

Full Council

19 September 2024

Report for Agenda Item | Rīpoata moto e Rāraki take [6]

Department: Strategy & Policy

Title | Taitara: Joint Housing Action Plan – Annual Monitoring Report

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to present the Queenstown Lakes Joint Housing Action Plan annual monitoring report, which includes an update on the actions, key housing indicators, and the future direction and implementation plan for the next 12 months.

Recommendation | Kā Tūtohuka

That the Council:

1. **Note** the contents of the Joint Housing Action Plan Monitoring Report;
2. **Note** that the Joint Housing Action Plan has been jointly developed and is being implemented by partners from the Grow Well Whaiora Partnership, specifically Kāinga Ora and Te Tūāpapa Kura Kāinga Ministry of Housing and Urban Development (HUD), and the Queenstown Lakes Community Housing Trust (QLCHT).
3. **Note** that the Joint Housing Action Plan Monitoring Report will be published on the QLDC website; and
4. **Note** that the report will be provided to the Grow Well Whaiora Governance Group at its next meeting.

Prepared by:



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Title: Strategic Planner - Housing

15 August 2024

Reviewed and Authorised by:



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(Acting)

15 August 2024

Context | Horopaki

1. The development of the Queenstown Lakes District Joint Housing Action Plan (JHAP) is one of the six priorities of the joint work programme for the Grow Well Whaiora Partnership (Priority Initiative 5). The JHAP was adopted by Council in August 2023 and by the Grow Well Whaiora partnership in September 2023. It recognises that housing is one of the biggest challenges the district faces, and that increasing housing supply alone will not address the problem.
2. The JHAP puts forward 34 actions to improve housing outcomes in the district, to be undertaken primarily by the Queenstown Lakes District Council (QLDC), the Ministry of Housing and Urban Development (HUD), Kāinga Ora (KO), and the Queenstown Lakes Community Housing Trust (QLCHT).
3. Action 1A of the JHAP requires regular reporting on housing and workforce issues and affordability in Queenstown Lakes to the Grow Well Whaiora Partnership. In addition, Agenda Item 1 Resolution 7 of the 10 August 2023 Full Council meeting stated: Agree that staff update the Council on the outcomes of the JHAP annually.
4. The attached report (Attachment A) is the first JHAP Annual Monitoring Report, developed to meet these requirements.

Analysis and Advice | Tatāritaka me kā Tohutohu

5. The report is split into three sections:
 - Implementation Update: an update on each of the 34 JHAP actions
 - Housing indicators for Queenstown Lakes: an update on the key indicators listed in the JHAP
 - Looking Forward: the implementation plan and priorities for the next 12 months.
6. Work is underway on the 34 JHAP actions. Key implementation highlights for the year include:
 - Over \$10 million worth of contributions to QLCHT from Inclusionary Housing facilitated by QLDC, bringing the total contributions to \$32 million
 - \$20 million of investment and loans from HUD for QLCHT
 - Te Pūtahi Ladies Mile Variation has now been sent to the Minister for the Environment for final signoff, meeting all deadlines of the Streamlined Planning Process. This variation is designed to ensure a high quality, well designed urban development of predominantly medium and high density housing
 - Refreshed approach and stronger focus on monitoring and enforcing the stakeholder deeds to facilitate further contributions to the QLCHT
 - Building insights and evidence by monitoring key indicators, listening to the community, targeted research and expert analysis

- A comprehensive communications campaign to disseminate key housing messages, including website updates, newspaper adverts and articles, information for QLDC Councillors, and a podcast interview.
7. The indicators show there has been some improvement to housing affordability over the last 12 months, although housing is still very unaffordable in the district. QLCHT now supports an additional 29 households, however their waiting list has increased from 980 (June 2023) to 1289 (June 2024).
 8. Looking forward, work across the 34 actions will continue, with a particular focus on three priority areas over the next 12 months: monitoring and enforcing the stakeholder deeds; reviewing whether QLDC land could be used for housing as part of the wider QLDC land review; and ongoing policy development to explore available levers to improve housing outcomes.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

9. Although housing affordability is a matter of high significance to the community, this matter is of low significance because it is a noting report, as determined by reference to the Council's Significance and Engagement Policy 2021.
10. The persons who are affected by or interested in this matter are residents/ratepayers of the Queenstown Lakes district community, Kāi Tahu, Grow Well Whaiora partners, and the business community.
11. The Council consulted with the community on the Joint Housing Action Plan ahead of adoption in 2023.

Māori Consultation | Iwi Rūnaka

12. As an output of the Spatial Plan, Aukaha and Te Ao Marama Incorporated have had oversight of the JHAP through the Grow Well Whaiora Partnership. The draft JHAP Monitoring Report has been discussed at the 5 August 2024 Grow Well Whaiora Steering Group meeting on which both Murihiku and Ōtākou rohe are represented.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

13. This matter relates to the Strategic/Political/Reputation risk category. It is associated with RISK10056 Ineffective provision for the future planning and development needs of the district within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.

Financial Implications | Kā Riteka ā-Pūtea

14. There are no financial implications of this report. Implementation of the JHAP has budget implications that will be considered through Long-Term Planning processes.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

15. The following Council policies, strategies and bylaws were considered:

- Queenstown Lakes District Joint Housing Action Plan 2023-2028
- 2021-2031 Queenstown Lakes Homes Strategy
- Vision Beyond 2050: in relation to the district's goal of *'thriving community'* and *'opportunities for all'*.
- Queenstown Lakes Spatial Plan 2021
- 2022 Climate and Biodiversity Plan
- 2021-2031 Ten Year Plan
- Queenstown Lakes Proposed District Plan
- Queenstown Lakes Operative District Plan
- Economic Diversification Plan 2024: New Pathways to a Thriving Future
- 2021-2031 Queenstown Lakes Homes Strategy

16. The contents of the JHAP monitoring report are consistent with these documents.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kiaka

17. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

18. The JHAP monitoring report aims to hold Grow Well Whaiora partners accountable for delivering on the agreed actions, to increase housing choice and affordability.

Attachments | Kā Tāpirihaka

A	Joint Housing Action Plan Monitoring Report
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