

Item 2: Housing and Business Capacity Assessment 2025

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

In accordance with the National Policy Statement on Urban Development (NPS-UD), Queenstown Lakes District Council (QLDC) is required to prepare and publicly release a Housing and Business Capacity Assessment (HBA) ahead of the next Long Term Plan (LTP).

This briefing will update new and returning elected members on the development and findings of the HBA 2025, formally adopted by Council on 9 October 2025. Following the adoption, Council requested to organise and follow up workshop to present the detailed findings of the HBA report.

The briefing will cover three main topics:

- Demonstrating the functionality of the HBA tool, which provided the inputs into the HBA;
- Explain the statutory obligations, methodology (including inputs used) and results from the HBA 2025; and
- Outline next steps required under the NPS-UD, including the process when residential or business capacity insufficiencies are identified by an HBA.

DATE/START TIME:

Thursday, 16 April 2026 at 2.00pm.

TIME BREAKDOWN:

Presentation: 30 minutes

Questions or Debate/Discussion: 30 minutes

Total: 1 hour

PRESENTERS:

Cameron Wood – Senior Strategic Planner

Corinne Frischknecht – Senior Policy Planner

Alyson Hutton – Planning Policy Manager

Prepared by:



Name: Corinne Frischknecht

Title: Senior Policy Planner

7 April 2026

Reviewed and Authorised by:



Name: David Wallace

Title: General Manager - Planning and Development

8 April 2026

ATTACHMENTS:

A	PowerPoint Presentation – QLDC Housing and Business Capacity Assessment 2025 (to be provided by close of business on 14 April 2026)
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Housing and Business Development Capacity Assessment 2025 (HBA)

Councillor Workshop April 2026

Workshop Purpose

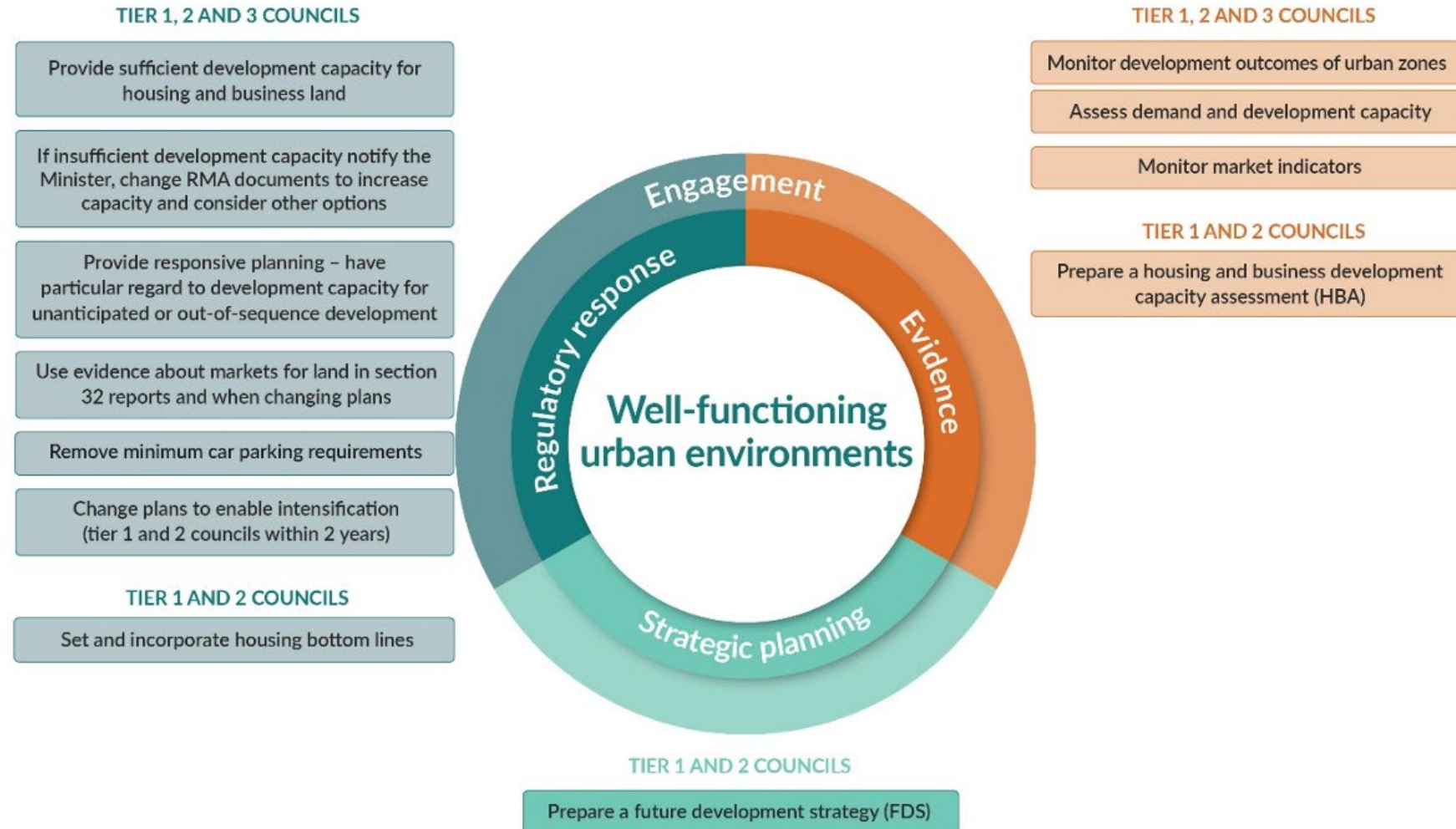
- > The HBA 2025 was adopted by Council on 9 October 2025 where Council resolved to follow up with a workshop to present the detailed findings of the HBA report.
- > Agenda:
 - > Why do we do this?
 - > What is the Queenstown HBA tool?
 - > What were the results from the HBA 2025
 - > Next Steps

