

Planning & Strategy Committee

29 April 2025

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Strategy & Policy

Title | Taitara: Update on the Joint Housing Action Plan implementation

Purpose of the Report | Te Take mō te Pūroko

This report provides an update on the implementation of the Joint Housing Action Plan (JHAP), and seeks approval to refresh the Relationship Framework Agreement with the Queenstown Lakes Community Housing Trust at full Council.

Recommendation | Kā Tūtohu

That the Planning & Strategy Committee:

1. **Note** the JHAP update provided in this report;
2. **Recommend** the attached draft Relationship Framework Agreement to full Council for approval.

Prepared by:



Name: Anita Vanstone

Title: Manager – Strategic Growth
10 April 2025

Reviewed and Authorised by:



Name: Michelle Morss

Title: GM – Strategy and Policy
10 April 2025

Context | Horopaki

1. The development of the Queenstown Lakes District Joint Housing Action Plan (JHAP) is one of the six priorities of the joint work programme for the Grow Well Whaiora Partnership (Priority Initiative 5). The JHAP was adopted by the Council in August 2023 and by the Grow Well Whaiora partnership in September 2023. It recognises that housing is one of the biggest challenges the district faces, and that increasing housing supply alone will not address the problem.
2. The JHAP puts forward 34 actions to improve housing outcomes in the district, to be undertaken primarily by the Queenstown Lakes District Council (QLDC), the Ministry of Housing and Urban Development (HUD), Kāinga Ora (KO), and the Queenstown Lakes Community Housing Trust (QLCHT).

Analysis and Advice | Tatāritaka me kā Tohutohu

3. Work is progressing on the JHAP implementation programme, with updates on specific work programmes included below.

Supporting QLCHT

4. The Relationship Framework Agreement between QLDC and QLCHT is required to be refreshed every three years and is now up for renewal. A draft version has been prepared in partnership with the QLCHT with marked changes from the previous version (Attachment A). The changes include:
 - Minor edits for clarity and to capture a broader range of scenarios, e.g. including the use of land covenants.
 - Updated dates of the agreement.
 - Removal of actions already undertaken during the term of the previous agreement e.g. Clause 3.7. This requirement now forms part of the Trust Deed.
5. This agreement needs to be approved by full Council. Officers request that the Committee recommends the draft to full council for approval.

Short-Term Letting Work Programme

6. Officers have commissioned Urban Planning and Design Ltd. to undertake the Short-Term Letting (STL) Study, due for completion in late 2025. The aim is to understand whether STL homes could be easily converted to long-term rentals, and to provide a snapshot of the size and features of the STL market in Queenstown lakes District (QLD). This will enable officers to test the hypothesis that the problem may be the large number of holiday/second homes and their complementary use for STL, as opposed to the use of STL itself. This work will respond to the need for further evidence as identified in the recent Inclusionary Housing Variation, be a critical input into future policy work, and will help ensure future policy changes are defensible in court processes. Results of the study will be shared in due course.

Stakeholder Deed Monitoring

Longview

7. On 19 September 2024, Council proposed increasing the prices for house/land packages at Longview to account for construction inflation only. The developer did not agree to this proposal, and instead agreed to a mediation process. Officers will continue to provide updates as this process progresses.
8. The developer is complying with the infrastructure and community housing aspects of this deed, with 58 titles now transferred to QLCHT. Of these, stage one (28 homes) is now complete and filled; stage two (four homes) is underway and expected to be completed in mid-2025; construction for stage three (eight homes) began in March 2025; stage four (10 homes on 7 lots) is in the design phase, and design for stage five (10 lots) is not yet underway.

Three Parks and Ballantyne Investments

9. Together, there are 38 affordable housing units and 20 community housing units overdue for these two deeds, both of which are with the same developer. Officers had a constructive meeting on 5 December, but conversations have since stalled. Officers are now looking to initiate the process to put a caveat on the applicable sections in order to encourage ongoing compliance, as enabled by the deed. The first step is to draft the wording of a potential caveat and to share this with the developer. Officers will continue to update you as to the progress of these conversations.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi i kā Whakaaro Hiraka

10. Although housing affordability is a matter of high significance to the community, this matter is of low significance because it is a noting report, as determined by reference to the Council's Significance and Engagement Policy 2024.
11. The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes district community, Kāi Tahu, Grow Well Whaiora partners, and the business community.
12. The Council consulted with the community on the JHAP ahead of adoption in 2023.

