

## **Draft Media Release**

### **Plan Change 24- Affordable and Community Housing**

#### **What is the purpose of Plan Change 24?**

To progress actions 13-19 of the HOPE Strategy (Adopted June 2005), in particular action 19: *“to introduce affordable housing into the policies of the District Plan so that it can become a relevant matter when Plan Changes/ Variations are proposed, as well as when resource consent applications are considered, for example in relation to discretionary activities. This is so the impacts of planning changes on affordability, both positive and negative, are addressed”*

The Plan Change sets forth two objectives:

- Objective 1: To provide a range of opportunities for low and moderate income resident households and temporary worker households to live in the district in accommodation appropriate for their needs;
- Objective 2: To ensure the provision of high quality affordable housing in proximity to places of work, transport and community services

The plan change includes several policies that further specify the parameters for achievement of these objectives. A key implementation method proposed is the preparation of an Affordable Housing Impact and Mitigation Statement (AHIMS) for new developments that exceed what is anticipated under the District Plan (meaning Permitted, Controlled and Restricted Discretionary activities). The AHIMS determines the extent of affordable housing demands generated by the development or subdivision beyond what is already anticipated under the Plan, and the range of actions to be taken to mitigate the identified demand.

#### **What will the Plan Change 24 deliver?**

- Provides an opportunity for a mix of market solutions and community ownership to meet the future affordable housing demands as the district grows
- A resource management framework for consideration of the housing needs of the district's workforce when considering development proposals that seek significant increases in development density over what is currently anticipated by the District Plan
- Quality and energy efficiency standards for affordable housing

#### **What Plan Change 24 won't do:**

- Does not create any requirement to contribute toward affordable housing when giving effect to what is already anticipated by the District Plan
- Does not create a tax or levy

#### **Will PC 24 solve all of our housing affordability problems?**

No. Central government is progressing a Housing Affordability Bill which may, if adopted, provide additional tools and resources to local government to further assist in the delivery of affordable housing. Those measures, if enacted, would likely be complementary to, but not replace, the purpose of Plan Change 24.

#### **What about incentives and other initiatives?**

The Council has underway further work to create incentives. Some of this work may be enabled by the central government Bill. Areas we are looking at include density provisions in our high density zones, comprehensive residential development rules, and development contributions policy to name a few.

### **Examples**

If all VA units in a development are 35m<sup>2</sup>, then 18 additional units could be built before one studio unit is required as affordable housing

A residential subdivision (with average residential units of 140m<sup>2</sup> excl garage) would need to propose 15 sections above what is anticipated in the Plan before one studio unit (e.g. a residential flat) would be required as affordable housing.

The Plan Change is open for Submissions by anyone until 19 December 2007. At this time, we anticipate calling for Further Submissions in mid- January, through to the end of February, 2008. A Hearings Panel will debate the matters presented in the submissions, and at this time it is anticipated that the hearing may be able to be held between May and July 2008. A decision of the Hearings Panel could possibly be ready for Council review and, if acceptable, adoption between September and December 2008. There are many situations that may occur along the process that could delay these timeframes. The process is open to appeal after the Council makes its decision on the hearings panel recommendation.

### **Where can I get further information?**

Council is scheduling at least two workshops. Please check [www.qldc.govt.nz](http://www.qldc.govt.nz), or call 441-0499 for further information