

Planning & Strategy Committee

5 September 2024

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

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 Planning & Strategy Committee:

1. **Note** the content 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. **Provide Feedback and input** into the draft Annual Monitoring Report for the Joint Housing Action Plan; and
4. **Note** the Annual Monitoring Report will be presented to Full Council on the 19 September, and to the Grow Well Whaiora Governance Group at the next meeting.

Prepared by:



Name: Emily Irwin
Title: Strategic Planner - Housing

23 August 2024

Reviewed and Authorised by:



Name: Pennie Pearce
Title: General Manager – Strategy and Policy
(Acting)

23 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 the 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 is the first JHAP Annual Monitoring Report, developed to meet these requirements.

Analysis and Advice | Tatāritaka me kā Tohutohu

Joint Housing Action Plan: Annual Monitoring Report

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. QLDC now supports an additional 29 households, however their waiting list has increased from 980 (June 2023) to 1,289 (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.
 9. The Planning & Strategy Committee receives regular updates on the monitoring and enforcement of the stakeholder deeds, and other updates on the JHAP as required. There is no further update on the deeds since the previous report, and officers will be providing advice on the Longview deed to Full Council on 19 September.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi i kā Whakaaro Hiraka

10. 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.
11. 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.
12. The Council consulted with the community on the JHAP ahead of adoption in 2023.

Māori Consultation | Iwi Rūnaka

13. 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

14. 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.

15. There is no recommended option in this report, however this risk can be mitigated through the implementation of the JHAP to improve housing outcomes.

Financial Implications | Kā Riteka ā-Pūtea

16. 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

17. 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 Long Term 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

18. 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

19. 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. This report provides an opportunity to review the JHAP annual monitoring report, which aims to hold Grow Well Whaiora partners accountable for delivering on the agreed actions, to increase housing choice and affordability.

20. This report doesn't recommend any options, however the workstreams discussed:
- can be implemented through current funding under the Long Term Plan and Annual Plan.
 - are consistent with the Council's plans and policies; and
 - would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Joint Housing Action Plan Monitoring Report
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Queenstown Lakes Joint Housing Action Plan: Monitoring Report

The Queenstown Lakes Joint Housing Action Plan (JHAP) was adopted by the Grow Well Whaiora partnership in September 2023. It recognises that a lack of affordable housing is one of the biggest challenges the district faces, impacting individuals, families, businesses, and the wider economy. It also recognises that increasing housing supply alone cannot and will not address the problem.

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), the Queenstown Lakes Community Housing Trust (QLCHT), and the wider Grow Well Whaiora partnership.

This is the first annual monitoring report, and 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.

Case study - Tewa Banks:

Our partnership approach

The Grow Well Whaiora partnership has facilitated significant contributions to this Arrowtown development, without which it would not have been possible: QLDC provided >\$10m worth of land, HUD is providing \$20m worth of loans and investment, and QLCHT is now delivering the houses. The first homes are due for completion in late 2024, towards a total of 68 homes by 2026 including:

- 15 Public Housing units
- 4 Affordable Rentals
- 5 Rent Saver homes, and
- 44 Secure Homes.

Executive Summary

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

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).

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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.

Implementation Update

The following table provides an update on each of the 34 actions of the JHAP. There are a range of different types of actions – some are more discrete whereas others are ongoing or are about responding as opportunities arise.

