101.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>

## Summary of Decisions Requested – Inclusionary Housing

			<u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS101.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS101.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS101.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS101.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Laura McLaughlan On Behalf of FII Holdings Limited

### Submitter 102

Original Submission No	Provision	Position	Summary
OS102.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS102.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS102.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS102.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.

## Summary of Decisions Requested – Inclusionary Housing

OS102.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS102.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS102.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS102.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS102.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, <del>with contributions primarily sourced from residential subdivision and development within urban growth boundaries by enabling coordinated and well-functioning development outcomes.</del>
OS102.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS102.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to from</del> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages)</del> where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a <u>through opportunities for expansion or intensification in plan change or resource</u>

## Summary of Decisions Requested – Inclusionary Housing

			consent <u>applications</u> <u>seekings</u> to establish urban scale development.
OS102.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS102.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure Encourage that greenfield rezoning and residential subdivision and development set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not where that would provide for significant provide a affordable housing contributions, or otherwise does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS102.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>  <u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS102.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS102.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.

## Summary of Decisions Requested – Inclusionary Housing

OS102.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS102.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Andrew & Lisa Rankin

### Submitter 103

Original Submission No	Provision	Position	Summary
OS103.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal is rejected.
OS103.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal should be amended to increase housing supply but not at the cost to private developers.
OS103.3	Chapter 40: Inclusionary Housing	Oppose	That any financial contribution required to support housing affordability should fall on all members of the community, not the limited pool of people wanting to provide new homes.
OS103.4	Chapter 40: Inclusionary Housing	Oppose	That the housing trust should focus on increasing the supply of rental accommodation, not home ownership.
OS103.5	Chapter 3: Strategic Direction	Oppose	That the proposal be rejected.
OS103.6	Chapter 3: Strategic Direction	Oppose	That the mechanisms which facilitate increased housing supply in Queenstown is supported, but not at the cost to private housing developers.
OS103.7	Chapter 3: Strategic Direction	Oppose	That any financial contribution required to support housing affordability in the district should fall on all members of the community, not the limited pool of people wanting to provide new homes.
OS103.8	Chapter 3: Strategic Direction	Oppose	That the housing trust should focus on increasing the supply of rental accommodation, not home ownership.

# Jon Mitchell

## Submitter 104

Original Submission No	Provision	Position	Summary
OS104.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be modified to include creating an affordable accommodation fund available to not for profit and commercial housing providers to enable the development of permanent accommodation in the shorter term seasonal worker and longer term residential accommodation markets.
OS104.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be modified to include thresholds: a) the value on which the proposed inclusionary zoning levy will be charged at \$750,000 (adjusted by inflation) including land value, per potential resident accommodated.  b) five or more residential places or new employment opportunities.
OS104.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be modified to include a credit regime enabling developers and employers to be awarded credit for affordable worker or residential accommodation provided above the threshold.
OS104.4	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary zoning levy be based on an estimate of the number of new full time equivalent jobs directly created by the development or new activity, not the estimated value of the property. The levy be:  a) only applied to the value of properties above the \$750,000 and five or more residential places or new worker opportunities threshold  b) calculated at \$25,000 for each new residential place and new full time equivalent job created in maintaining the property and any associated activities above the threshold  c) waived proportionately where affordable worker or residential accommodation is provided as part of or in direct addition to the development.
OS104.5	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to create objectives and rules in the district plan change to support the establishment of a differential rate (and future potential

## Summary of Decisions Requested – Inclusionary Housing

			<p>funding options) in the next and subsequent ten year plans and subsidiary annual plans, to be applied to all new or changed activities in the district that have or are intended to result in new employment opportunities:</p> <p>a) to be applied to developments businesses or other activities that are likely to generate five or more full time equivalent new employees or residents.</p> <p>b) charged at the rate of 50,000 (inflation adjusted) per new worker position created</p> <p>c) to be charged annually over ten years</p> <p>d) able to paid as a one off sum at a discount of 10% if paid in the first year</p> <p>e) be tradeable between developers, businesses and other activities.</p>
OS104.6	Chapter 40: Inclusionary Housing	Oppose	That the current inclusionary housing policy development process should include innovative approaches that are now or may later be available under the Local Government Rating Act and potential other future legislation.

## John Collyns

### Submitter 105

Original Submission No	Provision	Position	Summary
OS105.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected.
OS105.2	Chapter 40: Inclusionary Housing	Oppose	That if the plan change proceeds, that it be amended to exempt retirement villages from the need to provide financial contributions.
OS105.3	Chapter 40: Inclusionary Housing	Oppose	That the council pursue other mechanisms for increasing the supply of housing in Queenstown.



## Paterson Pitts Group Paterson Pitts Group On Behalf Of Paterson Pitts Group

### Submitter 106

Original Submission No	Provision	Position	Summary
OS106.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected, or that further or consequential amendments are made to give effect to this submission.
OS106.2	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected.
OS106.3	Chapter 40: Inclusionary Housing	Oppose	That if the plan change be included, that it shall be clear and easy to interpret and apply,
OS106.4	Chapter 40: Inclusionary Housing	Oppose	That the use of 'residential subdivision and development' throughout the plan is reconsidered.
OS106.5	Chapter 40: Inclusionary Housing	Oppose	That a new definition is included for 'residential floorspace' as below:  Means any floorspace in a building that accommodates a residential activity, except the floor area of any garage or carport, outdoor areas and any area as part of a Residential Flat.
OS106.6	Chapter 40: Inclusionary Housing	Oppose	That a new definition is included for 'residential floorspace' as below: means any floorspace in a building that accommodates a residential activity, except the floor area of any garage or carport, outdoor areas and any area as part of a residential flat.
OS106.7	Chapter 40: Inclusionary Housing	Oppose	That a new definition is included in Chapter 2 of the PDP for 'affordable housing' as below:  means households who have an income of no more than 120% of the district's median household income and spend no more than 35 per cent of their gross income on rent or mortgage repayments, where:  a. median household income shall be determined by reference to Statistics New Zealand latest data, and

## Summary of Decisions Requested – Inclusionary Housing

			<p>as necessary, adjusted annually by the average wage inflation rate;</p> <p>b. in the case of purchase, normal bank lending criteria shall apply. Body corporate or Resident Society fees may be included in the calculation of purchase costs.</p> <p>c. in the case of the sale of a vacant site only, the site is sold at a price such that the resulting dwelling plus the site will meet the criteria set out above.</p>
OS106.8	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That the objective is amended to remove 'low to moderate' income households, or that a definition of low to moderate income households is included within Chapter 2 definitions.
OS106.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That the objective is amended to remove 'low to moderate' income households, or that a definition of low to moderate income households is included within Chapter 2 definitions.
OS106.10	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.53	Oppose	That the objective is amended to remove 'low to moderate' income households, or that a definition of low to moderate income households is included within Chapter 2 definitions.
OS106.11	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	<p>That the provision be amended as follows:</p> <p><del>Require from development and subdivision that involves a residential component</del> the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and Policies 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries.</p>
OS106.12	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the purpose is amended to only include the purpose of the chapter, and explanatory notes are removed.
OS106.13	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the purpose is amended to remove 'low to moderate' income households, or that a definition of low to moderate income households is included within Chapter 2 definitions.
OS106.14	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That the final paragraph of 40.1 should be amended to outline how the money collected should be utilised in accordance with the reason it was collected.
OS106.15	Chapter 40: Inclusionary Housing > 40.2	Oppose	Amend as follows:

Summary of Decisions Requested – Inclusionary Housing

	Objectives and Policies		Objective <del>Provision of a</del> Affordable housing for <del>low to moderate income households</del> <u>is provided for</u> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and economic well-being and manage natural and physical resources, in an integrated way.
OS106.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That the policy is amended to remove 'target' and replace with 'require' or 'apply'.
OS106.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That the policy is amended to remove 'avoid'.
OS106.18	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	Determine <del>the amount</del> of financial contributions 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 <del>at an area-wide scale</del> 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 <del>inside or outside of</del> <u>within the</u> Urban Growth Boundaries.
OS106.19	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That the policy is revised in its entirety.
OS106.20	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.7	Oppose	That the policy is amended as follows:  Financial contributions received by the Council <del>shall</del> <u>must</u> be used for the purposes of providing affordable housing <del>for low to moderate income households</del> .
OS106.21	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That the policy is revised in its entirety.
OS106.22	Chapter 40: Inclusionary	Oppose	That this provision is deleted entirely.

## Summary of Decisions Requested – Inclusionary Housing

	Housing > 40.4 Interpreting and Applying the Rules > 40.4.1		
OS106.23	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That this provision is deleted entirely, or amended as follows:  <del>Financial Contributions of money from a land use activity must be paid to the Council prior to no later than 3 months after the issue of the Certificate of Compliance necessary building consents under the Building Act 2004. If land forms part or all of a contribution, all necessary legal agreements to ensure implementation of such a contribution must be completed and executed before the issue of the necessary building consents under the Building Act 2004.</del>
OS106.24	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.3	Oppose	That 40.4.3 be amended to not refer to external documents that are updated or new editions published over time.
OS106.25	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.4	Oppose	That the definition of residential floorspace be included in Chapter 2 instead.
OS106.26	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.4	Oppose	That the definition of residential floorspace should specifically exclude Residential Flat and external areas such as decks, patio, porches etc.
OS106.27	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.1	Oppose	That this provision be deleted, or in the alternative that it is amended by deleting 'is capable of containing'.
OS106.28	Chapter 40: Inclusionary Housing > 40.5 Rules - Activities > 40.5.2	Oppose	That this provision is deleted, or alternatively that it is amended so that 'is capable of containing' is deleted.
OS106.29	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That this provision is deleted, or alternatively that the calculation methodology for subdivision and development is reconsidered.
OS106.30	Chapter 40: Inclusionary Housing > 40.6	Oppose	That the rule be amended for clarity as follows:

## Summary of Decisions Requested – Inclusionary Housing

	Rules - Standards > 40.6.1.1		An Affordable Housing Financial Contribution shall be provided to Council as follows:  1. Subdivisions:  a. Residential subdivisions within urban growth boundaries or other Residential Zones outside urban growth boundaries: i. resulting in 1 to 19 additional <del>more than 1 but less than 20 new lots</del> : a monetary contribution shall be paid to the Council equal to 5% of the estimated sales value of serviced lots; or ii. resulting in 20 or more <u>additional</u> lots: a contribution of land comprising 5% of serviced lots transferred for no monetary or other consideration to the Council.
OS106.31	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That this rule is removed from the plan or alternatively that the calculation methodology be reconsidered.
OS106.32	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That the methodology be reconsidered.
OS106.33	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That this provision is moved to the 'Interpreting and Applying the Rules' section.
OS106.34	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.2	Oppose	That the use of 'unencumbered' is reconsidered.
OS106.35	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.3	Oppose	That the rule is amended to provide for stage 1 of the multiple stage developments to have no contribution to recognise the large financial outlay at the beginning of a subdivision.
OS106.36	Chapter 40: Inclusionary Housing > 40.7 Assessment Matters	Oppose	That the assessment matters be revised as a result of any changes to objectives, policies and rules.
OS106.37	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That it is considered whether the notes within the Schedule are better placed within the 'Interpreting and Applying the Rules' section of Chapter 40 or in the Definitions chapter and the schedule removed

## Summary of Decisions Requested – Inclusionary Housing

			from the plan. In the alternative, the schedule is revised so that it function more similarly other schedules in the District Plan.
OS106.38	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Retention Mechanism > 40.8.1.1	Oppose	That the provision is deleted.
OS106.39	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility > 40.8.1.2	Oppose	That the provision is deleted.
OS106.40	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility > 40.8.1.2	Oppose	That c is amended to remove the personal pronoun.
OS106.41	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1 > Eligibility > 40.8.1.2	Oppose	That subletting is removed from d.

## Tara Nathan

### Submitter 107

Original Submission No	Provision	Position	Summary
OS107.1	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 is rejected.
OS107.2	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.52 is rejected.
OS107.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That any provision which triggers a contribution in relation to new residential floorspace should be rejected.
OS107.4	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS107.5	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be rejected.
OS107.6	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That 40.6.1.1 be amended to exclude the family home and the subdivision of the lot the home sits on from the affordable housing contribution.
OS107.7	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That 40.2.1.2 be rejected.
OS107.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.52 be rejected.

## Darryll Rogers

### Submitter 108

Original Submission No	Provision	Position	Summary
OS108.1	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That 40.4.2 be rejected.
OS108.2	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 should be amended to apply contribution requirements to all ratepayers.
OS108.3	Chapter 40: Inclusionary Housing	Oppose	That council should instead reform current policies and enact policies that have low or zero cost pressure to new development.
OS108.4	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.52 should be rejected.
OS108.5	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies	Oppose	That the policy focus should be reformed so that all housing becomes cost minimal.
OS108.6	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.1	Oppose	That 40.1 be rejected.
OS108.7	Chapter 40: Inclusionary Housing	Oppose	That council lobby central government to urgently reform the development contributions policy.

## Summary of Decisions Requested – Inclusionary Housing

OS108.8	Chapter 40: Inclusionary Housing	Oppose	That council pass bylaws which limit covenants on land which add to the cost of construction.
OS108.9	Chapter 40: Inclusionary Housing	Oppose	That council encourage the recycling and relocation of homes rather than the demolition.

## Tara Nathan

### Submitter 109

Original Submission No	Provision	Position	Summary
OS109.1	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That the proposal be rejected.

## Denise Prince

### Submitter 110

Original Submission No	Provision	Position	Summary
OS110.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS110.2	Chapter 40: Inclusionary Housing	Oppose	That more commercial information on subdivision and development costs be provided to enable informed decision-making for ratepayers.

## Laura McLaughlan On Behalf of MacFarlane Investments Limited

### Submitter 111

Original Submission No	Provision	Position	Summary
OS111.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.



