

Item 1: Future use of Lynch Block

SESSION TYPE: Workshop

PURPOSE/DESIRED OUTCOME:

The purpose of this workshop is to provide an overview of the proposed process, background and context, and seek feedback prior to the development of options for the Lynch Block land parcel.

DATE/START TIME:

Thursday, 9 April 2026 at 1:00pm

TIME BREAKDOWN:

Presentation: 20 minutes
Questions/Discussion: 70 minutes

PRESENTERS:

Carrie Williams, Policy Manager
Paul Speedy, Strategic Projects Manager
Anita Vanstone, Strategic Growth Manager
Roger Davidson, Property Director

Prepared by:



Name: Carrie Williams
Title: Policy Manager
25 March 2026

Reviewed and Authorised by:



Name: Pennie Pearce
Title: Acting GM Strategy and Policy
25 March 2026

ATTACHMENTS:

A	Lynch Block slide deck for 9 April 2026 Council Workshop
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Lynch Block future outcomes

Council workshop

9 April 2026

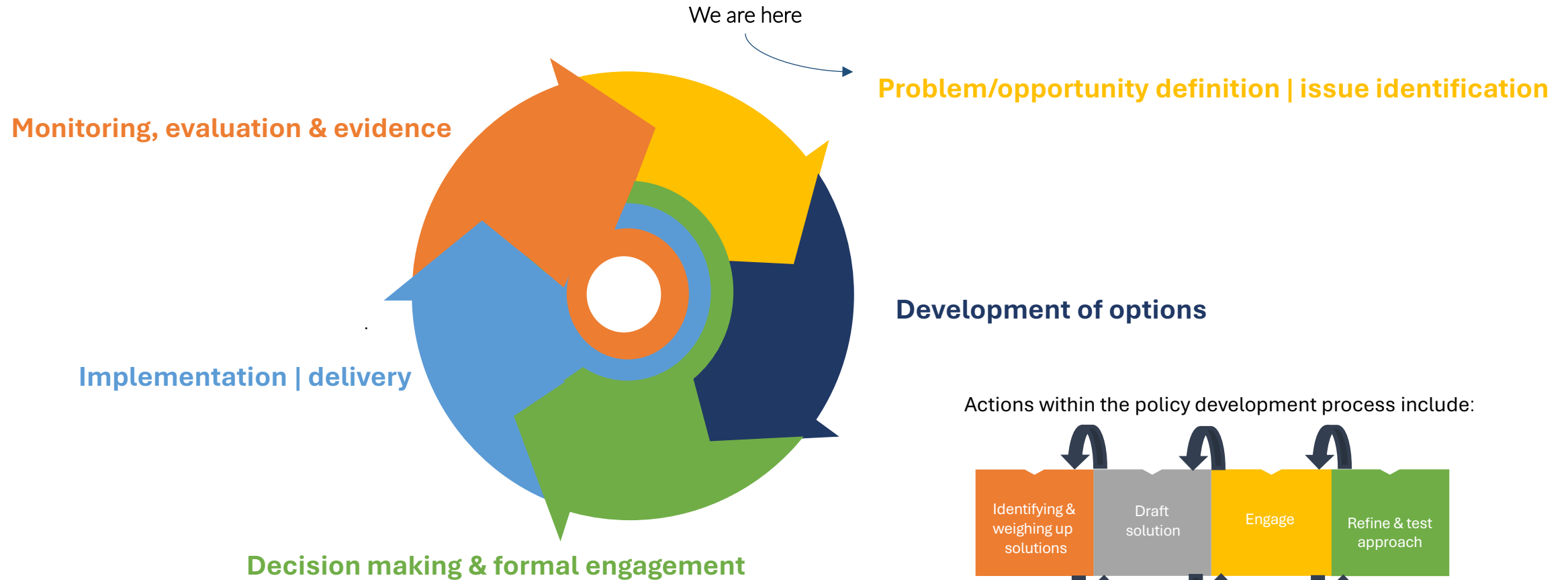
Purpose of this workshop: Provide an overview of the proposed process, background and context, and seek feedback prior to the development of options for the Lynch Block land parcel.