Māori Consultation | Iwi Rūnaka

13. As an output of the Spatial Plan, Aukaha and Te Ao Marama Incorporated have had oversight of the JHAP through the Grow Well Whaiora Partnership. Implementation updates are provided to the Grow Well Whaiora Steering Group on which both Murihiku and Ōtākou rohe are represented.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

14. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.
15. This matter relates to this risk because it is of importance in terms of the management of growth for the district. Mitigation of this risk shall be achieved by ensuring that all workstreams are co-ordinated in pursuit of the agreed outcomes.

Financial Implications | Kā Riteka ā-Pūtea

16. There are no financial implications of this report. Implementation of the JHAP has budget implications that will be considered through Long-Term Planning processes.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

17. The following Council policies, strategies and bylaws were considered:
- Queenstown Lakes District Joint Housing Action Plan 2023-2028
 - 2021-2031 Queenstown Lakes Homes Strategy
 - Vision Beyond 2050: in relation to the district's goal of '*thriving community*' and '*opportunities for all*'.
 - Queenstown Lakes Spatial Plan 2021
 - 2022 Climate and Biodiversity Plan
 - 2024-2034 Long Term Plan
 - Queenstown Lakes Proposed District Plan
 - Queenstown Lakes Operative District Plan
 - Economic Diversification Plan 2024: New Pathways to a Thriving Future
 - 2021-2031 Queenstown Lakes Homes Strategy
18. This report doesn't contain any recommended options as it is a noting report, however the workstreams discussed are consistent with the principles set out in the named policy/policies.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

19. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. This report provides an update on the implementation of the QLSP 21 and the development of Spatial Plan Gen 2.0. Strategically planning for the growth of our communities is critical to achieving the outcomes of the QLSP 21.
20. This report doesn't contain any recommended options as it is a noting report, however the workstreams discussed:
- can be implemented through current funding under the Long-Term Plan and Annual Plan;

- are consistent with the Council's plans and policies; and
- would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Draft Relationship Framework Agreement between QLDC and QLCHT
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Relationship Framework Agreement

governing how the parties will work together to deliver affordable housing

Queenstown Lakes District Council

Queenstown Lakes Community Housing Trust

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Parties

Queenstown Lakes District Council (QLDC)

Queenstown Lakes Community Housing Trust (QLCHT)

Introduction

A QLCHT was originally established in 2007 to advance the community's goals for the provision of affordable housing in the Queenstown Lakes District. Those goals were expressed through the development of the HOPE (Housing Our People In Our Environment) Strategy adopted by ~~the Council~~ QLDC.

B QLDC and QLCHT previously entered into memoranda of understandings relating to affordable housing objectives in the District. In ~~that those~~ documents the parties recognised each other as partners in addressing housing issues in the Queenstown Lakes District, documented areas where QLDC would support QLCHT, and clarified the respective roles of QLDC and QLCHT.

~~C On 29 October 2015 QLDC and QLCHT signed the most recent memorandum of understanding. In that document the parties recognised each other as partners in addressing housing issues in the Queenstown Lakes District, documented areas where QLDC would support QLCHT, and clarified the respective roles of QLDC and QLCHT.~~

DC In October 2017 the Mayoral Housing Affordability Taskforce reported to QLDC, proposing various strategies to improve housing affordability in the Queenstown Lakes District. The strategies were adopted by QLDC and included:

- a. setting a target to deliver 1000 affordable homes with secure tenure by 2028 across specific programmes in the assisted rental and assisted ownership areas;
- b. building a range of community affordable market offerings including an affordable ownership programme with QLCHT delivering secure tenure housing using leasehold land;
- c. recognising the importance of developing solutions for the long-term by building a community asset that delivers quality, affordable housing in perpetuity to achieve a stable, well-balanced community; and
- d. investing in scaling up QLCHT, with QLDC confirming QLCHT as its preferred partner for receiving any Contributions, and as the primary delivery organisation for affordability product offerings to the residents of the Queenstown Lakes District.

ED QLDC and QLCHT wish to work together to devise and implement these and other strategies to improve affordable home offerings in the Queenstown Lakes District. It is intended that this Agreement will facilitate the development of a long-term relationship between the parties to enable the achievement of housing affordability objectives.