## Summary of Decisions Requested – Inclusionary Housing

OS111.2	Chapter 40: Inclusionary Housing	Oppose	That further consultation and research be undertaken to assess ways in which parallel planning incentives should be promoted alongside any inclusionary zoning policy.
OS111.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be suspending pending Council taking separate declaratory or similar proceedings to clarify the legality of the proposal under the RMA.
OS111.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended as set out in this submission.
OS111.5	Chapter 40: Inclusionary Housing	Oppose	That council apply to the Environment Court for delayed legal effect of any rules under the proposal in accordance with section 86D of the Resource Management Act to ensure the proposal is confirmed as operative before taking legal effect.
OS111.6	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 is amended to read as follows: Affordable housing choices for low to moderate income households are provided <u>for within the District in new residential developments</u> so that a diverse and economically resilient community <del>representative of all income groups</del> is maintained into the future.
OS111.7	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That 3.2.1.10 be amended to add: affordable housing choices could also be provided in areas that are not new residential development, such as infilling.
OS111.8	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That 3.3.5.2 be amended to read as follows:  <del>Ensure that</del> <u>Provide for increased</u> affordable housing choices for low to moderate income households as a consequence of increased zoning and development capacity. <del>are incorporated into new neighbourhoods and settlements and in redevelopments of existing neighbourhoods.</del>
OS111.9	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended as follows:  <del>Require from</del> <u>Incentivize</u> development and subdivision that involves a residential component the transfer of land or money to the Council as a financial contribution towards meeting Objective 3.2.1.10 and policy 3.3.52 and 3.3.53, with contributions primarily sourced from residential subdivision and development within urban growth boundaries <u>by enabling coordinated and well-functioning development outcomes.</u>
OS111.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be amended to read as follows:  Provision of affordable housing <del>for low to moderate income households</del> in a way and at a rate that assists with providing a range of house types and prices in different locations so as to support social and

Summary of Decisions Requested – Inclusionary Housing

			economic well-being and manage natural and physical resources, in an integrated way.
OS111.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1.1 be amended to read as follows:  <del>Target</del> <u>Incentivize</u> affordable housing contributions <del>to</del> <u>from</u> residential subdivisions and developments <del>(including Residential Visitor Accommodation and independent living units in retirement villages)</del> where housing is in high demand and generally close to employment, educational and community services, being land within Urban Growth Boundaries, or where a <u>through opportunities for expansion or intensification in plan change or resource consent applications</u> seekings to establish urban scale development.
OS111.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That the policy be deleted.
OS111.13	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 be amended as follows:  <del>Ensure</del> <u>Encourage</u> that <u>greenfield rezoning and</u> residential subdivision and development <del>set out in Policy 4.2.1.1 and 4.2.1.2 provides a financial contribution for affordable housing. Avoid subdivision or development for residential activities that does not</del> <u>where that would provide for significant provide a affordable housing contributions,</u> or otherwise <del>does not</del> make appropriate provision to help meet the affordable housing needs of the District.
OS111.14	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding new limbs d and e so that it reads as follows:  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.  <u>d) Residential units located in a Zone that already contains affordable housing provisions in the district plan, or where previous agreements regarding affordable housing delivery with Council have already been negotiated.</u>

## Summary of Decisions Requested – Inclusionary Housing

			<u>e) Residential units principally made available for worker accommodation, community housing, and emergency refuge accommodation.</u>
OS111.15	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS111.16	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 be deleted.
OS111.17	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 be deleted.
OS111.18	Chapter 40: Inclusionary Housing > 40.3 Other Provisions and Rules	Oppose	That the remainder of the proposed chapter 40 be deleted entirely (40.3 - 40.8).

## Wayne Foley On Behalf of Marama Hill Limited

### Submitter 112

Original Submission No	Provision	Position	Summary
OS112.1	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary housing financial contributions be rejected.
OS112.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Wayne Foley On Behalf of Foley Koko Ridge Limited

### Submitter 113

Original Submission No	Provision	Position	Summary
OS113.1	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary housing financial contributions be rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS113.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
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# Wayne Foley On Behalf of Foley Investment Trust

## Submitter 114

Original Submission No	Provision	Position	Summary
OS114.1	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary housing financial contributions be rejected.
OS114.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

# Wayne A Foley

## Submitter 115

Original Submission No	Provision	Position	Summary
OS115.1	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary housing financial contributions be rejected.
OS115.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

# Timothy Paul Allan

## Submitter 116

Original Submission No	Provision	Position	Summary
OS116.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be rejected
OS116.2	Chapter 40: Inclusionary Housing	Oppose	That QLDC ensures that Kainga Ora invests in housing in the district.

## Summary of Decisions Requested – Inclusionary Housing

OS116.3	Chapter 40: Inclusionary Housing	Oppose	That the high cost of rental accommodation is able to be offset by the Accommodation Supplement at a similar amount to that in Auckland.
OS116.4	Chapter 40: Inclusionary Housing	Oppose	That the QLDC gives effect to the National Policy Statement-Urban Development to upzone the Queenstown urban area.

## Ben O'Malley On Behalf of Millbrook Country Club Limited

### Submitter 117

Original Submission No	Provision	Position	Summary
OS117.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change is rejected
OS117.2	Chapter 40: Inclusionary Housing	Oppose	That housing and visitor accommodation development within the Millbrook Resort Zone and the districts other resort zones be excluded or exempted.
OS117.3	Chapter 40: Inclusionary Housing	Oppose	That all and any consequential, amended, additional or alternative relief to give better effect to the submission and the relief sought
OS117.4	Chapter 40: Inclusionary Housing	Oppose	That if housing is to be subsidised at a district level, then it should be achieved through rating pursuant to the Local Government (Rating) Act 2002.

## Tim Allan On Behalf of Pine Lane Limited

### Submitter 118

Original Submission No	Provision	Position	Summary
OS118.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change is rejected

## Tim Allan On Behalf of Koki Ridge Limited

### Submitter 119

Original Submission No	Provision	Position	Summary
OS119.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be rejected

## Simon Holloway On Behalf of Queenstown Central Limited

### Submitter 120

Original Submission No	Provision	Position	Summary
OS120.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be rejected
OS120.2	Chapter 40: Inclusionary Housing	Oppose	That and any consequential, amended, additional or alternative relief to give better effect to the submission.

## Scott Edgar On Behalf of Upper Clutha Transport

### Submitter 121

Original Submission No	Provision	Position	Summary
OS121.1	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 and 40.6.1.2 include worker accommodation as an exemption.
OS121.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS121.3	Chapter 40: Inclusionary Housing	Oppose	That a new definition for worker accommodation be included in Chapter 2, below:  Worker accommodation: A residential unit or units owned, leased or otherwise controlled by an employer and rented at an affordable rate as defined by Rule 40.8.1.3 to the employers staff and/or employees.
OS121.4	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding a new limb d), below:  d) worker accommodation
OS121.5	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Oppose	That 40.6.1.3 be amended to include an additional limb, below;  e. worker accommodation as defined by the District Plan that is rented to staff or employees at an affordable rate and which is protected through retention and use mechanisms registered on the Record of Title.
OS121.6	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That schedule 40.1 be amended by adding an additional limb, below:  f) In the case of worker's accommodation, not be available for individual sale but rather must be rented to the employees of a commercial enterprise at an affordable rate and include a requirement that the accommodation be retained for affordable rent to workers in perpetuity or, should the property be on sold and the use change, contributions to affordable housing be required at that time.

