

**QLDC Council
30 April 2015****Report for Agenda Item: 9****Department: Planning & Development****QLDC Lead Policy – Housing Accord: Amendment****Purpose**

- 1 The purpose of the report is to propose an amendment to the Lead Policy to provide explicit reference to the need for negotiations to occur with Special Housing Area (SHA) proponents on securing commitment that a certain number of allotments be retained for community housing purposes, or equivalent contributions.

Recommendation

That Council:

1. Approve the amendments to the QLDC Lead Policy – Housing Accord and Special Housing Areas.

Prepared by:

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14/04/2015

Reviewed and Authorised by:

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14/04/2015

Background

- 2 The QLDC Lead Policy – Housing Accord and Special Housing Areas was adopted by Council at its meeting on 30 October 2014. In the absence of strong statutory guidance and parameters, the Lead Policy guides Council's approach to considering SHAs.
- 3 Since adoption, it has been considered that the Lead Policy would benefit from having an explicit consideration relating to negotiation with SHA proponents around the retention of a certain number of allotments for community housing purposes. Whilst there is nothing preventing this potential negotiation from occurring, it is considered that it would be more transparent and robust if this requirement was expressed in the Lead Policy.
- 4 An amendment has also been made to prevent the use of dwellings for short term rental and visitor accommodation.
- 5 Proposed amendments are shown in Attachment A as underlined.

Comment

Options

- 6 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:
- 7 Option 1 Do nothing: Do not amend Lead Policy
 - 8 Advantages: None.
 - 9 Disadvantages: Whilst negotiation could still occur, it would not be on the basis of a transparent and public expression of this possibility. Council would arguably have less ability to negotiate community housing retention outcomes.
- 10 Option 2 Amend Lead Policy, with text added under Section 1 Policy Objectives, Section 2 Principles and Clause 5.2.5 Affordability to require negotiations.
 - 11 Advantages: Provides transparent and public expression of the option to negotiate. Provides Council with greater weight to negotiate.
 - 12 Disadvantages: None.
- 13 This report recommends Option 2 for addressing the matter.

Significance and Engagement

- 14 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy.

Risk

15 This matter does not have significant risk. The proposed amendment reinforces and formalises an option that is already available to Council.

Financial Implications

16 There are no operational and capital expenditure requirements or other budget or cost implications resulting from the decision.

Council Policies, Strategies and Bylaws

17 The following Council policies, strategies and bylaws were considered:

- The HOPE Strategy

18 The recommended option is consistent with the principles set out in the strategy as it helps to fulfil the Strategy's objectives around affordable housing.

19 This matter is included in the Draft 10-Year Plan 2015 – 2025 currently out for consultation, in the Environment section.

Local Government Act 2002 Purpose Provisions

20 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly 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.

Consultation: Community Views and Preferences

21 No persons are considered to be directly affected by this matter. Negotiation could already occur without the proposed amendment, which simply makes explicit this possibility.

Attachments

A Amended Lead Policy – Housing Accord and Special Housing Areas.