



Order Paper for a meeting

## **HEARING OF SUBMISSIONS:**

### **Elderly Persons' Housing**

to be held on

Monday 26 August 2024

commencing at 9.00am

in the

Council Chambers, 10 Gorge Road,

Queenstown

### **9.12 Items of business not on the agenda which cannot be delayed | Ngā take kāore i runga i te rārangi take e kore e taea te whakaroa**

*A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with the item and the Chairperson provides the following information during the public part of the meeting:*

*(a) the reason the item is not on the agenda; and*

*(b) (b) the reason why the discussion of the item cannot be delayed until a subsequent meeting.*

*s. 46A (7), LGOIMA*

*Items not on the agenda may be brought before the meeting through a report from either the chief executive or the Chairperson.*

*Please note that nothing in this standing order removes the requirement to meet the provisions of Part 6, LGA 2002 with regard to consultation and decision-making.*

### **9.13 Discussion of minor matters not on the agenda | Te kōreorero i ngā take iti kāore i runga i te rārangi take**

*A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the Chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision or recommendation about the item, except to refer it to a subsequent meeting for further discussion.*

#### **REFERENCE:**

*Queenstown Lakes District Council Standing Orders adopted on 17 November 2022 and updated on 15 February 2024.*

**QUEENSTOWN LAKES DISTRICT COUNCIL**

**HEARING OF SUBMISSIONS ON:**

**ELDERLY PERSONS' HOUSING**

**PANEL MEMBERS**

**Councillor L Cocks**

**Councillor L Guy**

**Councillor M Wong**

**Chair of hearing panel to be determined at beginning of hearing.**

**HEARING OF SUBMISSIONS:  
Elderly Persons' Housing**



Agenda for a hearing of submissions on Elderly Persons' Housing to be held in the Council Chambers, 10 Gorge Road Queenstown on Monday 26 August 2024 beginning at 9.00am

<b>Item</b>	<b>Page Number</b>	<b>Report Title</b>
		<b>Election of Chairperson</b>
		<b>Apologies</b>
		<b>Declarations of Conflict of Interest</b>
		<b>Confirmation of Agenda</b>
1	5	<b>Officer report: Hearing of Submissions and Objections for removal of all elderly housing units from the Schedule of Assets and transfer to the Queenstown Lakes Community Housing Trust</b>
	10	<b>Attachment A: Submissions</b>

**Hearing Panel**  
**26 August 2024**

**Department: Property & Infrastructure**

**Title | Taitara: Hearing of Submissions and Objections for removal of all Elderly Housing units from the Schedule of Assets and transfer to the Queenstown Lakes Community Housing Trust**

**Purpose of the Report | Te Take mō te Pūroko**

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The purpose of this report is to present public submissions and objections received by the Queenstown Lakes District Council (QLDC) on the notified proposal to remove all Elderly Housing units from the schedule of assets and a proposed transfer of the Elderly Housing portfolio to the Queenstown Lakes Community Housing Trust (QLCHT). The hearing has been scheduled to allow submitters to appear in support of their submission or objection.

Details of the submissions are included as **ATTACHMENT A** of this report.

**Recommendation | Kā Tūtohuka**

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That the Hearing Panel

1. **Note** the contents of this report;
2. **Note** the submissions and objections received on the proposed removal of the Elderly Housing units from the Queenstown Lakes District Council's Schedule of Assets;
3. **Confirm** the extent to which the submissions are allowed or accepted, or disallowed or not accepted; and
4. **Recommend to Council** the position of the Hearing Panel to remove or not remove the Elderly Housing units from the Schedule of Assets.

