

Charlotte Lee for QLDC: Summary of Evidence, Inclusionary Housing Variation

Social Impact

1. My evidence addresses the social impact of the Inclusionary Housing Variation. The Social Impact Assessment (SIA) has been prepared to understand the potential social impacts (both positive and negative) of the Plan Variation. My evidence provides an explanation of the SIA methodology and summarises the SIA findings. In addition to this, I have considered impacts raised by the community in submissions.
2. The methodology used for the SIA is based on the matters provided for in the International Association of Impact Assessment Social Impact Guidelines. It draws from this framework and identifies the specific social context matters considered relevant to this assessment. The IAIA describes social impacts as impact on one or more of a series of social 'domains'. It also identifies that impacts are inherently and inextricably interconnected, and that change in any of these domains can lead to changes in the other domains. The assessed domains are listed in my evidence and in the SIA.
3. In undertaking the SIA, the following work was completed:
 - (a) Scoping the proposed project, the communities of interest and context of the proposal.
 - (b) Gathering information on the community and proposal, including submissions on the Variation, and undertaking a review of policy, literature and media releases on housing affordability issues.
 - (c) Profiling the social environment using sources such as the Census, and Council plans and strategies to gain an understanding of the communities likely to be affected.
 - (d) Engaging with the community and stakeholders through an online survey and semi-structured interviews.
 - (e) Identifying, analysing, and assessing potential social impacts.
4. For each potential social impact area or 'domain' (as set out in section 2 of my report) I have: a) outlined the community's experiences and reported impacts of the current situation (a lack of affordable housing provision) and b) assessed

the potential change to the current situation as a result of the Inclusionary Housing Variation.

5. Potential changes to the current situation may be experienced differently by different groups in the Queenstown Lakes District; for example, those who are able to access affordable housing are likely to experience different impacts than those living in the wider community more generally. As such, the SIA considers impacts experienced at the QLD community level, and at the individual/ family level, and an overall impact rating is then given
6. This SIA concludes that there is likely to be positive impacts from the Variation. For people's way of life, political systems, the quality of the environment, and health and wellbeing, we have assessed low positive impacts. This is a small to medium extent of impact and a low level of severity (or intensity) of impact.
7. A moderate positive impact is likely for people's personal and property rights, community cohesion and character, and people's fears and aspirations. This is due to the likely increase in affordable housing, providing 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. QLCHT provides a range of housing across a continuum, so the Variation has the potential to support a range of people across the housing spectrum.
8. It is observed that the positive impacts for those who are able to access this housing are likely to be significant; however as discussed in the SIA, the high demand for this housing and the QLCHT eligibility criteria as it stands means that the extent of the impact (i.e., the number of people impacted) will be relatively small, compared to the QLDC community as a whole. This has been considered in describing the scale of the impact.