



**QUEENSTOWN  
LAKES DISTRICT  
COUNCIL**

**Queenstown Lakes District Council**

**Joint Housing Action Plan**

**Feedback Pack**

## Joint Housing Action Plan Feedback Pack Contents

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**Respondent No:** 1

**Login:** Registered

**Responded At:** May 03, 2023 13:21:03 pm

**Last Seen:** May 03, 2023 03:18:58 am

Q1. Full name	Ryuichi Hayasaka
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Queenstown
Q5. Age	25-39
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Support
Q7. Soution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Support

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Q16. **Please rank the draft JHAP solutions from most to least important** 1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?** not answered

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 2

**Login:** Registered

**Responded At:** May 04, 2023 06:52:55 am

**Last Seen:** May 03, 2023 20:49:48 pm

Q1. Full name	Lisa Pond
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	<b>Other (please specify)</b> Lake Hayes Estate
Q5. Age	40-54
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Souldtion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Neutral
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Neutral
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Neutral

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Q16. **Please rank the draft JHAP solutions from most to least important** 1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

This will never work without four laning the Lower Shotover Bridge. There are large numbers of people who use their vehicles for work who can't take the bus or bike to their building/tradie job. If this goes ahead it will cause major traffic chaos, much worse than what we already have now.

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

Please add a clip on bike lane to the bridge when you four lane it (hopefully).

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?** not answered

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 3

**Login:** Registered

**Responded At:** May 04, 2023 10:33:02 am

**Last Seen:** May 04, 2023 00:27:29 am

Q1. Full name	Bethan Lyons
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Frankton
Q5. Age	25-39
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Neutral
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
2. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
3. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
4. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
5. Solution 5: Influence and incentivise developers to provide affordable housing
6. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
7. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
8. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
9. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

How are you going to manage new houses only being bought / rented by those that live here? Could we place a ban on houses under \$1.2 million being sold to prospective landlords? Too many properties are bought by people looking to make more money. There is a serious lack of rental properties available . How is this going to be dealt with in the short term? I don't feel like 'adopt a worker' is enough!

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

More mixed density housing with strict rules as to who can be and rent these

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

Continue to work alongside the QLDC Homes Strategy

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

I think there are some brilliant aspects to it but I question how elements will be enforced. How can you stop people who already have a home buying more?





**Respondent No:** 4

**Login:** Registered

**Responded At:** May 04, 2023 12:27:10 pm

**Last Seen:** May 04, 2023 00:48:06 am

Q1. Full name	Nick Page
Q2. Organisation (if any)	None
Q3. Email address	[REDACTED]
Q4. Location	Wānaka
Q5. Age	65+
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Oppose
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Oppose
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Neutral
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> <li>2. Soutlion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>3. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>4. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora’s Special Development Process</li> <li>5. Solution 6: Focus on rental solutions the district’s workforce in collaboration with the community</li> <li>6. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>7. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>9. Solution 5: Influence and incentivise developers to provide affordable housing</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>I strongly disagree with Objective 1 of the strategy, Objective 1: Anyone who chooses to live here can access quality, stable, affordable housing now and into the future. This is just fundamentally WRONG. It validates unfettered growth, implies that there should be no economic, environmental of social constraints to growth and is absolutely and completely unrealistic. I agree with Objective 2, but is it at complete odds with objective 1 and to get any sensible progress on this issue Objective 1 must be removed.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>Actions to control and limit growth need to be included. Endlessly chasing a goal of provisioning affordable housing without any demand control is doomed to endless failure, endless shortages in infrastructure etc. We need policies that limit growth, limit the drivers of growth, such as new tourism infrastructure, and allow a steady move towards a balanced local economy where the goals of objective 2 have some chance of being achieved.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p><b>Other (please explain)</b></p> <p>As noted above the same mythical aim is contained in both strategies and it is inevitable that neither will succeed unless constraints on growth are added into the equation.</p>

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 5

**Login:** Registered

**Responded At:** May 04, 2023 11:33:34 am

**Last Seen:** May 04, 2023 01:32:03 am

Q1. <b>Full name</b>	Aniket prajapat
Q2. <b>Organisation (if any)</b>	Kamana lake house
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
2. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
3. Solution 5: Influence and incentivise developers to provide affordable housing
4. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
5. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
6. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
8. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
9. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

Replace the QLDC Homes Strategy

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered



**Respondent No:** 6

**Login:** Registered

**Responded At:** May 04, 2023 17:45:47 pm

**Last Seen:** May 04, 2023 07:42:51 am

Q1. Full name	Ali Yilmaz
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Frankton
Q5. Age	25-39
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Support
Q7. Soution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Oppose
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Neutral

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
2. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
3. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
4. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
5. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
6. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
7. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
8. Solution 5: Influence and incentivise developers to provide affordable housing
9. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

Continue to work alongside the QLDC Homes Strategy

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered



**Respondent No:** 7

**Login:** Registered

**Responded At:** May 05, 2023 06:02:40 am

**Last Seen:** May 04, 2023 19:43:17 pm

Q1. <b>Full name</b>	Shaun Kelly
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support



Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Support

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Q16. **Please rank the draft JHAP solutions from most to least important** 1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

The draft plan does not mention or allow for any enforcement of existing by-laws with regards to short-term letting, nor does it mention it as a contributor to the current housing issues we are facing. By-laws currently exist in the region with regards to limitations, yet our council are not actively enforcing them. We can also build as many homes as we like, but if we do not impose limitations on them with regards to short-term letting or speculation, then we will likely see a continuation of current trends. Council should: - actively enforce their own existing by-laws with heavy financial penalties for non-compliance - increase the consent costs associated with regards to increasing short-term letting capacity above the existing 90-day limitation - not provide consent for short-term letting of any capacity for any new developments, particularly for any developments that are fast-tracked in an effort to provide affordable housing Government generally should: - limit speculation/on-sale of property in new developments that are fast-tracked in an effort to provide affordable housing. As an example, Hanley's Farm was fast-tracked to provide affordable housing to first-home buyers, however anecdotally approximately only 30% was bought by first-home buyers. The remaining balance went to investors/speculators/multiple home owners. Limitations need to be imposed (such as a minimum time-frame requirement before on-sale), otherwise again we will simply see a continuation of current trends

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?** Continue to work alongside the QLDC Homes Strategy

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

If we do not acknowledge short-term letting as a key contributor to the issue of housing shortages, we will continue to create less efficient strategies of resolution. It is going to require a multi-level approach to resolving the issue, in which local and national government, the business community, and the residential community are all going to have to play a part. Local government and the business community are actively involved and doing what they can, yet the residential community - that are perpetuating some of the problems - appear to have no onus afforded to them. They operate with indifference, in a loophole that affords them massive returns with no regulations/limitations (neither from local council and their own by-laws, nor as imposed on the commercial accommodation industry with regards to safety standards), they erode the key social pillar of housing and community, they artificially increase housing prices because of increased yield return, and they put undue pressure on infrastructure that was never designed for that type of us. Acknowledge short-term letting as the contributor it is, and we might just create more efficient resolutions to our collective problem.

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**Respondent No:** 8

**Login:** Registered

**Responded At:** May 10, 2023 05:29:56 am

**Last Seen:** May 09, 2023 19:23:59 pm

Q1. Full name	Eddie Gapper
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Queenstown
Q5. Age	40-54
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Neutral
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Neutral
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Oppose
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Oppose
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Neutral

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Neutral</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solutioin 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>2. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>3. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora’s Special Development Process</li> <li>4. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>5. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>6. Solution 6: Focus on rental solutions the district’s workforce in collaboration with the community</li> <li>7. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>8. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>9. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>not answered</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>not answered</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>not answered</p>
<p><b>Q20. Please add any further comments you have about the draft Joint Housing Action Plan.</b></p>	<p>not answered</p>



**Respondent No:** 9

**Login:** Registered

**Responded At:** May 06, 2023 15:46:09 pm

**Last Seen:** May 06, 2023 05:41:50 am

Q1. Full name	Jasmine
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Frankton
Q5. Age	25-39
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Neutral
Q7. Soution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Oppose
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Oppose
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Oppose
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Oppose
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Neutral
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Neutral

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Neutral

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 5: Influence and incentivise developers to provide affordable housing
2. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
3. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
4. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
5. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
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8. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
9. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

No community big build developments

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

Change laws on tenancy of here's enough houses

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

Continue to work alongside the QLDC Homes Strategy

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered



**Respondent No:** 10

**Login:** Registered

**Responded At:** May 06, 2023 20:40:35 pm

**Last Seen:** May 06, 2023 10:36:38 am

Q1. <b>Full name</b>	María del Carmen Santiandreu Sánchez
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
2. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
3. Solution 5: Influence and incentivise developers to provide affordable housing
4. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
5. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
6. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
7. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
8. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
9. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

Replace the QLDC Homes Strategy

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered



**Respondent No:** 11

**Login:** Registered

**Responded At:** May 11, 2023 11:32:31 am

**Last Seen:** May 11, 2023 01:23:33 am

Q1. Full name	Dale Christine Paterson
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Queenstown
Q5. Age	65+
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Oppose
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Oppose
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Oppose
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Neutral
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Neutral
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Oppose



<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>2. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>3. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> <li>4. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>5. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>6. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</li> <li>7. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>8. Soutlion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>9. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>You cannot build affordable housing!! The market dictates the price of housing. I remember they tried that in Lake Hayes estate back in the day but it hasnt worked has it cos the price is now the market price.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>More affordable rentals and stop penalising landlords with stupid rules</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Continue to work alongside the QLDC Homes Strategy</p>
<p><b>Q20. Please add any further comments you have about the draft Joint Housing Action Plan.</b></p>	<p>not answered</p>



**Respondent No:** 12

**Login:** Registered

**Responded At:** Jun 09, 2023 11:27:51 am

**Last Seen:** Jun 09, 2023 01:18:07 am

Q1. Full name	Dylan Schwartz
Q2. Organisation (if any)	Airbnb
Q3. Email address	[REDACTED]
Q4. Location	Queenstown
Q5. Age	not answered
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Support
Q7. Soutlion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Support

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**Q16. Please rank the draft JHAP solutions from most to least important** 1.