**Prepared by:**



**Name:** Paul Carter  
**Title:** Property Projects Team Leader  
19 August 2024

**Reviewed and Authorised by:**



**Name:** Quintin Howard  
**Title:** Property Director  
20 August 2024

## Context | Horopaki

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1. Queenstown Lakes District Council (QLDC) owns a total of nine Elderly Housing units, five in Wānaka and four in Arrowtown. The Wānaka units are on freehold land. The Arrowtown units are on endowment land and further investigations are being undertaken into any obligations connected with the endowment of the land in Arrowtown.
2. In 2013 Councillors agreed to the transfer of land on Suffolk Street, Arrowtown to the Queenstown Lakes Community Housing Trust (QLCHT), with two units specifically designed for elderly housing.
3. In October 2018, QLDC adopted recommendations from the Housing Affordability Taskforce (HAT) to “invest in scaling up the Queenstown Lakes Community Housing Trust so that it is able to contribute strongly to the goal of delivering 1,000 affordable homes with secure tenure by 2028.” (This was later extended to 2038).
4. In 2019 the Relationship Framework Agreement was executed between Council and QLCHT. This was later updated in August 2022.
5. In September 2020, a proposal was received from QLCHT requesting the Elderly Housing units to be transferred from QLDC to QLCHT.
6. QLDC’s Long Term Plans 2018-2028 and 2021-2031 as well as the Annual Plan 2020-2021 included intentions to undertake separate consultation proposing transferring control of the Elderly Housing portfolio. The plan stated that the Council intended to retain ownership of the land and buildings.
7. In June 2021 QLDC brought the property management functions in-house, which included the Elderly Housing portfolio. These units are currently managed by staff within the property team at QLDC and the buildings are maintained as part of the facilities building and grounds maintenance budget.
8. In November 2021 Council approved maintenance and healthy homes upgrades for the five units in Wānaka.
9. In March 2022 QLDC transferred 3.7ha of land on Jopp Street, Arrowtown to QLCHT as a fee simple title. At least six of the 68 properties being built are to be designated as elderly housing, with completion scheduled for 2025 (Tewa Banks Development).
10. In August 2022 property assessments were completed on all elderly housing. It was noted that the properties were in an ‘aged and weary condition’. The properties must be healthy homes compliant by June 2024.

11. In November 2022 QLCHT purchased land at 45 McDougall Street, Wānaka which is adjacent to the five Council owned Elderly Housing units. QLCHT would be able to build a total of twelve units across the two sites if it was to acquire the Council owned units.
12. June 2023 legal investigations found that the Arrowtown properties are not on reserve land. The land was gifted to QLDC by the Crown in 1956 for the municipality of Arrowtown. The Elderly Housing units are on a fee simple title.
13. In August 2023 an updated proposal was received from QLCHT.
14. Council has appointed Councillors Gladding, Guy and Wong to form a Hearing Panel to consider the submissions and objections received. The Hearing Panel is to give full consideration to every submission before deciding how to proceed with the proposal. The recommendation of the Hearing Panel is to be brought to the Full Council, where a decision on the proposed removal can then be made.

### Submissions

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15. Thirteen (13) public submissions have been received. One of those submitters has requested to be heard.
16. The submissions have been formatted and incorporated into a table for ease of reference (ATTACHMENT A).
17. Of the submissions, the positions and associated number are as follows:

Position	Number of Responses
Support	13
<b>Grand Total</b>	<b>13</b>

18. The following general themes summarise the submissions and objections:

#### Support

- Support transferring the units to the QLCHT
- Support the work of the QLCHT
- Provide affordable housing options for older people
- Provide additional wraparound services for tenants
- Suggestion of leasing and sale to the QLCHT at a discount as opposed to peppercorn lease and a transfer of the units

19. The Hearing Panel must give full consideration to the submissions received and determine the extent to which the submissions may be allowed or accepted, or disallowed or not accepted.

20. All submitters and submissions must be considered equally, and this includes equal consideration of written and oral submissions.

#### Consultation Process | Hātepe Matapaki

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#### Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

21. This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy 2021 because the Elderly Housing units are listed as a strategic asset as defined by section 5 of the Local Government Act 2002. Any decision relating to the sale or transfer or sale of shareholding of any strategic asset is assessed as a matter of high impact and will trigger a Special Consultative Procedure (as defined by section 82 of the Local Government Act 2002) as it involves a high level of community interest for the public.

22. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District, the residents of Elderly Housing units and the QLCHT.

23. The Council has been liaising with residents of the units and the QLCHT.

#### Māori Consultation | Iwi Rūnaka

24. The Council has not undertaken any specific consultation with Māori on this matter.

#### Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

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25. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10021 Ineffective operations and maintenance of property or infrastructure assets within the QLDC Risk Register. This risk has been assessed as having a moderate residual risk rating.

26. The approval of the recommended option will allow Council to retain the risk at its current level. This will be achieved by passing ownership and maintenance of the assets on to an agency better set up to manage the residents and maintenance of the units.

#### Financial Implications | Kā Riteka ā-Pūtea

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27. There are no immediate financial implications relating to the removal of the asset from the Schedule of Assets as detailed in the QLDC Significance & Engagement Policy 2021.

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

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

- Significance and Engagement Policy 2021
- Elderly Persons Housing Policy
- Local Government Act 2002



29. This matter is included in the Long Term Plan and Annual Plan. QLDC’s Long Term Plans 2018-2028 and 2021-2031 and the Annual Plan 2020-2021 included intentions to undertake separate consultation proposing transferring control of the Elderly Housing portfolio. The plan stated that the Council intended to retain ownership of the land and buildings.

**Legal Considerations and Statutory Responsibilities | Ka Ture Whaiwhakaaro me kā Takohaka Waeture**

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30. The Special Consultative Procedure as detailed under section 83 of the Local Government Act 2002 (LGA) must be followed for this proposal.

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

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31. 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. As such, the recommendation in this report is appropriate and within the ambit of Section 10 of the Act.

32. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is 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**

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A	Submissions
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ATTACHMENT A: Submissions

