

L Council Decision on Plan Change 24 – Affordable Housing

Amendments to Plan Provisions as notified 14 January 2009

This plan change creates a new appendix to the plan therefore all text referring to Appendix 11 is new. Changes in relation to chapters 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15 and Definitions are denoted by underline for additions.

1. **Amend Section 3 - Sustainable Management 3.3, 3.4 and 3.6 as follows:**

3 Sustainable Management

...

3.3 Social and Economic Well being

The Act provides for the management of the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well being and for their health and safety. As such the sustainable management of the natural and physical resources for the continued well being of the District's population has clear social and economic considerations.

The Queenstown Lakes District is wealthy in terms of natural and physical resources and amenities, which are important to the economic and social well being of the community and the identity of the District. These include:

- water resources, lakes and rivers
- mountain topography
- good flat land for development and agriculture
- good transport links - road and air
- outstanding visual landscapes
- climate and air quality
- heritage buildings and environs.

- Hydro generation lakes and margins and facilities.

The definition of natural and physical resources within the Act includes structures. This definition therefore applies to activities such as hydro generation facilities. It also applies to physical resources like housing (including Affordable and Community housing)

...

3.4 Towards Achieving a Sustainable District

The District is rich with a diverse range of natural and physical resources, which have evolved as a result of many factors. Its history, and the fact much of its natural character has not been extensively altered has shaped the way it is today. The District Plan must take heed of the District's:

- topography and extensive lakes and river network;
- geographic location;
- existing infrastructure;
- social, cultural and economic diversity;
- need for access to Affordable and Community Housing
- vulnerability to natural hazards; and
- heritage and landscape values and amenities.

...

3.6 A Vision of Community Aspirations for a Sustainable District

A sustainable District is efficient in the way it uses resources. It is likely to have compact urban centres and strong town centres or retail centres. It has a quality environment where people feel safe, can access its various parts easily by means of efficient road, public transport and pedestrian links and can orientate themselves through public views, landscape features and feature buildings. It is a District where people can identify with the cohesive urban form and the protection of the character of different areas such as the street environment, use of open space, enhancement of the landscape and

the external appearance of its buildings. Those elements of the District that contribute to its identity are supported and enhanced while others are added to increase the vibrancy and vitality of the District, such as support for the promotion of relevant and appropriate urban design principles.

The surrounding rural environment provides people with the opportunity to experience healthy, functioning natural resources such as protected ecosystems and habitats, lakes, rivers and mountains. It has the potential to provide for recreation, open space, walkways, and respects cultural, heritage and intrinsic values. Landforms, landscapes and outstanding natural features such as undeveloped ridgelines, hilltops, areas of open space and visually prominent landscape elements that contribute to the District's identity and well being, are protected from activities that damage them.

A sustainable District enables the social and economic well being of the District as well as the communities that make up the District. It is necessary to have some understanding of the elements and resources that create that well being and to recognise that within the District there are different communities each of which seeks to enhance its own social and economic well being. The issue of community well being has taken on increased importance to the residents of the District in terms of determining policies which ensure the sustainable management of both the natural and physical resources of the District, or particular localities, in a manner which will allow communities to provide for their economic, social and cultural well being.

The first matter which has a marked bearing on the well being of the community is the physical setting of the living environments and their relationship to the mountains, valleys, lakes and rivers. As such all development including public utilities and facilities should not disrupt or destroy the natural setting or scenic vistas which are part of the community's living environments and which the community seeks to sustain.

The second element is the scale of buildings, extent of the urban areas, urban form and urban amenity values. Much of the community has retained low-rise buildings, a general regard for views and pedestrian accentuated streetscapes. The townships have also established a compact character with a distinction between the rural and urban areas. This provides an environment in which people feel secure and with which individuals identify. To retain a diverse, mixed community it is important to ensure housing is

accessible to a range of households. Individuals and communities in the District strongly associate with the outstanding natural features and the landscape.

...

2. ***Amend Section 4 - District Wide Issues 4.9, add a new section 4.10 and amend text in 4.12.4 as follows:***

4 District Wide Issues

...

4.9 Urban Growth

...

4.9.2 Issues

The Council can play an important role in the sustainable management of growth as it relates to other important District wide issues, including protection and enhancement of the landscape and avoiding the adverse effects of development on the natural and physical resources of the District. It is not possible to be precise about the level of growth to be planned for, but increased growth is anticipated in:

- tourism and visitor numbers
- hotels and visitor accommodation
- housing demand, including Affordable Housing
- increased range and scale of retail activity
- increased demand for educational and recreational facilities such as schools.