Action	Timeframe / Status	Update
1A: Publish a bi-annual report on housing and workforce issues and affordability in Queenstown Lakes reporting to the Grow Well Whaiora Partnership.	Short-term (0-2 years) Complete / Moved into BAU	<ul style="list-style-type: none"> Published 'QLD Housing Challenge' A3s in Jan '24 and Jun '24. This is the first annual JHAP monitoring report, and will form the basis of ongoing reporting. Ongoing reporting will now move into BAU.
1B: Co-ordinate and consolidate all housing monitoring and reporting.	Short-term (0-2 years) Complete / Moved into BAU	<ul style="list-style-type: none"> Housing monitoring and reporting has been coordinated and consolidated where possible, and includes: <ul style="list-style-type: none"> HUD Housing Dashboard for Queenstown Lakes Monthly QLDC key project reporting 6-weekly reporting to the QLDC Planning and Strategy Committee Quarterly updates in the Grow Well Whaiora Spatial Plan Monitoring Report Bi-annual 'Housing Challenge' A3s Annual JHAP monitoring report. Ongoing reporting will now move into BAU.
1C: Establish the evidence and data around the Queenstown Lakes housing story, including unmet housing demands, short-term letting market, long-term rentals, unoccupied housing and vacant zoned land.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> As per actions 1A and 1B above, all traditionally available evidence and data sources are consolidated and understood. QLDC is continuing to investigate potential new data sources for insights on housing, e.g. energy data. QLDC is investigating a cost-benefit analysis for affordable housing in the district.
1D: Government partners facilitate engagement regarding the Accommodation Supplement (AS).	Medium-term (2-4 years) Not currently progressing	<ul style="list-style-type: none"> In response to the petition to Parliament, supported by QLDC, the Minister for Social Development has commissioned advice about how to update the AS boundaries more regularly. Grow Well Whaiora central government partners will have an opportunity to contribute to this advice, which has no clear timeframes at this stage.

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<p>2A: Work collaboratively to investigate opportunities where the Kāinga Ora Land Programme could enable affordable housing choices in the Queenstown Lakes District</p>	<p>Short-term (0-2 years) Closed</p>	<ul style="list-style-type: none"> • There has been a lot of work to progress opportunities in the district. However with recent changes to Kāinga Ora’s priorities there are no opportunities available to take forward.
<p>2B: Continue to work collaboratively with iwi and QLCHT to investigate opportunities to utilise vacant or underutilised Crown land, for example through the Land for Housing Programme in the Queenstown Lakes District.</p>	<p>Medium-term (2-4 years) Ongoing monitoring for opportunities</p>	<ul style="list-style-type: none"> • HUD has completed a stocktake of Crown land in the district which did not identify any opportunities for affordable housing.
<p>2C: Queenstown Lakes Community Housing Trust to purchase land to develop affordable housing when opportunities arise.</p>	<p>Medium-term (2-4 years) Ongoing monitoring for opportunities</p>	<ul style="list-style-type: none"> • There have been no opportunities for QLCHT land purchases in the last 12 months.
<p>2D: Investigate setting up a joint venture company to purchase and develop land to deliver affordable housing.</p>	<p>Medium-term (2-4 years) On track</p>	<ul style="list-style-type: none"> • Ongoing monitoring to identify any opportunities as they arise.
<p>2E: Queenstown Lakes District Council to investigate opportunities to purchase, or utilise existing, land for affordable housing development by a registered Community Housing Provider.</p>	<p>Medium-term (2-4 years) On track (ahead of schedule)</p>	<ul style="list-style-type: none"> • QLDC is considering housing opportunities within the wider QLDC Land Review. The first stage of properties is expected to be considered by Council in late 2024.
<p>3A: Investigate the use of all Urban Development Act powers to bring forward the delivery of affordable housing.</p>	<p>Short-term (0-2 years) Not currently progressing</p>	<ul style="list-style-type: none"> • Central government reforms will impact powers under the Urban Development Act; further work on this has been paused until more is known about the reforms.
<p>3B: Partners to work collaboratively to identify, prioritise, and explore potential opportunities to enable provision of more housing choices.</p>	<p>Short-term (0-2 years) Likely to extend into the medium term</p>	<ul style="list-style-type: none"> • The structure plan for Te Pūtahi Ladies Mile has been completed and the plan change is being considered by the Minister for the Environment through the streamlined planning process. • The structure plan for Te Tapuae the Southern Corridor is underway (see action 9A). • Ongoing research into potential levers to improve housing outcomes including rates, development contributions, and developer