Position	Number of Responses
Support	13
<b>Grand Total</b>	<b>13</b>

Full name	Please describe the reasons for your position	You have the right to be heard in person before the Council in support of your submission. Do you wish to speak at a hearing?
Nick Fifield	The Arrowtown Village Association (AVA) supports the work of the Queenstown lakes Community Housing Trust and supports the transfer of the transfer the title of land and five properties used for elderly housing. The AVA agrees that the tenants will benefit from an increased level of care and tenancy services from a registered community housing provider.	No
Suzanne Margaret Heath	This would be a step in the right direction to provide affordable accomodation for seniors living in our area. It would increase the number of units available, helping meet the mayoral target. For some of our most vulnerable seniors, this may be the only way they can afford to stay in the area they know and love, close to friends, clubs and family.	No
Tom O'Neill	<p>Thank you for the chance to submit feedback on this proposal.</p> <p>As a ratepayer (who just scraped into the housing market in 2024), and a professional who has coordinated the maintenance of several pensioner units for the Mackenzie District Council (MDC), I have seen the expenses involved in running pensioner housing and do not support this as a use of rates or Council time.</p> <p>Even if the units are cost-neutral, staffing costs are often not accounted for and the capital expense to bring up to Healthy Homes Standards will be a further drain likely \$10K plus (per unit) if anything like the MDC. It is of my opinion that pensioner housing is not a core service of Local Government and can be managed more efficiently by other groups like the Queenstown Lakes Community Housing Trust. Additionally, pensioner housing takes staff time away from reviewing and renewing out-of-date leases and managing other strategic assets of greater importance.</p> <p>I strongly disagree with the proposed peppercorn lease or sale to the Queenstown Lakes Community Housing Trust.</p> <p>Instead, I am a firm believer that people must work for what they have, and if they cannot afford to live in Queenstown/Wanaka, there are much more affordable places to live further afield for less than half the cost of rent or property in the District</p> <p>Instead of "selling the family ear looms", I strongly advise the Council to consider either:</p> <p>a. A lease with a 20% discount on the market value to the QLCHT, so it provides revenue to the Council.</p> <p>b. That the housing is sold at a 20% discount from market value (not the RV) to the QLCHT, and is strategically invested in assets that provide a ROI elsewhere, i.e commercial property.</p>	No
Stephanie Fieldsend	<p>They are a known quantity in terms of excellence in this field. Their record to date of the right people getting affordable housing is outstanding.</p> <p>I believe in choosing the right expert for the job and the volume of people they have supported and the networks they have can't be beaten by the council. Let them do what they fo best and council fo what they do best .</p>	No
Maree Wheeler	<p>I 🙌 % support this.it makes perfect sense for Wanaka .</p> <p>I believe QLCHT is both experienced and qualified in working with vulnerable members of our community and as a Government-registered and regulated community housing provider they are an organisation with the skills and expertise to provide an overarching service to our valuable elderly community members.</p>	No
Richard Thomas	<p>As a Government-registered and regulated community housing provider, QLCHT is both experienced and qualified in working with vulnerable members of our community.</p> <p>We also work alongside local services agencies to ensure tenants have the necessary wraparound support services they need. By putting our households at the centre of our mahi, we know they are getting the support they need to maintain happy and healthy lives.</p> <p>We have been running a Senior Housing programme for a decade now, and have well over a dozen happy senior folk in our warm, dry homes, with more signed up for future projects. This is 100% our wheelhouse!</p> <p>QLCHT Chair. Richard Thomas</p>	No
Chris Pickering	(blank)	No
Heather Ann Clay	Support to neutral. Qldc should be involved in and providing 'social housing' as many other councils are. However, given they have 'chosen' not to then handing over to the very reputable QLCHT is an appropriate alternative.	No
JAMES BOULT	The Queenstown Lakes Community Housing Trust has proven it's worth many times over since its formation. A well-run organisation with excellent governance and management ideally suited to take control of these valuable assets. While QLDC has been a wonderful custodian over the years, I think it is logical to move the assets to the Housing Trust where their value will be optimised, not in a monetary sense, but in ensuring that they fit the needs of those in the community needing this form of accommodation. A very sensible move.	No
Michele Lacroix Alison (Sally) Keeling	<p>I believe they will take good care of the units and the people living innthem.</p> <p>I have over 25 years of experience in the research area of older people in NZ Communities, and have taken a special interest in housing, health and social connection. Prior to my research career, I worked for Presbyterian Support Services Otago, as Director of Aged Care Services, and in that role was heavily involved in the development of both residential and community services for older people in the province, including in several communities beyond Dunedin. This work in both research and service delivery has demonstrated to me how important security of housing is to the well being of older people, and how every community needs to ensure that diverse provision is made, to balance supply and demand, across a very wide range of need. The economic and housing insecurity faced by the growing numbers of older people in rental accommodation has been evident for years now, and yet both local and national government policy has been unable to address this. I am confident that bodies such as QLCHT are now the most appropriate body to hold and manage well these housing assets. I have been a long term albeit part-time resident of Wanaka, co-owning a family property there since 1988. I have recently joined up as a Friend of Abbeyfield, Wanaka, and can see that this plan for QLDC to transfer its Wanaka rental units to QLCHT is fully consistent with the initial steps being taken to establish an Abbeyfield house in Wanaka. I have no doubt that the long term development of community housing in Wanaka will be in good hands, with QLCHT, and fully support the process QLDC has undertaken so far to manage the transfer of these assets to the Trust.</p>	No
Niki Mason	As a social service worker in the community, I witness firsthand the care and dedication QLCHT offers to their tenants. They ensure every tenant receives the necessary support and seek additional resources when needed. Transferring ownership to QLCHT would undoubtedly benefit the community.	No
Julie Scott	Please see attached submission document	Yes



## SUBMISSION

### ON QUEENSTOWN LAKES DISTRICT COUNCIL'S ELDERLY HOUSING SUBMISSION

Submitter: Queenstown Lakes Community Housing Trust (QLCHT)

