

From: [MDCSendMail <MDCSendMail@mackenzie.govt.nz>](mailto:MDCSendMail@mackenzie.govt.nz)

To: ["District Plan" <districtplan@mackenzie.govt.nz>](mailto:districtplan@mackenzie.govt.nz)

Date: 1/12/2023 1:48:30 PM

Subject: Mackenzie District Council - Further Submission on Proposed Plan Change to the Mackenzie District Plan

Attachments: [QLCHT-Submission-on-MDCs-Proposed-Plan-Change-21,-Jan23.pdf](#)

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A new Further Submission on Proposed Plan Change to the Mackenzie District Plan has been received.

Plan Change Number

Which Plan

Change 21  
number?:

Details of Applicant

First Name: Julie

Last Name: Scott

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Telephone No: 0276452447

Fax:

Date: 2023-01-13 00:00:00

Customer number (if known):

Contact person:

Contact person

Telephone No:

I am:: A person representing a relevant aspect of the public interest.

In this case, also specify the grounds for saying that you come within this

category.:

I represent the Queenstown Lakes Community Housing Trust. We recognise the increasing issue of lack of affordable housing for workers in the Mackenzie district, and are keen to provide support and guidance to assist MDC in addressing these problems.

Further Submission Details

I support /  
oppose: I support

The  
Submission 5

No:

Made by: Ann-Maree Grant

Address -  
of person  
making PO Box 174, Lake Tekapo  
original  
submission:

The  
particular  
parts of the MDC should provide stronger regulation around Visitor Accommodation in residential  
submission zones.

I support /  
oppose are:

The  
reason(s)  
for my See details in attached submission.  
further  
submission  
are:

I seek the  
following a. Include regulations for Visitor Accommodation; b. Facilitate the establishment of an  
decision independent not-for-profit community housing trust; and c. Implement Inclusionary  
from the Housing provisions into the District Plan.  
local  
authority:

I do or do  
not wish to  
be heard in I do  
support of  
my  
submission:

If others  
make a  
similar  
further  
submission I would  
I would or  
would not  
be  
prepared to  
consider

presenting  
a joint case  
with them  
at any  
hearing:

Additional  
information See attached.  
for this  
submission:

Attach a  
supporting QLCHT-Submission-on-MDCs-Proposed-Plan-Change-21,-Jan23.pdf, type application  
document: /pdf, 187.8 KB

# FURTHER SUBMISSION

ON PROPOSED PLAN CHANGE TO THE MACKENZIE DISTRICT PLAN - PLAN CHANGE 21  
– IMPLEMENTING THE SPATIAL PLANS

*Clause 8 of the First Schedule to the Resource Management Act 1991*

Submitter: Queenstown Lakes Community Housing Trust (QLCHT)

Plan Change: 21 – Implementing the Spatial Plans

Further Submission Details : Submission 5 by Ann-Maree Grant, PO Box 174, Lake Tekapo

QLCHT could not gain an advantage in trade competition through this submission.

13 January 2023

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## Background:

QLCHT is aware the Mackenzie District Council (MDC) is progressing a review of its Operative District Plan and this work relates to Stage 2 - Enabling the Spatial Plans, which applies to all relevant urban zones. This includes a draft set of rules for MDC's medium density zones, which has been through the submission process. This is a further submission in support of Submission 5 by Ann-Maree Grant.

Ann-Maree Grant has called for MDC to provide stronger regulation surrounding short-term visitor accommodation in residential zones. Ann-Maree references the Queenstown Lakes District Council's (QLDC) rules around Visitor Accommodation and states areas in the Mackenzie district must have a community, with rental houses for residents, a healthy school population, staff accommodation.

QLCHT fully endorses Ann-Maree's comments and wishes to propose further suggestions to enable an increase in affordable housing for the residents of the Mackenzie district.

QLCHT believes housing is vital community infrastructure, and that all New Zealand residents should have the ability to access affordable housing. The Queenstown Lakes district faces significant challenges with respect to providing affordable housing for its workers.

In 2007, QLDC recognised an issue in the lack of affordable housing and acted upon it by initiating the formation of QLCHT. This trust is an independent, not for profit, community owned organisation which has assisted hundreds of individuals into secure tenure and affordable permanent housing.

QLCHT runs a range of housing programmes each designed to assist eligible low to moderate income households, who contribute to the social, economic and environmental wellbeing of our district and are genuinely struggling to commit to the area because of the housing affordability issue.

We consider some townships within the Mackenzie district, including Twizel and Tekapo, are facing similar challenges to the Queenstown Lakes district, and propose MDC implements similar processes to those instigated by QLDC.

We believe that when value uplift occurs through development – a social licence which is enabled through Council planning processes. 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 is the basic premise of Inclusionary Housing (IH) (previously known as Inclusionary Zoning). It is a proven planning tool – although not common in Australasia. IH is widely used in the USA (more than 500 cities) and the UK. South Australia and Sydney have provided around 5,500 and 2,000 homes respectively through IH since 2009. IH requires or incentivises private developers to incorporate affordable housing into developments, typically by enabling a faster planning process or through density bonuses. This model has been operating successfully in the Queenstown Lakes District since the first Stakeholder Deed was signed between a developer and QLDC in 2003 and is a critical component of the district's housing toolkit.

An independent feasibility study<sup>1</sup> demonstrates evidence that IH in the district will not make developments financially unfeasible. Analysis from IH applied to date in the QLD show no perceptible negative impact on housing supply, quality, prices, or sizes.

We believe that the approach of increasing supply, will not by itself address the issue of housing affordability. New housing supply is part of the solution but attracts maximum results when delivered alongside other tools such as IH.

QLCHT has assisted 244 households into homes through a range of programmes including assisted ownership, rent-to-buy, affordable rental and senior housing.

The bulk of the funding obtained to develop and house these hundreds of people has been facilitated by QLDC through the IH process. These affordable housing financial contributions have enabled QLCHT to leverage additional funding from central Government.

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<sup>1</sup> Sense Partners (2020). The economic case for Inclusionary Zoning in QLDC, An important piece of the puzzle.

## QLCHT submission

In August 2022 QLDC passed a resolution confirming a proposal requiring developers to make “affordable housing financial contributions” on most new residential subdivisions and developments.

As a proposed recipient of the financial contributions, QLCHT will use the land and cash to house locals who are committed to the district, 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 our 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. These properties will form a housing stock which is held for the community in perpetuity.

We consider MDC should consider follow QLDC’s lead and implement IH in the district.

**As such, QLCHT seeks the following relief:**

**1. That Mackenzie District Council:**

- a. Include regulations for Visitor Accommodation;
- b. Facilitate the establishment of an independent not-for-profit community housing trust; and
- c. Implement Inclusionary Housing provisions into the District Plan.

We are happy to provide any further information Council seeks in relation to the above submission.

We wish to speak at the hearing.

Contact:

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