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**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

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**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

Thank you for the opportunity to comment on the Joint Housing Action Plan (JHAP). Housing affordability is a challenging and complicated issue not just for people and communities, but also governments genuinely looking to tackle this policy challenge. The causes differ from place to place, with legacy factors - which often pre-date the founding of Airbnb by decades - ranging from the supply of new homes, the ratio of public housing, the number of empty dwellings and rooms, interest rates and broader economic conditions. Queenstown is a destination that has historically had a high proportion of holiday rentals and it is a world-renowned tourism destination with businesses, tourism employees and short term rental accommodation a crucial part of the visitor economy landscape. In fact, Airbnb Hosts welcomed nearly 160,000 guests to the district in the 12 months to 30 June 2022, a number made up almost entirely of domestic travellers during a period of border closures (1). Airbnb has a passionate community of Hosts throughout Queenstown for whom sharing their home is vital to help them meet the rising cost of living. Many of our Host community are everyday Kiwis looking to supplement their income, with a number of Hosts hit hard by the pandemic and related border closures and increasing cost of living pressures. As such any proposals seeking to regulate residential visitor accommodation (RVA) activity should be proportional to the issues faced by communities. Specifically, solution 1 calls for establishing an evidence base for Queenstown's housing situation including short-term letting. Airbnb supports establishing this evidence but recognises that the district's current regulatory settings require all Hosts to register a homestay or apply for resource consent. We recommend that the district utilise the data it already holds to create a baseline. Under a national regulatory approach, Airbnb also supports providing central government with data on the number of Airbnb listings. With QLDC's support, we would welcome discussions with central government on how the council could utilise this data under a national framework. Solution 6 makes recommendations about engaging with businesses and the community to help provide housing for seasonal workers as well as educate the community of the impacts of short-term letting. Airbnb recognises the importance of having housing for seasonal workers and initiated a pilot programme with Hosts to house seasonal workers for up to 28 days in listings at discounted rates. The programme has successfully housed 10 workers and is an excellent proof point for how short term letting is uniquely placed to fill accommodation gaps when the long-term market is constrained. Feedback from the community has been that there are significant barriers to renting a place on the long-term market and utilising the benefits of the Airbnb platform in terms of insurance, customer service and flexibility have been game changing in terms of opening up accommodation for seasonal workers. We support a closer approach working with council on how to best utilise a wide range of properties and arrangements to house seasonal workers whilst also allowing the district's many visitors to have accommodation. In fact over 40% of all international visitors in 2019 stayed at an Airbnb (1). It is important to balance the needs of the seasonal workforce with ratepayers, many of whom Host on Airbnb to help make ends meet. Over one third of Hosts surveyed in 2020 cite the rising cost of living as their main reason for hosting (2). That data is even more pertinent now in an era of high inflation and further restriction on what is already the most stringent regulatory framework in the country would likely cause harm to local Hosts trying to make ends meet. Additionally, there is a longstanding shortage of traditional accommodation for visitors and efforts to reduce that supply further would harm the wider visitor economy. With Airbnb guests and Hosts responsible for one in every five dollars of tourism related GDP nationally in 2019, the effects would be large and disproportionate to the scale of the problem especially in isolation of other matters such as incentivising the 27% of vacant houses in the district to be utilised (1, 3). Queenstown is an excellent example of how RVA can help to unlock economic potential whilst also contributing to workforce accommodation solutions. Airbnb strongly recommends a national approach to regulation that will help to ensure that communities across Aotearoa can benefit from RVA. Our national

framework is made up of the following elements: Code of Conduct - Robust set of rules for both guests and Host behaviour  
Data Sharing - Enable better enforcement, tracking and data-driven policy decisions Streamlined nationwide regulation -  
Sliding scale of regulation, exemption for own-home-sharing, sustainable regulation for unhosted properties Sustainable  
Visitor Levy - Opt-in option for Councils to respond to infrastructure challenges (especially housing pressures) created by  
tourism Airbnb will continue to work constructively with government and welcomes discussions from QLDC to create  
effective national regulation. Airbnb strongly believes that a consistent, nationwide approach would be the best tool to  
balance the needs of individual communities. For example, a sustainable visitor levy could be used to fund tourism  
infrastructure in one district whilst another, such as Queenstown Lakes, could utilise the funding to provide affordable  
housing. We look forward to continuing to be an important part of the visitor economy in Queenstown Lakes and part of any  
future discussions. 1 - Internal Airbnb data from 30 June 2021 - 30 June 2022 2 - Airbnb survey data. Survey conducted in  
January 2020 of 1,383 hosts who had a listing on Airbnb in New Zealand. 3 - Queenstown-Lakes labour market snapshot to  
December 2022

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<b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b>	<b>Other (please explain)</b> No preference
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**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 13

**Login:** Registered

**Responded At:** May 16, 2023 07:39:58 am

**Last Seen:** May 15, 2023 21:37:59 pm

Q1. Full name	Drew
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Queenstown
Q5. Age	40-54
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Oppose
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Oppose
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Oppose
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Oppose
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Oppose
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Oppose
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Oppose
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Oppose

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Neutral

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Q16. **Please rank the draft JHAP solutions from most to least important** 1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?** not answered

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 14

**Login:** Registered

**Responded At:** Jun 09, 2023 10:29:22 am

**Last Seen:** Jun 05, 2023 21:40:14 pm

Q1. <b>Full name</b>	Meghan Pagey
Q2. <b>Organisation (if any)</b>	MahiQL
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	<b>Other (please specify)</b> This submission is made on behalf of MahiQL, which is a collaboration of the Chambers of Commerce in Queenstown and Wanaka, government agencies, Regional Tourism Operators (RTO's), QLDC and employers to address workforce challenges across the district. Note that Steering Group members from the following agencies have recused themselves from this submission: MSD, MBIE, QLDC.
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support

<p><b>Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b></p>	<p>Support</p>
<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>2. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>3. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>4. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>5. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>6. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</li> <li>7. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>8. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>9. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> </ol>



**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

Mahi QL is currently developing a workforce strategy and associated action plan, and have undertaken a range of stakeholder engagement as part of that work. Through those stakeholder engagements, which have included a range of focus groups and 1:1 interviews, we have received feedback that makes it clear that Housing and access to reliable Public Transport (which impacts some housing decisions) are the core barriers to Queenstown Lakes as a place to work. This includes talent considering moving to the district for work, as well as those who are already here struggling with reliable access to housing. While cost is certainly an issue and consideration, we have heard loud and clear that the core crisis point right now is the availability of housing. For those seeking rental accommodation in particular, there are very limited or at times absolutely no choices available. Employers and workers perceive that this is a direct result of a) Recent changes to tenancy laws, resulting in landlords withdrawing their properties from the market b) A bounce-back of the AirBnB market, also resulting in landlords removing their properties from the rental market in pursuit of short-term letting as an alternative. We therefore strongly support Solution 6: work with the community to find solutions to rental shortage with a particular focus on housing for the workforce. Attention to this solution is urgent as for many Queenstown Lakes businesses, the barrier to labour supply created by lack of rental housing availability has reached crisis point. We also suggest that MahiQL be connected with this work in some way as we continue the development and implementation of a workforce strategy for the district. What we are hearing from our stakeholders is that an approach that supports and even incentivises landlords returning their properties to the housing market is needed. This is likely to mean an adjustment (winding back) of rental regulations; in addition to support services and information for landlords to give them a level of comfort that they are not facing unnecessary risk. We are hearing anecdotally that one of the biggest challenges with available housing is in with landlords who want their properties back for a 2 – 4 week period over Christmas. While it's not ideal – workers and employers are telling us that they're now comfortable with managing this in the short term, if it means they otherwise have year-round accommodation. Effectively, current rental settings don't technically allow this kind of arrangement. Of note, a growing number of employers are prepared to step into the market themselves to provide staff accommodation, generally in the form of leasing accommodation for their staff. We believe it's critical that employers continue to be educated in the options available to them in providing staff accommodation on this basis – which could also be more attractive to landlords than private leasing arrangements directly with workers. Also of note, the availability of reliable and regular public transport, using straightforward routes (that don't require 2+ buses for relatively short journeys) is a barrier to work, and impacts on availability of housing. For example we have heard anecdotal evidence that workers are prepared to live in locations such as Hanleys farm, but the bus service available to and from this location is too challenging to contemplate for many. Finally, in pursuing Solutions 2, 3, 5, 7 and 8, all of which focus on the availability of affordable housing, if there were an opportunity for this to include development of high-volume staff rental accommodation we would strongly support this. Employers and workers have told us that these sorts of solutions are absolutely of interest – and hold great potential to provide options for those employers who are not yet in a position to consider offering staff accommodation as our larger employers are starting to do. We also note that the development of a clear data set to measure the availability of housing, including rental accommodation would be very useful to the continued work of the MahiQL workforce strategy and we therefore strongly support Solution 1. Note that the MahiQL Steering Group is made up of the Chambers of Commerce (Queenstown and Wanaka), Arrowtown Promotion & Business Association, RTO's, government agencies, and QLDC. Steering Group members from MSD, MBIE and QLDC have not been involved in, and are not represented in this feedback submission.

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**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

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**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

not answered

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 15

**Login:** Registered

**Responded At:** May 17, 2023 17:59:15 pm

**Last Seen:** May 17, 2023 07:45:58 am

Q1. Full name	Anja O'Connor
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Hāwea
Q5. Age	40-54
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Oppose
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Oppose
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Oppose
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Oppose
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
2. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
3. Solution 5: Influence and incentivise developers to provide affordable housing
4. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
5. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
6. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
7. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
8. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

There is plenty of evidence, time to take action. Developers had plenty of opportunities, and chose \$ over long-term thinking. Stop incentivising them.

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

Where is the focus on incentives/rates reductions to rent long term instead of tourism accommodation? Make holiday home owners and tourism accommodation providers pay. There is enough housing stock in the area, make it available. Consult with non-home owners, collaborate with tiny home and caravan residents who have no other choice. Support home owners to be good home providers. Review the rating system where home owners think they have more rights due to them paying. Eg review the council's business model.

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

**Other (please explain)**

What is the existing strategy? Can't see a link or explanation

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

There needs to be radical action and sacrifices. Rethinking and redesigning of how we live. Google "How we live" report



**Respondent No:** 16

**Login:** Registered

**Responded At:** May 20, 2023 19:41:55 pm

**Last Seen:** May 20, 2023 09:31:45 am

Q1. <b>Full name</b>	Lydia McLean
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Neutral
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Oppose
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Neutral
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Neutral
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Neutral

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
2. Solution 5: Influence and incentivise developers to provide affordable housing
3. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
4. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
5. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
6. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
7. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
8. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
9. Soluttion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

I think there is ample evidence of a housing crisis in Queenstown, not only among the vulnerable but also those earning above the national median salary. Why not address the problem rather than continually collect evidence of something we already know about?

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

Regulate short term rental market so more long term rentals are available for residents. There is not a shortage of housing in Queenstown, there is a problem with distribution.

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

not answered

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered



**Respondent No:** 17

**Login:** Registered

**Responded At:** May 23, 2023 10:16:02 am

**Last Seen:** May 23, 2023 00:08:01 am

Q1. Full name	Sally Holt
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Wānaka
Q5. Age	40-54
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Neutral
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Neutral
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Neutral
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Neutral
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Neutral
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Neutral
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Neutral</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>2. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> <li>3. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>4. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>5. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>6. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>7. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</li> <li>8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>9. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>not answered</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>There needs to be a strong focus on the monitoring and enforcement of airbnbs/visitor accommodation properties. Right now Council is literally doing no monitoring of the airbnb situation - many people are operating without Council approvals because they know Council does not check. Without a strong and proactive enforcement regime there's going to be more of the same - rental stock going to airbnb (often without QLDC approval) and zero penalty for this. This needs to be a core focus of the Joint Housing Action Plan otherwise we are not addressing the elephant in the room. For example - the strategy to influence and incentivise developers to provide affordable housing is fantastic. House gets built, get occupied for a short bit, and then put onto Airbnb. Council's response to this? Nothing to date... Cities like New York actively encourage citizens to report illegal airbnbs. QLDC's strategy to date has been... 'hands off' to say the least. The on-going and active monitoring and enforcement of short term airbnbs needs to be a core focus of the Joint Housing Action Plan.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Replace the QLDC Homes Strategy</p>



**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

Crack down on the illegal Airbnbs!