Why do we do this?



- > Resource Management Act
- > Via the National Policy Statement on Urban Development (NPS-UD)

NPS-UD requirements



Housing and Business Capacity Assessments

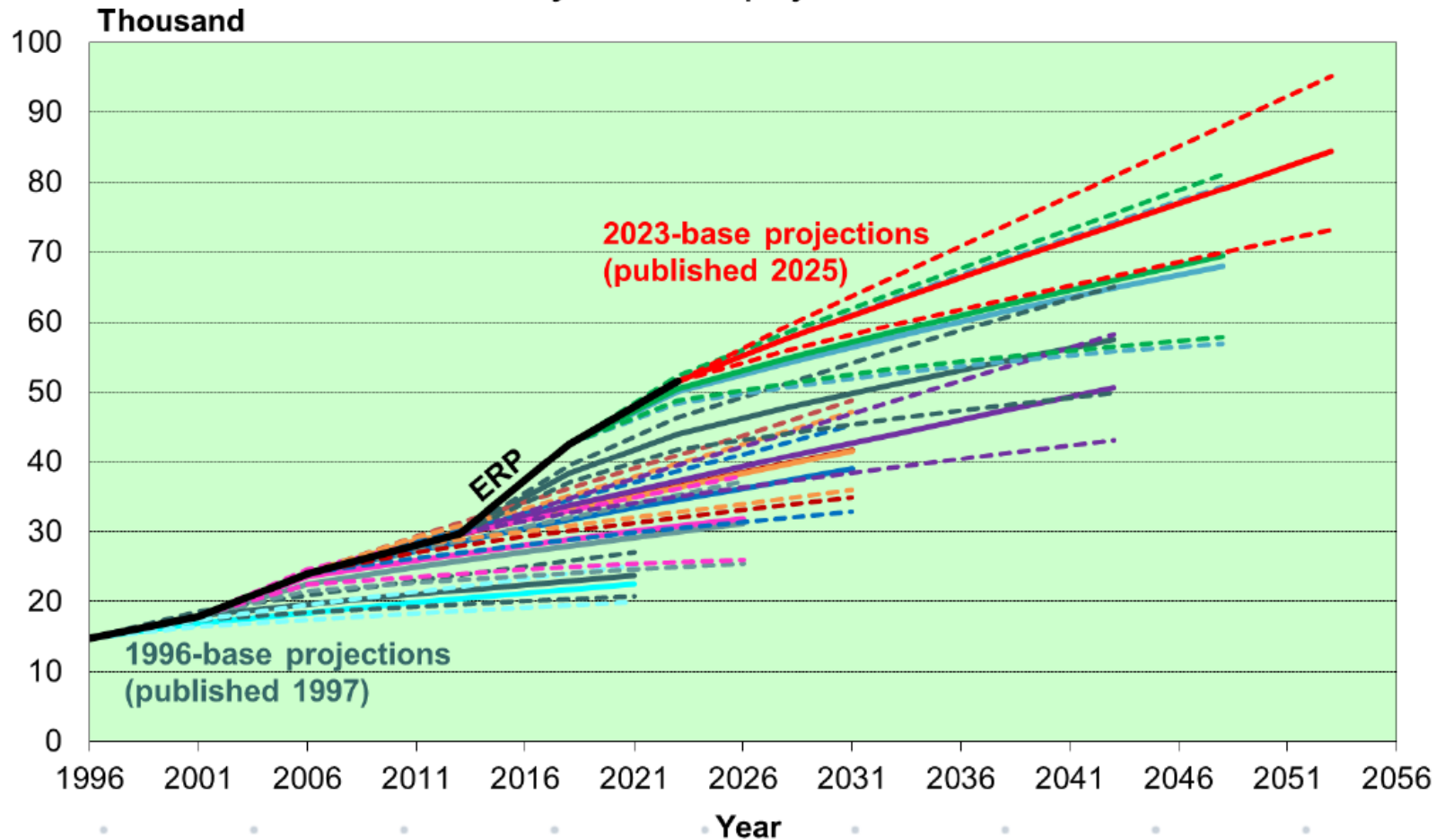
- > HBA is required to be completed every three years to help inform the Future Development Strategy and the Long Term Plan
- > Council is required to ensure there is sufficient housing development capacity in the short (3 years), medium (10 years) and long term (30 years) to meet **expected demand** of the district
