

Minutes of a hearing of submissions Elderly Persons' Housing held in the Council Chambers,
10 Gorge Road, Queenstown on Monday 26 August 2024 commencing at 9.00am

Present:

Councillors Cocks (Chairperson), Guy and Wong

In attendance:

Mr Quintin Howard (Property Director), Mr Paul Carter (Property Strategy Advisor) and
Ms Jane Robertson (Senior Democracy Services Advisor); no members of the media and one
member of the public

Election of Chair

It was moved (Councillor Wong/Councillor Guy):

**That the hearing panel agree to appoint Councillor Cocks to chair
the hearing.**

Motion carried unanimously.

Declarations of Conflict of Interest

Councillor Guy advised that she and Councillor Wong were Council representatives to the
Queenstown Lakes Community Housing Trust but not Trustees and had no financial interest
in the hearing outcomes.

Confirmation of Agenda

It was moved (Councillor Wong/Councillor Guy):

That the agenda be confirmed without addition or alteration.

Motion carried unanimously.

Summary by Reporting Officer

Mr Carter advised that the Statement of Proposal had attracted 13 submissions, all of which
were in support of the proposed course of action.

He noted the hearing panel report omitted critical text from parts (2) and (4) of the
recommendation to which the phrase: "and transfer the Elderly Housing Portfolio to the
Queenstown Lakes Community Housing Trust" should be added.

He noted that one submission had suggested that the transfer price of the units be closer to
market rate but this was the only submission of the 13 that had raised this and transfer at
market value had never been previously considered as an option.

Hearing of submissions

1. Julie Scott, Chief Executive, Queenstown Lakes Community Housing Trust

Ms Scott stated that there was an increasing number of seniors on the Trust's waiting list and catering for this group was an important function for the Trust. The demographic was growing of people who had no assets and relied on superannuation. In such situations, one option was to leave the district and live somewhere more affordable, but many had lived and worked in the district their entire life and were only in this position because of high property and rental prices. The Trust had purchased land and there were plans in place to develop housing for older people and she believed one reason for the growing interest was an understanding that there would be something tangible available in the foreseeable future.

There was currently a vacant unit for an older person in the Council's Arrowtown units. The Council's property managers had not managed to tenant the unit but the Trust offered a more comprehensive, wraparound service for older people and already had a tenant lined up for this unit.

The hearing of submissions concluded at 9.10am.

Deliberations

The hearing panel noted that all submissions had supported the proposal and the Trust was the organisation best positioned to manage the portfolio of housing for older people. It was further noted that the Trust had plans in place to develop new housing for older people. Members did not support placing market value on the transfer.

It was moved (Councillor Cocks/Councillor Guy):

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 and transfer the Elderly Housing Portfolio to the Queenstown Lakes Community Housing Trust;**
- 3. Accept the submissions in support and reject the submission proposing the addition of market fees on the transfer of the assets; and**
- 4. Recommend to Council to remove the Elderly Housing units from the Schedule of Assets and transfer the Elderly Housing Portfolio to the Queenstown Lakes Community Housing Trust.**

Motion carried unanimously.

The meeting concluded at 9.15am.