

QLDC Council

26th October 2017

Report for Agenda Item: 2

Department: Planning & Development

Mayoral Housing Affordability Taskforce Update

Purpose

The purpose of this report is to present to Council the recommendations of the Mayoral Housing Affordability Taskforce Work Group, including specific recommendations that the Council will need to consider.

Executive Summary

- (a) The Mayoral Housing Affordability Taskforce was set up in April 2017 by the Mayor, Jim Boulton to investigate new ways of addressing housing availability and affordability in the district, with membership being drawn from a wide range of parties with an interest or involvement in the supply of housing within the Queenstown Lakes area.
- (b) The Taskforce has completed a report following six months of work. Recommendations have been made that identify actions that Council and other parties need to implement to reach the goal set by the Taskforce:

All of our workforce will be able to own or occupy a home in our District at a cost that allows them to live within their means by 2048, with an initial target of 1000 Community Affordable homes with secure tenure by 2028.

- (c) Achieving this goal will require bold action. The Taskforce has suggested a multi-pronged approach and identified a suite of recommendations that Council will need to consider its response to.

Recommendation

That Council:

- 1 **Note** the contents of this report;
- 2 **Receive** the report from the Mayoral Housing Affordability Taskforce and note the six recommendations made;
- 3 In response to the six recommendations made in the Mayoral Housing Affordability Taskforce report, that Council:
 - 3.1 **Consider, endorse and promote** the new Secure Home Programme offering;
 - 3.2 **Note** that independent advice is currently being sought regarding the implications of providing a Council guarantee to the Shared Home

Equity Product, that will be reported back to Council by December 2017;

- 3.3 **Note** that a review of the Council's Visitor Accommodation settings is underway, with the results scheduled to be reported to Council in November 2017 as part of Stage 2 of the Proposed District Plan;
- 3.4 **Agree** to investigate and report back on the way in which consent fees, rates and development contributions could be applied to residential properties to incentivise long-term rentals and the development of additional housing by June 2018;
- 3.5 In respect of Special Housing Areas:
 - 3.5.1 **Note** that the Council, through amendments to the Lead Policy made at its 28 September 2017 Council meeting, has already decided to increase the level of contribution required from developers and to negotiate that contribution itself;
 - 3.5.2 **Agree** that any contribution obtained should be solely directed towards developing and growing the pool of homes delivered where perpetual community affordability is retained over the long-term;
- 3.6 **Agree** to investigating and reporting back on the options for inclusionary Zoning provisions as part of Stage 3 of the Proposed District Plan to be notified by the first quarter of 2019;
- 3.7 **Undertake a review** of Council's own land holdings for opportunities to contribute further towards the community investment in Community Affordable housing, to at least the same level to other developers' contributions, by February 2018;
- 3.8 Working with the Queenstown Lakes Community Housing Trust, **agree to a review** of the form and structure of the Trust to enable the Council to confirm that the Trust is its preferred partner in affordable housing management and delivery and is the preferred entity to receive contributions negotiated by the Council as part of a Special Housing Area or other mechanism by February 2018;
- 3.9 **Agree** to investigating and establishing an information sharing database and partnership between the Council, Queenstown Lakes Community Housing Trust and Central Government agencies to ensure full access to household income support options for the district's residents by March 2018;
- 3.10 **Agree** to developing a new Queenstown Lakes Housing Strategy in collaboration with the private sector, Queenstown Lakes Community Housing Trust, and Central Government agencies by June 2018

Prepared by:



Mindy McCubbin
Senior Policy Planner

10/10/2017

Reviewed and Authorised by:



