

## 2023 Queenstown Lakes Quality of Life survey results – Housing

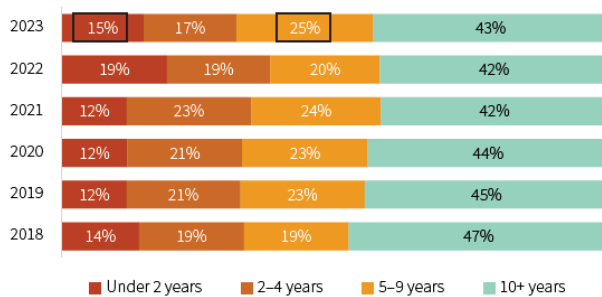
Housing was again a focal point of the survey. The following questions were asked of residents.

- Where in the district do you currently live?
- How many years have you lived in the district?
- How long do you intend to stay in the district for?
- In the last 12 months have you experienced insecure accommodation or accessed emergency accommodation?
- How long were you in insecure or emergency accommodation?
- How would you best describe your current living situation?
- Do you own or rent the home you currently live in?
- Have you needed to move house within the district in the last 12 months?
- Why did you need to move house?
- Are you able to heat your home adequately?
- What are the primary reason(s) you are unable to adequately heat your home?
- Is there anything else you would like to add about housing?

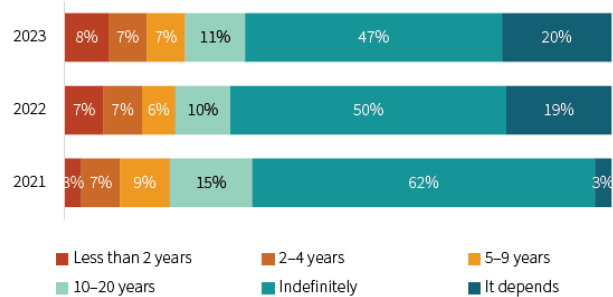
### Overall results

#### Length of time and intent to stay in the district

Duration in district



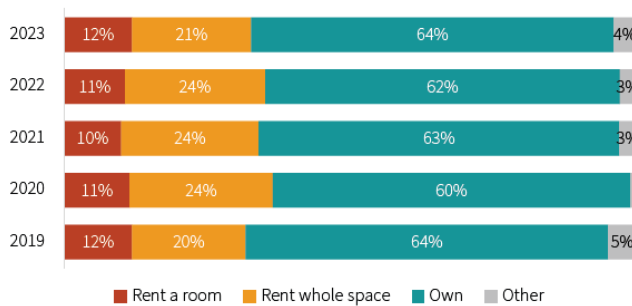
Intention to stay in the district



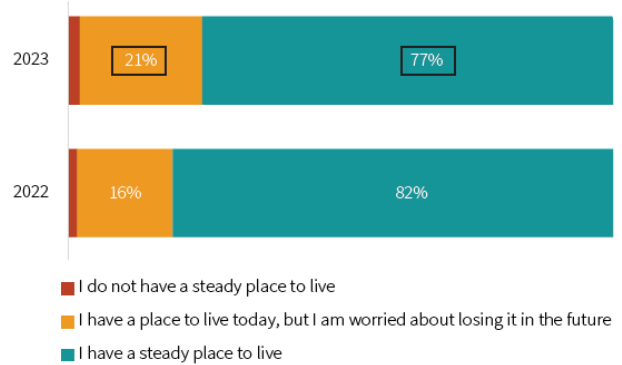
15% of the residents have been living in the district less than 2 years, with 17% 2-4 years, 25% 5-9 years, and 43% for 10 or more years. 8% of residents had indicated they would be leaving the district in the next 2 years, while 47% were planning on staying indefinitely. Younger residents were more likely to be planning on leaving the district in the next two years.