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**Respondent No:** 18

**Login:** Registered

**Responded At:** May 24, 2023 12:27:16 pm

**Last Seen:** May 24, 2023 02:00:16 am

Q1. Full name	Mark Hickman
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Queenstown
Q5. Age	55-64
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Oppose
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Oppose
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Oppose
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Neutral
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Oppose
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Oppose
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Oppose
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Oppose
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Oppose

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**      Oppose

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Q16. **Please rank the draft JHAP solutions from most to least important**      1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

Council needs to focus on infrastructure and accountability to the community for its spending. Along with reducing the bodycount of bureaucrats not expanding the bureaucracy. Organisations such as The QLHT have a vested interest in paying the wages of its employees to push and amplify its agenda which is central governments responsibility.

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

**Other (please explain)**

Both should be canned and housing left to central government .

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 19

**Login:** Registered

**Responded At:** May 28, 2023 18:39:52 pm

**Last Seen:** May 28, 2023 11:39:28 am

Q1. <b>Full name</b>	Mark Kunath
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Arrowtown
Q5. <b>Age</b>	55-64
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
2. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
3. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
4. Solution 5: Influence and incentivise developers to provide affordable housing
5. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
6. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
7. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
8. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
9. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

There is a huge amount of effort, and a large number of actors, involved with delivering easily accessible affordable houses. The Community Housing Trust has done great work so far. I think there needs to be a measure somewhere of the cost/affordable unit delivered to the ownership and rental markets. On Page 17 of the JHAP the word EASILY has been left out of Benefit Measure 1. There needs to be a measure of EASILY - a SURPLUS OF HOMES AVAILABLE? The measure needs to be relevant to those in that market and not just someone in a helicopter flying over the District.

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

Most of the Solutions actions, except for 6, seem to be focused on getting more housing units built. There are over 4000 homes in the district that are unoccupied. Rental housing cost increases and reduced availability appear to be a world wide problem. Scandinavian countries appear to own rental accommodation in co-operatives. A recent article on RNZ highlighted this. The % of rental units in the District appears to have not increased since 2006, whereas generally the proportion of people living in rental accommodation is INCREASING. Since 2006 in NZ it has increased from 31% to 35% (20018 census). All the trends point to a greater percentage of the population living in rental accommodation especially those 65 and older. There needs to be a much better focus on ACUTE rental shortages which don't get captured by your SHORT TERM (0-2years) focus. For a person needing rental accommodation their SHORT TERM might be 0-1 week. So there is a mismatch between your "top down" focus and the needs of those who are trying to find affordable rental accommodation. On the Housing Continuum, shown by QLCHT, no one appears to be looking at the Market Rental step in this diagram. No one appears to be ensuring there are enough incentives for home owners to supply additional units into the Market Rental market to prevent homelessness. We are not short of rooms in the District. We are short of affordable rental accommodation (which is mostly provided by private owners) and affordable homes to buy (which are mostly provided by QLCHT). I think you need to look at things from the perspective of those who spend days and weeks TRYING to find affordable rental accommodation so they can work and, some, bring their families up in this district. The JHAP feels totally unresponsive to the Market Rental segment of the Housing Continuum. The Market Rental segment supplies about 38% of the accommodation in the district (based on 2018 census figures) and it needs a more responsive (days and weeks) approach and immediately daylight shortage issues. Median rental prices have gone up 18% in the past 12 months to \$700/week in Q1. For a sector that provides 38% of the housing in the District there is very little co-ordination or visibility within this sector. What is the one source of the truth? One of the major sources of information is Tenancy Services Bond data - which is a lagging indictor. Can there be a real time Map showing all the vacant rentals in the district and can there be a real time list of the number of people search for rental vacancies?? All of your success measures seem to be LAGGING indicators. For that Market rental segment there needs to be leading indicators to understand IF there will be enough beds provided by the private sector. Without adequate numbers of those beds, there will be worker shortages and stressed people - both employers and staff. The Council should consider declaring a Local State of Emergency - allowing it to use empty houses to house people without permanent accommodation to protect their health and safety. The Council should consider working with CODC and SDC as a number of QLD workers live in these districts.

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**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**      Replace the QLDC Homes Strategy

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**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

There are many actors involved with Housing in QLDC. There needs to be knowledge, co-ordination and timely monitoring of all sectors of the accommodation market to ensure there are enough easily homes for those who wish to live within the district. As far as possible, things should be simplified and there only be one source of the truth.

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Mark Kunath – Additional Comment

In the queenstown-lakes-district-housing-development-capacity-assessment-2021-main-report it says in the Key Findings and Conclusions point 7 ..... "....Pressures are expected to see affordability in QLD decline in the future for non-owner households, which are not attributable to QLDC planning and infrastructure. That shortfall is estimated at just under 7,000 affordable dwellings for non-owner households by 2050, compared with an estimated current shortfall of 2,350 affordable dwellings." I don't think the JHAP addresses the current shortfall nor does it address the predicted 2050 shortfall with the needed specificity. It does highlight the importance of co-ordination of the Market Rental step on the Housing Continuum. As I am not able to make a further submission with your system, please add these comments to my existing submission. Thank you Mark Kunath



**Respondent No:** 20

**Login:** Registered

**Responded At:** May 28, 2023 21:48:06 pm

**Last Seen:** May 28, 2023 11:21:21 am

Q1. Full name	Ria
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	not answered
Q5. Age	25-39
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Support
Q7. Soutlion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Neutral
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Neutral
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support



<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>2. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>3. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</li> <li>4. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>5. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>6. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>7. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> <li>8. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>9. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>As much as we need a secure, warm house, please fix the infrastructure before piling in more houses.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>There needs to be a way that neighbourhoods built are for long-term living only. Short-term rentals make areas impersonal. Renters should not lose their homes because an owner is converting it to an Air B&amp;B. Neighbourhoods need to be community based and that can't be done if houses sit empty.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Replace the QLDC Homes Strategy</p>
<p><b>Q20. Please add any further comments you have about the draft Joint Housing Action Plan.</b></p>	<p>not answered</p>



**Respondent No:** 21

**Login:** Registered

**Responded At:** May 30, 2023 07:17:41 am

**Last Seen:** May 29, 2023 20:50:27 pm

Q1. <b>Full name</b>	Rebecca Scoons
Q2. <b>Organisation (if any)</b>	N/A
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>2. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>3. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>4. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>5. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>6. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>8. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</li> <li>9. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>Re Solution 4 - Eligibility criteria for QLCHT needs re-assessing, does it need to be tied to MSD public housing eligibility? The stats show that avg house pricing in the district is 75% higher than the NZ average and yet the income cap for a couple to receive assistance is \$103k (for 2 out of the 3 programmes), implying that residents on more than this should be able to afford their own property. Additionally, six months seems a short period of time to need to have been in the district to receive assistance.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>Homeowners need to be disincentivised from leaving properties empty or offering short-term holiday lets over long-term rental accommodation. Would be good to get clarity on the different roles of KiwiBuild vs QLCHT or if they can work together better. Tighter controls over who can purchase "affordable" housing and what can be done with it later - have heard several stories of people "flipping" houses purchased under affordable housing schemes in Shotover Country; the developers obviously have no interest in regulating this so it must be overseen by the T/A.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Replace the QLDC Homes Strategy</p>

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

The strategy mentions proximity to public transport but not availability of services. These are key to making it viable for low-income hospo workers to live out of town. The current service is not fit-for-purpose with services to LHE/SC stopping at 10pm.

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**Respondent No:** 22

**Login:** Registered

**Responded At:** May 31, 2023 19:07:51 pm

**Last Seen:** May 31, 2023 08:55:44 am

Q1. <b>Full name</b>	Daniel Shorrock
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
2. Solution 5: Influence and incentivise developers to provide affordable housing
3. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
4. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
5. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
6. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
7. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
8. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
9. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

Any kind of upgrade to the public transport infrastructure which I know is difficult. Maybe a gondola from the airport like South America haha. More restrictions on Airbnb may have an effect, I feel like there is now a choice between having real growth based businesses in the area or becoming a ghost town that kills itself.

**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

Maybe bring in some kind of adjusted rates system, where people renting out have reduced rates to encourage rentals, homeowners get the standard rates, and those on airbnb/holiday homes pay a much greater rate to pay for the damaging effect they have on the community. Maybe a gondola from the airport like south America haha.

**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

Replace the QLDC Homes Strategy

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered



**Respondent No:** 23

**Login:** Registered

**Responded At:** Jun 01, 2023 12:50:54 pm

**Last Seen:** Jun 01, 2023 02:44:33 am

Q1. Full name	Terry Drayton
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Wānaka
Q5. Age	65+
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Neutral
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Oppose
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Neutral

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Support

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Q16. **Please rank the draft JHAP solutions from most to least important** 1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

The only way to get affordable housing is for qldc to own land and building and rent out at affordable rental. This has been done in Europe for decades. Developers need to be mandated. Not recommended or giving guidelines. Once a house is on private ownership it is only affordable for first purchaser

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

Aa above

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?** Continue to work alongside the QLDC Homes Strategy

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 24

**Login:** Registered

**Responded At:** Jun 01, 2023 13:24:40 pm

**Last Seen:** Jun 01, 2023 02:53:12 am

Q1. Full name	Florence Micoud
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Wānaka
Q5. Age	55-64
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Support
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Neutral
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Support

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**Q16. Please rank the draft JHAP solutions from most to least important** 1.

---

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

Whatever is decided, please design and build with low carbon living in mind, climate change resilience and 30% for nature/local food production: - Good insulation, solar panels, roof water collection, open sponge stormwater, smaller rooms are easier to heat. Green waste collection to produce energy and great soil food. - Excellent connection for pedestrians and bikes meaning dead-ends must have a walk/bikeway to the next, separate bike lanes on corridors with lots of trees becoming also wildlife corridors. - Common areas, parks, vegetable gardens, orchards, shared facilities and tools, mow only footpaths. The market will always make prices to rise due to huge and infinite demand to live in Wānaka. For the housing market to be affordable, it needs to be controlled either by enforcement (incentives are not enough) on private owners or by public ownership of affordable housing. This public housing market exists in many districts and countries where it works well when the quality of housing is correct.

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**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

not answered

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**Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?** not answered

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**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

The growth of our district is the occasion to create a beautiful sustainable community with biodiversity and wellbeing as the QLDC principles emphasize. Unfortunately, the development I see is a bulldozer destroying trees, soils, landforms, and building nonsense house touching house leaving no space for nature. By submitting to this action plan, I hope, again, that better work can be done, and this means radically changing business as usual, which requires a lot of courage. So good luck. I support your actions in regenerating our district and community

---

Florence Micoud – Additional Comment

Hi,

Thank you for giving us the opportunity to contribute. I forgot one point:

- keep existing trees, specially the mature ones as they are host to biodiversity, minimize soil and landform bulldozing and minimise building waste.