Tony Avery
GM, Planning & Development

12/10/2017

Background

1. The Mayoral Housing Affordability Taskforce was set up in April 2017 by the Mayor, Jim Boulton to investigate new ways of addressing housing availability and affordability in the district.
2. Over recent years, Queenstown Lakes District has experienced exponential growth not only in the demand for housing but also a dramatic increase in the cost of housing due to economic and tourism growth, more jobs being created locally and population growth. Furthermore, the seasonal workforce growth adds pressure to the availability of homes for the year round workforce. Housing costs in the district have risen at the highest rates across the country, and on almost any measure the district is one of the most unaffordable places to live in New Zealand. Importantly, the market has not been able to deliver sustainable, affordable housing for the district in a manner that maintains the affordability of properties in the long term. Growth predictions mean that the district is going to be under pressure to provide land for all the future housing demands, and supply of affordable housing in the district is limited. It was for these reasons that the Taskforce was established to look at what could be done.
3. Membership of the Taskforce was drawn from a wide range of parties with an interest or involvement in the supply of housing within the Queenstown Lakes area. The members and their affiliations are:

Housing Affordability Taskforce Members	
Name	Affiliation/Company
Bill Moran	Former Chief Operating Officer and Deputy Secretary, NZ Treasury
Ian Adamson	Warren & Mahoney Architects - Principal
Ian Greaves	Southern Ventures – Development Manager

John May	Southern Ventures – Director
Julie Scott	QLCHT - Executive Officer
Kirsty Sinclair	Harcourts Real Estate Agent
Paul Croft	Infinity Investment Group - Chief Executive Officer
Paul Munro	Christchurch City Holdings Limited – Chief Executive
Sally Mingaye-Hall	Shotover Primary School – Board of Trustees and SIT Facilitator
Scott Figenshow	Community Housing Aotearoa - CEO
Shaun Drylie	SBS Bank - Group Chief Executive
Stephen Brent	Cavell Leitch Lawyers – Principal Partner & former QLCHT Acting Chairperson
Steve Evans	Fletcher Building – Chief Executive Land & Residential Development
Trent Yeo	Ziptrek EcoTours - Director
For Council	
Jim Boulton	QLDC - Mayor
John MacDonald (Chair)	QLDC Councillor & Taskforce Chair
Ross McRobie	QLDC - Councillor
Mike Theelen	QLDC - CEO
Tony Avery	QLDC – GM Planning & Development
Ian Bayliss	QLDC – Planning Policy Manager

Housing Affordability in Queenstown Lakes District

4. The issue of Housing Affordability in Queenstown Lakes District is not new to the area. The HOPE (Housing Our People in our Environment) Strategy was prepared in 2005, to set out a range of actions for Council and the community to take to address housing affordability. Through this, the Queenstown Lakes Community Housing Trust was established and the affordable housing policy Plan Change 24 was introduced. Plan Change 24 set out Council's expectations in relation to affordable housing and provided a percentage of sites and dwellings (or cash in lieu) for community housing. Plan Change 24 was notified in 2009 and appealed to the courts with the result being that the prescriptive elements of the plan change were removed. Therefore, it did not lead to any applicants having to make a contribution towards affordable or community housing although a number of Stakeholder Deeds were established requiring the provision of affordable housing as part of Plan Changes. In addition to this, the Housing Accords and Special Housing Areas Act 2013 (HASHAA) was introduced by central government with the purpose to enhance housing affordability. On 23 October 2014, the Queenstown Lakes District Housing Accord (the Accord) was signed. The Accord required the Council to prepare a Lead Policy which was originally approved by Council on 30 October 2014. In total eight SHA's have been approved by the Minister. These SHA's are expected to contribute upwards of 885 dwellings. While these initiatives have been undertaken in an effort to curtail housing unaffordability, it is considered that these efforts have not been enough to address the problem.
5. Currently within the district, the problem is that there are two broad market options available to house people:
 - Short term rentals where there is uncertainty about length of tenure and increasing rent costs over time as determined by the market;
 - Buying a property which for many of the district's residents is now well beyond their means.
6. It is expected that growth will continue in the short term and smaller homes are required to cater for the workforce who otherwise may rent 2+ bedroom homes and share it with others (reducing the supply of homes available for couples and families) and it is crucial to keep all of the community in place. Given the clear evidence that the market is not able to deliver long-term affordable housing into the district, the Taskforce came to the view that the "business as usual" approach will not address the district's housing availability and affordability issues as this is only ever likely to result in the same outcomes that we are all seeing now. Something needs to change to house the residents and workforce of the district in an affordable and sustainable way. If this is achieved, it could put the district on the map as providing a fresh, innovative and novel approach to the tackling the housing affordability crisis In New Zealand.

