

Attachment B: JHAP Implementation Update

Attachment B - Joint Housing Action Plan Update

JHAP Action	Update
1. Form a clear, evidence-based understanding of the district’s housing issues and regularly monitor key indicators.	
1C Establish the evidence and data around the Queenstown Lakes housing story, including; unmet housing demands, short-term letting market, long-term rentals, unoccupied housing and vacant zoned land.	<p>QLDC has prepared A3 slides to summarise the JHAP and the Queenstown Lakes housing story.</p> <p>QLDC are working with Flock Consulting, investigating the use of energy data to help identify empty homes. Work will determine the accuracy and availability of this data source.</p> <p>QLDC has also reached out to the Chamber of Commerce to investigate potential new data on the impact on local businesses.</p>
1D Government partners facilitate engagement regarding the Accommodation Supplement.	In September, the Petitions Committee recommended the Government update the Accommodation Supplement Areas every time Statistics New Zealand (StatsNZ) updates its geographic boundaries. QLDC is working with StatsNZ to update its boundaries ahead of any changes and has been in direct discussions with MSD.
2. Realise opportunities to purchase and develop land for the provision of affordable housing in the Queenstown Lakes District.	
2A Work collaboratively to investigate opportunities where the Kāinga Ora Land Programme could enable affordable housing choices in the Queenstown Lakes District.	<p>KO are unable to share any information on potential Land Programme opportunities at this stage.</p> <p>QLDC are working with its property team to identify any QLDC land that could be used.</p>
2B Continue to work collaboratively with iwi and QLCHT to investigate opportunities to utilise vacant or underutilised Crown land, for example through the Land for Housing Programme in the Queenstown Lakes District.	QLDC has requested a stocktake from the HUD on Crown land with potential for housing in the Queenstown Lakes District. HUD have reported that apart from the ongoing Te Pā Tahuna project, there are no additional land opportunities that are currently being considered for ‘Land for Housing’ in the district.
2E Queenstown Lakes District Council to investigate opportunities to purchase, or utilise existing, land for affordable housing development by a registered Community Housing Provider.	QLDC are working with its property team to identify existing QLDC land and whether or not there is any potential for housing.
3. Enable affordable housing choices through legislative and other tools.	
3A Investigate the use of all Urban Development Act powers to bring forward the delivery of affordable housing.	Alternative funding mechanisms are being investigated.

<p>3E Partners work collaboratively to understand the implications of different pieces of legislation and other levers have on the Queenstown Lakes housing market.</p>	<p>The Grow Well Whaiora working group have begun initial discussions about understanding the implications of, and contributing to any advice, on potential policy changes from the incoming government. QLDC have requested the opportunity to input into any advice on policy changes impacting the district. Work will progress when there is more clarity about the policy programme and opportunities for the district.</p>
<p>4. Continue to support and amplify the work of the Queenstown Lakes Community Housing Trust and other providers</p>	
<p>4B Enforce existing Stakeholder Deeds.</p>	<p>A key focus for QLDC is to enforce the outstanding requirements of existing deeds. The deeds have been audited and prioritised. Work has commenced with the legal team and the QLCHT to understand the situation and to follow up with the developers involved.</p>
<p>4C Continue to apply for alternative funding mechanisms to ensure delivery of affordable housing (e.g. facilitate lending through the Local Government Funding Agency (LGFA)).</p>	<p>See 3A</p>
<p>5. Influence and incentivise developers to provide affordable housing.</p>	
<p>5E Facilitate and encourage innovative design / build methodologies to reduce the cost of building high density (4+ level) housing.</p>	<p>KO is looking into previous work done by KO and the Ministry of Business, Innovation and Employment on lowering the cost of construction.</p>
<p>6. Focus on rental solutions for the district's workforce in collaboration with the community.</p>	
<p>6A Engage community, businesses and employers in finding workforce and housing solutions. Including for example, connecting with Chambers of Commerce or 'Adopt a worker' schemes. Education on the impacts of short-term letting, AND 6D Education on the benefits of long-term rentals, i.e., seasonal worker accommodation in empty homes.</p>	<p>QLDC has begun work on a community engagement and communications plan to support people to find rental accommodation and support. Discussions are ongoing with Airbnb, the Chamber of Commerce, and the Queenstown Housing Initiative to support this work.</p>
<p>6E Further investigate the obstacles for landlords to rent out property as long-term accommodation and the establishment of tiny homes.</p>	<p>QLDC representatives have joined the NZ Tiny House Association working group and is looking at ways to reduce barriers for tiny homeowners/renters, including better communicating local requirements.</p>
<p>7. Further develop public/private partnerships to deliver affordable housing and choice.</p>	

7A Investigate how affordable homes can be delivered more efficiently and at a lower cost than currently occurs (e.g., offsite manufacturing).	See 5E
7B Investigate the potential of the Infrastructure Funding and Financing Act to bring forward investment in infrastructure (including social infrastructure).	See 3A
8. Implement National Policy Statement on Urban Development changes and review District Plan to enable more affordable housing and choice.	
8A Review the District Plan and implement NPS-UD Policy 5, including consideration of applying the Medium Density Residential Standards to enable more competitive land markets.	Public submissions have closed on the proposed Intensification Plan Change to implement Policy 5. The timeframe for submissions was extended by two weeks to allow for more submissions.
8B Develop a Future Development Strategy in partnership with the ORC and Grow Well Whaiora partners that builds on the work undertaken in the Spatial Plan.	Underway – update provided separately.
9. Design and implement structure plans (frameworks to guide the development or redevelopment of an area) with the community.	
9A Streamline the planning process that enables the delivery of housing to give effect to priority initiative 3 of the Spatial Plan (Structure plans for priority development areas).	Underway – update provided separately.