

Tabled A
Replacement tabled at
mtg.

2.2 Housing Accord Implementation and Adoption of Special Housing Areas

Recommendations

Officers recommend that the Governance, Finance and Planning Committee:

1. Receive the information.
2. **Agree to recommend to Council that it recommends** to the Minister of Housing that the following eight special housing areas and associated qualifying development criteria be approved as set out in Attachment 1:
 - (a) Lincolnshire-Woodridge (greenfield area), with qualifying developments being 10 or more dwellings or allotments;
 - (b) Lower Stebbings (greenfield area), with qualifying developments being 10 or more dwellings or allotments;
 - (c) Johnsonville (medium density residential area), with qualifying developments being 2 or more dwellings or allotments;
 - (d) Kilbirnie (medium density residential area), with qualifying developments being 2 or more dwellings or allotments;
 - (e) Mount Cook Centre (Adelaide Road) with qualifying developments being 2 or more dwellings or allotments;
 - (f) Central Area North, with qualifying developments being 2 or more dwellings or allotments; and
 - (g) Central Area South with qualifying developments being 2 or more dwellings or allotments.
 - (h) Arlington Apartments site with qualifying developments being *2 or more dwellings or allotments*.
3. **Agree to recommend to Council that it agree** to a housing development incentives package for all Special Housing Areas relating to:
 - (a) a one-stop-shop consenting process for all qualifying development applications;
 - (b) proactive engagement with the development community to provide information on the HASHA Act processes, and to help facilitate future development opportunities; and
 - (c) a waiver of pre-application meeting fees.**and note that these are in addition to existing committed Council investment in the Special Housing Areas and the changes agreed by Council in the 2014/15 Annual Plan and as follows:**
 - (d) **reduction in residential Development Contributions by removing community infrastructure (approximately a 25 % reduction)**
 - (e) **change invoicing date of Development Contributions from 'end of build' to sale or occupation (for 10 plus EHU developments for up to 2 years)**
4. **Agree in principle to providing a rates remission for new residential greenfield allotments or dwellings in Lower Stebbings and Lincolnshire-Woodridge Special Housing Areas to be exempt from rates increases resulting from the consequential valuation uplift of land, provided that:**
 - (a) **the application for remission must relate to a new residential**

development of 30 or more allotments (or dwellings where it is proposed that the dwellings will be unit titled)

(b) the remission will apply for a maximum of 2 years; commencing when the section 223(c) certificate is issued and ending 2 years later, or when the new allotment or title is sold (whichever is the sooner)

(c) no application will be eligible for this remission after 30 June 2019

and instruct officers to report on changes to the Rates Remission Policy to give effect to this, as part of the draft 2015-25 Long- term Plan.

5. **Agree to recommend to Council that it** agree to the following criteria for the selection of future Special Housing Areas:
 - (a) Consistency with the Wellington Housing Accord;
 - (b) Future development will be generally consistent with the District Plan;
 - (c) Infrastructure is available or can be made available to service the development;
 - (d) Existing and proposed future locational characteristics such as character, amenity, services and facilities make the area suitable for residential development;
 - (e) Any relevant landowner and Iwi views have been taken into account;
 - (f) There is demand for housing and development is likely to take place in the area.

6. That the Chair of the Governance, Finance and Policy Committee and the Chief Executive be delegated the authority to approve any minor editorial changes to the Special Housing Area schedules contained in Attachment 1.