**Respondent No:** 25

**Login:** Registered

**Responded At:** Jun 04, 2023 11:12:13 am

**Last Seen:** Jun 04, 2023 00:52:57 am

Q1. <b>Full name</b>	Karen Lahood
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Wānaka
Q5. <b>Age</b>	55-64
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Support
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Support
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>2. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>3. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>4. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>not answered</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>Stop zoning new multi-dwelling developments short-term visitor accommodation only. It'll allow home owners to live in them long-term or rent out to people coming to Wanaka to work long-term.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Replace the QLDC Homes Strategy</p>
<p><b>Q20. Please add any further comments you have about the draft Joint Housing Action Plan.</b></p>	<p>Make sure these things gets implemented.</p>



**Respondent No:** 26

**Login:** Registered

**Responded At:** Jun 08, 2023 10:53:23 am

**Last Seen:** Jun 08, 2023 00:34:59 am

Q1. <b>Full name</b>	Michael Rewi
Q2. <b>Organisation (if any)</b>	Mana Tāhuna Charitable Trust
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Frankton
Q5. <b>Age</b>	25-39
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Neutral
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Support
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora’s Special Development Process</b>	Support
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Neutral
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district’s workforce in collaboration with the community</b>	Support
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Support
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>2. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora’s Special Development Process</li> <li>3. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> <li>4. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>5. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>6. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>7. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>8. Solution 6: Focus on rental solutions the district’s workforce in collaboration with the community</li> <li>9. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>In reading the proposed solutions I have failed to find any plans for real community engagement on whether proposed programmes from QLCHT are fit for whānau or those wanting to reside in Tāhuna. At Mana Tāhuna all services are derived around whānau feedback, this feedback has told us progressive home ownership options fits our Māori Whānui more so than secure home. Our whānau want to pass homes on to next of kin and have the option to build generational wealth which our whānau have been deprived of for over a century. Triaging applications to mitigate people taking advantage of the system should fall on QLCHT.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>I suggest reinvestigating progressive home ownership programmes, commit to real community engagement, and commit to providing more pastoral support to whānau navigating the financial systems and mortgages for the first time.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Continue to work alongside the QLDC Homes Strategy</p>

**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

Mana Tāhuna is ready to work with QLDC, QLCHT and associated parties to ensure Tangata Māori have equitable opportunities to affordable housing. This starts with engagement and then guiding whānau through systems.

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**Respondent No:** 27

**Login:** Registered

**Responded At:** Jun 08, 2023 17:22:24 pm

**Last Seen:** Jun 08, 2023 07:14:37 am

Q1. <b>Full name</b>	Mark Elliotte
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Wānaka
Q5. <b>Age</b>	55-64
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Oppose
Q7. <b>Soulution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Oppose
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Oppose
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora’s Special Development Process</b>	Oppose
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Oppose
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Oppose
Q12. <b>Solution 6: Focus on rental solutions the district’s workforce in collaboration with the community</b>	Neutral
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Oppose
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Oppose

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**      Oppose

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Q16. **Please rank the draft JHAP solutions from most to least important**      1.

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Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

Supply & demand should be left to dictate the housing market, not the council. The Council should focus on doing their core basic functions properly before meddling in non core activities. Eg delays in building inspections; inspections of commercial accommodation providers; drainage on Anderson Rd, Wanaka etc

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

Leave it to the market.

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<p>Q19. <b>All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p><b>Other (please explain)</b> Scrap both &amp; get back to doing core council activities &amp; start reducing costs &amp; rates.</p>
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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 28

**Login:** Registered

**Responded At:** Jun 08, 2023 18:42:12 pm

**Last Seen:** Jun 08, 2023 08:25:33 am

Q1. Full name	Barry Grehan
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Wānaka
Q5. Age	25-39
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Neutral
Q7. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Oppose
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Neutral

Q15. **Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community** Neutral

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Q16. **Please rank the draft JHAP solutions from most to least important**

1. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
  2. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
  3. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice
  4. Solution 5: Influence and incentivise developers to provide affordable housing
  5. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
  6. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
  7. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
  8. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
  9. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
- 

Q17. **Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

not answered

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Q18. **Please share any suggestions for alternative/additional actions or solutions you have.**

It feels like there's a solution right next door but we're a bit afraid to knock...it's vacant houses. When we create a sizable cost for someone to keep their house vacant for the majority of the year (through a local tax, through rates, or whichever other tools council has), we'll either increase the supply of available rentals, increase the supply of available homes to buy (because the absentee owners get pissed off and sell off) or we earn a shedload of cash from the absentee owners that can then be funnelled into the community housing trust and the likes. T'would take a fair amount of courage to do it.

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Q19. **All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

**Other (please explain)**

Haven't read the full thing so I'll sit on the fence

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Q20. **Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 29

**Login:** Registered

**Responded At:** Jun 09, 2023 15:27:09 pm

**Last Seen:** Jun 09, 2023 05:00:39 am

Q1. Full name	Abhijeet Vichare
Q2. Organisation (if any)	not answered
Q3. Email address	[REDACTED]
Q4. Location	Frankton
Q5. Age	40-54
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Neutral
Q7. Soution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Neutral
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Support
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Support
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Neutral
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</li> <li>2. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>3. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>4. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</li> <li>5. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process</li> <li>6. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</li> <li>7. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> <li>8. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</li> <li>9. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>Please include all types of renting into one. That is whether someone is staying with landlord, flatting, boarding or has an entire room/house on rent, only one agency will look out after the tenants rights. Which is the tenancy services.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>Please put a tax of 45% on holiday homes and Airbnbs. Also tax or fine empty home owners as they do in BC, Canada.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>Continue to work alongside the QLDC Homes Strategy</p>
<p><b>Q20. Please add any further comments you have about the draft Joint Housing Action Plan.</b></p>	<p>not answered</p>



**Respondent No:** 30

**Login:** Registered

**Responded At:** Jun 09, 2023 23:01:34 pm

**Last Seen:** Jun 09, 2023 12:25:21 pm

Q1. <b>Full name</b>	Ross Copland
Q2. <b>Organisation (if any)</b>	not answered
Q3. <b>Email address</b>	[REDACTED]
Q4. <b>Location</b>	Queenstown
Q5. <b>Age</b>	40-54
Q6. <b>What is your overall position on the draft Joint Housing Action Plan (JHAP)?</b>	Neutral
Q7. <b>Soultion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing</b>	Support
Q8. <b>Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land</b>	Neutral
Q9. <b>Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora’s Special Development Process</b>	Neutral
Q10. <b>Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust</b>	Neutral
Q11. <b>Solution 5: Influence and incentivise developers to provide affordable housing</b>	Support
Q12. <b>Solution 6: Focus on rental solutions the district’s workforce in collaboration with the community</b>	Neutral
Q13. <b>Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</b>	Neutral
Q14. <b>Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing</b>	Support

**Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community**

Support

**Q16. Please rank the draft JHAP solutions from most to least important**

1. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing
2. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community
3. Solution 5: Influence and incentivise developers to provide affordable housing
4. Solution 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing
5. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community
6. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land
7. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process
8. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust
9. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice

**Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.**

QLDC imposes significant costs on developers and landowners looking to undertake development. Many of these could be significantly reduced if district-wide datasets were procured, Council adopted a "no peer review" policy rather than requiring extensive peer reviews of applications for development, QLDC developed its own policy to interpret and apply National Direction under the RMA such as NPS HPS, NPS FM etc and amended District Plan rules through the PDP to make it clear what is and isn't allowed without requiring expensive consultants and time-consuming hearings etc. The incoherence around landscape planning and management in the district is one of the single most significant areas of opportunity to release land supply that is otherwise constrained by poorly defined, subjective or inconsistently applied, landscape protections. The recent identification and classification of development capacity within 'priority landscape' schedules whereby nearly every single area was deemed to have no capacity for development highlighted the flawed assumption held by some Landscape Architects that by definition, an outstanding feature or landscape has zero capacity for any kind of development. The Cardrona Valley is a good example of this - even the valley floor which is highly modified already by agriculture, infrastructure and tourism is severely restricted in its ability to meet future housing needs or to facilitate infrastructure development by virtue of the landscape definitions that have been adopted.



**Q18. Please share any suggestions for alternative/additional actions or solutions you have.**

1a) A district-wide review of landscape protections and the impacts these are having on constraining the supply of land that is proximate to existing infrastructure and labour markets on housing supply would be greatly beneficial. Areas like Hansen Road which are so proximate to all of the social infrastructure, jobs and amenities on Frankton Flats are currently undeveloped imposing tremendously high infrastructure costs onto future development areas such as the proposed development of Ladies Mile which, while necessary and sensible over the long term, will impose dramatically higher costs of infrastructure per unit land than locations that are more proximate to Queenstown and/or Frankton. 1b) The second key issue here relates to density and the arbitrary application of very low (by international standards - including in reference resort towns) building height limits and/or low site coverage ratios is likely to have a significant impact on housing supply and therefore on costs. A landscape study which looks spatially but also at existing urban areas and reviews height limits, site coverage ratios etc would be very valuable. 2) Infrastructure capacity modelling. It is always cheapest to develop housing in areas that are already well served by existing infrastructure. It is not currently visible to developers or landowners where there is spare network capacity (potable, storm or waste water, electricity, transport etc). Mapping and identifying areas where networks have capacity to support growth would allow for upzoning in existing urban areas. A commitment by QLDC to upzone all areas with surplus network capacity (or minimal network constraints) would demonstrate that QLDC is looking beyond the resident NIMBY's and actively considering the needs of those who require housing. 3) Review the PDP rules across all chapters and remove the various arbitrary requirements to obtain consents, or low thresholds or triggers (e.g. low volumetric earthworks triggers for resource consents). There is significant opportunity to develop a more enabling plan rather than applying control everywhere through very expensive and administratively intense tools such as resource consents. Even the current Ladies Mile zone proposes to require huge numbers of resource consents where sensibly drafted rules and/or urban design requirements would eliminate this waste and cost. 4a) Allow landowners to host accessory units and/or land parcels of sufficient size to host self-contained motorhome units on with associated rules and conditions. These are very common near resort towns in Europe and North America and the mobile units themselves cater extremely well to cold climate, comfortable living. Well design facilities support seasonal workers and solo/couple style living in extremely low-impact, light footprint facilities that can be instantly deployed. If we are genuine about meeting the acute needs, adopting affordable housing practices for seasonal workers common in Utah, Colorado, Austria, the Italian alps etc and facilitating the many large landowners in the Wakatipu basin to meet their needs, seems like an extremely low cost, low impact way of doing so. 4b) An alternative to 4a: QLDC to invite applications from landowners interested in establishing motorpark style landuse on their property and fast-tracking through landuse consents for a preferred number of sites sufficient to meet the immediate need and trial this land-use and housing solution in a carefully managed way. The irony of the Queenstown housing affordability situation is the enormous abundance of land and the District Plan restrictions on the use of that land which prevent these types of solutions from meeting market demand/needs.