 - > (NPS-UD and S31 RMA)

Demand side of the HBA

- > A range of demand projections must be produced, with the most likely projection identified for each of the short, medium, and long terms
- > Assumptions, reasons for projections and the most likely projection to be set out with the assessment to be used to determine housing and business needs in the District

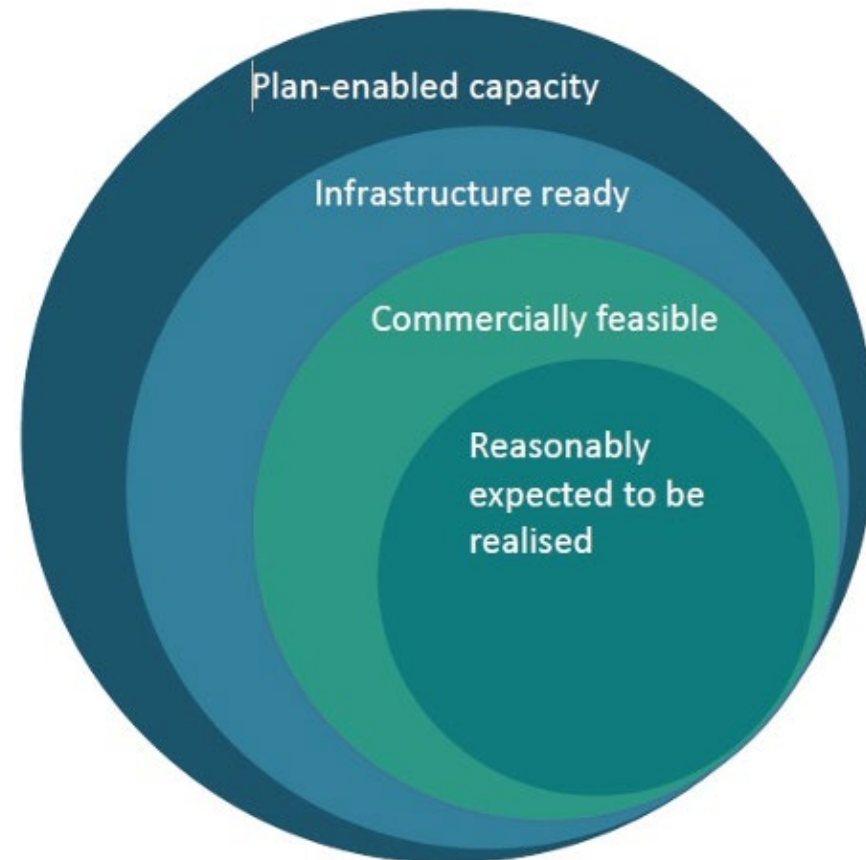
History of projections – Queenstown-Lakes District