4.10 Affordable and Community Housing

4.10.1 Introduction

Housing is an important physical resource that helps to enable the social and economic well being of the District. Access to Affordable and Community Housing enables employees on low and moderate incomes to live in the District, contribute to a diverse community mix and support the growth and diversification of the local economy. Affordable Housing is taken to mean housing where a low or moderate income household spends no more than approximately 30% of gross income on rent or mortgage (principle and interest) repayments. Community housing is the same as Affordable Housing except that the long term affordability of the housing needs to be secured.

Factors that exacerbate housing affordability problems include a service-based economy which is dependent upon many low and moderate income jobs, a small housing market that is bid up by investors, the commercial accommodation sector and the second and holiday home markets, and constraints on land supply (due to the landscape values of the District).

Development and subdivision create a demand for Affordable and Community Housing. Some subdivisions and developments create a significant enough demand to require the provision of Affordable Housing and/or a contribution of Community housing. The purpose of the contribution is to satisfy this demand that if not met would create an adverse effect on the environment.

In developments and subdivisions where Affordable Housing is to be provided and/or a contribution of Community housing is to be made, types of housing which are affordable will need to be provided. In addition, Community Housing will be subject to retention mechanisms that will ensure its long term affordability. The amount provided or contributed shall correspond to the demand for Affordable and Community Housing created by the development or subdivision. These requirements are explained in Appendix 11.

4.10.2 Issues

A lack of Affordable and Community Housing opportunities (both rental and owner occupier) for low and moderate income households may result in negative effects on the social, economic and environmental well being of the district.

The principle issues identified are:

- i How to provide for Affordable and Community Housing in the urban settlements of the District whilst at the same time sustaining compact urban forms which are designed to protect the environmental values and outstanding landscapes of the District.
- ii Affordable and Community Housing, if provided outside of the settlements of the District, may increase vehicle commuting trips and place lower income households away from support services and activities.
- iii The growth of the District's economy may be restrained by a lack of Affordable and Community housing.
- iv The ability of the community to provide for its social and economic well being is reduced if low and moderate income households cannot locate within the District.

4.10.3 Objectives and Policies

Objective 1 Access to Affordable and Community Housing

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.

Policies

- 1.1 To assess the impact of the development and/or subdivision on the supply of and demand for Affordable and Community Housing, and whether a contribution towards Affordable and Community Housing is necessary to mitigate any adverse effects and/or impact of the development and/or subdivision.
- 1.2 To ensure that the Affordable Housing demand generated by the development and/or subdivision is met.

PLAN CHANGE 24 – AFFORDABLE HOUSING

L

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods:

i District Plan

- (a) Plan Changes that incorporate appropriate provisions relating to the supply of Affordable Housing and and/or contributions to Community Housing.
- (b) Resource Consent conditions, including conditions on the number and type of allotments or dwelling units to be provided by the development and contributions towards Affordable Housing or contribution to Community Housing.
- (c) Preparation of an Affordable and Community Housing Assessment (as described in Appendix 11) to determine the extent of the demand for Affordable and Community Housing generated by development and/or subdivision and the range of actions to be taken to meet that demand.

ii Other Methods

- (a) Implementation of the Council's Housing Our People in our Environment (HOPE) Strategy
- (b) Actions of the Queenstown Lakes Community Housing Trust
- (c) Actions of Central Government

Objective 2 Quality of Affordable and Community Housing

To ensure the provision of high quality Affordable and Community Housing in proximity to places of work, transport and community services.

Policies

- 2.1 To ensure that Affordable and Community Housing is located within the urban settlements of the District.
- 2.2 To ensure Affordable and Community Housing is well designed and energy efficient.
- 2.3 To avoid the concentration of Affordable and Community Housing with provisions for its spread throughout a development and the urban settlements of the District.