Housing Affordability Taskforce

7. The Taskforce has met eight times in total since it was established and has analysed the current housing situation in the district and made recommendations

to bring the district closer to achieving the goal. The Taskforce process thus far is listed below:

- **10 April 2017-** Taskforce launched;
 - **8 May 2017-** Focus area agreed upon;
 - **29 May 2017-** Exploration of a secondary affordable market and establishment of a sub-group;
 - **12 June 2017-** Workshop on Land Trusts and tools for retention of affordability is held;
 - **10 July 2017-** Received a report from the subgroup on secondary affordable market tools and potential applicability;
 - **7 August 2017-** Received a presentation on SHEP and reviewed interim report to Council;
 - **4 September 2017-** Held a workshop recapping the range of issues explored by the Taskforce;
 - **18 September 2017-** Reviewed the draft report;
 - **2 October 2017-** Confirmed the recommendations.
8. The Taskforce acknowledged that the housing affordability crisis is a New Zealand-wide problem. The Taskforce met a number of times to discuss the current situation in Queenstown Lakes and to consider what could be done about it and acknowledged that there is no single solution. The Taskforce recognised a multi-pronged solution was required and that recommendations would need to have strong buy-in from business, developers and the wider community. The Taskforce decided that a goal needed to be included which would help drive initiatives. That goal needed to be bold. It was decided that the goal should be:

All of our workforce will be able to own or occupy a home in our District at a cost that allows them to live within their means by 2048, with an initial target of 1000 Community Affordable homes with secure tenure by 2028.

Queenstown Lakes Community Housing Trust (QLCHT)

9. Since 2008, the Queenstown Lakes Community Housing Trust (QLCHT) has assisted 160 households into secure homes and there are currently 480 households on its waitlist. The Taskforce has taken on board the QLCHT vision of “helping committed residents of the Queenstown Lakes District into decent affordable housing with secure tenure”. QLCHT and the Council have adopted the internationally recommended benchmark where housing is deemed affordable if the household spends less than 35% of their gross income on rent or mortgage repayments. It is expected that through an innovative, multi-pronged approach, the overall goal stated above can be achieved, which would contribute to appropriate and affordable housing supply with flexibility and diversity in housing product which in turn, will build stronger partnerships, successful neighbourhoods and a sustainable community.

Taskforce Recommendations

10. To achieve the goal, the Taskforce developed the following set of recommendations:

- Recommendation 1: Build a range of affordable market offerings;
- Recommendation 2: Adjust the Visitor Accommodation settings;
- Recommendation 3: Provide more land, intensification and inclusionary zoning;
- Recommendation 4: Invest in scaling up the QLCHT so that it is able to contribute strongly to the goal of delivering 1000 affordable homes with secure tenure by 2028;
- Recommendation 5: Address household income support;
- Recommendation 6: Build a strategy for long term community support.

This agenda item comments on those recommendations and seeks direction from Council on how it wishes to respond.

Taskforce Recommendation One- Build a range of affordable market offerings

1.1 *That the Secure Home Programme be:*

1.1.1 *Considered, endorsed and promoted by the Queenstown Lakes District Council (Council).*

1.1.2 *Queenstown Lakes Community Housing Trust (QLCHT) further develop the Secure Home Programme and use it for any future developments that are on land provided through an SHA process or with any other similar contributions obtained by the Council.*

1.2 *That the Shared Home Equity Product be:*

1.2.1 *Considered by the Council as to whether it is able to provide a cash-flow repayments guarantee to facilitate the development of the offerings and if so, under what terms.*