Projected Population of Queenstown-Lakes District
by alternative projections



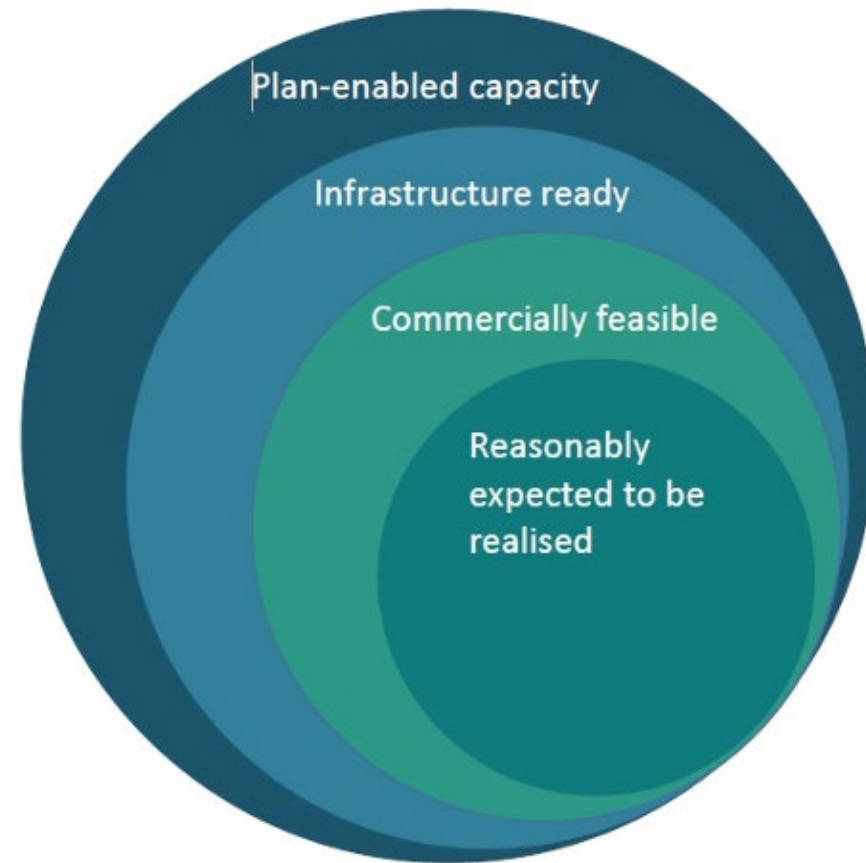
Supply side of the HBA - Residential

- > Development capacity must be quantified as numbers of dwellings:
 - > in different locations, including in existing and new urban areas
 - > of different types, including standalone dwellings and attached dwellings
 - > for the short, medium and long term