		agreements (see Looking Forward section and Implementation Plan below).
3C: Investigate increasing public, transitional and emergency housing across the district.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> • QLCHT has continued to increase its Public Housing portfolio with 11 new public homes since Jun 2023. • QLDC is connecting with other potential providers of public, transitional and emergency housing to investigate the barriers.
3D: Seek opportunity for collaboration and partnership with Kāi Tahu to address housing challenges for Māori and improve housing outcomes, including papakāinga housing.	Short-term (0-2 years) Ongoing monitoring for opportunities	<ul style="list-style-type: none"> • Ongoing regular meetings with Kāi Tahu to identify opportunities as they arise.
3E: Partners work collaboratively to understand the implications of different pieces of legislation and other levers have on the Queenstown Lakes housing market.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> • Ongoing research into potential levers to improve housing outcomes including rates, development contributions, and developer agreements (see Looking Forward section and Implementation Plan below). • The government is delivering the Going for Housing Growth programme, addressing the underlying causes of the housing supply shortage. Key decisions are expected over 2024 and 2025. • Ongoing regular meetings with central government partners to identify and monitor the impacts of new legislation.
4A: Implement inclusionary housing plan change including negotiating new stakeholder deeds.	Medium-term (2-4 years) Not currently progressing and Ongoing monitoring for opportunities	<ul style="list-style-type: none"> • An Independent Hearings Panel has recommended that the Inclusionary Housing Variation be withdrawn, as the Panel was not satisfied under section 32 of the RMA that the Variation was the most efficient and effective way of achieving its objectives. The recommendation makes it impracticable to progress the Variation any further at this time. QLDC has withdrawn the Variation and is progressing with research and analysis on alternative options as per JHAP actions 3B, 3E, 5A, 5C, 5D, 6B and 8A, e.g. rates review (see Looking Forward section and Implementation Plan below). • QLDC will continue to look for opportunities to negotiate new stakeholder deeds, e.g. through new plan changes.
4B: Enforce existing Stakeholder Deeds.	Medium-term (2-4 years) On track	<ul style="list-style-type: none"> • QLDC is actively monitoring, following up, and reporting on all stakeholder deeds to the Planning and Strategy Committee: see latest report attached.

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<p>4C: Continue to apply for alternative funding mechanisms to ensure delivery of affordable housing (e.g. facilitate lending through the Local Government Funding Agency (LGFA)).</p>	<p>Short-term (0-2 years) On track</p>	<ul style="list-style-type: none"> • QLDC is investigating the use of the Infrastructure Funding and Financing Act and other alternative funding options to enable faster delivery of infrastructure that will unlock housing growth. • QLCHT has submitted on the QLDC LTP on using the LGFA to enable lower cost loans for QLCHT. This is unlikely to progress as QLDC is close to its borrowing limits in delivering its own programme.
<p>4D: Include the Queenstown Lakes Community Housing Trust funding as a permanent budget line rather than as a grant.</p>	<p>Short-term (0-2 years) Complete</p>	<ul style="list-style-type: none"> • In 2024, QLCHT funding was taken out of the annual grants process and funded through an individual agreement. • From 2025, QLCHT funding will be included as a permanent line in the QLDC Strategic Housing budget.
<p>4E: Encourage broadening the work of QLCHT or other Community Housing Providers to grow their offering, including rental models to enable increased housing options for local whānau.</p>	<p>Short-term (0-2 years) On track</p>	<ul style="list-style-type: none"> • QLDC is working with Mana Tāhuna to understand their aspirations for whanau and opportunities to facilitate these. • Separately to this, QLCHT is also working with Mana Tāhuna with a view to collaborating to increase housing opportunities for iwi.
<p>5A: Investigate ways to incentivise developers to deliver affordable housing through financial and planning incentives, and the continued use of successful models.</p>	<p>Short-term (0-2 years) On track</p>	<ul style="list-style-type: none"> • Ongoing research into potential levers to improve housing outcomes including tools used in NZ and internationally, such as rates, development contributions, and developer agreements (see Looking Forward section and Implementation Plan below).
<p>5B: Improve partnerships between developers and QLDC, QLCHT or other Community Housing Providers, service delivery agencies, banks (to understand financial issues), and other key organisations.</p>	<p>Short-term (0-2 years) On track</p>	<ul style="list-style-type: none"> • QLCHT and a QLDC elected member are members of a steering committee with the objective of setting up another Abbeyfield house in the District. Currently Abbeyfield is the only other registered Community Housing Provider (alongside QLCHT), delivering housing in the district. • Over the past 12 months, QLCHT has entered into three Heads of Agreements with private developers for inclusionary housing contributions. • QLCHT has negotiated favourable commercial lending terms with two market banks, as well as accessing a significant sustainability loan with a favourable interest rate.
<p>5C: Explore options to bring forward the development of vacant zoned land.</p>	<p>Medium-term (2-4 years) On track</p>	<ul style="list-style-type: none"> • Ongoing research into potential levers to improve housing outcomes including tools used in NZ and internationally, such as rates, development contributions, and developer agreements (see Looking Forward section