FE To do that, this Agreement replaces all previous memoranda of understanding and previous Relationship Framework Agreements. It and sets out a framework that will govern the parties' relationship, their respective roles and responsibilities, and the manner in which they will work together to enable delivery by QLCHT of affordable housing generally.

GF It is intended that separate written protocols will be entered into from time to time that will form part of this Agreement and which will address the roles, rights, and responsibilities of the parties in relation to specific affordable home offerings.

HG QLDC and QLCHT have performed a periodic review on or around 29 March 202~~25~~²⁵ pursuant to clause 7.2 of this Agreement. As a result of that review, Schedule 1 (Secure Home Programme Protocol) and Schedule 2 (Rental Programme Protocol) have been updated in this version of the Agreement.

Agreement

1 Interpretation

1.1 In this agreement, unless the context requires otherwise:

Affordable Housing Records mean all information relating to the establishment and on-going provision and management of affordable housing offerings by QLCHT including, but not limited to, information prescribed by protocols agreed between the parties from time to time;

Agreement means this agreement;

Contribution means a gift or transfer of land (including by way of long-term lease) and/or funding, obtained from a range of sources, from QLDC to QLCHT (including where the land or funding is provided to QLCHT directly by a third party but the transfer results from a Council-imposed requirement on that third party);

QLCHT includes its successors, administrators, wholly owned subsidiaries and permitted assigns;

QLDC includes its successors and permitted assigns;

Regulatory Function means QLDC's mandatory statutory role as a local authority, including as a consent authority, separate to its role as a party to this Agreement; and

Trust Deed means the Queenstown Lakes Community Housing Trust deed dated ~~1 April 2015~~^{15 January 2007 (and subsequent variation updates)} between the settlor and the trustees named in the Trust Deed.

2 Partnering concept

2.1 The parties will work together with openness, promptness, consistency and fairness in all dealings and communications.

- 2.2 Notwithstanding clause 2.1, nothing in this Agreement shall be construed to constitute a partnership or joint venture between the parties or the relationship of principal and agent.
- 2.3 For the avoidance of doubt, QLCHT is an independent entity, established by the Trust Deed. The Trust Deed governs its operation.

3 Operation of QLCHT and appointment of trustees

- 3.1 The primary objects and purposes of QLCHT are recorded in clause 3 of the Trust Deed and include the relief of housing poverty by the provision of social and affordable housing in the Queenstown Lakes District. QLCHT agrees that the objects and purpose of QLCHT will not be materially varied without QLDC's written consent.
- 3.2 Under clause 6.1 of the Trust Deed, the trustees of the QLCHT will always include one trustee appointed by QLDC. QLCHT agrees that it will not materially vary the Trust Deed to reduce the number of trustees appointed by QLDC or increase the maximum number of trustees on QLCHT's board without QLDC's written consent.
- 3.3 QLCHT's selection panel for the appointment of any new Chair of QLCHT shall include at least one Councillor.
- 3.4 Two representatives of QLDC will be entitled to attend meetings of the Board of the QLCHT (not including Trustee-only time), and for that purpose will be provided with notice of any scheduled meetings and the relevant Board papers for consideration prior to meetings, as well as any minutes taken at meetings. QLDC representatives do not have rights to participate in any vote of the Trustees of QLCHT.
- 3.5 QLCHT will carry out its activities in accordance with accepted principles of good governance for similar community organisations.
- 3.6 Without limiting clause 3.4, QLCHT will maintain its status as a registered Community Housing Provider and meet the performance standards and guidelines prescribed from time to time by the Community Housing Regulatory Authority or any successor organisation.

~~3.7 QLCHT will amend clause 20.2 of the Trust Deed to provide that, unless agreed otherwise at the time, on the winding up or other liquidation of the QLCHT any land owned by QLCHT which was provided by QLDC under this Agreement and/or a written protocol shall be distributed back to QLDC. The proposed change of wording shall be devised by the Trust and approved by QLDC.~~

~~3.8~~3.7 QLDC will continue to provide the following support services to QLCHT, on the same terms as exist at the date of this Agreement or as otherwise agreed between the parties:

- (a) IT services, in that QLDC hosts, as agent or for the sole purpose of safe custody, on its server QLCHT's information;
- (b) Administrative services;
- (c) Provision of an annual operating grant.