## Scott Edgar On Behalf of Bill and Diana Wiseman

### Submitter 122

Original Submission No	Provision	Position	Summary
OS122.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.

## Summary of Decisions Requested – Inclusionary Housing

OS122.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be withdrawn and rewritten to apply more equitably across all development sectors and zones that contribute to housing demand and include planning incentives which may offset the cost of contributions by increasing development rights.
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## Scott Edgar On Behalf of Chris Broadhead

### Submitter 123

Original Submission No	Provision	Position	Summary
OS123.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS123.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal is withdrawn and rewritten to apply more equitably across all development sectors and zones that contribute to housing demand.
OS123.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to include planning incentives that may offset the cost of contributions by increasing development rights.
OS123.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended allowing for exemptions for worker accommodation.
OS123.5	Chapter 40: Inclusionary Housing	Oppose	That a new definition be inserted into Chapter 2 of the Proposed District Plan as follows:  Worker Accommodation: A residential unit or units owned, leased or otherwise controlled by an employer and rented at an affordable rate as defined by Rule 40.8.1.3 to the employers staff and/or employees.
OS123.6	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended as follows:  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:



Summary of Decisions Requested – Inclusionary Housing

			<p>a) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider;</p> <p>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</p> <p>c) Residential Flats.</p> <p>d) <u>Worker accommodation</u></p>
OS123.7	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3	Oppose	<p>That 40.6.1.3 be amended by adding an additional exemption as shown below:</p> <p>For the purposes of this standard, the following types of residential activities shall not be counted as contributing to the total number of residential units in a development, nor be counted towards fulfilling the requirement of 40.6.1:</p> <p>a) a Residential Flat</p> <p>b) social or affordable housing delivered by Kāinga Ora, a publicly owned urban regeneration company, the Council or a registered community housing provider that complies with the requirements of Schedule 40.1, where affordable housing comprises at least 10% of the dwelling units in the development; or</p> <p>c) a managed care unit in a Retirement Village or Rest Home (as defined by the Retirement Villages Act 2003 or the Health and Disability Act), or</p> <p>d) a residential 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.</p> <p><u>e) worker accommodation as defined by the district plan \that is rented to staff or employees at an affordable rate and which is protected through retention and use mechanisms registered on the Record of Title.</u></p>

Summary of Decisions Requested – Inclusionary Housing

<p>OS123.8</p>	<p>Chapter 40: Inclusionary Housing &gt; 40.8 Schedule 40.1 &gt; Retention Mechanism</p>	<p>Oppose</p>	<p>That 40.8.1.1 (retention mechanism) be amended by adding an additional limb (f) shown below:</p> <p>The lot or floorspace being sold to an eligible buyer with a legally enforceable retention mechanism which is fair, transparent as to its intention and effect and registrable on the title of the property, including, but not limited to, a covenant supported by a memorandum of encumbrance registered on the certificate of title or consent notice under the RMA, that:</p> <p>a) limits ownership and re-sale (including a future residential unit in the case of a vacant site subdivision) to:</p> <ul style="list-style-type: none"> <li>i. a registered community housing provider, Kāinga Ora, a publicly owned redevelopment agency or a registered community housing provider, or</li> <li>ii. an occupier who is approved by the council as meeting the eligibility criteria below, and</li> </ul> <p>b) limits rent and resale to an eligible buyer based on a formula that ensures that the lot or dwelling remains affordable into the long term, including a future residential unit in the case of vacant site subdivision; and</p> <p>c) prevents circumvention of the retention mechanism and provides for monitoring of the terms of the retention mechanism covenant or consent notice and the process should those terms be breached including where occupiers have defaulted on the mortgage and lenders seek to recover their interests in the property, and</p> <p>d) is legally enforceable by the council in perpetuity through the means of an option to purchase in favour of the council at the price determined in accordance with (e), supported by a caveat.</p> <p>e) at the time of resale, requires the reseller to:</p> <ul style="list-style-type: none"> <li>i. apply the same formula used to determine the price of the original purchase;</li> </ul>
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Summary of Decisions Requested – Inclusionary Housing

			<p>ii. allows the reseller to recover the cost of capital improvements made subsequent to purchase, approved by the council at a value determined by a registered valuer.</p> <p>f) <u>In the case of worker’s accommodation, not be available for individual sale but rather must be rented to the employees of a commercial enterprise at an affordable rate and include a requirement that the accommodation be retained for affordable rent to workers in perpetuity or, should the property be on sold and the use change, contributions to affordable housing be required at that time.</u></p>
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## Rowan Ashton On Behalf of Remarkables Park Limited

### Submitter 124

Original Submission No	Provision	Position	Summary
OS124.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed variation is rejected
OS124.2	Chapter 40: Inclusionary Housing	Oppose	That Remarkables Park Special Zone and /or any equivalent zone under the PDP, is excluded from the scope of the variation.
OS124.3	Chapter 40: Inclusionary Housing	Oppose	That there is additional land zoned for housing development in the District if required to give effect to the NPS-UD.
OS124.4	Chapter 40: Inclusionary Housing	Oppose	That there is an increase in permissibility in density and height under the PDP to increase housing supply and choice.
OS124.5	Chapter 40: Inclusionary Housing	Oppose	That the resource and subdivision consent process is streamlined and expedited.
OS124.6	Chapter 40: Inclusionary Housing	Oppose	That there be provisions included requiring an assessment of effects of development on housing affordability and only imposing financial contributions conditions where an adverse effect is established.

## Summary of Decisions Requested – Inclusionary Housing

OS124.7	Chapter 40: Inclusionary Housing	Oppose	That Council enables developers to choose to develop and retain affordable housing in lieu of any financial contribution where it is demonstrated that a development has an effect on affordable housing.
OS124.8	Chapter 40: Inclusionary Housing	Oppose	That there be provision of height and density bonuses for the provisions of affordable housing or where any financial contribution is levied.
OS124.9	Chapter 40: Inclusionary Housing	Oppose	That Council should provide incentives to build-to rent residential developers.
OS124.10	Chapter 40: Inclusionary Housing	Oppose	That land which is zoned for residential housing is used for that purpose rather than short term rentals.
OS124.11	Chapter 40: Inclusionary Housing	Oppose	That the funding needs of the Housing Trust is addressed through a targeted housing affordability rate levied on commercial premises and entre-dwelling Airbnb operators.
OS124.12	Chapter 40: Inclusionary Housing	Oppose	That the Housing Trust is directed to focus on providing rental accommodation, at least until the current rental accommodation crisis is over.
OS124.13	Chapter 40: Inclusionary Housing	Oppose	That such other, further, and consequential relief that reflects or responds to the reasons for this submission, including to the objectives, policies, rules, methods, and other provisions of the Proposal.

