

**BEFORE THE HEARINGS PANEL
IN QUEENSTOWN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the Inclusionary Housing
Variation to the
Queenstown Lakes
Proposed District Plan

**REPLY OF CHARLOTTE LEE
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

INCLUSIONARY HOUSING VARIATION TO THE PROPOSED DISTRICT PLAN

22 March 2024

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1. PROFESSIONAL DETAILS

1.1 My name is Charlotte Lee. I prepared the Social Impact Assessment / statement of evidence in chief for the Inclusionary Housing Variation (the Variation). My qualifications and experience are set out in my evidence in chief dated 14 November 2023.

1.2 I attended the hearing on 27 February 2024 and have been provided with reports of what has taken place at the hearing where relevant.

1.3 This reply evidence covers the following:

- (a) Having listened to the evidence presented, there is no information provided that changes the findings of my assessment.
- (b) I note points raised that support findings in the assessment.

2. ISSUES

2.1 No information was presented at the hearing that changes the findings of my assessment. My Social Impact Assessment presented that housing and housing unaffordability is one of the biggest challenges the Queenstown Lakes community faces. One of my findings, as articulated by the majority of those interviewed for my assessment, is that the lack of affordable housing is having an impact on social cohesion and character, with several people commenting that only those who can afford to live in the district are able to stay/settle permanently. People commented on friends constantly leaving, and the difficulty of maintaining strong connections in a more transient community. A lack of housing affordability is also impacting the operation of integral services and facilities. Lack of workers is an ongoing issue for the District. Key workers (nurses, teachers, other healthcare professionals) are finding it difficult to find and retain accommodation, particularly those who are renting.

- 2.2** My assessment found that the likely increase in affordable housing, as a result of the Inclusionary Housing Variation, will provide opportunities for residents of all ages, backgrounds, and income levels to remain, contribute to and feel a sense of belonging to the district. This can contribute to the vibrancy and wellbeing of the community.
- 2.3** A number of points were raised in support of these findings. Mr Glaudel (Community Housing Aotearoa) noted that affordable homes and social infrastructure are essential for communities to do well, and that Inclusionary Housing enables the development of balanced communities to meet the needs of all people. Ms Scott (Queenstown Lakes Community Housing Trust) discussed that there is a human cost to the issue of affordable housing, as evidenced in the local economy when business owners are unable to find staff, as there are no houses. Mr Allen agreed that a sense of community cohesion is very important.
- 2.4** Ms Galloway-Baker (Anderson Lloyd) presented that the assessment was honest about the social benefit of the Variation.



Charlotte Lee

22 March 2024