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**Q19. All actions from the current Queenstown Lakes**

Replace the QLDC Homes Strategy

**District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?**

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**Q20. Please add any further comments you have about the draft Joint Housing Action Plan.**

not answered

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**Respondent No:** 31

**Login:** Registered

**Responded At:** Jun 10, 2023 09:03:52 am

**Last Seen:** Jun 09, 2023 22:49:58 pm

Q1. Full name	Nigel Kerr
Q2. Organisation (if any)	Resident
Q3. Email address	[REDACTED]
Q4. Location	not answered
Q5. Age	55-64
Q6. What is your overall position on the draft Joint Housing Action Plan (JHAP)?	Neutral
Q7. Soutlion 1: Add more evidence and monitoring to demonstrate our distinct needs and direct investment in affordable housing	Support
Q8. Solution 2: Seek opportunities to develop and demonstrate affordable housing models on public and/or private land	Neutral
Q9. Solution 3: Enable affordable housing choices through legislative and other tools, such as Kāinga Ora's Special Development Process	Support
Q10. Solution 4: Continue to support and amplify the work of Queenstown Lakes Community Housing Trust	Support
Q11. Solution 5: Influence and incentivise developers to provide affordable housing	Support
Q12. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community	Neutral
Q13. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice	Support
Q14. Solution 8: Implement National Policy Statement on Urban Development (NPS-UD) changes and review district plan to enable more affordable housing	Support

<p><b>Q15. Solution 9: Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with community</b></p>	<p>Support</p>
<p><b>Q16. Please rank the draft JHAP solutions from most to least important</b></p>	<ol style="list-style-type: none"> <li>1. Solution 6: Focus on rental solutions the district's workforce in collaboration with the community</li> <li>2. Solution 5: Influence and incentivise developers to provide affordable housing</li> <li>3. Solution 7: Further develop public/private partnerships to deliver affordable housing and choice</li> </ol>
<p><b>Q17. Please add any comments you have about the proposed solutions, such as other associated actions, who could be involved, or why you support or oppose.</b></p>	<p>The plan is great on framework and lacking any detail. While I applaud the intent I would have thought there would have been more thought given to tools and levers. Otherwise this is box ticking.</p>
<p><b>Q18. Please share any suggestions for alternative/additional actions or solutions you have.</b></p>	<p>Two key levers to explore 1. Long term lease land opportunities to build on. You can only sell land once, you can lease it for generations. Models whereby a developer can build a house and sell it with a 50 year lease, with extensions built in would lower the entry price to the market greatly. Better yet allow the developer to build multiple dwellings without the need to subdivide. I.e. A 4ha lot with 25 separate dwellings, would not need to be subdivided, would have a single value (rather than 25 sets of rates). In this case allow it on the proviso that it is incentivised to First home buyers by covenanting the sale of houses to people who do not either themselves or through trusts own other property. 2. Increase development contributions for 'granny flats' BUT if rented long term the fees go into abeyance and after ten years they do not need to be paid (voided). Monitored through lodged bonds and tenant check. Goal to increase the incentive to rent long term increasing amount of rental property available long term.</p>
<p><b>Q19. All actions from the current Queenstown Lakes District Council Homes Strategy have been captured in the draft Joint Housing Action Plan. Should the final Joint Housing Action Plan replace or continue to work alongside the existing Queenstown Lakes District Council Homes Strategy?</b></p>	<p>not answered</p>
<p><b>Q20. Please add any further comments you have about the draft Joint Housing Action Plan.</b></p>	<p>not answered</p>

**Lilia Rossana Barbosa de Andrade – Submission**

My submission is to request a comprehensive review of the current house regulations with a specific focus on the legalization of tiny houses within our community.

Tiny houses have gained significant popularity nationwide due to their affordability, minimal environmental impact, and efficient use of space. These dwellings provide an alternative housing option for individuals and families, particularly those who seek a simpler and more sustainable lifestyle.

Having lived in Queenstown for ten years, I have witnessed the transformation of this place I love. Queenstown Lakes' affordable housing issues are serious, but it's great to see efforts being made to resolve them.

As a responsible tiny house owner myself and an advocate for affordable housing, I firmly believe that our community would greatly benefit from embracing the concept of tiny houses. Legalizing these dwellings would provide an opportunity for residents to downsize, reduce their carbon footprint, and increase housing diversity.

While I understand the importance of regulations to ensure safety and preserve the aesthetics of our community, I believe that it is equally crucial to adapt to changing housing needs and explore innovative housing solutions.

Other cities and regions have already successfully implemented regulations that accommodate tiny houses, demonstrating the feasibility and benefits of such initiatives.

Here are a few examples:

1. Portland, Oregon, USA: Portland is often regarded as a pioneer in embracing tiny houses. The city has specific regulations allowing for the construction and placement of Accessory Dwelling Units (ADUs), which can include tiny houses on wheels or on foundations.

2. Fresno, California, USA: Fresno has adopted zoning regulations that permit the development of tiny houses as ADUs, offering an affordable housing solution and encouraging housing diversity.
3. Spur, Texas, USA: Spur is a small town that has actively promoted tiny houses as a means to revitalize the community. They have relaxed zoning restrictions and developed a tiny house-friendly environment.
4. Berlin, Germany: Berlin has implemented a model project called "Baugruppen," which includes the development of tiny house communities as a solution for affordable and sustainable housing.
5. Canberra, Australia: In Canberra, the government has introduced regulations that allow for the establishment of tiny houses as secondary residences on residential properties, expanding housing options and affordability.
6. Walsenburg, Colorado, USA: Walsenburg has embraced tiny houses and implemented zoning regulations that permit the construction and habitation of these dwellings, encouraging alternative housing choices.
7. Rockledge, Florida, USA: Rockledge has created zoning ordinances that include provisions for tiny houses on foundations, allowing for their legal construction and habitation.

I kindly request to establish a task force or committee dedicated to reviewing the existing house regulations and proposing necessary amendments to allow for the legal construction, placement, and habitation of tiny houses. This process should involve community stakeholders, housing experts, and other relevant parties to ensure a comprehensive and inclusive approach.

I believe that through a comprehensive review and subsequent implementation of appropriate regulations, our community can foster housing innovation, address affordability challenges, and embrace a more sustainable future.

Thank you for your attention to this matter. I would be more than willing to offer any assistance or provide additional information to support the council's review process.

I look forward to positive progress and collaboration in making tiny houses a legal and viable housing option within our community.

Lilia Rossana Barbosa de Andrade

# SUBMISSION ON QUEENSTOWN-LAKES DISTRICT COUNCIL DRAFT JOINT HOUSING ACTION PLAN

30 May 2023

For more information, please contact

**Monica Theriault** (she/her)

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**Te Whatu Ora**  
Health New Zealand

Our Reference:

## Submitter Details:

1. Thank you for the opportunity to submit on the Queenstown-Lakes District Council's (QLDC) Draft Joint Housing Action Plan (JHAP) 2023-28. This submission has been compiled by the National Public Health Service Southern (NPHS) within Te Waipounamu. NPHS recognises its responsibilities to improve, promote and protect the health of people and communities of Aotearoa New Zealand under the Pae Ora Act 2022 and the Health Act 1956. NPHS takes an evidence-informed approach to build healthy communities and environments.
2. We would appreciate the opportunity to appear before the Council to submit orally.

## General Comments:

NPHS supports QLDC's Draft JHAP. Housing is a social determinant of health, meaning that housing influences people's health<sup>1</sup> (see figure 1). For example, lack of housing or poor housing conditions will have detrimental effects on health and wellbeing<sup>2</sup>. The causal relationship between housing defects and poor health are distinctly accepted in the medical world. For example, it is known that toxins, damp, and mould, cold indoor temperatures and overcrowding are associated with poor physical health outcomes. Cold indoor temperatures, overcrowding and damp and mould are also associated with negative mental health outcomes. In New Zealand, 10% of hospital admissions per year are due to household overcrowding<sup>3</sup>.

It is well documented within the literature that high residential mobility is associated with adverse health and well-being outcomes in children. A study in Aotearoa New Zealand has found that residential mobility was associated with an increased risk of potentially avoidable hospitalisation in early childhood<sup>4</sup>.

Housing cost burden is known to increase economic insecurity and as a result increases mortality risk. Social policies can protect household from such burden<sup>5</sup>.

Overall, as cited in the *Journal of Epidemiology and Community Health*, "Housing may be at once the most powerful and underused tool at our disposal to improve population health"<sup>6</sup>.

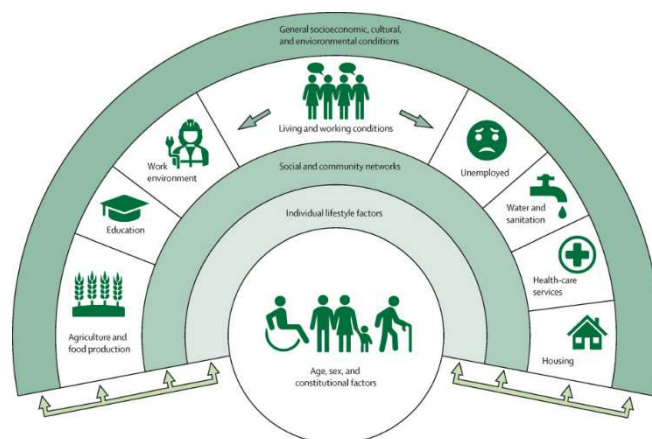


Figure 1: Social Determinants of Health

1. [Determinants of health \(who.int\)](https://www.who.int/news-room/fact-sheets/determinants-of-health)
2. [Housing as a social determinant of health and wellbeing: developing an empirically-informed realist theoretical framework | BMC Public Health | Full Text \(biomedcentral.com\)](https://doi.org/10.1186/s12916-021-02195-4)
3. Baker MG, McDonald A, Zhang J, Howden-Chapman P. Infectious diseases attributable to household crowding in New Zealand: a systematic review and burden of disease estimate. Wellington: He Kainga Oranga/Housing and Health Research Programme, University of Otago, Wellington; 2013.
4. Nathan, K., Robertson, O., Atatao Carr, P., Howden-Chapman, P., & Piersie, N. (2022). Residential mobility and potentially avoidable hospitalisations in a population-based cohort of New Zealand children. *Journal of Epidemiology and Community Health*. <https://doi.org/10.1136/jech-2021-218509>
5. Park, G. R., Grignon, M., Young, M., & Dunn, J. R. (2022). The association between housing cost burden and avoidable mortality in wealthy countries: Cross-national analysis of social and housing policies, 2000-2017. *Journal of Epidemiology and Community Health*, 77(2), 65–73. <https://doi.org/10.1136/jech-2022-219545>
6. Leifheit, K. M., Schwartz, G. L., Pollack, C. E., & Linton, S. L. (2022). Building health equity through housing policies: critical reflections and future directions for research. *Journal of Epidemiology and Community Health*, 76(8), 759–763. <https://doi.org/10.1136/jech-2021-216439>
7. Daniel, E. I., Oshodi, O., Dabara, D. and Dimka, N. (2023), "Towards closing the housing gap in the UK: exploration of the influencing factors and the way forward", *Construction Innovation*, Vol. ahead-of-print No. ahead-of-print. <https://doi.org/10.1108/CI-06-2022-0148>
8. District Health Board (2020) "Central Otago Housing: The Human Story".
9. Ortiz, S. E., Adler, G. J., & Johannes, B. L. (2022). Economic Elites and Support for Housing Affordability Policy: How a Housing-Health Belief Matters. *Political Behavior*, 44(2), 505–533. <https://doi.org/10.1007/s11109-020-09623-4>
10. Ortiz, S. E., & Johannes, B. L. (2018). Building the case for housing policy: Understanding public beliefs about housing affordability as a key social determinant of health. *SSM - Population Health*, 6, 63–71. <https://doi.org/10.1016/j.ssmph.2018.08.008>



## Specific Comments:

NPHS supports QLDC's proposed strategies regarding housing and applauds their initiative on this complex issue. Please find below comments from NPHS on specific solutions proposed by QLDC.