24 July 2024

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#### SUBMISSION OF SUPPORT FOR QLDC'S PROPOSAL ON ITS ELDERLY HOUSING PORTFOLIO

##### Background

1. The Queenstown Lakes District Council (QLDC) is seeking public submissions on its proposal to transfer the title of land and five properties used for elderly housing located in Wānaka, and a proposal for a 20-year lease for the four properties used for elderly housing located in Arrowtown, to the Queenstown Lakes Community Housing Trust (QLCHT).
2. It is also proposed that the Arrowtown Elderly Housing units and land are transferred to QLCHT during the initial term of the lease, subject to further investigations into any obligations connected with endowment land in Arrowtown.
3. Housing affordability and availability is one of the key challenges our district currently faces. Since the establishment of QLCHT in 2007, the demand for assistance through the various [programmes](#) we operate has increased markedly.
4. QLCHT is well established as the principal provider of affordable and community housing in the Queenstown Lakes District, with both the experience and resources to deliver social housing. We are a registered Community Housing Provider with the Community Housing [Regulatory Authority](#).
5. Commencing in 2007 with a Shared Ownership programme, we then created our own rent-to-buy programme (Rent Saver), before moving on to Affordable Rentals, Public Housing, Senior Housing, and in 2019, the Secure Home programme (superseding Shared Ownership).
6. **We currently have 1300 eligible households on our waiting list, with 48 of those households comprising elderly individuals seeking assistance under our Senior Housing programme.**
7. Our [Senior Housing](#) programme is designed to provide affordable, long-term, secure tenure in decent quality homes to older people in our community. A qualifying household has the opportunity to rent a QLCHT property indefinitely. The rent is set at a fair market rate and an income-based subsidy applied, where eligible, discounting the rent by up to 20%.

8. As QLCHT is a registered Public Housing provider under contract with the Ministry of Housing and Urban Development, many Senior tenants are able to access an Income Related Rent through the Ministry of Social Development ([MSD](#)), and are only required to pay 25% of their total income in rent. MSD then tops QLCHT up to full market rent, thus central Government provides the subsidy.
9. Whilst we don't provide households direct assistance around health needs, we are able to provide wraparound services and connect tenants with the right agencies to provide the support required. This is a critical component of our work in ensuring the health and wellbeing of our tenants.
10. We have purchased a piece of bare land adjacent to existing Wānaka properties, with the intention to develop further Senior Housing alongside a redevelopment of the existing units. This would enable at least 12 brand new homes to be built specifically for Wānaka seniors.
11. As an experienced and registered Community Housing Provider, we consider QLCHT is best qualified to manage these vulnerable tenants, while being able to incorporate this additional work into our day-to-day operations without difficulty.

### **QLCHT Submission**

1. A transfer from QLDC to QLCHT will provide the following positive outcomes:
  - a. The properties will remain in community ownership in perpetuity.
  - b. The properties will be managed by an organisation that is suitably equipped to qualify and manage vulnerable tenants.
  - c. Will facilitate a co-ordinated QLCHT-led development on the adjacent land on McDougall St, along with redeveloping the existing Wānaka properties, increasing the total number of Wānaka senior housing units from five to 12.
  - d. Will enable QLCHT to secure external finance for development by a mortgage by having the titles transferred.
  - e. Tenants will benefit from better quality, modern accommodation, and a high level of care from a befitting organisation.
  - f. QLDC will no longer have maintenance and management costs for these properties.
  - g. QLDC would be contributing towards the goal of 1000 homes by 2038 as part of the Mayoral Taskforce.
2. **That QLDC remove the five Wānaka elderly housing units and four Arrowtown elderly housing units from its Schedule of Assets and transfer these to the Queenstown Lakes Community Housing Trust (QLCHT).**

We are happy to provide any further information Council seeks in relation to the above submission.

### Contact:

Julie Scott, Chief Executive

