



**SUBMISSION ON QUEENSTOWN LAKES DISTRICT COUNCIL  
ANNUAL PLAN 2017-18**

**To:** Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348

**Name of submitter:** **Queenstown Chamber of Commerce**

**Address:** Level 2, The Forge, 20 Athol Street,  
**Attention: Ann Lockhart and Richard Thomas**

***Comments on the Queenstown Lakes District Council ("the Council")  
Gorge Rd, Special Housing Area (SHA).***

The Chamber is motivated by the best long-term outcomes for the business community and is an independent voice with no vested interest. Therefore, the Chamber is pleased to be able to present this feedback on behalf of the 645 Queenstown businesses it represents:

Situation

The Queenstown Chamber of Commerce welcomes the initiative by Council to re-establish and extend the Gorge Rd SHA.

The Chamber undertook a Labour Force Assessment Report in early 2106 which projected the requirement for up to 19,000 additional full-time equivalents by 2033. This is on the basis that the recent high rates of growth (2006 – 2013) continue at the same rate. Moderate rates of growth estimate 10,000 additional FTE's will be required by 2025.

Queenstown already struggles with attracting and retaining both New Zealanders and migrants into certain roles and sectors across a number of industries but in particular the tourism industry. Issues relating to this are primarily affordability, including the high price of accommodation and housing.

As noted in the Chamber's recent submission to the Annual Plan, both the Labour Force Survey and Market Assessment Report highlighted that long term affordable worker accommodation is one of the biggest issue for employers, second only to immigration settings and visa issues.

### Barriers to employing New Zealand citizens/permanent residents:

Survey respondents were asked about a range of issues and the extent to which, in the last 12 months, these issues made it difficult to employ people with New Zealand citizenship or residency. Of the top 4 issues, 2 related to housing:

- Shortage of affordable housing for staff (59% identifying this as a recurring issue and 25% saying occasional issue)
- Shortage of suitable housing options for staff (54% identifying this as a recurring issue and 26% saying occasional issue).

### Barriers to employing non-New Zealand citizens or residents:

Five factors emerged as key issues in employing staff who are not New Zealand citizens- 2 of the top 5 related to housing:

- Shortage of affordable housing for staff (52% identifying this as a recurring issue and 29% saying occasional issue)
- Shortage of suitable housing options for staff (e.g. smaller/larger houses, hostels or apartments) (47% identifying this as a recurring issue and 31% saying occasional issue)

Since undertaking the Labour Force Survey and Labour Market Assessment Report, the Chamber has facilitated a number of meetings and forums with stakeholders, including employers, property developers and construction companies. This has been frustratingly slow due to a number of factors including, lack of appropriate land; cost of land; zoning issues and satisfactory ROI for developers. This situation is predominately in the downtown Queenstown area where it is recommended worker accommodation be built. That is, within walking distance and/or regular transport routes.

Finding solutions to affordable housing will take a long- term integrated approach and the Chamber welcomes the recently convened mayoral forum to look at innovative and sustainable solutions to the pressing housing situation. Council's proposal to extend the SHA in Gorge Rd will be a positive step towards this.

In the meantime, we urge Council to maintain the highest standards of quality, design, aesthetics and consideration of environmental impacts when facing the current demand for "quick fix" housing solutions.

### Recommendations:

*Extend Gorge Rd SHA as prescribed including 133 Hallenstein Street and Warren Street: The Chamber suggests lifting the 30% requirement of having the dwellings comprise of studio, 1 or 2 bedroom apartments to a minimum of 40 %.*

*Worker Accommodation:* The Chamber requests Council progress and finalises the District Plan review at the earliest possible time to clarify zoning issues and to process resource and building consents as a matter of urgency in order to facilitate further new affordable housing and worker accommodation.

**The Queenstown Chamber of Commerce**

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Ann Lockhart

Chief Executive Officer

Date: 22/05/2017