Implementation Methods

Objective 2 and associated policies will be implemented through a number of methods:

i District Plan

- (a) Incorporation of appropriate provisions in Plan Changes
- (b) Resource Consent conditions
- (c) Design Criteria as set forth in Appendix 11

ii Other Methods

- (a) Design guides
- (b) Design review

Explanation and Principal Reasons for Adoption

The long term environmental, social and economic effects of a lack of affordable housing within the District are potentially significant. Over time, without access to appropriately designed or located Affordable and Community Housing it is likely that the community will see a narrowing of the diversity of the community, a reduction in economic growth rates, an increase in vehicle movements, and pressure for urban development in less expensive, but more environmentally damaging locations within the District. There is a need to ensure that housing options are available to retain a mixed community and a more permanent, stable workforce.

New subdivision and development can both reduce and increase the supply of housing that is affordable for households on low and moderate incomes. As new development occurs (whether through changes to the District Plan or through consent processes) there is an opportunity to consider and provide for the Affordable and Community Housing needs of the community. To this end, the Affordable and Community Housing Assessment is the mechanism by which impacts of development on Affordable and Community Housing are to be identified and suitable Affordable and Community Housing plans developed. Affordable and Community Housing plans must look at providing both Affordable and Community Housing.

Affordable Housing may involve increasing the supply of housing units suitable for low and moderate income households. Such methods may include the provision of residential flats, intensive housing formats of a variety of sizes and purpose designed temporary worker accommodation.

Community Housing will involve a contribution subject to retention mechanisms. Retention mechanisms are required to ensure the ongoing availability of the Community Housing for future low and moderate income households. The retention mechanisms comprise regulatory and conveyancing tools suitable for defined periods of time, or the transfer of contributions in the form of land, housing or money to the Council to achieve permanent affordability.

4.11 Earthworks

...

4.12 Monitoring, Review and Enforcement

...

4.12.4 Monitoring of Key Environmental Results

...

xvii Affordable Housing

The monitoring of the following:

- Proportion of low and moderate income households living within the District
- The extent of turnover of employees, and the changes to the make up of the community, relative to national level trends
- Range of unit types provided by developments
- Housing costs (rental / mortgage) relative to household incomes

PLAN CHANGE 24 – AFFORDABLE HOUSING

L

3. Add the following rule to Sections 5 and 8 of the Plan in the following locations:

- 5.3 Rural General and Ski Area Sub-Zone – Rules, after 5.3.2 District Rules
- 5.7 Gibbston Character Zone – Rules, after 5.7.2 District Rules
- 8.2 Rural Living Areas Rules, after 8.2.1 District Rules

Affordable and Community Housing

Conditions may be included in land use and / or subdivision consents for non-complying and discretionary activities requiring the provision of, or contribution towards the provision of, Affordable and Community Housing, to be assessed or calculated in accordance with Appendix 11.

4. Add the following rule to Section 7 of the Plan in 7.5 Low Density and High Density Residential Zone Rules, after 7.5.2 District Rules:

Affordable and Community Housing

Conditions may be included in land use and / or subdivision consents for non-complying activities and discretionary activities using the Comprehensive Residential Development rules requiring the provision of, or contribution towards the provision of, Affordable and Community Housing, to be assessed or calculated in accordance with Appendix 11.

5. Add the following rule to Sections 6, 9, 10, 11 and 12 of the Plan in the following locations:

- 6.2 Queenstown Airport Mixed-Use Zone Rules, after 6.2.2 District Rules
- 9.2 Township Zone Rules, after 9.2.2 District Rules
- 10.6 Queenstown Town Centre Zone Rules, after 10.6.2 District Rules
- 11.2 Business Zone Rules, after 11.2.2 District Rules
- 11.3 Industrial Zone Rules, after 11.3.2 District Rules
- 12.2 Resort Zone Rules, after 12.2.2 District Rules

- 12.4 Rural Visitor Zone Rules, after 12.4.2 District Rules
- 12.7 Penrith Park Zone Rules, after 12.7.2 District Rules
- 12.9 Bendemeer Zone Rules, after 12.9.2 District Rules
- 12.11 Remarkables Park Zone - Rules, after 12.11.2 District Rules
- 12.13 Hydro Generation Rules, after 12.13.2 District Rules
- 12.15 Quail Rise Rules, after 12.15.2 District Rules
- 12.17 Meadow Park Zone Rules, after 12.17.2 District Rules
- 12.18 Frankton Flats Special Zone Rules, after 12.18.2 District Rules

Affordable and Community Housing

Conditions may be included in land use and / or subdivision consents for non-complying activities requiring the provision of, or contribution towards the provision of, Affordable and Community Housing, to be assessed or calculated in accordance with Appendix 11.