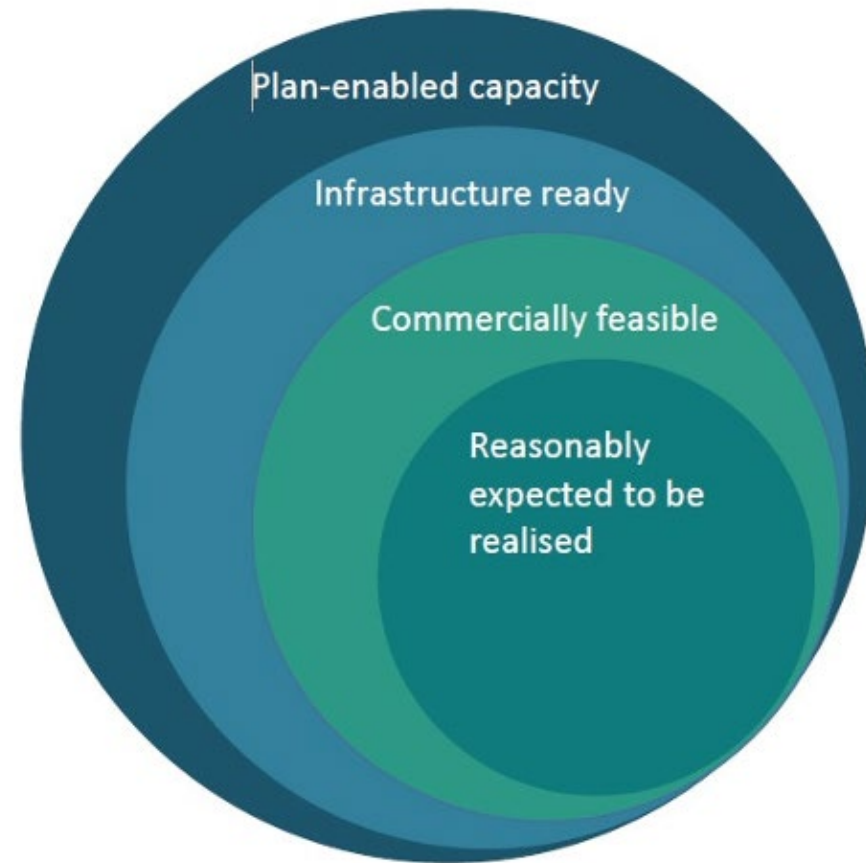
Supply side of the HBA - Business

- > Development capacity must be quantified as numbers for retail, commercial and industrial uses:
 - > must be expressed in hectares or floor areas
 - > for the short, medium and long term



So how do we determine capacity

- > Plan-enabled capacity
 - > Assumptions determined via the District Plan (Operative and Proposed)
- > Infrastructure ready
 - > Determined with support of the Planning and Infrastructure Team
 - > Input into the HBA tool
- > Commercially feasible
 - > Economic support assessing a number of assumptions
 - > Profit Margin of 20% for developers
- > Reasonably expected to be realized
 - > Economic support assessing a number of assumptions



Queenstown HBA tool...

- > Queenstown HBA tool brings all of these aspects together to help Council develop its HBA report
- > The tool is largely static, meaning assumptions used are fixed to a date in time
- > Economic assumptions that have been added into the model
 - > Real Price Growth Per Annum (only in the long term – requirement of the NPS-UD)
 - > Land Value and Capital Value – Rates Database
 - > Development Contributions and Consent Fees – QLDC (as at 2025)
 - > Build Costs – QV Cost Builder
 - > Sale Prices – Corelogic (Property Guru)
 - > Dwelling Typology (Standalone, Attached, Townhouse, Apartment) – Corelogic
 - > Dwelling Type (House, Apartment, Attached) – QLDC Consents
 - > Business – Workspace Ratio (m2 per job) – Formative
 - > Business – Floor Area Ratio - Formative
- > Population Projections (QLDC)
- > Informed Economics Projections – Employment by industry and ward - Formative



Growth Strategies & Policy Decisions

Placeholder (to show the tool online)