## Nick Geddes On Behalf of Alpha Properties NZ Ltd

### Submitter 125

Original Submission No	Provision	Position	Summary
OS125.1	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary zoning proposal should be withdrawn and re-notified for consideration once a complete analysis has been prepared.
OS125.2	Chapter 40: Inclusionary Housing	Oppose	That further additional or alternative relief and consequential or ancillary changes that give effect to the concerns in the submission

## Tim Chen On Behalf of Homestead Bay Trust Limited

### Submitter 126

Original Submission No	Provision	Position	Summary
OS126.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change is rejected
OS126.2	Chapter 40: Inclusionary Housing	Oppose	That housing and visitor accommodation development within the Jacks Point Zone and the districts other special and resort zones be excluded or exempted
OS126.3	Chapter 40: Inclusionary Housing	Oppose	That all and any consequential, amended, additional or alternative relief to give better effect to the submission and the relief sought.
OS126.4	Chapter 40: Inclusionary Housing	Oppose	That if housing is to be subsidised at a district level, then it should be achieved through rating pursuant to the Local Government (Rating) Act 2002.

## Monique King On Behalf of Te Arawhiti

### Submitter 127

Original Submission No	Provision	Position	Summary
OS127.1	Chapter 40: Inclusionary Housing	Oppose	That any further or consequential change necessary to give effect to the relief, including any consequential change that may be necessary in light of the outcome of the Environment Court appeal relating to the zoning for 'Sticky Forest'. For example, the reference to the relevant land to be exempted may require update or amendment to reflect the outcome of the appeal.
OS127.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That the following be added to proposed Rule 40.6.1 (3) Exemptions:  e. any residential subdivision or development on Sticky Forest as shown on the map at schedule 40.9.1. xx

## Summary of Decisions Requested – Inclusionary Housing

			That a new map be added as new schedule 40.9.1 xx to identify Sticky Forest (as the map attached to this submission at Appendix A)
OS127.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards	Oppose	That 'Sticky Forest' be excluded from the inclusionary housing variation requirements, and that specific reference to this land is included in the exemption at rule 40.6.1 in case the land is upzoned from a rural to residential zoning in due course.

## Mark Benjamin On Behalf of QT Lakeview Developments Limited

### Submitter 128

Original Submission No	Provision	Position	Summary
OS128.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is entirely withdrawn.
OS128.2	Chapter 40: Inclusionary Housing	Oppose	That the plan change provisions are amended to clearly demonstrate that they do not apply to the Lakeview Subzone in the Operative District Plan.
OS128.3	Chapter 40: Inclusionary Housing	Oppose	That further or consequential amendments are made to give effect to this submission.

## Marc Bretherton On Behalf of Northlake Investments Limited

### Submitter 129

Original Submission No	Provision	Position	Summary
OS129.1	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 be amended by adding the additional subclause, below:

## Summary of Decisions Requested – Inclusionary Housing

			d) zoning or development which has previously provided social or affordable housing.
OS129.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3 > 40.6.1.3.c	Oppose	That 40.6.1.3(c) be amended as follows:  3. Exemptions:  For the purposes of this standard, the following types of residential activities should not be counted as contributing to the total number of residential <u>lots or units</u> in a development, nor be <del>counted towards fulfilling</del> <u>subject to</u> the requirement of 40.6.1:  ...  c. a <del>managed care</del> unit in a Retirement Village or Rest Home (as defined by the Retirement Villages Act 2003 or the Health and Disability Act), or  d. a residential <u>lot or unit</u> located in a Zone.
OS129.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3 > 40.6.1.3.c	Oppose	That 40.6.1.3.d be supported by a policy.
OS129.4	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3 > 40.6.1.3.c	Oppose	That the drafting of the exemption clauses be redrafted to remove ambiguity, for example in relation to their application to subdivision.
OS129.5	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.3 > 40.6.1.3.c	Oppose	That all units in a retirement village, whether managed or independent, should be exempt from affordable housing contributions.
OS129.6	Chapter 40: Inclusionary Housing	Oppose	That any additional alternative or consequential amendments be made to address the matters raised in this submission.

## Luke Hinchey On Behalf of Ryman Healthcare Limited

### Submitter 130

Original Submission No	Provision	Position	Summary
OS130.1	Chapter 40: Inclusionary Housing	Oppose	That the relief sought by the Retirement Village Association (submission number 105) in its submission is also sought.

## Lane Hocking on Behalf Of Universal Developments Limited

### Submitter 131

Original Submission No	Provision	Position	Summary
OS131.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be declined.

## Kristen Gunnell On Behalf of Winton Land Limited

### Submitter 132

Original Submission No	Provision	Position	Summary
OS132.1	Chapter 40: Inclusionary Housing	Oppose	That the variation is rejected.
OS132.2	Chapter 40: Inclusionary Housing	Oppose	That relief is provided addressing the concerns in this submission.



## Kerrin Burnnand

### Submitter 133

Original Submission No	Provision	Position	Summary
OS133.1	Chapter 40: Inclusionary Housing	Oppose	That those profiting from subdivision and property development should be required to pay affordable housing contributions.
OS133.2	Chapter 40: Inclusionary Housing	Oppose	That affordable housing contributions should be associated with rezoning and subdivision activities rather than building/development activities.
OS133.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That 40.6.1 (2) 'development' is deleted, and clause (1) 'subdivisions' is retained as notified.
OS133.4	Chapter 40: Inclusionary Housing	Oppose	That short term visitor accommodation be a prohibited activity in all zones, including residential and rural, except in those areas specifically zoned and intended for short term accommodation, such as areas zoned for hotels, motels, hostels and campgrounds.

## John Langley

### Submitter 134

Original Submission No	Provision	Position	Summary
OS134.1	Chapter 40: Inclusionary Housing	Support	That the intent of the proposal is supported.
OS134.2	Chapter 40: Inclusionary Housing	Oppose	That the percent contribution be reviewed, particularly for brownfields, with a view to increasing it.

## John Kyle On Behalf of Kingston Village Ltd

### Submitter 135

Original Submission No	Provision	Position	Summary
OS135.1	Chapter 40: Inclusionary Housing	Oppose	That a new objective, policy and method be inserted into Chapter 40 which acknowledges that some developments occur in accordance with a developer agreement with QLDC, and that in such scenarios that the provisions of Chapter 40 do not apply.
OS135.2	Chapter 40: Inclusionary Housing	Oppose	That the following 'interpreting and applying the rules' rule is added:  Rule X: The requirement for affordable housing does not apply to any development that:  a) is located in a Zone that already contains affordable housing provisions in the district plan, or where previous developers' agreements that include affordable housing with Council exist.
OS135.3	Chapter 40: Inclusionary Housing	Oppose	That a new objective policy and method be added to Chapter 40 that acknowledges that some developments occur in accordance with a developer agreement with QLDC and that in such scenarios, that the provisions of Chapter 40 do not apply. In the alternative, that these additional provisions be tailored specifically to apply to the Kingston Village Zone.

## Joanne Skuse

### Submitter 136

Original Submission No	Provision	Position	Summary
OS136.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS136.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be withdrawn and further consultation and research be undertaken to assess the

## Summary of Decisions Requested – Inclusionary Housing

			ways in which parallel planning incentives should be promoted alongside any inclusionary zoning.
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## Jared Baronian On Behalf of Sanderson Group and Queenstown Commercial Limited

### Submitter 137

Original Submission No	Provision	Position	Summary
OS137.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be declined.
OS137.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to reflect additional, consequential or further relief to reflect the intent of matter raised in this submission.