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		and Implementation Plan below). See 5D below.
5D: Work with developers to facilitate and deliver different housing options, such as Build to Rent developments.	Short-term (0-2 years) Ongoing monitoring for opportunities	<ul style="list-style-type: none"> QLDC has met with various developers to understand their challenges and connect them with local landowners.
5E: Facilitate and encourage innovative design / build methodologies to reduce the cost of building high density (4+ level) housing.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> QLDC is working with the Kāinga Ora Housing Delivery System to understand how lessons learnt from a systemised approach to social housing delivery could be applied to enable the delivery of quality affordable homes in the Queenstown Lakes District.
6A: Engage community, businesses and employers in finding workforce and housing solutions. Including for example, connecting with Chambers of Commerce or 'Adopt a worker' schemes. Education on the impacts of short-term letting.	Short-term (0-2 years) Complete / Moved into BAU	<ul style="list-style-type: none"> Delivered a QLDC Council Workshop on the impacts of short-term letting. Delivered a short-term letting communications campaign and website update. Delivered the Manaaki communications campaign and website update. Ongoing work with Chambers of Commerce to understand local business perspectives, including through their quarterly business surveys.
6B: Partners to undertake research to investigate solutions that have worked within and outside of New Zealand and identify how they could be replicated in the Queenstown Lakes District.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> Ongoing research into potential levers to improve housing outcomes including tools used in NZ and internationally, such as rates, development contributions, and developer agreements (see Looking Forward section and Implementation Plan below).
6C: Facilitate a community group focused on local community solutions to housing.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> Early scoping work has begun to identify potential participants and establish the objectives for the group. An initial meeting is expected in late 2024.
6D: Education on the benefits of long-term rentals, i.e., seasonal worker accommodation in empty homes.	Short-term (0-2 years) Complete / Moved into BAU	<ul style="list-style-type: none"> Delivered the Manaaki communications campaign and website update.
6E: Further investigate the obstacles for landlords to rent out property as long-term accommodation and the establishment of tiny homes.	Short-term (0-2 years) On track	<ul style="list-style-type: none"> 2023 included new questions in the QLDC Quality of Life Survey on obstacles for landlords and short-term letting use. This will feed into policy work (see action 3B). Ongoing work with Tiny Homes NZ to understand and reduce barriers for Tiny Home owners and residents.

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		<ul style="list-style-type: none"> QLDC is planning a local seminar to improve understanding of QLD specific Tiny Home regulations and processes.
7A: Investigate how affordable homes can be delivered more efficiently and at a lower cost than currently occurs (e.g., offsite manufacturing).	<p>Short-term (0-2 years)</p> <p>On track</p>	<ul style="list-style-type: none"> QLDC is working with KO to share insights learnt through the KO Housing Delivery System. QLCHT continues ongoing work in this space, constantly reviewing off-site manufacturing opportunities.
7B: Investigate the potential of the Infrastructure Funding and Financing (IFF) Act to bring forward investment in infrastructure (including social infrastructure).	<p>Short-term (0-2 years)</p> <p>On track</p>	<ul style="list-style-type: none"> Consideration is being given to IFF tools for the Spatial Plan, in particular for the priority development areas including Te Pūtahi Ladies Mile.
8A: Review the District Plan and implement NPS-UD Policy 5, including consideration of applying the Medium Density Residential Standards to enable more competitive land markets.	<p>Short-term (0-2 years)</p> <p>On track</p>	<ul style="list-style-type: none"> QLDC received 1259 submissions on the proposed Urban Intensification Plan Variation. A Summary of Decisions was publicly notified on 16 May for further submissions and the further submission period closed on 14 June 2024. The evidence-exchange and hearing timetabling is yet to be confirmed.
8B: Develop a Future Development Strategy (FDS) in partnership with the ORC and Grow Well Whaiora partners that builds on the work undertaken in the Spatial Plan.	<p>Short-term (0-2 years)</p> <p>Work delayed</p>	<ul style="list-style-type: none"> The Spatial Plan Gen 2.0 will meet the requirements of the NPS-UD and contain the district's FDS. Work on the Spatial Plan Gen 2.0 is underway, but the spatial scenarios cannot be completed until the housing and Business Capacity Assessment (HBA) has been completed. Work is progressing on the HBA and is due to be completed November 2024. It is expected that interim results will be available in approximately August/September 2024.
9A: Streamline the planning process that enables the delivery of housing to give effect to priority initiative 3 of the Spatial Plan (Structure plans for priority development areas)	<p>Medium-term (2-4 years)</p> <p>On track</p>	<ul style="list-style-type: none"> Developing Te Tapuae - Southern Corridor Structure Plan is the primary focus. Meetings have been held with all key stakeholders and major landowners. An internal draft structure plan was completed in early 2024 and is awaiting further input from experts (incl. transport, natural hazards, ecology, landscape, commercial, cultural impact assessment, urban design, and infrastructure). Grow Well Whaiora partners are closely involved and are part of the wider project team. Next steps include further community engagement, aiming to have a draft structure plan by December 2024.

