

- Background – QLCHT is a non-profit, registered CHP.
- We operate broadly across the housing continuum, providing a range of housing assistance programmes.
- Key kaupapa to our operations is providing pathways to home ownership and independent living.
- We have 1480 HHs on our waiting list – approx. 7% of the resident population.
- Around 5% are deemed high needs, ie homeless or living in very poor, insecure conditions.
- We have over 200 homes in our portfolio currently, and another 100 under construction/design phase.
- But it's not enough. We need to build more and are actively looking at opportunities to create a game changer, ie a development which will have a serious impact on our waiting list.
- To this extent, we consider the greatest opportunities are through a high density development.
- Around four years ago we purchase 50 high density apartments from a private developer in Frankton, with funding support from the NZ Government.
- The Toru apartments are a true mixed tenure development, success story and we would love to replicate them.
- We own the land at Jopp St, Arrowtown, aka Tewa Banks.
- QLDC gifted this to us several years ago, and we're building 68 homes on this LDR site.
- Mixed typologies of 1-4 bedders, with average sections of around 300m². Some people call this MDR, but it's actually LDR.
- TB building height is 6m but we obtained resource consent to breach this height limit for the two-story homes.
- This is fitting for the surrounding neighbourhood, and the appetite for density at the time we were designing this project.
- However, during the design phase, we carved off 1400m² of the site and left it undeveloped in the hope that one day we might be able to build to a higher density on this particular Lot 201.
- Rather than single dwellings, we could create something a little more compact and provide a higher number of smaller units.
- Communities are comprised of all types of people. We need to make room for lower income folk and young families.
- It's simply impossible to for most low-moderate income households to buy into the QT Lakes market.
- There's a place for medium and high density development in Arrowtown and the wider Queenstown Lakes, but it needs to be appropriately placed and thoughtfully designed.
- For this reason, we support the content of the named submissions in our further submission, and would welcome an increase in zoning on Lot 201, as well as other community housing sites.