## James Gardner-Hopkins on Behalf Of Kingston Flyer Ltd

### Submitter 138

Original Submission No	Provision	Position	Summary
OS138.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal is declined in its entirety and that other processes (including non-statutory or non-RMA processes) are explored to address the issue of housing affordability in the district.
OS138.2	Chapter 40: Inclusionary Housing	Oppose	That the provisions are amended to exclude the proposal from applying to the Settlement zone, or in respect of consents sought in connection with the Kingston Flyer.
OS138.3	Chapter 40: Inclusionary Housing	Oppose	That the issues raised in this submission are addressed.

## James Gardner-Hopkins on Behalf Of Cardrona Village Ltd

### Submitter 139

Original Submission No	Provision	Position	Summary
OS139.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal is declined in its entirety and that other processes (Including non-statutory or non-RMA processes) are explored to address the issue of housing affordability in the district.
OS139.2	Chapter 40: Inclusionary Housing	Oppose	That the provisions are amended to exclude the proposal from applying to the Settlement zone, or where any existing consent is varied or replaced.
OS139.3	Chapter 40: Inclusionary Housing	Oppose	That the issues raised in this submission are addressed.

## Jade Kirk On Behalf of Mount Iron Investments Limited

### Submitter 140

Original Submission No	Provision	Position	Summary
OS140.1	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That the objective is deleted.
OS140.2	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That the policy is deleted.
OS140.3	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That the policy is deleted.
OS140.4	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 be deleted.
OS140.5	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be deleted.
OS140.6	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That 40.2.1.1 is deleted.
OS140.7	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That 40.2.1.2 is deleted.

## Summary of Decisions Requested – Inclusionary Housing

OS140.8	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 is deleted.
OS140.9	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 is deleted.
OS140.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 is deleted.
OS140.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 is deleted.
OS140.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 is deleted.
OS140.13	Chapter 40: Inclusionary Housing	Oppose	That the Inclusionary Zoning zone is rejected.
OS140.14	Chapter 40: Inclusionary Housing	Oppose	That the Inclusionary Zoning plan change is rejected.
OS140.15	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.8.1 is deleted.
OS140.16	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.8.2 and 40.8.1.1a.ii be deleted.
OS140.17	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.9.1.1 (assessment matter) be deleted.
OS140.18	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.9.1.3 be deleted.
OS140.19	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.9.1.4 be deleted.

## Gus Griffin On Behalf of Aspiring Tourism Holdings Limited

### Submitter 141

Original Submission No	Provision	Position	Summary
OS141.1	Chapter 40: Inclusionary Housing	Oppose	That resource consents which seek to develop land which introduces more affordable prices to the market in satellite settlements should be excluded from the proposal.
OS141.2	Chapter 40: Inclusionary Housing	Oppose	That there should be an exception in the proposal for subdivision that can be used for affordable housing.
OS141.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal make exception for subdivision lots in satellite or settlement towns

## Summary of Decisions Requested – Inclusionary Housing

			not subject to the same pressures on housing affordability as in urban areas.
OS141.4	Chapter 40: Inclusionary Housing	Oppose	That subdivisions which are already providing lots below the affordability threshold, particularly in satellite settlements should not be subject to contribution requirements.
OS141.5	Chapter 40: Inclusionary Housing	Oppose	That the proposal should include a new definition for 'affordable housing threshold'.
OS141.6	Chapter 40: Inclusionary Housing	Oppose	That further, other, similar or consequential relief be provided to give effect to the grounds or outcomes sought in this submission.
OS141.7	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.4.1 be amended as follows;  c) residential flats.; <u>and</u>  d) <u>Subdivision lots with a value below \$500,000 (to be reviewed annually by council); and</u>  e) <u>Subdivision lots in satellite townships including Makarora and Glenorchy.</u>
OS141.8	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That 40.6.1 be amended by adding two additional limbs, below:  e) Subdivision of lots with a value below \$500,000 [to be reviewed annually by Council];  f) Subdivision lots in satellite settlements including Makarora and Glenorchy.

## Geoffrey Turner

### Submitter 142

Original Submission No	Provision	Position	Summary
OS142.1	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That Chapter 3 be amended by removing this provision and the direction it sets throughout the chapter.
OS142.2	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That 3.3.54 be amended to either capture all homeowners and businesses via rates, including developers, or alternatively remove the requirements to capture people who own a section and have yet to build.

## Summary of Decisions Requested – Inclusionary Housing

OS142.3	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 be amended so rules don't apply to development for residential activities.
OS142.4	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be deleted.
OS142.5	Chapter 40: Inclusionary Housing	Oppose	That the proposal introducing chapter 40 and amended Chapter 3 be rejected.
OS142.6	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 and referenced policies be deleted.
OS142.7	Chapter 40: Inclusionary Housing	Oppose	That the community should carry the responsibility of this, not a subset of the community.
OS142.8	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 be deleted.
OS142.9	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.7	Oppose	That 40.2.1.7 be deleted.
OS142.10	Chapter 40: Inclusionary Housing	Oppose	That the scope of the proposal in relation to affordable housing be extended to capture moderate to high incomes.
OS142.11	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That 40.4.2 be deleted.
OS142.12	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules > 40.4.2	Oppose	That people (section owners) should be allowed to pay in installments.
OS142.13	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.1	Oppose	That 40.6.1 be deleted.
OS142.14	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.4	Oppose	That 40.6.1 is deleted.
OS142.15	Chapter 40: Inclusionary Housing	Oppose	That the proposal is rejected and that other avenues such as rates for money collection is explored.
OS142.16	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to exclude residential section owners (with one section).

## Summary of Decisions Requested – Inclusionary Housing

OS142.17	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to exclude any building consents lodged prior to the proposal having legal effect.
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## Fraser Mackenzie On Behalf of Mackenzie Homes (Queenstown) Limited

### Submitter 143

Original Submission No	Provision	Position	Summary
OS143.1	Chapter 40: Inclusionary Housing	Oppose	That the variation be rejected.

## David Hay On Behalf of Keith Hay Group

### Submitter 144

Original Submission No	Provision	Position	Summary
OS144.1	Chapter 40: Inclusionary Housing	Oppose	That supporting access to affordable housing is a central government function.
OS144.2	Chapter 40: Inclusionary Housing	Oppose	That development contributions are supported to pay for infrastructure and the cost of growth.

