



Inclusionary Housing Fact Sheet
Queenstown Lakes Community Housing Trust (QLCHT)
November 2023

Background

The Queenstown Lakes District Council (QLDC) has notified a proposal to amend the District Plan to require most new residential subdivisions and developments to pay an ‘affordable housing financial contribution’. This is a process called Inclusionary Housing (IH).

The philosophy behind IH is that when value uplift occurs through development – a social licence enabled through the Council planning process – then this should trigger a requirement that a set percentage of the development should be provided as affordable housing together with a retention mechanism in place to ensure housing affordability remains in perpetuity.

Proposal summary

1. The new IH planning rules seek to formally establish a process that’s been happening in practice in the district since 2003.
2. The proposed rules are subject to a formal public consultation process and can be amended in response to submissions from the community.
3. The proposed rules do not apply until QLDC hears (at a public hearing) and makes a decision on submissions. This will take some time.
4. Whilst QLCHT supports the plan change in principle, it has submitted against the inclusion of existing serviced lots and the “top-up” of lots already subject to a contribution. It considers the latter have gone beyond the original intentions of the plan change. QLCHT wants to see the rules more aligned with the IH agreements entered into to date.
5. The contribution would initially be collected by QLDC and then be passed on to QLCHT (or another registered community housing provider) build more affordable housing in the district.
6. As a proposed recipient of the contributions, QLCHT will use the land and/or cash to assist eligible residents who are committed to the district.
7. QLCHT caters to a diverse range of residents, from young single workers and families seeking assisted ownership, through to seniors looking for affordable and secure long-term rentals. These are critical members of the community and form part of the regional workforce in vital roles, like teachers, nurses, police and all sorts of other New Zealand citizens and residents living and working in our district.
8. The proposed financial contributions will not apply in the following areas which have existing agreements in place to provide affordable housing contributions:
 - a. Jacks Point, Hanleys Farm, Bullendale, Coneburn, Arrowtown Retirement Village, Northlake, Queenstown Country Club, Longview, Hikuwai, Riverside Park, Peninsula Bay, Allenby Farms, Quail Rise, Shotover Country, Homestead Bay, Tomasi.
9. Full details of the proposed IH Plan Change can be found [here on QLDCs website](#).

10. QLDC has put out an [FAQ sheet on their website](#).
11. Peak body, Community Housing Aotearoa have released a series of papers on Inclusionary Housing. The third one *Inclusionary Housing: A Pathway Forward in Aotearoa New Zealand* examines the “why” and the “how” of IH in Aotearoa. [The paper can be read here](#).

Benefits of Inclusionary Housing

Housing is one of the biggest challenges our community faces. It’s also at the heart of creating secure, connected and caring communities, creating jobs and a diverse economy.

The value received from these contributions (land or cash) is invested into QLCHT’s award-winning Secure Home scheme, or one of its affordable rental programmes. These properties form a housing stock which is held for the Queenstown Lakes District community in perpetuity.

Adoption of IH will go a long way towards securing enough land to reduce the number of households needing a home on QLCHT’s waiting list and achieving its goal of assisting 1000 households into secure healthy homes by 2038.

Since 2007, QLCHT has built and delivered a total of nine housing developments (129 homes) on land received through an inclusionary housing-type process, which along with other homes purchased, has helped 261 local households remain in the area. Further housing developments (totalling nearly 100 homes) are also underway at Hāwea and Arrowtown.

These households are locals with permanent residency or citizenship who are committed to the district. They meet all of QLCHT’s basic eligibility criteria and are aspiring to put down roots here. Over half of the 1100 households on the current waiting list are families with children, and the rest are a mixture of couples, individuals and elderly residents.



QLCHT’s first development at Nerin Square, Lake Hayes Estate – made possible by inclusionary housing.

See [further information on QLCHT developments](#) enabled through previous IH agreements.

For further information please contact:

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About the Queenstown Lakes Community Housing Trust

QLCHT is a not-for-profit social enterprise created to manage and deliver affordable housing solutions to those vital to the community who cannot afford it. Initiated by Queenstown Lakes District Council in 2007, which recognised the affordability issue and acted upon it, the Trust is an independent entity operating throughout the Queenstown Lakes District.