



Unlocking homes in our community.

29 April 2024

To Whom It May Concern

GIBBSTON VALLEY STATION - FAST TRACKS APPROVAL BILL SUBMISSION

The Queenstown Lakes Community Housing Trust (QLCHT) writes in support of Gibbston Valley Station's (GVS) application to become a listed project within the Government's Fast Track Approval Bill.

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.

The Trust 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.

Housing affordability and availability is one of the key challenges our district currently faces. Since the establishment of QLCHT in 2007, the demand for assistance through the various programmes we operate has increased markedly.

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.

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.

QLCHT currently has 1215 eligible households on our waiting list, with 300 new registrations in the 12 months alone. 83% of these households are currently residing in the wider Whakatipu Basin.

QLCHT has been involved in discussions with GVS regarding its intentions for an area of land in Gibbston Valley to be included as a listed project through the Government's Fast Track Approval Bill, and the opportunity for the provision of affordable housing in partnership with QLCHT.

QLCHT wishes to confirm its support for GVS's project application for listing in the Fast Track Approval Bill.

QLCHT considers the area to be well-located in relatively close proximity to central Frankton, the Ladies Mile Eastern Corridor and Arrowtown.

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. This process is known as inclusionary housing.

In our discussions with GVS, it has become clear that GVS is genuine in its commitment to make a meaningful contribution to addressing housing affordability issues in the Whakatipu basin, by supporting the initiatives of QLCHT.

This intention is reflected in the fact that the QLCHT and GVS have entered into a Heads of Agreement committing GVS to deliver 5% of any new developed residential sections through the Fast Track Approval Bill process to QLCHT at nil consideration, i.e. by way of voluntary inclusionary housing.

GVS is proposing a project of around 900 residential sections to be built in the project area. Based on a 5% contribution, this equates to around 45 sections delivered to QLCHT to be retained in community ownership in perpetuity.

QLCHT welcomes the collaborative approach of the GVS landowners, and the opportunity to engage at this early planning phase of the project.

We welcome further questions.

Kind regards



Julie Scott
Chief Executive