~~3.9~~3.8 The parties will, over time, work together to reduce the support services that QLDC provides to QLCHT.

~~3.103.9~~ QLDC support may, from time to time, be necessary to support ~~the Trust~~QLCHT's activities, including by way of written assurances or security in the form of guarantees of QLCHT's performance of obligations it incurs to third parties. QLDC may continue to provide performance guarantees on terms and conditions agreed in relation to any request by QLCHT that QLDC do so.

~~3.113.10~~ QLCHT may request QLDC support as provided for in clause ~~3.93.10~~ by providing to QLDC a proposal showing:

- (a) Why the support will advance QLCHT's aims;
- (b) The potential exposure, financial and/or reputational, to ~~the Council~~QLDC;
- (c) What steps have been or will be taken to mitigate risks to QLDC;
- (d) How QLCHT will indemnify QLDC;
- (e) When and how the need for support will be ended, or the performance guarantee lifted.

~~3.123.11~~ QLCHT acknowledges that consideration by QLDC of a request for support may require consideration and ratification by the Governing Body of ~~the Council~~QLDC.

4 Reporting and audit requirements

4.1 QLCHT will:

- (a) keep, store and maintain Affordable Housing Records in accordance with proper business/accounting practice and all applicable laws;
- (b) make sure the Affordable Housing Records clearly identify specific criteria and/or information prescribed by agreed protocols; and
- (c) report to QLDC in accordance with requirements and milestones agreed between the parties in respect of any affordable home offering.

4.2 Subject to applicable laws relating to privacy and protection of information, QLCHT will provide copies of Affordable Housing Records to QLDC as QLDC reasonably requires in order to assess progress of any affordable home offering. This may include, without limitation, Affordable Housing Records relating to progress on the parties' mutual objectives as set out in the Introduction. All information provided by QLCHT must be delivered within a reasonable time of the request.

4.3 QLCHT will co-operate with QLDC to provide information immediately if the information is required by QLDC to comply with its statutory reporting obligations.

5 Development of Affordable Home Offerings

5.1 QLCHT provides affordable home offerings within the Queenstown Lakes district through a range of mechanisms and ownership models. The parties will work together to develop a range of affordable home offerings in accordance with this Agreement.

5.2 QLDC proposes from time to time to make Contributions to be used by QLCHT in the provision of affordable housing offerings.

- 5.3 The parties will enter into written protocols to this Agreement recording the terms of any affordable home offerings developed by the parties for which it is anticipated that Contributions may be used.
- 5.4 The agreed protocol for an initial affordable home offering, the Secure Home Offering, is as set out at Schedule One.
- 5.5 Any future written protocol shall:
- (a) state the basis and operation of the affordable housing offering;
 - (b) once agreed, be executed by the parties and attached to this Agreement; and
 - (c) will be subject to the general provisions of this Agreement.

6 Limitations on Use of Contributions

- 6.1 Whenever QLDC proposes to provide a Contribution, the parties shall discuss the proposed use of the land and/or funding and record any agreement about its use in the agreement or other documentation used to record the Contribution.
- 6.2 Any Contribution must be used exclusively by QLCHT for the purposes for which the land and/or funding is provided.
- 6.3 QLDC expects that land provided by QLDC to QLCHT will be used by QLCHT for the affordable home offering under the relevant written protocol and will be retained by QLCHT notwithstanding any changes in relationship between QLCHT and QLDC or any internal or external restructuring or other changes to either QLCHT or QLDC. QLCHT may not sell, transfer or otherwise alienate such land without the written consent of QLDC.
- 6.4 All land acquired by QLCHT either by way of Contribution from QLDC or developed using funding procured or provided by QLDC ~~will~~may, at QLDC's election, be subject to an encumbrance or covenant in favour of QLDC on terms to be agreed in an applicable protocol.
- 6.5 Without limiting clause 4.2, QLCHT will provide copies of any Affordable Housing Records relating to the provision and use of land and/or funding described in clause 6.1, as QLDC reasonably requires.

