

**BEFORE AN INDEPENDENT HEARING PANEL
APPOINTED BY QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER THE Resource Management Act 1991

IN THE MATTER of a Variation to the proposed Queenstown Lakes District Plan (Te Pūtahi Ladies Mile) in accordance with Part 5 of Schedule 1 to the Resource Management Act 1991

**STATEMENT OF EVIDENCE OF JULIE MARGERET SCOTT
ON BEHALF OF THE ANNA HUTCHINSON FAMILY TRUST**

DATED: 20 OCTOBER 2023

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MAY IT PLEASE THE HEARING PANEL

1. My full name is Julie Margeret Scott. I am the Chief Executive of the Queenstown Lakes Community Housing Trust (**QLCHT**). I am authorised to give this statement of evidence on behalf of QLCHT.

Background

2. I joined QLCHT in 2007 and have been the CE since November 2022.
3. QLCHT was created in 2007, with the task of ensuring residents of the Queenstown Lakes District have access to decent and secure tenure housing at a cost within their means.
4. QLCHT was founded as a result of a community wide consultation into finding solutions for the housing affordability issue. It is an independent, not-for-profit, community-owned organisation which answers to a range of stakeholders. QLCHT's activities are governed by a Trust Deed administered by a Board of six trustees.
5. Housing affordability and availability is one of the key challenges our currently district faces. Since the establishment of QLCHT in 2007, the demand for assistance through the various programmes we operate has increased markedly.
6. Housing affordability is an issue particularly endemic to international resort towns throughout the world. Cities like Whistler, Aspen and Queenstown are typical tourism destinations which share similar challenges with significant numbers of low-median income earners and high housing costs.
7. The Queenstown Lakes consistently has one of the highest median house prices in New Zealand. The problem is amplified by the higher cost of living in Queenstown while wages remain on par with the rest of the country. This has led to a challenge for the community to attract and retain workers.

8. QLCHT currently has 1093 eligible households on our waiting list, with 300 new registrations in the last 12 months alone. 83% of these households are currently residing in the wider Whakatipu basin.

Involvement with the Anna Hutchinson Family Trust (Trust)

9. QLCHT has been involved in discussions with the Trust for over a year regarding its intentions for the area of land known as Spence Park, and the opportunity for the provision of affordable housing in partnership with QLCHT.
10. QLCHT made a submission in support of the inclusion of Spence Park in the QLDC Spatial Plan 2.0, and also supports the Trust's submission seeking an extension of the variation for the Te Pūtahi Ladies Mile Zone (**TPLM Variation**) over effectively the same land.
11. QLCHT wishes to confirm its support for the Trust's submission to the TPLM Variation, in relation to land to which their submission relates. QLCHT has reviewed and endorses the Trust's submission along with its accompanying urban design, landscape, traffic, economic, and planning evidence.
12. QLCHT considers the area to be well-located between central Frankton and the Ladies Mile Eastern Corridor. This strategic location offers excellent connectivity to existing urban areas, along with infrastructure, utilities, and public services.
13. QLCHT believes that when value uplift occurs through development – a social licence which is enabled through Council planning processes - then a set percentage of the development should be required to be provided as affordable housing, with a retention mechanism in place to ensure affordability remains in perpetuity.
14. In our discussions with the Trust, it has become clear that it shares QLCHT's view and is genuine in its commitment to make a meaningful contribution

to addressing housing affordability issues in the Whakatipu basin, by supporting the initiatives advanced by the QLCHT.

- 15.** One of those key initiatives is the adoption of an Inclusionary Housing (**IH**) mechanism, and QLCHT broadly supports QLDC's notified IH Plan Change.
- 16.** As part of its submission on the TPLM Variation, I understand that the Trust has made it clear that it is committed to seeing a significant portion of Spence Park developed for affordable housing.
- 17.** This intention is reflected in the fact that the QLCHT and the Trust have entered into a Heads of Agreement committing the landowners to deliver 5% of any new developed sections at Spence Park to QLCHT at nil consideration, i.e. by way of voluntary IH.
- 18.** Spence Park is capable of delivering a density of around 30 dwellings per hectare, which could see up to 400 dwellings built in the area. This equates to around 20 sections delivered to QLCHT to be retained in community ownership in perpetuity.
- 19.** QLCHT welcomes the collaborative approach of the Spence Park landowners, and the opportunity to engage at this early planning phase of the project.

Julie Margeret Scott
20 October 2023