6. Add the following rule to Section 15 of the Plan in 15.2 Subdivision, Development and Financial Contribution Rules, after 15.2.3 Subdivision Activities:

Affordable and Community Housing

Conditions may be included in land use and / or subdivision consents for non-complying activities in all zones and discretionary activities in the following zones:

- Rural Areas- Rural Zone and Ski Area Sub-zone
- Rural Areas- Gibbston Character Zone
- Rural Living Areas
- Residential Areas (with respect to consents utilising the Comprehensive Residential Development rules only)

requiring the provision of, or contribution towards the provision of, Affordable and Community Housing, to be assessed or calculated in accordance with Appendix 11.

7. Add the following Assessment Matter to Sections 5 and 8 of the Plan in the following locations:

- 5.4.2.3 Assessment Matters General, at the end of the section
- 5.8.2 Assessment Matters, at the end of the section
- 8.3.2 Assessment Matters, at the end of the section

Affordable and Community Housing

Whether the demand for Affordable and Community Housing created by the development or subdivision has been assessed or calculated in accordance with Appendix 11 and suitable contributions and/or provision is to be made to meet that demand.

8. Add the following Assessment Matter to Section 7 of the Plan in 7.7.2 Assessment Matters, at the end of the section:

Affordable and Community Housing

With respect to applications utilising the Comprehensive Residential Development rules, whether the demand for Affordable and Community Housing created by the development or subdivision has been assessed or calculated in accordance with Appendix 11 and suitable contributions and/or provision is to be made to meet that demand.

9. Add the following Assessment Matter to Section 15 of the Plan in 15.2.3.5 Assessment Matters for Resource Consents, at the end of the section:

Affordable and Community Housing

In considering whether or not to grant consent or impose conditions with respect to subdivision in the following zones:

- (i) Rural Areas- Rural Zone and Ski Area Sub-zone

(ii) Rural Areas- Gibbston Character Zone

(iii) Rural Living Areas

(iv) Residential Areas (with respect to consents utilising the Comprehensive Residential Development rules only)

the Council will consider whether the demand for Affordable and Community Housing created by the development or subdivision has been assessed or calculated in accordance with Appendix 11 and suitable contributions and/or provision is to be made to meet that demand.

10. Add the following to the Definitions section:

Definitions

<u>AFFORDABLE HOUSING</u>	Means housing whose cost to rent or own does not exceed 30% of the gross income of low and moderate income households and which reflects the design criteria established in Appendix 11.
<u>AREA MEDIAN INCOME (AMI)</u>	Means the median household income for the Queenstown-Lakes District as published by Statistics New Zealand following each census, and adjusted annually by the Consumer Price Index (CPI).
<u>COMMUNITY HOUSING</u>	Means affordable housing that maintains long term affordability for existing and future generations through the use of a Retention Mechanism.
<u>HOUSEHOLD</u>	Means a single individual or a group of people, and their dependents who normally occupy the same primary residence.
<u>HOUSEHOLD INCOME</u>	Means all income earned from any source, by all household members.
<u>LOW INCOME</u>	Means Household Income below 80% of the Area Median Income.
<u>MODERATE INCOME</u>	Means Household Income between 80% and 140% of the Area Median Income.
<u>RESIDENTIAL ACTIVITY</u>	Means the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, recreational activities and the keeping of domestic livestock. For the purposes of this definition, residential activity shall include <u>Affordable and Community Housing</u> , emergency, refuge accommodation and the non-commercial use of holiday homes. Excludes Visitor Accommodation.

<u>RETENTION MECHANISM</u>	Means those tools which ensure the long term affordability of Community Housing for existing and future generations. Will normally involve the transfer of ownership to the Council or the use of covenants, encumbrances or similar restrictions.
-----------------------------------	--

11. Add New Appendix 11 as follows - changes are not underlined:

Appendix 11

Affordable and Community Housing

SECTION 1: Design Criteria for Affordable and Community Housing

The following minimum criteria (A-C) shall be met in order for housing to be considered Affordable Housing.

A. Minimum Unit Sizes

Affordable and Community Housing Units shall be no smaller in size than as indicated in Table 1:

Note: Figures exclude balconies, garages (if included) and outdoor amenity areas. Shared living/dormitory units are not included. Units over 180 sqm will not usually be considered appropriate.