### **Solution 1 "Form a clear, evidence-based understanding of the district's housing issues and regularly monitor key indicators".**

The more thorough the data collection, the better the needs of the population can be met. It may be possible for NPHS to provide analytical support such as assisting with a Housing Needs Assessment.

### **Solution 5 "Influence and incentivise current developers and attract new developers from outside the region to provide affordable housing".**

We encourage QLDC to consider small and medium developers. This avoids having a few prominent housing developers with considerable power over decisions and control of housing delivery in Queenstown<sup>7</sup>.

We encourage QLDC to continue to meet with developers to consider data from the housing delivery side of the equation rather than focusing solely on the demand side. Recent research in the U.K. has shown that supply chain management, government intervention and collaboration, and providing a focal point to all stakeholders involved in the construction of dwellings were factors affecting housing delivery<sup>7</sup>.

Below are additional solutions that were not mentioned in the current document but might be worth exploring.

### **Interagency Housing Taskforce<sup>8</sup>:**

We recommend a taskforce be formed with representatives from different agencies (health, Ministry for Social Development, banks, developers, builders, Non-Government Organisations, councils, etc.) to monitor housing needs and delivery. Ensuring that key actions are integrated across sectors, commissioning information, analyzing, and providing advice and quantitative/qualitative data on emerging issues could also be part of the responsibilities of the taskforce. A taskforce would also have more influence when it comes to advocacy towards solutions that need involvement from central Government. Since housing is at the same time a commodity, an essential need, and a human right, it is likely that housing issues will persist through time. An Interagency Housing Taskforce could then provide capacity and monitoring in the long term to support council.

**Health in All Policies Approach<sup>6,9</sup>:** Evidence from health research can be used to inform a Health in All Policies approach to housing policy. Most people attribute health to individual behavior and access to medical care as opposed to social and economic factors such as housing, income, and employment<sup>10</sup>. Even though residents of Queenstown-Lakes are quite aware of the lack of housing available in the district, building public awareness of the health impacts associated with housing and housing affordability may be a prerequisite for policy acceptance and change. Geographic proximity alone does not create support for housing policies<sup>9</sup>, nor does it inhibit against Not in my Backyard (NIMBY)ism (for example the strong opposition QLDC has received regarding their proposed plan change on inclusionary zoning). Framing housing affordability and suitability as a fundamental contributor to health may be central to overcoming opposition and might help developers to rethink housing and societal impacts and increase policy support towards housing. The housing-health connection in messaging could be even more effective if done alongside values such as equality, fairness, and human rights<sup>9</sup>.

## Conclusion:

1. NPHS supports QLDC in its proposed solutions and applauds their initiative regarding housing.
2. NPHS may have the capacity to provide and/or help QLDC with data collection and analysis (including housing needs assessment).

1. [Determinants of health \(who.int\)](#)

2. [Housing as a social determinant of health and wellbeing: developing an empirically-informed realist theoretical framework | BMC Public Health | Full Text \(biomedcentral.com\)](#)

3. Baker MG, McDonald A, Zhang J, Howden-Chapman P. Infectious diseases attributable to household crowding in New Zealand: a systematic review and burden of disease estimate. Wellington: He Kainga Oranga/Housing and Health Research Programme, University of Otago, Wellington; 2013.

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3. Consider incentivising small and medium sized businesses and collect data on housing delivery factors, if there is agreement with the recommendation in regard to Solution 5.
4. Explore if an Interagency Housing Taskforce and/or Health in All Policies approach is a fit for purpose solution.

The National Public Health Service - Southern thanks QLDC for the opportunity to comment on the draft Joint Housing Action Plan.

Ngā mihi



Vince Barry

Regional Director Public Health Te Waipounamu  
National Public Health Service

1. [Determinants of health \(who.int\)](#)
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# ROAD MAP

To a good supply and mix of healthy, affordable homes in Queenstown Lakes over two, ten and thirty year horizons

## WHAT IS NEEDED TO MAKE PEOPLE HAPPY WITH AFFORDABLE HOUSING?

Urban design ensures streets and neighbourhoods are pleasant and safe.

De-stigmatise rental property as a long-term housing option.

Warm, dry, well insulated homes with adequate storage space.

Community engagement - from community associations to community halls and gardens.

Variety of accommodation types, densities and tenures - young families, workers, empty nesters, elderly, disabled, short-term workers have different needs.

Easy access to open and green space.

Mixed use if high density.

Easy access to schools, recreation, jobs etcetera.

Security of tenure.



# Queenstown Community Affordable Housing Work Group Recommendations

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**February 2016**

**A Catalyst Trust initiative, supported by Queenstown Lakes District Council**

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## **ROAD MAP: IN TWO YEARS (2018) – Advocate the Changing of Behaviours/Culture**

### **Culture Change and Information Required**

1. Actively engaged rental community – renters have a formal and active community voice. Queenstown Lakes Community Housing Trust, community associations or specific group?
2. Reverse the negative stigma of renting as a long-term housing choice.
3. Create a local housing/workforce database to inform investigation of house types/numbers required - towards update of HOPE (Housing Our People in our Environment) Strategy.
4. Use working examples of innovative housing initiatives (renting & ownership) from around the world (e.g. Dunedin (<http://www.odt.co.nz/news/dunedin/345148/cohousing-project-coming-together>) to plan and encourage new initiatives (private, public, PPP).
5. A comprehensive study of building typologies/development models that would best provide healthy, affordable homes.
6. Identify 'stepping stones' needed on property ladder in Queenstown Lakes communities.
7. Investigate impact of visitor accommodation (e.g. Air B&B) on long-term rental market.

### **Funding**

- 1) Initiate a tourist levy/bed tax (or share of fuel excise tax/GST) to contribute to infrastructure.
- 2) Community fund/rate rebate to offset development contributions for deserving developments.
- 3) Investigate opportunities for public/private partnerships and developer/investor/business worker accommodation models.
- 4) Up zoning fee (Plan Change 24 philosophy, easy mechanism) for plan changes.
- 5) Raise income levels/living wage and diversify economy, so not just tourism industry wages.
- 6) Educate aspiring homeowners how to best save for their homes.

### **Policy/legislation**

- 1) Develop Master Spatial Plan for all infrastructure, outdoor spaces, housing, public transport (see Auckland Council DP review interactive plan) for next 30 – 50 years.
- 2) Reviewed District Plan supports increased density, greater flexibility for residential flats, incentives for Homestar 6 developments and high density worker accommodation.
- 3) Develop penalties for land bankers (use it/lose it zoning?) and affordability retention policy.
- 4) Ensure worker accommodation is provided (DP review stage II onus on businesses?)
- 5) Revise tenancy laws to give tenants greater security and more rights (e.g. up to 10 year tenure, allow renters to decorate).
- 6) Cap on rental price increases.
- 7) QLCHT charitable status confirmed and pursue tax incentives (e.g. GST rebate).

### **Place**

1. Gorge Road residential development, increased density.
2. Investigate Council land availability for affordable housing - e.g. Lakeview.
3. Investigate partnership with Ngai Tahu re development of Wakatipu High School site.

### **Transport**

1. Public Transport Strategy;
  - a. Subsidised public transport - ferry and land.
  - b. Finish current roading projects (EAR, new Kawarau Bridge, Shotover Country/Frankton Flats roundabouts and network) and progress Man Street bypass.
  - c. Biking/walking routes to provide viable alternative commuting networks.
  - d. Radically improved public transport between Frankton and Queenstown.

## **ROAD MAP: IN 10 YEARS (2026) – Behavioural Changes Established/Occurring**

### **Culture Change and Information Required**

- 1) Living in long-term rental accommodation has no negative stigma.
- 2) QLCHT providing the lead around innovative housing tenure and styles to create a broader range of housing 'stepping stones' across public/private spheres.
- 3) Updated HOPE Strategy in place - database continually updated and drives planning.
- 4) Education about and examples of good density design and urban spaces have developed public support for well-designed density.
- 5) Analyse what affordable housing has been delivered to date - what has/hasn't worked?
- 6) Developers, council, business and the broader community recognise the need for liveable, affordable homes; so old rental stock is upgraded and new buildings are healthy and affordable to live in (Homestar 6 rating).

### **Funding**

- 1) Fair tourism levy/bed tax/fuel excise tax/GST contribution is established and offsetting infrastructure costs.
- 2) Diversified economy is having a positive impact on median wages.
- 3) Investor-based model for building quality rental stock – guaranteed rental stream from local businesses and QLCHT as funding base.
- 4) Use of appropriate Council land to subsidise affordable housing/PPP projects.
- 5) Businesses take a more active role in ensuring workforce has access to affordable housing, through living wage/affordable housing provision.

### **Policy/legislation**

- 1) Master Spatial Plan guides all decision-making, including infrastructure, housing, open space.
- 2) Operative District Plan in place, encouraging a mix of affordable and healthy housing.
- 3) Greater security of tenure for renters achieved through central government legislation.
- 4) Provision of affordable, healthy rental accommodation is encouraged through central government policy as well as district plan.
- 5) Methods for penalising land banking and encouraging use of empty holiday homes in place.
- 6) Mechanism to ensure long-term retention of affordable/community housing is in place, to achieve inter-generational benefit.

### **Place**

- 1) Good examples of mixed housing densities done well can be seen in Wakatipu/Wanaka.
- 2) High school site development facilitated, including affordable housing and retaining community facilities.
- 3) More infill in CBD, balanced by good-quality public open space provision.
- 4) Well-established worker accommodation on Gorge Road.
- 5) Redeem currently unusable land (e.g. Warren Park, Jopp Street) as technology/funds allow.

### **Transport**

- 1) Travel times stabilised through public transport (affordable, regular, reliable), viable non-vehicular commuting routes and good traffic management planning.
- 2) Second Kawarau Bridge and Man Street bypass in place.
- 3) Investigation of monorail between Remarkables Park/airport/Frankton/Queenstown.
- 4) Central Queenstown transport hub in place.

## **ROAD MAP: IN 30 YEARS (2046) – Behavioural Changes Implemented and Established**

### **Culture Change and Information Required**

- 1) Private developers are emulating QLCHT innovative housing design and rental tenure styles.
- 2) Adequate supply of housing, infrastructure and open space achieved through implementation of the HOPE strategy and Master Spatial Plan.
- 3) Renters actively engaged in the community (from security of tenure and having a voice).
- 4) Ongoing and reliable data analysis is continuing to drive planning for future needs.

### **Funding**

- 1) Diversified economy provides depth of job opportunities, career structure and living incomes.
- 2) Tourist levy/bed tax/fuel excise tax/GST claw back mechanism/s provide ongoing and reliable source of adequate infrastructural investment.

### **Policy/Legislation**

- 1) Current district plan (or whatever replaces it through RMA restructures) enables continued innovative provision of wide range of affordable, healthy housing options.
- 2) Master Spatial Plan continues to be updated according to well-informed analysis of future needs and informs all planning decisions.

### **Place**

- 1) Density done well, height appropriate buildings and a broad housing diversity to suit all needs and requirements are evident throughout the District.
- 2) Worker accommodation well-developed along Gorge Road, including short-term worker hostels.
- 3) Mixed housing in community pockets of self-sufficiency.
- 4) Well-planned networks of green space and access to water for recreation and relaxation.
- 5) People-scale town centre.