## Ewen and Heather Rendel

### Submitter 145

Original Submission No	Provision	Position	Summary
OS145.1	Chapter 40: Inclusionary Housing	Oppose	That the short term rental housing market be addressed.
OS145.2	Chapter 40: Inclusionary Housing > 40.6 Rules -	Oppose	That 40.1.6.1.3 a should only apply to Residential Flats used for long term accommodation with an



## Summary of Decisions Requested – Inclusionary Housing

	Standards > 40.6.1.3 > 40.6.1.3.a		allowance of a maximum of 30 days per annum short term rental.
OS145.3	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That Residential Flats as well as houses utilised for all other short term accommodation need to contribute to the affordable housing fund via an annual registration fee along with a percentage of the nightly accommodation rate or some other appropriate multiplier.
OS145.4	Chapter 40: Inclusionary Housing > 40.4 Interpreting and Applying the Rules	Oppose	That QLDC strictly enforce short term visitor policy and charge suitably deterrent fines as needed.
OS145.5	Chapter 40: Inclusionary Housing	Oppose	That property in all zones be included.
OS145.6	Chapter 40: Inclusionary Housing	Oppose	That visitor accommodation and commercial properties and businesses (perhaps employing more than ~10 staff) be included.
OS145.7	Chapter 40: Inclusionary Housing	Oppose	That small subdivisions (less than 5 lots created) be exempted.
OS145.8	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to exempt individual owner builds that cost less than a medium price that it is set annually.
OS145.9	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to require contributions to all builds over the medium price utilising the equation in 40.6.1.2c
OS145.10	Chapter 40: Inclusionary Housing	Oppose	That the exemption for residential flats be applied to those utilised for long term accommodation only.
OS145.11	Chapter 40: Inclusionary Housing	Oppose	That residential flats and houses used for short term accommodation for more than 30 days per annum be subject to an annual registration fee as well as some form of fee based on nightly accommodation rate or other appropriate multiplier, with those fees going toward the affordable housing fund.

## Daniel Thorne On Behalf of Fulton Hogan Land Development Limited

### Submitter 146

Original Submission No	Provision	Position	Summary
OS146.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal be rejected.
OS146.2	Chapter 40: Inclusionary Housing	Oppose	That the proposal be amended to give effect to the matters raised in the submission, including alternative, further or consequential amendments.
OS146.3	Chapter 40: Inclusionary Housing	Oppose	That further options to manage housing affordability which provide a broader community response be considered by QLDC.
OS146.4	Chapter 40: Inclusionary Housing	Oppose	That the proposal consider the provision of flexibility for comprehensive forms of development within larger greenfield subdivisions as an option.
OS146.5	Chapter 40: Inclusionary Housing	Oppose	That the proposal consider the removal of barriers to brownfield housing developments through relaxing minimum allotment/residential density rules and other performance standards that can hinder innovative higher density development.
OS146.6	Chapter 40: Inclusionary Housing	Oppose	That the variation be rejected.

## Bianca Tree On Behalf of Metlifecare

### Submitter 147

Original Submission No	Provision	Position	Summary
OS147.1	Chapter 40: Inclusionary Housing	Oppose	That the proposal is rejected

## Alison Devlin On Behalf of Willowridge Developments, Orchard Road Holdings Limited, Three Parks Properties Limited

### Submitter 148

Original Submission No	Provision	Position	Summary
OS148.1	Chapter 3: Strategic Direction > 3.2 Strategic Objective > 3.2.1.10	Oppose	That the objective is deleted.
OS148.2	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.52	Oppose	That the policy is deleted.
OS148.3	Chapter 3: Strategic Direction > 3.3 Strategic Policies > 3.3.54	Oppose	That the policy is deleted.
OS148.4	Chapter 40: Inclusionary Housing > 40.1 Purpose	Oppose	That 40.1 be deleted.
OS148.5	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.1	Oppose	That 40.2.1 be deleted.
OS148.6	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That 40.2.1.1 is deleted.
OS148.7	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.2	Oppose	That 40.2.1.2 is deleted.
OS148.8	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.3	Oppose	That 40.2.1.3 is deleted.
OS148.9	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.4	Oppose	That 40.2.1.4 is deleted.
OS148.10	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.5	Oppose	That 40.2.1.5 is deleted.
OS148.11	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.6	Oppose	That 40.2.1.6 is deleted.
OS148.12	Chapter 40: Inclusionary Housing > 40.2 Objectives and Policies > 40.2.1.8	Oppose	That 40.2.1.8 is deleted.
OS148.13	Chapter 40: Inclusionary Housing	Oppose	That the Inclusionary Zoning plan change is rejected.
OS148.14	Chapter 40: Inclusionary Housing	Oppose	That the Inclusionary Zoning plan change is rejected.
OS148.15	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.8.1 is deleted.
OS148.16	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.8.2 and 40.8.1.1a.ii be deleted.
OS148.17	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.9.1.1 (assessment matter) be deleted.

## Summary of Decisions Requested – Inclusionary Housing

OS148.18	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.9.1.3 be deleted.
OS148.19	Chapter 40: Inclusionary Housing > 40.8 Schedule 40.1	Oppose	That 40.9.1.4 be deleted.

## Seb Young on Behalf Of Ladies Mile Property Syndicate Limited Partnership

### Submitter 149

Original Submission No	Provision	Position	Summary
OS149.1	Chapter 40: Inclusionary Housing	Oppose	That the proposed plan change be rejected
OS149.2	Chapter 3: Strategic Direction	Oppose	That the proposed plan change be rejected
OS149.3	Chapter 40: Inclusionary Housing	Oppose	That all consequential or alternative relief, give effect to this submission.
OS149.4	Chapter 40: Inclusionary Housing	Oppose	That the premise of the proposed plan change, whereby the placement of funding or subsidising affordable housing falls to residential developers should be rejected.

## Ben Gresson On Behalf of Banco Trustees McCulloch Trustees 2004 Limited, Richard Newman, John Guthrie

### Submitter 150

Original Submission No	Provision	Position	Summary
OS150.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.

## Ben Gresson On Behalf of Quartz Property Holdings Limited

### Submitter 151

Original Submission No	Provision	Position	Summary
OS151.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.

## Ben Gresson On Behalf of Roger and Marliese Donaldson

### Submitter 152

Original Submission No	Provision	Position	Summary
OS152.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.

## Ben Gresson On Behalf of Classic Developments NZ Limited

### Submitter 153

Original Submission No	Provision	Position	Summary
OS153.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.

## Ben Gresson On Behalf of Exclusive Developments Limited

### Submitter 154

Original Submission No	Provision	Position	Summary
OS154.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.

## Ben Gresson On Behalf of Gibbston Valley Station Limited

### Submitter 155

Original Submission No	Provision	Position	Summary
OS155.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.
OS155.2	Chapter 40: Inclusionary Housing	Oppose	That other processes (including non-statutory processes) are explored to address the issue of housing affordability in the district.
OS155.3	Chapter 40: Inclusionary Housing	Oppose	That the provisions are amended to exclude the plan change from applying to all non-urban zones in the district, including the Gibbston Valley Resort Zone,

## Summary of Decisions Requested – Inclusionary Housing

			Gibbston Valley Rural Visitor Zone and Gibbston Character Zone.
OS155.4	Chapter 40: Inclusionary Housing	Oppose	That any additional or consequential relief be provided to give effect to the issues raised in this submission.

## Ben Gresson On Behalf of Trojan Holdings Limited

### Submitter 156

Original Submission No	Provision	Position	Summary
OS156.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.

## Ben Gresson On Behalf of Qianlong Limited

### Submitter 157

Original Submission No	Provision	Position	Summary
OS157.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.

## Ben Gresson On Behalf of Tussock Rise Limited

### Submitter 158

Original Submission No	Provision	Position	Summary
OS158.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.