Housing indicators¹ for Queenstown Lakes

Housing Affordability

Housing affordability remains a key issue in Queenstown Lakes. The QLCHT 2024 Renters survey found that 76% of respondents reported affordability as a barrier to their long-term commitment to the district, an increase from 59% in 2020. In the March 2024 quarter, the median property price was \$1.33 million, and the average weekly rent was \$700.²

There has been a small improvement in affordability since June 2022. The ratio of median property price to median household income has decreased by 0.2, and the proportion of income spent on mortgages dropped by four percentage points. However, these measures are still very high. Housing costs of over 30% of household income is generally considered unaffordable³, and Queenstown Lakes sits well above this with an average ratio of 86% for mortgage payments. Not that these measures compare average/median incomes and prices, and do not measure actual spending by households in the district.

Rental affordability is steady with average rental costs at 24% of average household income. This measure may be impacted by household composition and size, as more people and incomes per household will improve the affordability measure.

Measure	Baseline	Latest figures	Change
Median property price to median household income in QLD (Ministry of Housing and Urban Development)	10.8 (Mar 2023)	10.6 (Mar 2024)	-0.2
Mortgage proportion of income in QLD (Infometrics)	90% (QLD) vs 50% (NZ) (Mar 2023)	86% (QLD) vs 50% (NZ) (Mar 2024)	-4 percentage points
Average rent to average household income in QLD (Infometrics)	23.5% (Mar 2023)	24% (Mar 2024)	+0.5 percentage points
The proportion of houses in the 'lower value' band (Need to define lower value) (QLDC HCA)	This indicator will be updated following the completion of the updated Housing Capacity Assessment later in 2024.		

Housing Availability and Options

The QLCHT now supports an additional 29 households across a range of typologies. In the meantime, its waiting list of eligible households has risen from 980 to 1289 from Jun-23 to Jun-24. This significant increase reflects the increasing population and pressure on the rental market. The number of bonds lodged has increased by around 1% over the year to April 2024, however it is possible that population growth over this time was much higher (there was an 8% population increase in the year to June 2023).⁴

¹ Some indicators have been edited for clarity and practicality. A description of the indicators and data used is provided in Appendix Two

² Infometrics

³ HUD

⁴ Infometrics population growth figures

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The QLCHT 2024 Renters survey found that 9% of respondents were currently houseless⁵, and 17% were houseless at some point in the last 12 months.⁶

Measure	Baseline	Latest figures	Change
Increased housing numbers and options from QLCHT: number of current QLCHT homes by number of bedrooms (QLCHT)	1 bd: 17 2 bd: 42 3 bd: 67 4+bd: 9 Total: 135 (June 2023)	1 bd: 21 2 bd: 46 3 bd: 82 4+bd: 15 Total: 164 (June 2024)	1 bd: +4 2 bd: +4 3 bd: +15 4+bd: +6 Total: +29
Number of houses* with 1, 2, 3, 4+ bedrooms (StatsNZ) *occupied private dwellings	1 bd: 765 2 bd: 2061 3 bd: 5691 4+bd: 6279	2023 Census data still to come	N/A
Apartments, Townhouses, flats, units, and other dwellings as % of new residential building consents, annual average (StatsNZ)	49% (year to Apr 2023)	50% (year to Apr 2024)	+1 percentage point
Number of bonds lodged in the last 12 months (MBIE)	2043 (year to Apr 2023)	2064 (year to Apr 2024)	+ 21

Housing Stability and Security

The number of property transfers has decreased, as has the number of people who moved house. Although it is important that there is liquidity in the market, a very high number of property transfers and people moving house can be an indication of an overheated market, or housing instability and an inability to settle in one place. Queenstown Lakes also sees high rates of new buildings which will be captured in this measure when they are sold to new owners.