Agenda:

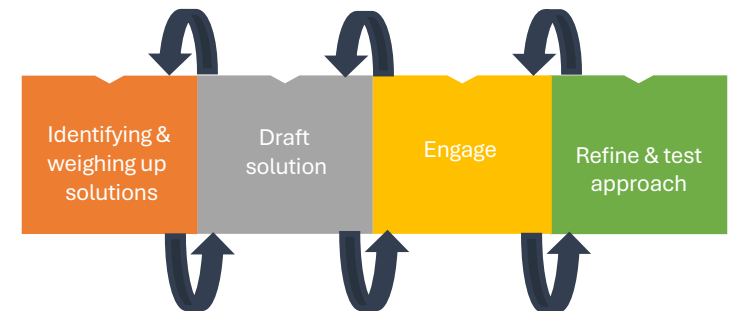
- Overview of process
- Background and context
- Discussion of desired outcomes and success criteria



The policy process

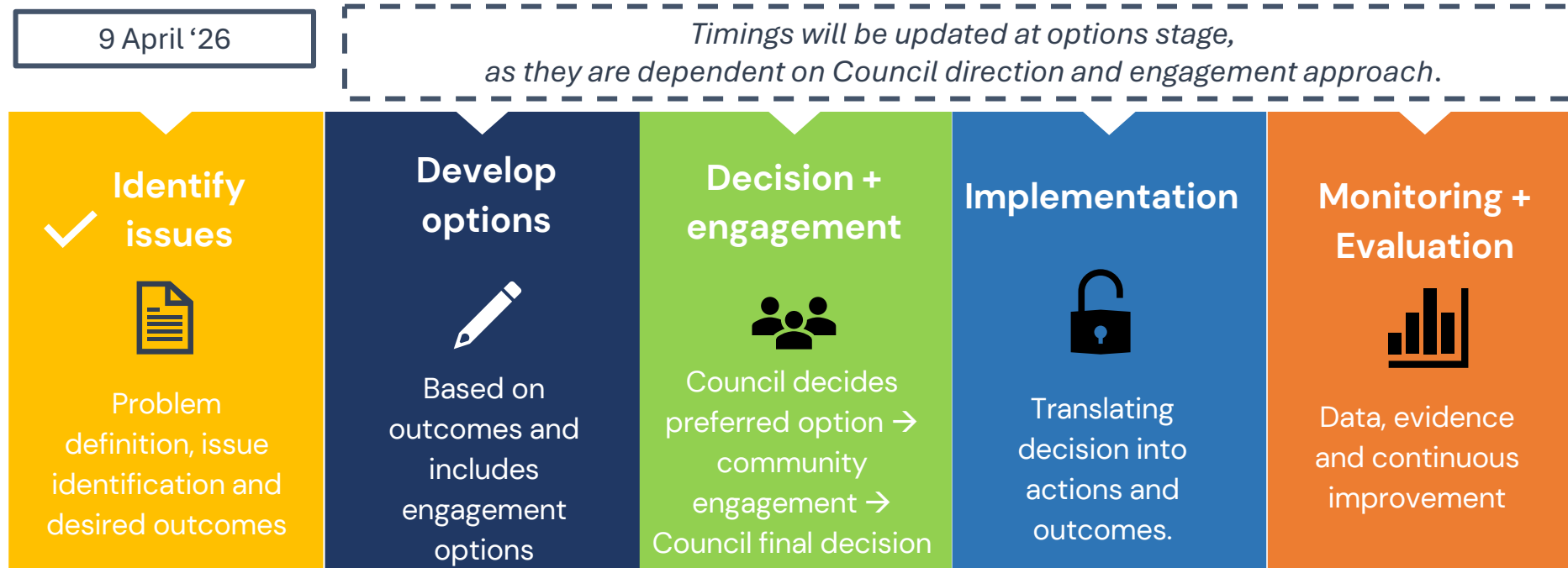


Actions within the policy development process include:



Multiple iterations can be required – especially with complex projects.

Putting the process into a timeline



- Officers identify a long list of reasonably practical options for site use based on agreed outcomes; community engagement approaches are developed for Council consideration.
- **Workshop:** Councillor discussion and input on options long list, refining to short list for further assessment, as well as discussion on community engagement approaches.
- Officers undertake detailed assessment of options and development of community engagement approach material.

Lynch Block Site



Lynch block

- Part of a planned extension of Queenstown's town centre.
- Lakeview development subdivision serviced super lot. A 'super lot' means that the site is a large development parcel, created within the Lakeview subdivision that is not yet broken down into smaller development lots, but that benefits from the infrastructure upgrades are delivered across the wider development.
- Retained as part of Council investment property portfolio.
- Has been effective in accommodating existing Lakeview [cabin] residents.