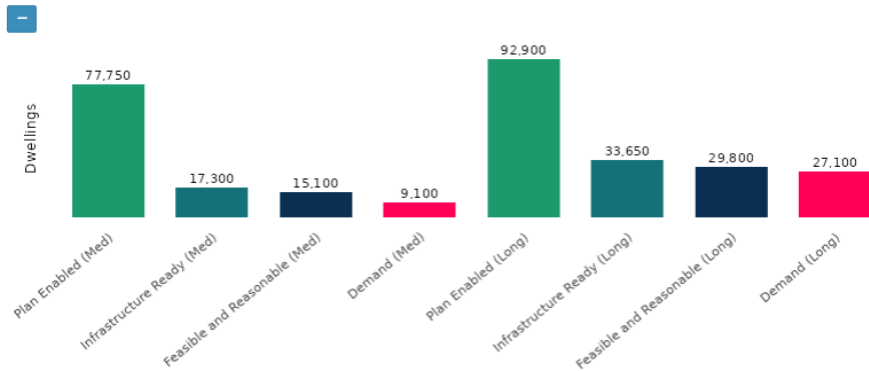
HBA 2025 results...

Inform Capacity for Growth Model - QLDC

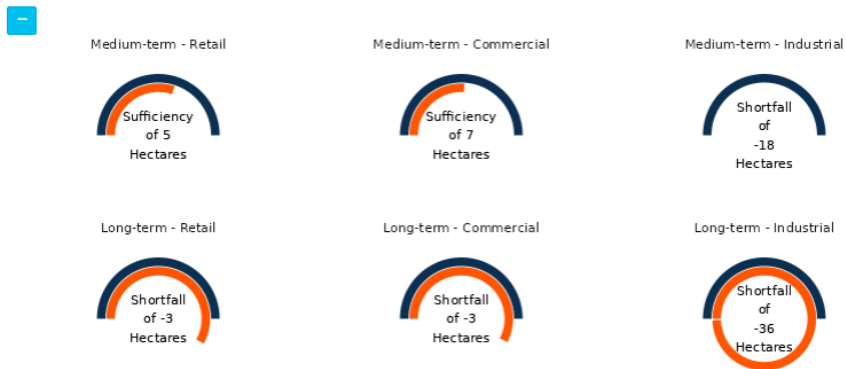
- Results
- Parcel Analysis
- Assumptions
- Technical Documentation

Dashboard Residential Summary Business Summary

Residential Summary - QLDC



Business Summary - QLDC



Demand Capacity

Population Scenario

QLDC High Plus

Dwelling Demand

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Urban Area	Dwelling Types	Short-term	Medium-term	Long-term
Existing Urban	Apartment	149	504	1,291
Existing Urban	Attached	242	803	2,119
Existing Urban	House	395	1,287	3,467
New Urban	Attached	527	1,707	5,337
New Urban	House	1,480	4,776	14,865
Total - Queenstown Lakes District		2,793	9,077	27,079

Business Land Demand

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Ward	Activity Type	Short-term	Medium-term	Long-term
Queenstown - Wakatipu Ward	Accommodation	1.44	3.55	7.42
Queenstown - Wakatipu Ward	Commercial	1.82	5.22	14.04
Queenstown - Wakatipu Ward	Industrial	7.48	20.68	53.28
Queenstown - Wakatipu Ward	Retail	2.12	6.09	15.65
Wanaka Ward	Accommodation	0.46	1.15	2.40
Wanaka Ward	Commercial	0.70	2.03	5.54
Wanaka Ward	Industrial	2.44	6.83	18.17
Wanaka Ward	Retail	0.74	2.15	5.58

Next steps

2027-37 Long Term Plan

- > Addressing infrastructure shortfalls
 - > To support this we are developing population projections (including additional work around demand in specific high growth areas within Queenstown and Wānaka)
 - > Prioritisation work as part of the Long Term Planning Process
 - > Options to consider the use of alternative funding and financing tools to accelerate infrastructure delivery in the priority development areas identified in the Spatial Plan

Future...

- > There will be a replacement to the RMA, unsure whether or not HBAs as they are currently stand will be required
- > However, for Spatial Planning requirements under the new legislation, processes like the HBAs will be of significant value
- > Whether or not we will need to work with more Councils within Otago to develop this type of work in the future