In the 2023 Quality of Life survey, 77% of respondents had a steady place to live, and were not worried about losing their home, down from 82% in 2022.

Measure	Baseline	Latest figures	Change
Number of property transfers (StatsNZ)	3282 (2022)	3030 (2023)	-252
Percentage of residents who moved house in the last 12 months (QoL survey – QLDC)	20% 2022	18% 2023	-2 percentage points

⁵ “Following consultation with the community, the term houseless rather than homeless has been used to more accurately describe situations where people are in insecure housing arrangements” – QLCHT Renters Survey 2024

⁶ The QLCHT Renters Survey was undertaken in early 2024.

Housing near Commercial and Community Services

This measure shows how many new houses (receiving a Code Compliance Certificate within the time period) are located within 400m, or 800m, of a set of commercial activities and community services. These services include areas zoned as Town Centres, supermarkets, schools, libraries, bus stops, and petrol stations. New homes within these walkable catchments enable active transport to these services, decreasing car dependency and traffic congestion.

Measure	Baseline	Latest figures	Change
Number of new houses within 400 and 800m of commercial activities and community services (e.g. public transport) (QLDC)	Within 400m: 424 (54%)	Within 400m: 491 (56%)	+67
	Within 800m: 640 (82%)	Within 800m: 715 (82%)	+75
	Total new houses: 779 (year to Jun 2023)	Total new houses: 873 (year to Jun 2024)	+94

Impact on Businesses and Quality of Life

Between 2022 and 2023, the growth in the number of businesses increased, with 4.4% growth in the number of businesses in 2022, compared to 4.8% growth in 2023.

Housing affordability has an impact on local businesses and the local economy. Although the Chamber of Commerce survey questions are not comparable as they are different over time, they show that staff housing remains a key consideration for local businesses. One in six businesses who answered the March 2024 Queenstown Chamber of Commerce Business Confidence Survey now provide staff accommodation directly, whether through providing a property to let to staff, or by taking on a head lease for a property that employees can use.

A 2022 report⁷ showed that housing affordability was a contributing factor to the district's high labour turnover rate, and that this higher labour turnover rate is costing the local economy \$105m-\$200m a year (3-6% of Queenstown Lakes District's GDP).

Overall Quality of Life has decreased between 2022 and 2023. We know that housing is a critical aspect of wellbeing in the district, along with many other factors.

Measure	Baseline	Latest figures	Change
Growth in number of businesses located within the district in the last 12 months (Infometrics)	4.4% increase (2022)	4.8% increase (2023)	+0.4%
Percentage of businesses citing housing as a challenge to recruiting and retaining staff (Surveys undertaken by the Chamber of Commerce)	72% cite staff housing as more than a minor issue (Dec 22)	19% cite lack of staff housing as the most limiting factor for growth (2023 Q4)	Not comparable
Overall quality of life (QoL survey – QLDC)	77% (2022)	72% (2023)	-5 percentage points

⁷ Sense Partners 2022: The economic case for Inclusionary Zoning in QLDC

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Looking Forward

The JHAP Implementation Plan is included as Appendix One, and provides an overview of the work programme for 2024-2025 across the nine solutions. There are a large number of actions, but the priorities for the coming 12 months can be grouped into three areas:

Monitoring and Enforcing Stakeholder Deeds (JHAP Action 4B):

In the period 2003-2013, when developers applied for land to be upzoned for residential housing developments, QLDC negotiated a land or financial contribution to go towards affordable/community housing for each development. These agreements are set out in a series of Stakeholder Deeds. From 2013-2019 similar agreements were negotiated for Special Housing Areas set up through the Housing Accords and Special Housing Areas Act (HASHAA). These agreements have been and continue to be an essential source of funding and land for QLCHT.

Overall, across the 26 deeds, compliance is high, and developers have met most of their obligations under the deeds:

- 11 deeds are settled in full
- 10 deeds are ongoing and have no outstanding contributions
- 2 deeds require further information from the developers (Jack's Point and Kirimoko)
- 3 deeds have outstanding obligations that are being actively followed up with the developers (Three Parks, Ballantyne Investments, and Longview).