Table 1: Minimum Unit Sizes

Unit Type by Number of bedrooms	Minimum Residential Unit size (Area sqm)
Studio (0 bedroom)	35
1	45
2	70
3	90
4	115

B. Design Principles

- i Affordable and Community Housing should be designed and constructed in accordance with best practice in urban design principles, and it should comply with and be assessed against the same criteria that apply to other housing in the relevant development zone or area.
- ii Affordable and Community Housing should be provided on-site unless this is not appropriate or practically achievable. Circumstances where this may not be appropriate or practically achievable may include:
 - (a) Where the zoning of the location does not provide for residential development
 - (b) Where problems of reverse sensitivity make on-site provision of housing inappropriate
 - (c) Where the development is isolated and unreasonably distant from places of work
 - (d) Where the Council is satisfied that the alternative location offered is of an equal or better location for Affordable Housing, for example it is located closer to transport links or community facilities
- iii Affordable Housing should be spread throughout the development unless this is not appropriate or practically achievable. Circumstances where this may not be appropriate or practically achievable may include where the Affordable Housing to be delivered is of a different built form from the rest of the development and cannot reasonably be spread throughout the development.

C. Energy Efficiency

All residential units defined as Affordable Housing shall be constructed to achieve at least the following insulation and glazing standards (in R values):

PLAN CHANGE 24 – AFFORDABLE HOUSING

Table 2: Minimum Construction Standards for Affordable Housing

Part of Building	Non solid	Solid (two options)	
Roof	3.5	3.9	4.0
External walls	2.5	1.9	1.4
Floor	3.1	1.9	1.9
Glazing	0.26	0.26	0.33*

* double glazing with lowE coating and argon gas fill and solid aluminium frames

Additionally, a heating appliance shall be installed capable of heating all rooms to 18 degrees Celsius year round.

SECTION 2: Affordable and Community Housing Assessment

There are two parts to undertaking an Affordable and Community Housing Assessment, Part A and Part B.

A. Assess the demand for Affordable and Community Housing generated by the development or subdivision.

This can be done by either using the figures in Table 3 or by undertaking an alternative assessment.

If the result of the Affordable and Community Housing Assessment is a demand less than 1 household, no Affordable or Community Housing need be provided.

An alternative assessment would need to consider the income profile of, and demographics of, the households the expected workforce of the development would support. It would include the following steps:

There is only a need to consider the demand for Affordable and Community Housing of development or subdivision in excess of the following:

- i What can be developed through permitted, controlled or restricted discretionary activities (unless otherwise stated in the zone provisions that apply to the site);
- ii What can be developed through discretionary activities in all zones except the Rural General Zone and through the Comprehensive Residential Development Rules in the Residential Zone (unless otherwise stated in the zone provisions that apply to the site)
- iii What can be developed through existing consents
- iv Existing development or subdivision

Table 3: Assumed Demand for Affordable Housing by Expected Land or Building Use

Expected Land or Building Use	Households requiring Affordable Housing per 1000m ² of Gross Floor Area
Visitor Accommodation	1.0
Commercial Intensive: includes large format retail (399 m ² Gross Floor Area or less), restaurants, cafes and bars, office, professional and health services	3.4
Commercial Large Format: includes 'specialty retail' (400 m ² Gross Floor Area or more), wholesale, industrial activities, service activities, trade suppliers, utilities, recreational, conference and tourism facilities	2.6
Residential	0.3

PLAN CHANGE 24 – AFFORDABLE HOUSING

Calculations of Gross Floor Area for the purposes of Table 3 should exclude garages or any other floor area dedicated to car parking.

The number of households should be rounded to the nearest whole number once a total of one household is exceeded.

If a written agreement has been executed with the Council regarding the Affordable and Community Housing contribution to be made for a proposed development or subdivision, Affordable Housing contributions will be deemed to be met via the terms of that agreement.

If the Gross Floor Area is unknown when an Affordable and Community Housing Assessment is undertaken, the assumptions in Table 4 shall be used:

Table 4: Assumptions to be made if the Gross Floor Area is unknown at the time an assessment is undertaken.