1.2.2 *The QLCHT further consider and if appropriate, develop the Shared Home Equity Product and make it available to those on its waiting list as an alternative funding option to enable home ownership.*

1.3 *The QLCHT undertake further analysis on what is required to scale up Affordable Rental to deliver say 40% of the 1000 homes by 2028.*

11. In respect to recommendation 1.1, the Secure Home Programme is a new and innovative product that has been used around the world but never before in New Zealand. The Secure Home Programme involves delivering secure tenure through using leasehold land, with the community benefit of long-term retention of

affordability. The ownership of the land and of the housing unit is separated out whereby QLCHT would retain ownership of the land in perpetuity and lease the land at a fixed concessional rental rate to the household. The housing unit would be purchased by the household at an affordable price based on its agreed value or build cost. The future price of the housing unit is controlled whereby households would only be able to sell the property back to someone on the Trust's pre-approved registered pool of buyers and the price of the housing unit would be limited to an annual increase in line with CPI or an agreed fixed rate. The offering would trade in a 'secondary market' operating in parallel to but not tied to the open property market, offering households a secure long term lease and at an affordable rate with peace of mind.

12. The Taskforce recommended that the Council needed to consider, endorse and promote the Secure Home Programme. This is necessary given that this is a new offering and Council support for it will help with the promotion of and ultimate acceptance of it as a viable and innovative product.
13. In respect to recommendation 1.2, the Shared Home Equity Product (SHEP) is a new financial option that would provide alternative financing for the purchaser through private equity funding (investor funding). SHEP would provide 90% funding for households who have a 10% deposit for 10 years. Monthly payments for the licence to occupy would be set at a fixed rate of the initial home value for 10 years and the household would acquire the right to convert from Licence to Occupy to freehold ownership over the duration of the 10 year contract, earning a 75% share in the change in market value. This new offering was considered because, as presented to the Taskforce, if backed by a Council guarantee the risk to the investor providing financing would be reduced and the purchaser would receive a lower interest rate. This would then provide an alternative to traditional funding options that could enable a greater number of purchasers to buy their own homes, over time.
14. Given that SHEP is a financial product that would require Council backing in the form of a guarantee in order to achieve a lower interest rate for the purchaser, independent advice is currently being sought regarding the implications of providing this guarantee and findings will be reported back to Council at a later date in order for the Council to decide on whether it would provide such a guarantee.

Taskforce Recommendation Two- Adjust the Visitor Accommodation settings

2.1 Council review its current approach to the use of private residential properties for short term paying guests to provide a simpler regime that in turn addresses the need to rebalance the availability of rental stock to encourage greater long-term rentals.

15. It is acknowledged that Airbnb and other providers of private visitor accommodation for short term paying guests have impacted negatively upon the supply of rental housing for worker families and residents by reducing the amount of housing stock that is available for longer term rentals.
16. Council is currently developing Stage 2 of its Proposed District Plan. Provisions for managing the use of residential property for paying visitors and guests in

Queenstown Lakes District, with the aim to incentivise the facilitation of long-term rental accommodation rather than short-term stays, are scheduled to be reported to Council for notification in November 2017.

Taskforce Recommendation Three- Provide more land, intensification and inclusionary zoning

- 3.1 *The Taskforce encourages the Council to look at ways of enabling more development land and infilling options to reduce existing impediments to additional homes being brought to market.*
- 3.2 *Council consider further incentives by mid-2018 that brings Community Affordable homes to market by exploring consent fees, development contributions and rates relief.*
- 3.3 *Council, when approving any future SHAs:*
 - 3.3.1 *Require a greater contribution than has been obtained in the past, to go towards affordable housing from the SHA given the significant benefits derived by the developer from the SHA process.*
 - 3.3.2 *Manage and receive all stakeholder deeds and contributions, to be passed on.*
 - 3.3.3 *Contributions should be solely directed towards developing and growing the pool of homes delivered where perpetual community affordability is retained over the long-term.*
- 3.4 *Council investigate and consider progressing a mandatory inclusionary zoning programme by 1st quarter 2019 through the District Plan review, to capture a portion of the on value uplift to be put towards long-term housing affordability.*
- 3.5 *Council review its own land holdings and look for opportunities to be able to contribute further towards the community investment in Community Affordable housing to at least the same level to other developers' contributions by February 2018.*
- 3.6 *Council report back on progress toward implementing offerings set out above by June 2018.*