For the upcoming 12 months, gaining and ensuring ongoing compliance is a key priority within the JHAP work programme. Regular monitoring updates on these deeds will be provided to the QLDC Planning and Strategy Committee.

QLDC Land Review (JHAP Actions 2B, 2C, 2D, 2E):

QLDC is undertaking a review of its property portfolio, which includes a review of potential uses for land that is currently underutilised. As land is a key component of the cost of housing in the district, all underutilised land will be reviewed for its potential for housing. This will include an options analysis for each property, to consider options such as working with iwi to provide affordable housing, leasing the land to a community housing provider, or selling the land to a developer for build-to-rent or other worker accommodation initiatives.

Policy Development (JHAP Actions 3B, 3E, 5A, 5C, 5D, 6B):

Early scoping work has begun to identify and evaluate potential new or existing levers that could be used to improve housing outcomes in Queenstown Lakes. These include tools used in New Zealand and internationally, such as rates, development contributions, and developer agreements.

The third priority area for 2024-2025 is further investigation, development, and analysis of these tools, to determine whether any new options are practicable, effective, equitable, and cost efficient.

Appendix One: JHAP Implementation Plan

Solutions	6 Months (to Dec 2024)	12 Months (to Jun 2025)	Ongoing / BAU
1 Form a clear, evidence-based understanding of the district's housing issues and regularly monitor key indicators.	<ul style="list-style-type: none"> - Finalise economic analysis for affordable housing in QLD - Crown partners to input into advice on Accommodation Supplement 	<ul style="list-style-type: none"> - Update and build evidence on short-term visitor accommodation impacts - Work with Chamber of Commerce to improve data on workers 	<ul style="list-style-type: none"> - Publish Housing Challenge A3s 6-monthly - Annual JHAP monitoring report - Planning and Strategy Committee updates including monitoring stakeholder deeds - Grow Well Whaiora updates as required - Monthly QLDC Key Project Updates
2 Realise opportunities to purchase and develop land for the provision of affordable housing in the Queenstown Lakes District.	<ul style="list-style-type: none"> - Investigate potential to support establishing a new Abbeyfield house in Wānaka 	<ul style="list-style-type: none"> - Input into QLDC property review to provide analysis of options that provide affordable housing or improve housing outcomes 	<ul style="list-style-type: none"> - Ongoing monitoring to identify any opportunities as they arise.
3 Enable affordable housing choices through legislative and other tools.	<ul style="list-style-type: none"> - Reach out to potential providers of emergency/transitional housing to identify barriers - Reach out to Ngāi Tahu Holdings to investigate opportunities for further housing in the district 	<ul style="list-style-type: none"> - Advocate for visitor levy and city deals to help fund infrastructure - Investigate QLDC levers to address rental shortage, e.g. a local act, rates, development contributions and developer agreements 	<ul style="list-style-type: none"> - Work to understand the implications of the central government policy programme, including Going for Housing Growth - Facilitate and support meetings between QLDC and MPs/Ministers - Ongoing work to investigate policy levers
4 Continue to support and amplify the work of the Queenstown Lakes Community Housing Trust and other providers	<ul style="list-style-type: none"> - Provide advice to QLDC on the Longview stakeholder deed house/land package provisions - Educate developers on the information required to ensure resource consent applications can be processed as efficiently as possible 	<ul style="list-style-type: none"> - Explicitly include QLCHT as a permanent budget line in 2025 annual plan 	<ul style="list-style-type: none"> - Actively monitoring and enforcing the affordable and community housing stakeholder deeds - Process ongoing affordable housing contributions to QLCHT - Support BAU QLCHT activities with admin and other support
5 Influence and incentivise developers to provide affordable housing.	<ul style="list-style-type: none"> - Work with developers to investigate potential levers for QLDC and central government to support affordable housing developments 		