Lynch Block Site (cont.)

Plan Change 50 (PC50) context

- The purpose of PC50 is to extend the Town Centre Zone by including land around the Lakeview site, allowing additional mixed-use zoned land by way of introducing additional commercial and tourism activities and diverse housing options.
- PC50 (and the Lakeview precinct as part of this) is intended to address:
 - a shortage of commercially zoned land in the Queenstown Town Centre
 - the need for the Town Centre to consolidate and enliven Queenstown
 - the need for additional hotel and visitor capacity to sustain tourism growth
 - housing diversity issues; provide improved higher density and greater diversity in housing options.



PC50 is shown in grey.

2018 Council resolutions

- Agreed to utilise the Lynch Block cabins in the interim (short to medium term) to accommodate and help transition those identified [Lakeview] tenants who need the support and assistance.
- Report back options for the long-term future use of the Lynch block including specific consideration for use as worker accommodation and/or affordable housing.
- These resolutions were made in the context of the Lakeview development, excluding Lynch Block; no decisions were made at the time regarding the Lynch Block, but background work was completed. This work will be re-assessed after Council establishes its desired outcomes.

The 2014 Property Sale and Acquisition Policy is being reviewed as part of the LTP; the review will incorporate linkages to this issue.

Property Context

Current status

- 44 cabins; of which 13 are currently tenanted.
- Utilised as a transitional housing facility for the wider Lakeview development.
- Unoccupied cabins uneconomic to upgrade to Healthy Homes Standard.

Site characteristics

- Site area 10,562m².
- Restrictive access.
- Sloped site with steep contours.
- Presence of contamination (building materials).
- Zoned High Density Residential Zoning no minimum lot size, but density is restricted by site standards.

Considerations in relation to disposal of land on the open market

- Available on an 'as is, where is' basis.
- Access economic headwinds.
- Market availability of similar sized development lots.
- Progress of surrounding developments.



Affordable housing context

- Queenstown Lakes District is one of the most unaffordable places in NZ to buy or rent. Despite being one of the highest issuers of building consents per 1,000 residents.
- Housing affordability is a particular problem for those working in labour-intensive tourism and related industries, as these industries have relatively low productivity and low earnings.
- Queenstown Lakes Community Housing Trust (QLCHT) has over 1,600 households on its waiting list and this number grows each year.
- Lynch Block presents an opportunity for QLDC to partner with the QLCHT, developers or other providers to increase the supply of perpetual affordable housing in the Queenstown Town Centre.
- Investigation of this site for affordable housing is consistent with Action 2E of the Joint Housing Action Plan, which states "*Queenstown Lakes District Council to investigate opportunities to purchase, or utilise existing, land for affordable housing development by a registered Community Housing Provider*"



Affordable housing context (cont.)

- QLCHT have been interested in developing the site for affordable housing since 2012.
- Have undertaken detailed site investigations to understand site constraints
- QLCHT have drafted a number of plans based on the existing District Plan zoning, ranging from ~98 to 148 units, mainly comprising of 1 and 2 bedroom residential units.
- Benje Patterson is finalising a piece of work for QLCHT that looks at the social return on investment specifically for the secure home programme. A verbal update on the work will be provided at the workshop.



Problem definition | issue identification

Elements of the issue include:

- Persistent housing affordability and availability pressures.
- Tension between maximising land value and delivering social outcomes.
- Displacement of households during redevelopment
- Time-bound opportunity created by Lakeview redevelopment and transition period.
- Other elements?

Output needed:

A concise problem definition that focuses on community need and system impact, rather than site utilisation.

For
discussion:

Example :

What outcomes does QLDC want to achieve for the Lynch Block in the context of housing pressure, district growth, and Council's financial responsibilities?

“What good looks like” needs to be explicitly defined, before discussing how to achieve it.

Output needed: A set of agreed outcomes and measurable criteria that later decisions are tested against.

For
discussion:

Examples of outcomes could include:

- reduce housing stress for priority groups (e.g. workers, vulnerable households)
- Contribution to long-term housing system resilience
- Alignment with the Lakeview precinct vision
- Responsible stewardship of high-value public land
- Others?

Success criteria could include:

- Number and type of households supported
- Duration of housing outcomes
- Financial implications over the long term (not just capital return)
- Degree of alignment with strategies and plans
- Clear objectives informing transparent decision-making
- Others?