17. In respect to recommendation 3.1, through the Proposed District Plan, the Taskforce report notes that additional dwelling capacity (infill) of approximately 4,850 dwelling units in total above what is provided by the current Operative District Plan is expected.

18. In respect to recommendation 3.2, the Taskforce recognised that the market has failed to deliver. Council will need to consider its response to this and whether the current consent fees, rates and development contributions should be reviewed to incentivise landowners making properties available as long-term rentals or

developing land at the individual property scale (including adding additional units on their properties) or on larger greenfield sites.

19. In respect to recommendation 3.3, Council is currently considering Special Housing area (SHA) Lead Policy and contributions. The Lead Policy has already been amended by Council to reflect Taskforce recommendations 3.3.1 and 3.3.2. In respect to recommendation 3.3.3, this is something that the Council will need to consider in its review of the policy and any arrangements with QLCHT over the use of such a bond.
20. In respect to recommendation 3.4, further consideration would need to be given to mandatory Inclusionary Zoning provisions. 'Inclusionary zoning' refers to district planning objectives, policies and rules that facilitate a landowner or developer to deliver affordable homes as part of new land development. They can be either on-site (as part of the development), or delivered offsite (in a nearby location), and include the long-term retention of affordability. Value is generated by the change in zoning, which creates a substantial increase in the land value. The principle behind inclusionary zoning is that the community can share in value uplift, as it is the wider community who conferred that benefit of intensification through the policies of the local authority. The Council will need to consider whether Inclusionary Zoning provisions should be developed as part of Stage 3 of the Proposed District Plan to be notified by the first quarter of 2019.

Recommendation Four- Invest in scaling up the Queenstown Lakes Community Housing Trust so that it is able to contribute strongly to the goal of delivering 1000 affordable homes with secure tenure by 2028.

- 4.1 *The Council should confirm QLCHT is its preferred partner for receiving any contribution obtained by the Council and to be the primary delivery organisation for affordability product offerings to the residents of the district.*
- 4.2 *If confirmed, that the Council and QLCHT review the form and structure of the Trust by June 2018 to:*
- 4.2.1 *Ensure the appropriate structure is in place and that it is fit for purpose to achieve perpetual affordability.*
- 4.2.2 *Confirm the relationship between the two organisations.*
- 4.2.3 *Ensure it retains the support of the shared stakeholders—the entire community—as it grows.*
21. In respect to recommendation 4.1, The QLCHT has been in operation since 2008, set up as the primary delivery organisation for affordable housing in the district. A Memorandum of Understanding between the QLCHT and Council clarifies their respective roles. A Trust Deed enables a Trustee to be ratified by the Council. It is recommended that Council reviews its relationship QLCHT to build a stronger partnership in order to meet the Taskforce targets and achieve the overarching goal.

22. It is recommended that Council confirms that the QLCHT is the selected entity that receives contributions negotiated by the Council as part of an SHA or other mechanism as the delivery vehicle for all affordability offerings.
23. The Taskforce recommended that a review of the structure and form of the Trust and Memorandum of Understanding be undertaken in order for QLCHT to develop all land it receives through the Stakeholder Deeds process to deliver on the Taskforce's goal of 1000 affordable homes to be kept in the Secondary Market for the community in perpetuity.
24. If Council agrees with the recommendations, working with the QLCHT, a review of the form and structure of the Trust would be undertaken whereby Council can confirm QLCHT is its preferred partner in affordable housing management and delivery.