### **Transport**

- 1) World-class public transport systems – reliable, regular and affordable.
- 2) Logical, safe, connected, well surfaced, non- vehicular commuting networks.



**Queenstown Community Affordable Housing Work Group's Top Five  
RECOMMENDATIONS FOR THE BROADER COMMUNITY**

1. **TENANT SECURITY AND ENGAGEMENT:** Lobby central government, QLCHT and local private property owners to increase security of rental tenure, and encourage existing community associations to represent the non-homeowners among their communities.
2. **GATHERING OF DATA:** Queenstown Chamber of Commerce and Queenstown Hospitality Association to create and maintain a register of workforce housing supply requirements, to provide ongoing and accurate information to QLDC for future planning.
3. **INCREASE SUPPORT FOR HIGHER DENSITY:** Understand community concerns about increasing density of development and address these through showing diverse examples of good quality higher density development that would be enabled by the District Plan review.
4. **PUBLIC TRANSPORT:** All community groups to be actively lobbying and influencing local, regional and central government around the need for viable public transport, as reliable, regular, affordable public transport creates vibrant towns where people want to live and stay.
5. **GAIN COMMUNITY TRUST SUPPORT:** Encourage local funding trusts to develop policy that will support community and affordable housing initiatives based on quality density/design/tenure principles, recognising the fundamental importance of affordable housing to the health, well-being and resilience of our communities.

**Queenstown Community Affordable Housing Work Group's Top Five  
RECOMMENDATIONS FOR LOCAL GOVERNMENT**

1. **30 YEAR MASTER PLAN:** QLDC (in consultation with the public) develop a 30 year master plan/vision for the District to be completed and in place within the next 24 months – February 2018. The Master Plan is to be an overarching document to be reviewed at regular intervals (between 2 to 10 yearly intervals - TBC) and shall require the District Plan to comply with and have regard to its zoning and key objectives.
2. **RESIDENTIAL/MIXED USE INTENSIFICATION:** QLDC to support, facilitate and promote the intensification of residential accommodation and mixed use development in areas that are supported by existing transport links and community infrastructure and amenities (for example Gorge Road, Frankton Flats -Remarkables Park and Five Mile). Gorge Road urban area (not just Gorge Road corridor) is seen as a priority for this form of intensification.
3. **PUBLIC TRANSPORT:** QLDC and ORC to support, facilitate and promote a significantly enhanced public transport system that is subsidised throughout the Wakatipu Basin, which shall cater for the diversity of residents and visitors of all ages and abilities (including disabled persons). Transport infrastructure is seen as a primary need to connect people with town centres, provide transport to and from work and amenities and reduce overall congestion on the roads.
4. **FUNDING (TOURIST TAX):** QLDC resolve and implement a comprehensive funding model for infrastructure improvement (i.e. tourist tax) by working with and resolving outstanding issues with Central Government. Funding is to be applied primarily to transport, housing and infrastructure.
5. **COMMUNITY/AFFORDABLE HOUSING:** QLDC to support, facilitate and promote the *acceleration* of community based/affordable housing developments to be designed and constructed in accordance with accepted Universal and Urban Design Principles – to cater for the diversity of residents and visitors of all ages and abilities (including disabled persons). By way of example, QLDC needs to support more developments such as the QLCHT projects that have been completed and/or are under construction. Also, ensure affordable housing is retained for long-term community benefit through an appropriate retention mechanism.

**Queenstown Community Affordable Housing Work Group's Top Five  
RECOMMENDATIONS TO CENTRAL GOVERNMENT**

1. **QUEENSTOWN LAKES SPECIAL ECONOMIC ZONE:** Create a special regional economic zone for Queenstown Lakes District. Recognise the unique, strong, tourism led economy in the region and support local government to make necessary funding decisions for housing affordability.
2. **CENTRAL GOVERNMENT REBATE FUNDING MECHANISM:** As part of the regional economic zone, establish policy (and legislation) for increased central government funding rebates (for example from the extraordinary GST take by the region per capita) to contribute towards housing affordability and improved transport infrastructure.
3. **CAPITAL FUNDING FOR LARGE PROJECTS:** Provide capital funds to support large scale projects for quality, affordable worker accommodation.
4. **RENTAL TENURE SECURITY:** Develop policies and legislation to provide security of tenure for renters, and support year round and longer term rental agreements.
5. **VISITOR TAX:** Support local initiatives to collect a visitor tax that is broad reaching, or multi-pronged (and not limited to a single part of a single sector).

### **Affordable Housing – Council Policy/Approach to Date**

Affordable Housing is not solely Council's responsibility. Developers, investors, the business community, central government and the Queenstown Lakes Community Housing Trust also have roles to play.

Council already has the HOPE strategy, focused on Housing Our People in Our Environment. This needs updating and is the appropriate mechanism for an overall "housing plan".

Stage one of the proposed district plan is already tackling housing issues on several fronts, including:

- Increasing housing density and supply through new medium density residential zones, close to town centres and public transport routes.
- Increasing density in low density residential (through what is known as "gentle density"), so that a second smaller residential unit can be built on sections of adequate size without serious impact on neighbours or neighbourhood.
- Being more enabling of residential flats.
- Introducing a new Business Mixed Use zone, in both Queenstown and Wanaka, to encourage the building of good rental stock near workplaces and downtown zones.

Councillors also agreed to investigate issues of visitor accommodation and affordable housing as part of Stage II of the proposed district plan. Further research needs to be done on both fronts, to ensure we resolve the best policy approaches, without negative unintended consequences.

Visitor accommodation (VA) is a particularly complex issue, as popular resorts overseas have already shown, where potential downtown workers accommodation and swathes of former family rental housing are lost to Air B&B. On the other hand, we don't want to hold back residents from being able to use the home they live in to make some money from their spare rooms, while giving visitors a great experience. VA will be in short supply over coming years, and meeting this demand will also be a challenge.

Also as part of stage II of the proposed district plan, councillors have asked staff to further investigate the capacity of areas on Gorge Road that Otago Regional Council has identified as being subject to alluvial fan risk. Initial advice was to seriously cut back on development capacity in this area. We agree with residents and landowners in the area that further investigation is required.

Outside of the District plan review process:

- Council entered into a Housing Accord with the Government. Council has proposed a Special Housing Area on Gorge Road (the proposed Business Mixed Use zone), which would help fast track apartments close to town. It is also processing other potential SHA agreements (Onslow Road, Shotover Country, Arthurs Point) and further investigating two retirement SHA proposals (Arrowtown and Ayrburn). Government has put a deadline on these agreements of the end of March.
- Council reviewed its development contributions policy in 2015, and no longer requires payment of reserve contributions in existing urban areas. This recognises that there is sufficient reserve land in Queenstown, and also aims to act as an incentive for development.
- Council has coordinated an affordable housing ideas working group, initiated by Catalyst Trust. This group - comprising volunteers from development, financial, business, planning

and infrastructural sectors through to community representatives and architects has developed a package of affordable housing policy suggestions for local and central government and the broader community.

- Council is identifying landholdings that could be used for affordable housing, as part of its strategic property review.

There is no silver bullet. We need affordable and good quality rentals as well as affordable homes to own. We need more steps on the property ladder for people to progress up. The cost of “affordable housing” in Queenstown will be higher than many places elsewhere - the result of basic laws of supply and demand. We share these problems with communities throughout New Zealand and the world where people want to move to live, but topography and/or supply is constrained.

Moves to make the proposed district plan less restrictive will help, but ultimately, it is the development sector that needs to respond and build the houses/apartments. It is individuals and businesses that make these investment decisions.

While the District plan and other Council policy/strategy can enable such decisions, they are not guarantees. For instance, high density zoning at both Kawarau Falls (the Hilton site) and The Rees could have together sated a lot of VA demand. Instead, developers have opted for high-end, low density apartments. Council provided the opportunity to build hundreds of rooms through the operative district plan (often criticised for being restrictive), but this was not taken up. Fundamentally, these came down to investment decisions that were outside of local government control.

Some business operators have talked in the media late last year about the need to themselves provide worker accommodation, as used to happen more frequently (and was required in some cases under a former district plan). This would be fantastic to see happen. Perhaps this should be also a part of stage II of the District Plan review?

## Feedback on draft Joint Housing Action Plan

Cath Gilmour

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It's great to see this collaborative effort to work on Queenstown Lakes' serious affordable housing issues. These were brought home quite strongly for me this past weekend, shared with a lovely group of 20 to 40-year-olds living in Whakatipu and the Upper Clutha.

All contribute positively to our community and want to stay here. But only one of them had a secure home. One was staying with friends, having had the car he was living in stolen. Two others were housesitting in Glenorchy, hoping another house to sit would pop up soon. One was in a tiny house, but with no security of land tenure. Two were renting, but their informal tenure was not assured. The last had one month left in the apartment he had rented for the past 13 years, as the owners had decided to put it onto Air B&B.

So yes, Houston, we have a problem. To be fair, we have had a problem since we came here in the mid-1990s, but it is getting worse.

I support the draft strategy both in principle and in general approach.

Sorry, I don't have time to go through line by line in terms of response and it does look like a lot of detail is yet to be worked out, towards which I would like to make the following comments;

- Great to see collaborative efforts among you all. Thank you, keep it up! Siloed efforts seldom work well. Communication to ensure maximum efficiencies, access to funding, sharing of knowledge and ideas to improve everything from local bylaws to national policy statements et cetera is essential. Perhaps the charitable/NGO social service sector could also be included?
- The market is not providing the solution, partly because of the skewing of development/construction being towards the wealthy end of the spectrum, building expensive holiday homes that stand empty most of the time. So we lose both potential accommodation and construction workers/companies who could be building affordable housing. I have no idea how this can be turned around, and we could well need a bespoke Queenstown solution as it is largely a Queenstown problem. But whatever incentives/disincentives you come up with would be great.
- I support the principle of inclusionary zoning. This has been essential in financial support to date of the housing trust. Formalising it in this way is a good idea to share the love and the load, reducing some of the externalising of costs on to our community, that has long been the case.
- The housing trust's future must be secure to ensure long-term planning. This requires both the capex of inclusionary zoning and the opex of assured council funding.
- Please look at extending the model used in SHA's, whereby visitor accommodation above one month and of the whole house was banned. The rationale for this was that the purpose of the SHA was to create residential housing, not investor properties to be put into the short-term VA market. So owners could rent out their house while away on annual leave, or a room to help with their mortgage, but we wouldn't see whole houses being rented out on Air B&B, to the detriment of both community cohesion and long-term residential housing stock.