<p>6 Focus on rental solutions for the district's workforce in collaboration with the community.</p>	<ul style="list-style-type: none"> - Continue implementing the Manaaki communications campaign including encouraging locals to let out a room - Support QLDC initiatives to help those with housing stress, e.g. freedom camping waivers - Reach out to MBIE regarding short-term letting policy 	<ul style="list-style-type: none"> - Host a community group workshop on housing solutions - Contribute to Tiny Homes talk to promote Tiny Homes and explain the process for gaining consents 	<ul style="list-style-type: none"> - Researching solutions from NZ and internationally that could be replicated in QLD - Regular media engagements (interviews, podcasts, written media responses) to help educate local community on the drivers and solutions of the housing challenges - Work with QLDC Planning Policy and Tiny Homes NZ to identify and reduce barriers for potential tiny homes owners/renters
<p>7 Further develop public/private partnerships to deliver affordable housing and choice.</p>	<ul style="list-style-type: none"> - Work with KO to share insights from the Housing Delivery System 		<ul style="list-style-type: none"> - Work with Crown Partners to understand any potential changes to Infrastructure Funding and Financing Act and City Deals, and progress discussions for QLDC priority areas
<p>8 Implement National Policy Statement on Urban Development changes and review District Plan to enable more affordable housing and choice.</p>	<ul style="list-style-type: none"> - Finalise Section 42 and evidence for Urban Intensification Variation - Submitter evidence due in December for Urban Intensification Variation 	<ul style="list-style-type: none"> - Hearing for Urban Intensification Variation 	
<p>9 Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with the community.</p>	<ul style="list-style-type: none"> - Draft Te Tapuae Southern Corridor Structure Plan 	<ul style="list-style-type: none"> - Begin structure plan process for next priority development area 	

Appendix Two: Housing Indicators – Notes for selected indicators

Measure	Description/Notes
Median property price to median household income in QLD (Ministry of Housing and Urban Development)	Sourced from HUD Housing Dashboard. Data for the median-median ratio is generated through a HUD modelled median disposable income using both Stats NZ data (including tax data, household surveys and Census data) and the District Valuation Roll provided through CoreLogic.
Mortgage proportion of income in QLD (Infometrics)	Sourced from Infometrics Regional Economic Profile. The proportion of average household income that would be needed to service a 20-year mortgage on the average house value, with a 20% deposit at average 2-year fixed interest rates. Note that this is not the average proportion of income actually spent on mortgages by households in the district. Average Household Income is calculated using StatsNZ Administrative Population Census data to indicate each territorial authority's share of regional income.
Average rent to average household income in QLD (Infometrics)	Sourced from Infometrics Regional Economic Profile. Annual rents sourced from MBIE, Average Household Income calculated as above.
Apartments, Townhouses, flats, units, and other dwellings as % of new residential building consents, annual average (StatsNZ)	Calculated using building consents by territorial authority annual figures. Sum of 'new townhouses, flats, units, and other dwellings' and 'new apartments' divided by the total 'new dwelling units'.
Number of property transfers (StatsNZ)	Annual figures for the number of transfers of all property, for all affiliations, by territorial authority.
Number of new houses within 400 and 800m of commercial activities and community services (e.g. public transport) (QLDC)	New houses: Building Consents with a category of 'New detached or relocated dwelling', 'Group dwelling', or 'Multi-unit dwelling', and with a CCC issued date between 1 July and 30 June, inclusive. Commercial activities and community services: <ul style="list-style-type: none"> • Areas zoned Local Shopping Centre, Queenstown Town Centre, Wānaka Town Centre, and Arrowtown Town Centre in the PDP • Supermarkets (per the LINZ NZ Building Outlines dataset) • Schools (per the NZ Schools Directory published by Eagle Technology using data from the MoE) • Bus stops from RAMM (excluding school bus stops) • Libraries • Petrol Stations • Northlake 'OnTheSpot' and Kawarau Night 'n' Day

Growth in the number of businesses located within the district in the last 12 months (Infometrics)

This data is from Business Count Indicators from Statistics New Zealand. It is a series based on a monthly count of geographic units as at the end of each month, mostly sourced from administrative data. Geographic units represent a business location engaged in one, or predominantly one, kind of economic activity at a single physical site or base (e.g. a factory, a farm, a shop, an office, etc).

The business counts data is different from the annually published Business Demography Statistics.

This series is limited to economically significant enterprises. It can be an individual, private-sector and public-sector enterprises that are engaged in the production of goods and services in New Zealand. These enterprises are maintained on the Statistics NZ Business Register, which generally includes all employing units and those enterprises with GST turnover greater than \$30,000 per year.