## Ben Gresson On Behalf of Pembroke Terrace Limited

### Submitter 159

Original Submission No	Provision	Position	Summary
OS159.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.

## Ben Gresson On Behalf of Latitude 45 Development Limited

### Submitter 160

Original Submission No	Provision	Position	Summary
OS160.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.

## Brett Giddens On Behalf of Winter Miles Airstream Limited

### Submitter 161

Original Submission No	Provision	Position	Summary
OS161.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.
OS161.2	Chapter 40: Inclusionary Housing	Oppose	That other processes (including non-statutory processes) are explored to address the issue of housing affordability in the district.
OS161.3	Chapter 40: Inclusionary Housing	Oppose	That the proposal is amended to provide additional or consequential relief to give effect to the issues raised in this submission.



## Brett Giddens On Behalf of Cardrona Cattle Company Limited

### Submitter 162

Original Submission No	Provision	Position	Summary
OS162.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS162.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non-statutory processes are explored to address the issue of housing affordability in the district.
OS162.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Brett Giddens On Behalf Of Corona Trust

### Submitter 163

Original Submission No	Provision	Position	Summary
OS163.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS163.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non-statutory processes are explored to address the issue of housing affordability in the district.
OS163.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Brett Giddens On Behalf of Riverton Queenstown Limited

### Submitter 164

Original Submission No	Provision	Position	Summary
OS164.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS164.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non statutory processes are explored to address the issue of housing affordability in the district.
OS164.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Brett Giddens On Behalf of Olivia Wensley

### Submitter 165

Original Submission No	Provision	Position	Summary
OS165.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS165.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non statutory processes are explored to address the issue of housing affordability in the district.
OS165.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Brett Giddens On Behalf of MBGR Limited

### Submitter 166

Original Submission No	Provision	Position	Summary
OS166.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS166.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non statutory processes are explored to address the issue of housing affordability in the district.
OS166.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Brett Giddens On Behalf of Malaghan Investments Limited

### Submitter 167

Original Submission No	Provision	Position	Summary
OS167.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS167.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non statutory processes are explored to address the issue of housing affordability in the district.
OS167.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Brett Giddens On Behalf of Gibbston Valley Station Limited

### Submitter 168

Original Submission No	Provision	Position	Summary
OS168.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is declined.
OS168.2	Chapter 40: Inclusionary Housing	Oppose	That other processes including non statutory processes are explored to address the issue of housing affordability in the district.
OS168.3	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to exclude the application of the provisions to all non-urban zones in the district, including the Gibbston Valley Resort Zone, Gibbston Valley Rural Visitor Zone and Gibbston Character Zone.
OS168.4	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to provide additional or consequential relief to give effect to the issues raised in this submission.

## Cate Kearney On Behalf Of Ōtautahi Community Housing Trust

### Submitter 169

Original Submission No	Provision	Position	Summary
OS169.1	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That 40.6.1.2 is amended to provide an exemption for existing serviced allotments where the record of title was issued prior to the date of the plan change becoming operative and where only one residential unit is to be erected on each lot, and an exemption

## Summary of Decisions Requested – Inclusionary Housing

			for a dwelling on those lots created pursuant to the existing urban lot exemption.
OS169.2	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2	Oppose	That 40.6.1.2 is amended to exempt existing serviced allotments where the record of title as issued prior to the date of the plan change becoming operative, and where only one residential unit is to be erected on each lot, and an exemption for a dwelling on those lots created pursuant to the existing urban lot exemption.
OS169.3	Chapter 40: Inclusionary Housing > 40.6 Rules - Standards > 40.6.1.2 > 40.6.1.2.c	Oppose	That 40.6.1.2c be deleted.

## Cath Gilmour

### Submitter 170

Original Submission No	Provision	Position	Summary
OS170.1	Chapter 40: Inclusionary Housing	Support	That the funding be applied to QLCHT or similar entity as approved by council to be used for affordable housing retained long term for the community.
OS170.2	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to include visitor accommodation (hotels and apartments) and commercial development.
OS170.3	Chapter 40: Inclusionary Housing	Oppose	That the inclusionary housing plan change should be part of a suite of housing affordability policies/strategies developed and implemented by council.
OS170.4	Chapter 40: Inclusionary Housing	Oppose	That visitor accommodation use of whole houses within residential zones should be prohibited, this should be applied to all significant residential developments, particularly as they are upzoned.

## Heather and Gary Crombie

### Submitter 171

Original Submission No	Provision	Position	Summary
OS171.1	Chapter 40: Inclusionary Housing	Oppose	That mandatory levies should not be imposed.
OS171.2	Chapter 40: Inclusionary Housing	Oppose	That affordable housing contributions should be negotiated between council and developers where the development will generate greater than a defined number (e.g. >20) of new building lots.
OS171.3	Chapter 40: Inclusionary Housing	Oppose	That council should develop a cohesive approach with local iwi and central government to develop and fund housing initiative to assist all residents rather than imposing further levies on those who develop or build on land by incorporating housing policy, consent fees, product regulation and supply, tax considerations (including GST implications) and set-offs.
OS171.4	Chapter 40: Inclusionary Housing	Oppose	That council work with businesses who generate the need for workers who in turn add to the desire for affordable housing.

## Shihan Sappideen On Behalf of GYP Properties Limited

### Submitter 172

Original Submission No	Provision	Position	Summary
OS172.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be rejected.
OS172.2	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to give effect to this submission.

## Wayne Knox On Behalf of Te Matapihi

### Submitter 173

Original Submission No	Provision	Position	Summary
OS173.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to adopt provisions which enable and facilitate outcomes for Maori.

## Sue Bradley

### Submitter 174

Original Submission No	Provision	Position	Summary
OS174.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is opposed.

## Sonja Kooy

### Submitter 175

Original Submission No	Provision	Position	Summary
OS175.1	Chapter 40: Inclusionary Housing	Oppose	That the contribution be more fair to the middle income demographic.
OS175.2	Chapter 40: Inclusionary Housing	Oppose	That the commercial and visitor accommodation sectors should not be excluded.
OS175.3	Chapter 40: Inclusionary Housing	Oppose	That the contribution should not be triggered by all residential development.

## Ben Gresson On Behalf of Centuria Property Holdco Limited

### Submitter 176

Original Submission No	Provision	Position	Summary
OS176.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change is deleted.

## Ben Gresson On Behalf Of Mee Holdings Limited and Peninsula Hill Limited

### Submitter 177

Original Submission No	Provision	Position	Summary
OS177.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be deleted.

## Jenny Carter On Behalf of Roger Monk and Cook Adam Trustees

### Submitter 178

Original Submission No	Provision	Position	Summary
OS178.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be withdrawn.



## Michael Ramsay

### Submitter 179

Original Submission No	Provision	Position	Summary
OS179.1	Chapter 40: Inclusionary Housing	Oppose	That the plan change be amended to exempt pensioners and those on limited incomes from contributions.

## Jim Boulton

### Submitter 180

Original Submission No	Provision	Position	Summary
OS180.1	Chapter 40: Inclusionary Housing	Support	That the plan change is retained as notified.