Taskforce Recommendation Five- Address household income support

- 5.1 *Council to engage with Ministry of Social Development (MSD) to confirm the updated Accommodation Supplement levels available in the district that come into effect on 1 July 2018.*
- 5.2 *Council and QLCHT to engage with MSD to track district applicants for Social Housing by July 2018, and if not eligible, to develop a data exchange approach that informs the housing needs assessment in the district.*
- 5.3 *A partnership approach with Government be outlined and included in the Strategy (set out in Recommendation 6).*
25. It is recommended that Council creates an up-to-date database between the MSD, QLCHT and Council that shares information. This information should include any housing supplements available in the district, the housing needs assessment in the district, households eligible to receive the Accommodation Supplement from Central Government. Assistance in the form of capital grants and the direct provision of housing via Housing New Zealand Corporation (HNZC). Any other possible means of funding should also be considered in the mix of solutions. It is suggested that in line with Taskforce recommendations, a partnership approach with the Central Government should be outlined and included in any new strategy for affordable housing delivery.
26. If Council agrees with the recommendations, an information sharing database and partnership between the QLDC, QLCHT and central government will be developed.

Taskforce Recommendation Six- Build a strategy for long term community support

- 6.1 *Council develop a new Queenstown Lakes Housing Strategy in collaboration with the many parties across the private sector, QLCHT, and central government, with the aim of achieving the goal that: "all of our workforce will be able to own or occupy a home in our district at a cost that allows them to live within their means by 2048, with an initial*

target of 1000 Community Affordable homes with secure tenure by 2028”.

- 6.2 Council ensure that the Community Affordable housing needs are considered in the development of the Council’s response to the NPS-UDC.*
- 6.3 Council and QLCHT each reviews the recommendations and reports back on achievements on a six monthly basis.*
- 6.4 Confirm the definitions of ‘affordable’, Community Affordable and how ‘perpetual affordability’ is measured and achieved.*
- 6.5 Clarify an ongoing stewardship role for the Taskforce, for the purpose of accountability on progress toward the goals.*

27. It is recommended that a new Queenstown Lakes Housing Strategy be developed by Council in collaboration with the private sector, QLCHT, and the Central Government with the aim to achieve the goal that “all of our workforce will be able to own or occupy a home in our district at a cost that allows them to live within their means by 2048, with an initial target of 1000 Community Affordable homes with secure tenure by 2028”.

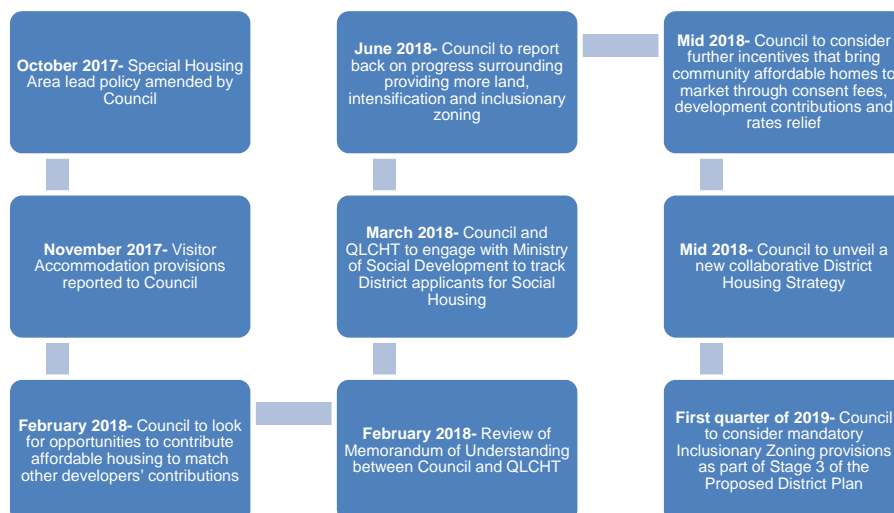
28. In respect to recommendation 6.2, it is agreed that Council should ensure the Community Affordable housing needs are considered in Council’s response to the National Policy Statement on Urban Development Capacity (NPS-UDC) which is currently underway. The NPS-UDC requires three key pieces of work, (to be reflected throughout any new housing strategy), including Residential and Business Capacity Assessments, the setting of minimum targets and a Future Development Strategy (FDS). The FDS (an important strategic document for the district) will help guide development over the next 30 years and demonstrate that there will be sufficient, feasible development capacity in the medium and long term, and that minimum targets will be met. The FDS will enable consideration of a spatial planning approach that would ensure that land is available that can deliver the quantity of affordable homes required. In regards to the Government Housing Infrastructure Fund (HIF), the Trust noted Council’s success in achieving grants and recommends that further applications for Central Government grants be part of any future strategy.