7 Termination

- 7.1 The parties intend the relationship governed by this Agreement to be a long-term relationship, given the nature of the affordable housing issue that they intend to work together to improve.
- 7.2 The parties shall conduct periodic reviews of the operation of the Agreement and written protocols from time to time on an agreed, reasonable timeframe, in order to ensure that the Agreement remains fit for purpose having regard to its objectives and the objectives of the parties. The first review shall take place within three years of execution of the Agreement, and every three years thereafter.

- 7.3 Either party may serve notice that it wishes to terminate this Agreement, but this Agreement may only be terminated by agreement and on terms agreed by the parties which ensure to ~~the Council~~QLDC's satisfaction that any property transferred to ~~the Trust~~QLCHT under the Agreement will continue to be used for the purpose for which it was transferred. To reach agreement the parties shall hold good faith discussions for a period of three months from the date of the notice of proposed termination. Should the parties fail to agree on such terms within that time, the Dispute Resolution process in clause 8.2 will apply.

8 Dispute Resolution

- 8.1 Should any dispute arise under this Agreement, whether concerning the construction or performance of this Agreement, or the rights and liabilities of the parties, the parties shall use their best endeavours to resolve the dispute within three calendar weeks through good faith discussions.
- 8.2 If the parties fail to resolve the dispute through good faith discussions, the dispute shall be referred to a mediator acceptable to both parties on terms acceptable to both parties.
- 8.3 In the event of the dispute or difference not being resolved by mediation within three months, then it shall be determined by a single arbitrator. That arbitrator shall be agreed between the parties, or failing agreement shall be appointed by the President for the time being of the Otago branch of the New Zealand Law Society. The arbitration shall be conducted in accordance with the Arbitration Act 1996.

9 General

- 9.1 On execution of this Agreement, all previous memoranda of understanding are terminated.
- 9.2 Both QLDC and QLCHT may from time to time be seen as individually or collectively the appropriate body to speak on community housing matters. Both parties therefore agree to communicate with the other in advance of any significant issue related to community housing. Wherever reasonably possible, a joint view on the matter in question will be a goal, but failing agreement, both parties will strive not to publicly criticise or undermine the position of the other party. Any challenges, problems, or criticisms of community housing may be directed to either QLDC or QLCHT. Each party's obligation is that all matters of complaint or issues that have the potential to reflect on policies or the wider community are to be alerted to the other party at the earliest possible time when they arise.
- 9.3 While it is the intention of each organisation to observe the confidentiality of information that may be shared in the normal course of the relationship, QLCHT recognises that QLDC is a statutory body and may have obligations to disclose information to other parties and to the wider public if requested.
- 9.4 If either party is required by law to disclose any information which has been obtained by them through undertaking the services they shall immediately notify the other party by telephone and in writing.
- 9.5 Both parties to this Agreement shall at all times act in accordance with the Privacy Act 1993, or any relevant codes of practice.

9.6 QLCHT acknowledges that QLDC is obliged to and shall act in accordance with its Regulatory Function. QLCHT shall have no right or claim against QLDC in its capacity as a party to this Agreement as a result of any lawful action or decision made by QLDC in the performance of its Regulatory Function.

Execution

**Signed by and on behalf of Queenstown
Lakes District Council**

Authorised signatory

Queenstown Lakes District Council

**Signed by and on behalf of Queenstown
Lakes Community Housing Trust**

Authorised signatory

Queenstown Lakes Community Housing Trust

Schedule 1 – Secure Home Programme Protocol

- 1 Where ~~the CouncilQLDC~~ and ~~the TrustQLCHT~~ agree that a Contribution to be provided by ~~the CouncilQLDC~~ to ~~the TrustQLCHT~~ is to be used by ~~the TrustQLCHT~~ for the Secure Home Programme, this Protocol will govern the form of the transactions to be entered into.
- 2 The transactions set out in this Protocol may be subject to amendment from time to time to enable ~~the TrustQLCHT~~ to continue adapting to circumstances and conditions but subject to agreement by ~~the CouncilQLDC~~.

Registered Encumbrance

- 3 If the Contribution consists of land, the land ~~shall~~may be subject to an encumbrance or covenant in favour of ~~the CouncilQLDC~~ containing Council's rights to resume ownership of the land in the event of insolvency of ~~the TrustQLCHT~~.
- 4 ~~The CouncilQLDC's~~ encumbrance/covenant shall be first ranking over any other security provided if ~~the TrustQLCHT~~ needs to use the Land as security for finance purposes then Council agrees to work with ~~the TrustQLCHT~~ to facilitate the same so as to protect the interests of ~~the CouncilQLDC~~ and the institutional funder.

