

Amy Bowbyes for QLDC: Summary of Evidence, Inclusionary Housing Variation

Strategic

1. My evidence summarises the strategic background for the Inclusionary Housing Variation. In my evidence I explain the various work that the Council has undertaken to improve housing outcomes for residents who struggle to afford housing in the District. This Variation is one piece of a broader puzzle.
2. Lack of affordable housing has been identified for a number of years in the Queenstown Lakes District. Since the early 2000s the Council has been active in efforts to enable affordable housing through statutory and non-statutory methods.
3. Previous statutory approaches to affordable housing provision were sought through Plan Change 24 to the Operative District Plan, and more recently through the Proposed District Plan, which enables housing diversification, intensification, and upzoning of greenfield land. The Council has also been responsive to applications for Special Housing Areas sought via the HASHAA.
4. Strategic approaches by the Council to enable affordable housing provision have included the following actions:
 - (a) Approving housing strategies and action plans, most recently a Joint Housing Action Plan with central government partners;
 - (b) Providing land and funds to the Queenstown Lakes Community Housing Trust to be used to develop affordable housing; and
 - (c) Negotiating with developers at the time of private plan changes or SHA applications to ensure a portion of the development provides land, houses or funds towards retained affordable housing.
5. These varied efforts have resulted in a portfolio of affordable homes for the community delivered through the Queenstown Lakes Community Housing Trust (QLCHT), which was initially established through strategic Council efforts. Importantly, the homes created are subject to eligibility criteria which means they are targeted to residents on low to moderate incomes and are retained for ongoing use as affordable homes in perpetuity.
6. The work undertaken by the Council to date represents a clear strategic approach to supporting the delivery of affordable housing through a variety of mechanisms available to the Council. This Variation seeks to build on this work

and establish an ongoing pathway for increasing the District's stock of retained affordable housing for the community.