- This was achieved through negotiation with the government at the time of the HASHA, and then signed into developer deeds, and this was then to have been put on consents. Whether this is actually happened, or has been wriggled out of, I don't know. But I have spoken with some residents of SHA areas who believe it is being unevenly enforced, if at all. And that it is not been applied to some houses in parts of LHE.
- I know the RMA's effects-based legislation operates differently and creates difficulties on this front. But this is being amended. So perhaps now is the time to get creative and introduce some new policies/paradigms, as well as lobby government to include solutions in the RMA reform.
- Extending the ban on VA use of full houses should be standard in private plan changes to create new subdivisions/settlement zones. This would help ensure the huge uptick in value for owners and developers is at least partly shared by the community, which should also benefit rather than just bear all the externalised costs. It would help ensure subdivisions' amenity and community cohesion, housing affordability and supply, and support the visitor accommodation business sector.
- In all cases, monitoring and enforcement is required. This requires funding of the resource to do so. Access to data from Air B&B would help - and also help enumerate the extent of the problem.
- Vancouver City Council has apparently done some good work to limit the damage done by Air B&B to its long-term housing stock. If you haven't as yet researched this, it could be worthwhile.
- Is there some way of providing for tiny house settlements? Especially those that operate off grid and without the need for either potable or wastewater infrastructure, surely there is land somewhere that they could park on and create community? I understand NIMBYism might be a problem, but perhaps if medium/high density property owners are having to suck up the new densification rules (pending possible changes, with National recently withdrawing its support), perhaps rural residential landowners could also do their bit? There are examples of proactive policies on this front overseas.
- Could they also be encouraged, individually, as part of the national policy statement on density in high (medium?) density areas? Again, I understand that there is not necessarily an easy solution to how to fit this into the current planning framework – but now, with your cross-sector group and RMA change on the horizon, is a good time to think laterally in terms of our own bylaws/district plan. Surely these could be allowed as the “granny flat” option in residential sections?
- Good urban planning must be part of any densification. High density requires effective public and active transport networks, good quality and accessible public space, and good quality builds.
- It would be great to see collaborative efforts along the lines of the Toru Apartments, with good quality rentals making good use of the space. It was such a shame to see that didn't carry on with the second (and maybe third?) apartment blocks planned, and maybe some conversations with Roy Thomson (of New Ground Capital) might highlight obstacles that need to be cleared before more such developments happen. (He was a positive contributor to the Catalyst Trust affordable housing workshops a few years back, and has a local family link.) It fits the requirements of the bullet point above, with the added benefit of Central Lakes Trust funding.
- As part of such JVs, it would be good to have proactive support from Chamber of Commerce and major businesses, who regularly complain about the lack of housing for their workers.

They could become anchor tenants, thus giving developers the security of income to go ahead with projects.

- The Spatial Plan clearly identifies Frankton Flats as the primary urban settlement in the basin. The little aeroplane icon sitting on the 153 ha ZQN inadequately highlights the problem that the airport creates for this plan. If Tarras Airport does go ahead, this provides the ideal opportunity to unlock the potential of this majority-community-owned land for a high density, high quality urban settlement. FlightPlan2050 has many more details on this opportunity.
- I fully support the idea (which I heard from Julie Scott during the annual plan hearing) of the Lynch Block being used for affordable housing. Surely we can extract something from this valuable community landholding that benefits our community?
- In fact, when Ken Gousmett was still working for council, decades ago, I suggested at a public meeting about the Lakeview site that much of it could be used for affordable housing. Our land, our control, close to town for carless workers, et cetera et cetera. The idea wasn't supported at the time. And now we have what appears to be a very expensive contribution to Australian developers' profits without any apparent council control, and certainly no councillor oversight. Hopefully one day we will see the plan, and it will include a decent quantity of affordable/worker housing. No doubt in the back row, low down, without sun or view, but hopefully at least well-built and with access to great outside public space. But we should have so much more.
- Lakeview represents an opportunity sadly lost. Lack of transparency of the project, its parameters, goals and financing - to both councillors and community - have led us to a position where we see little if any community gain, but a heck of a lot of costs externalised onto ratepayers. Hopefully council will learn from this. Any future development on council owned land must be under strong council governance, with public transparency. We got done for dinner over this one. Let's not let that happen again.

Sorry, out of time, all the best with your work finalising the draft strategy and implementing the result! I very much look forward to seeing progress.

Ngā mihi nui

Cath Gilmour



Queenstown-Lakes District Chamber of Commerce & Industry  
Level 3, Bradley Building, 19 Rees St  
Queenstown

Monday 3<sup>rd</sup> July, 2023

To:

Rt Hon Chris Hipkins, Prime Minister  
Hon Dr Megan Woods, Minister of Housing  
Glyn Lewers, Mayor – Queenstown Lakes District Council (QLDC)  
Mike Theelen, CEO – Queenstown Lakes District Council (QLDC)  
Anita Vanstone, Strategic Growth Manager – Queenstown Lakes District Council

CC:

Julie Scott, CEO – Queenstown Lakes Community Housing Trust  
Joseph Mooney, MP, Southland

## **Queenstown-Lakes District Chamber of Commerce & Industry – Recommendations re worker accommodation & the Joint Housing Action Plan (JHAP)**

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- The Queenstown Business Chamber works on behalf of a membership of over 600 local businesses. For over 30 years, the Queenstown Business Chamber has served local businesses, providing support and advocacy, a range of training and events, and networking opportunities. These activities foster a thriving business environment within the district.
- The lack of suitable rental accommodation for workers has become the most pressing problem for much of our membership. We know this from both our member engagement and a survey of our membership where over 70% of respondents cited housing for workers as an important issue for their business, with one in three saying the housing issue represents the biggest barrier to achieving optimal staffing levels. Therefore, we wish to clarify our position on this issue as we advocate for urgent solutions.
- To date, the Queenstown Business Chamber has driven a number of initiatives to seek solutions and support for both businesses and workers:
  - Created and led the three-part Staff Housing Information Series, with support from Te Hau Toka to equip employers with the information they need when providing housing for workers. These were all live-streamed to ensure maximum reach and are available on our [website](#).

- Developed an [employer toolkit](#) with key information around staff housing which is available on our website.
  - Advocated for an extension of the Accommodation Supplement boundaries alongside Joseph Mooney MP and others
  - Hosted Hon Dr Megan Woods, Minister of Housing to speak to members and hear their housing concerns and proposed solutions
  - Met with Chris Bishop, National's Party Spokesperson for housing to outline our issues and potential solutions
  - Worked with QLDC and economist Benje Patterson to get accurate data on changes in rental supply, which was presented in the [December 2022 Quarterly labour report](#).
  - Through the MahiQL workforce strategy and action plan development we have engaged with over 80 stakeholders (employers, workers and support agencies). Housing continues to come up as a priority issue in relation to workforce.
- A key fact (and frustration) that the quarterly labour report highlighted is that we have, and are, building enough housing to meet population growth, however around 27% of that housing stock sits vacant. We believe this is exacerbated by poor broad-brush national housing policy that has had negative consequences for our district. In respect to the needs of business and their workers, QLDC's Joint Housing Action Plan (JHAP) needs much more emphasis placed on 'Solution 6 - rental solutions for workers'. Urgency must be taken towards immediate and short-term solutions to worker housing as we have reached crisis point.
  - We recognise the rental housing supply issue will take a collective ongoing effort to resolve, and will require some realistic, achievable short-term solutions to alleviate the immediate pressure. However, mid to long term conversations need to also be happening now.

## **Immediate Solutions**

We recommend the below as the obvious **short-term solutions** to achieve the greatest immediate impact with regards to increasing the pool of available rental properties:

1. **Revise the amendments to the Residential Tenancy Act (RTA)** in particular:
  - **We need to return to true 'fixed term tenancies'**. While we support secure long-term tenancies, in a seasonal district such as ours, it is vital that rental stock is available to those that are wishing to rent for 6 months or 12 months for example. Current

legislation requires fixed term tenancies to automatically roll over to periodic tenancies unless the landlord:

- Is moving in or;
- Is using it for employee accommodation or;
- Selling the property or;
- Renovating, demolishing or changing it to commercial use (ie peer to peer short-term accommodation)

NB: the fact that moving to short term commercial accommodation is 'encouraged' within the RTA is entirely counter-productive in a high tourism area.

- **Reinstate a no cause termination clause (previously this was 90 days).** We have heard from a number of members that are unwilling to put their property into the rental pool because there is no way that they can remove it if they wish to use it for purposes that don't fall into the narrow number of reasons that are catered for in the Residential Tenancies Act (above). By reinstating a no cause termination provision into the Residential Tenancies Act, this would immediately open up a number of properties to be included in the rental pool and give tenants a chance at securing a longer term tenancy. 90 days was the prior rule - reinstating this would be the simplest way to progress quickly.
2. **Defer the deadline to meet Healthy Homes standards.** While we support the initiative, the reality is that the cost of bringing some rental housing up to healthy homes standards is prohibitive. The perverse effect of this law is that houses that are not compliant, but are still houses, sit empty while people in our district sleep in cars.

We believe that a temporary solution with immediate benefit could be down to the timing of these standards. Currently, you must have the house to the standards within 120 days of a new tenancy, or alternatively, all houses must meet the standards by July 2025.

Temporary relief to the standards would mean that all houses are still subject to the 2025 timeline, but can have a new tenancy in the meantime, immediately opening up a number of houses. It is entirely inappropriate that the council cabins are sitting vacant for this reason. Kainga Ora's deferral on their own stock meeting these standards set the precedent.

We believe that these requirements are further incentivising the movement of houses towards short term, peer to peer accommodation where these rules do not apply.

- 3. Re-instate interest deductibility for rental properties.** Not only is this disincentivising new rental stock to enter the market, but it is also inflating rental costs.

### **Medium to Longer term solutions**

We are concerned that the engagement with developers / private sector has not been very strong in the development of the JHAP.

There needs to be more support and incentive for scaled 'build to rent' developments. Local / Central government should be enabling density in build to rent developments and removing barriers for developers that are trying to achieve this. Some ways this may be done are;

- Treating build-to-rent as its own class of commercial development (rather than residential) therefore allowing overseas investors to participate in the building of this asset class (without triggering the sensitive land definition in the OIO if under \$100m).
- Further, public entities should look at supporting property management entities that are willing to take a “head lease” on the properties, reflecting the risk profile / economics for landlords in a commercial building investment.
  - We are currently seeing many employers take on head leases on homes to secure housing for their workforce. Businesses have stepped in to stem the problem by providing houses, making hotel rooms available and leasing hostels. While it is good to see employers stepping in to provide staff accommodation, the flip side of this is that it can mean less available supply for other renters eg; families. We are calling for solutions to stop this problem rolling into future years.

- Under this “new class” further incentivise developers with GST treatment and/or breaks (or deferment) in development contribution usually payable by the “residential” class developer.
- Facilitate and encourage innovative design / build methodologies to reduce the cost of building scaled (4+ level) buildings, developers are deeming using new methodologies as risky due to the time the process takes.
- Given we have seen several local rental developments stall due to commercial viability (e.g. Toru apartments) we feel there is a role for the public sector to intervene by under-writing these essential developments to allow them to proceed.

**In summary, the Queenstown Business Chamber request that:**

1. QLDC’s strategic housing co-ordinator takes a lead on the above recommendations;
2. Our recommendations are included in review of the Joint Housing Action Plan;
3. Central government reviews the conditions of the RTA that are directly contributing to lack of rental supply, as well as review compliance timing of Healthy Homes standards and interest deductibility for landlords;
4. Central and Local government work with Build-to-rent developers / investors to find solutions

The Queenstown Business Chamber will continue to advocate on the above and suggest similar strong advocacy and urgency by QLDC and other business support agencies locally.

Yours sincerely,



**Sharon Fifield**  
Chief Executive



**Angela Spackman**  
Chair