Secure Home Agreement/Registered Lease

- 5 ~~The TrustQLCHT~~ will enter into an agreement with the intended occupant(s) of the land/home on the following terms (list is not exhaustive):
 - a. The occupant(s) have a right of exclusive possession of the land/home for 100 years or they have a leasehold title;
 - b. ~~The TrustQLCHT~~ has rights of inspection etc consistent with its interest in the reversion of the leasehold interest granted;
 - c. The occupant(s) pay an upfront payment and periodic rent at 1.5% of the land market valuation to ~~the TrustQLCHT~~ with subsequent rent reviews indexed to CPI (All Indices);
 - d. On any event triggering transfer of the land/home back to ~~the TrustQLCHT~~, ~~the TrustQLCHT~~ must implement the transfer and pay a reversion price.
- 6 On acquiring the reversion ~~the TrustQLCHT~~ will enter into a new agreement with new occupant(s) with the occupant(s) paying an upfront payment no more than the reversion price. The periodic rent may be reset to 1.5% of the current market value and will be subject to subsequent rent reviews indexed to CPI.
- 7 On acquiring the reversion, ~~the TrustQLCHT~~ may only use the land/home for any other affordable home offering if the basis of that offering has been documented as a protocol attached to this Agreement.

Mortgagee Deed

- 8 ~~The TrustQLCHT~~ will enter into a Deed with any mortgagee of the occupant(s) for the upfront payment ensuring:

- a. The mortgagee will notify ~~the Trust~~QLCHT of any circumstances that ~~mean~~may lead to an event triggering transfer of the land back to ~~the Trust~~QLCHT;
- b. The mortgagee will notify ~~the Trust~~QLCHT if it issues any Property Law Act notice to the occupant(s).

Schedule 2 – Rental Programmes Protocol

- 1 For contributions provided by ~~the Council~~QLDC to ~~the Trust~~QLCHT for rentals, this Protocol will govern the form of transactions to be entered into.
- 2 The transactions set out in this Protocol may be subject to amendment from time to time to enable ~~the Trust~~QLCHT to continue adapting to circumstances and conditions but subject to agreement by ~~the Council~~QLDC.

Registered Encumbrance

- 3 If the Contribution consists of land, or land and dwelling(s), the contribution ~~shall may~~ be subject to an encumbrance or covenant in favour of ~~the Council~~QLDC, containing Council's rights to resume ownership of the land and dwellings(s) in the event of insolvency of ~~the Trust~~QLCHT.
- 4 ~~The Council~~QLDC's encumbrance/covenant shall be first ranking over any other security provided if ~~the Trust~~QLCHT needs to use the Land as security for finance purposes then Council agrees to work with ~~the Trust~~QLCHT to facilitate the same so as to protect the interests of ~~the Council~~QLDC and the institutional funder.

Rental Terms

- 5 ~~The Trust~~QLCHT will enter into an agreement with the intended occupant(s) of the land/dwelling on the following terms (list is not exhaustive):
 - (a) The occupant(s) can live at the Property in accordance with a separate Residential Tenancy Agreement, and under the parameters set out in the scheduled policy for their particular rental programme ~~and QLCHT agrees not to terminate the lease in the first 5 years;~~
 - (b) The rent will be set at a fair market rate and an income based subsidy may be applied, discounting the rent to allow households to achieve savings and/or debt reduction goals;
 - (c) ~~The Trust~~QLCHT and the household will review their financial situation and goals regularly.

Qualifying Households

- 6 Households which qualify for an income related rent subsidy through a New Zealand government agency may also be approved for an agreement to rent a ~~Trust~~QLCHT ~~P~~roperty under ~~the Trust's~~QLCHT's Public Housing Rental Protocol.

~~Schedule 2 – Rental Programme Protocol (this document) is to be signed and added to the Relationship Framework Agreement (RFA) and Protocol 1, signed on 22 March 2019.~~

Date:

Signed on behalf of Queenstown Lakes District Council

Name:

Position:

Signature:

Signed on behalf of Queenstown Lakes Community Housing Trust

Name:

Position:

Signature:

Relationship Framework Agreement (Rental Protocol) – Final Version for Signing