Category	Building Coverage of site	No. of Floors
Residential	Assume 143m ² per Dwelling Unit	
Visitor Accommodation	55%	2
Commercial	75%	1
Country Dwelling	Assume 143m ² per Dwelling Unit	
Other	To be individually assessed	
Town Centre Visitor Accommodation	80%	2
Town Centre Commercial	80%	2
Mixed Use Accommodation	55%	1
Mixed Use Commercial	55%	1

Primary Industry	Assume 143m ² per Dwelling Unit
Restaurant/Bar	Use Commercial or Town Centre Commercial

An alternative assessment should include the following steps:

1. Assess the employment that the development is likely to generate (full time and part time, permanent and temporary):

In the case of residential development this should include employment generated during construction and ongoing servicing of the dwellings (such as maintenance). It should also include employment generated by demand for commercial and non-commercial services that service the residential area (e.g. retail and public services such as education, police, fire and recreation).

In the case of commercial, non-residential development (e.g. visitor accommodation, retail, office, tourism facilities) this should include all expected permanent employment demands created by the development. Account should be taken of the employment demand assumed to be already derived from the residential sector (i.e. double counting of employment demand between land uses should be avoided).

The employment generated by non-residential activities can be divided into one or more relevant employment sectors, (for example Table 3 shows three employment sectors).

'Multiplier effects' should not be given regard to. By this it is meant that the employment demands created in response to the servicing demands of Affordable and Community Housing that is created should not be included.

2. Assess the number of households that will be generated by employment in these sectors, taking into account multiple job holders and the average number of employees per household.

3. Assess the number of Affordable Housing units required to meet the housing needs of these households, taking into account the income profile of the employment generated, house prices and rental values.

The result of Part A of the Affordable Housing Assessment (whether using the 'assumed demand' figures in Table 3 or carrying out an alternative assessment) will be **the number of households in need of Affordable or Community Housing**.

B. Develop an Affordable and Community Housing plan

This shall be undertaken through steps 1-5 below.

1. Establish the mix of housing to be delivered

The provision of Affordable and Community Housing shall consist of a mix of housing types in terms of the number of bedrooms. The average of the total contribution shall be no lower than 2 bedrooms per unit.

2. Determine the proportion of demand that be met by the contribution of Community Housing

A minimum of 40% of the demand generated by the development or subdivision shall be met by Community Housing. A higher proportion of Community Housing may need to be contributed if the Affordable Housing cannot be provided (for example when the site is unable to accommodate residential development and alternative sites to provide the Affordable Housing are not available).

3. **Determine how the Affordable Housing will be provided.** This may include (but is not limited to) the use of duplexes, townhouses, residential flats and apartments.

The applicant shall demonstrate how the Affordable Housing delivered will be protected from conversion to Visitor Accommodation.

4. Determine how the Community Housing will be secured

The Community Housing contribution can be met by one or a combination of the following, as agreed with the Council:

- (a) transferring to the Council land at no cost that will be sufficient and appropriate to achieve the number of units necessary to meet the community housing obligations
- (b) the provision of money in lieu of land if it is accepted that land is not the most appropriate option (consider the criteria under Section 1B of this Appendix for examples of instances where cash or off-site provision may be acceptable). The amount of money to be provided shall be based on the fair market value at the time consent is granted of the land that would otherwise have been provided within the development or subdivision.
- (c) A contribution of housing that is subject to suitable retention mechanisms. These may include:
 - (i) A transfer of ownership of land and housing to the Council. A purchase price for the housing can be negotiated.
 - (ii) The management of the housing as Community Housing.

If land or housing is not to be transferred to the Council or money accepted in lieu, a suitable alternative retention mechanism will need to be put in place to ensure that the housing will remain Community Housing. The Council will seek evidence that the Community Housing will be allocated to households in a manner:

- that will meet the demand created by the development or subdivision for Community Housing (including have regard to the income profile of those households); or
- consistent with the document 'Applicant Eligibility Criteria' as adopted by the Council as part of the Housing Our People in our Environment (HOPE) Strategy on 24 October 2007.

5. Identify where the Affordable and Community Housing will be located.

i With respect to Plan Changes:

- (a) if sufficient information is available, identify the locations of the Affordable and Community Housing to be provided; or
- (b) include provisions that will ensure that the location of Affordable and Community Housing will be considered at a suitable time in the future; or
- (c) negotiate an alternative arrangement with the Council

ii With respect to Resource Consents:

- (a) identify the locations of the Affordable and Community Housing to be provided

The locations of the Affordable and Community Housing will need to comply with the Design Principles under Section 1 of this Appendix.