29. As it has been recognised that there is not one single solution to the housing affordability crisis, it is recommended that a systems approach to devising the Queenstown Lakes Housing Strategy should be employed to address relevant matters and provide certainty that the goal can be achieved.

30. Key terms “affordable” and “community affordable” should be carefully defined throughout the strategy as well as how “perpetual affordability” would be measured and achieved. The Taskforce’s ongoing stewardship role needs to be determined which will provide accountability that the goal is being achieved. It is recommended that a six monthly review be undertaken against the new housing strategy to ensure targets are being met.

31. If Council agrees with the recommendations, a new Housing Strategy will be developed.

PROPOSED TIMEFRAME



Options

32. Option 1 – Receive the report and consider the priority of and funding for actioning the suite of recommendations made by the Mayoral Housing Affordability Taskforce.

33. Advantages:

- Recognises the work that has gone into the report from a multitude of stakeholders within the community.
- Recognises that a multi-faceted approach to housing affordability is required and that Council should be open to all options.
- Allows the Council to consider the relative priority and resourcing needs of the proposed actions within the annual planning framework.

34. Disadvantages:

- Time and resourcing required by Council to negotiate the targets.

35. Option 2 – Receive the report and take no further action.

36. Advantages:

- Small saving in staff time and resources being able to be spent on other matters.

37. Disadvantages:

- Would not illustrate the willingness of Council to adopt a multi-faceted approach to the complex issue of housing affordability in the district.
- Would not respect the effort put in by a large number of people to prepare the recommendations.
- It would be impossible to meet the Taskforce goal if no further action is taken.

38. This report recommends **Option 1** for addressing the matter.

Significance and Engagement

39. This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because affordable housing is of considerable importance to the Queenstown Lakes District and has a very high degree of community interest.

Risk

40. This matter relates to the strategic risk SR1 'Current and future development needs of the community (including environmental protection)', as documented in the Council's risk register. The risk is classed as high.

41. This matter relates to this risk because the supply of housing is central to the current and future development needs of the community.

42. The recommended option mitigates the risk by:

Treating the risk - putting measures in place which directly impact the risk. Council is already undertaking a range of initiatives to address housing availability and affordability and continues to consider other options.

Financial Implications

43. There are no direct budget or cost implications resulting from the recommendation. Further decisions could be made that will have budgetary implications.

Council Policies, Strategies and Bylaws

44. The following Council policies, strategies and bylaws were considered:

- a. The Operative District Plan
- b. The Proposed District Plan
- c. Growth Management Strategy 2007
- d. Long Term Plan
- e. Lead Policy for SHAs

45. The recommended option is consistent with the principles set out in the named policies.

46. This matter is not included in the 10-Year Plan/Annual Plan

Local Government Act 2002 Purpose Provisions

47. 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 by helping to address housing availability and affordability within the district;
- 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

48. There has been no consultation to date on any proposals other than with the taskforce members who are drawn from wide range of parties with an interest or involvement in the supply of housing within Queenstown Lakes area.

Attachments

A 'Mayoral Housing Affordability Taskforce' Report (attachment presented separately)

All Mayoral Housing Affordability Taskforce resource materials consulted will be available on the QLDC website under 'Council Documents – Mayoral Housing Affordability Taskforce'.