## Living situation

### Home ownership



### Current living situation

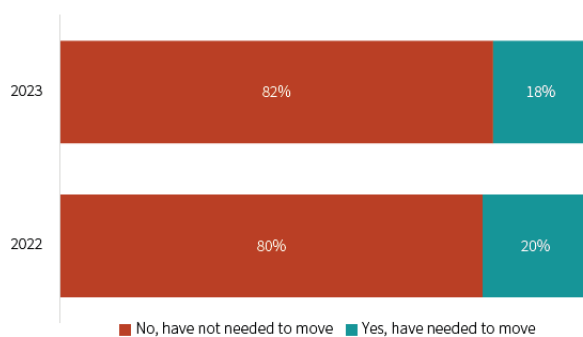


Similar to previous years, around 2/3 of residents own their own home, with 12% renting a room and 21% renting a whole space. Younger residents, females, and those born overseas are less likely to own their own home.

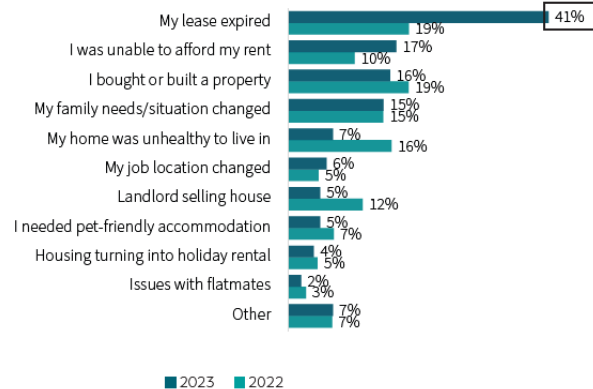
Residents were also asked to describe their current living situation. This question was asked for the first time last year, and saw 77% responding that they had a steady place to live, down from 82%. As you would expect, it was the same demographic that didn't own their own home that were worried about their current living situation.

## Moving House

### Required to move in the past 12 months



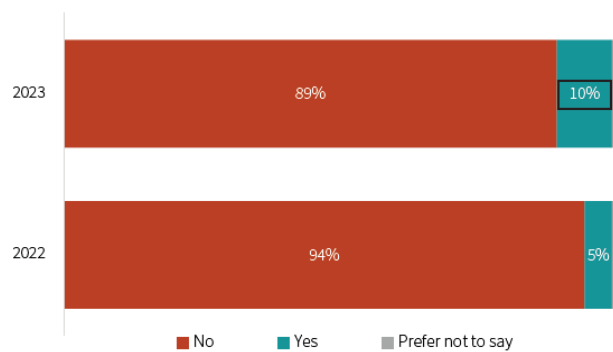
### Reason for moving



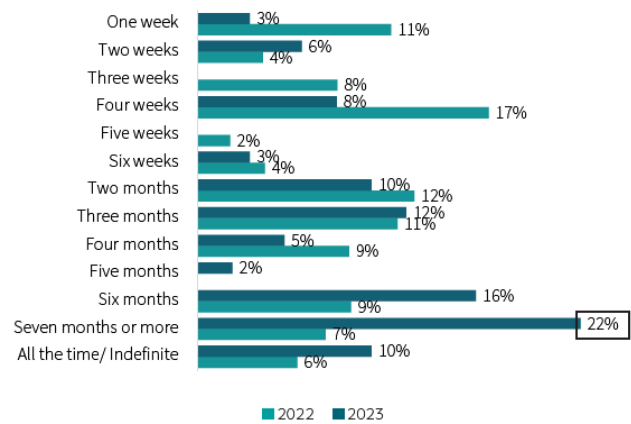
18% of residents had needed to move house in the last 12 months, with lease expiry the main reason, followed by being unable to afford rent.

## Insecure accommodation

Insecure accommodation



Duration in accommodation

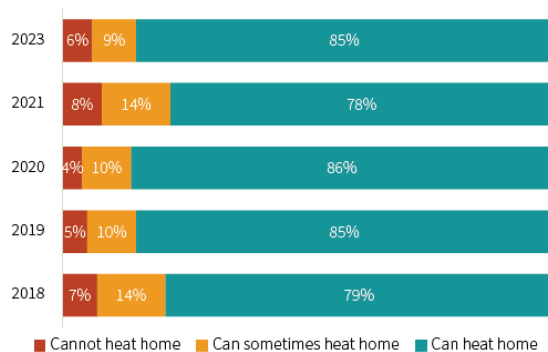


10% of residents indicated they had experienced insecure accommodation over the last 12 months, double last year's result. The length of time they stayed in these accommodations also increased dramatically. 2022 was the first year we asked this question.

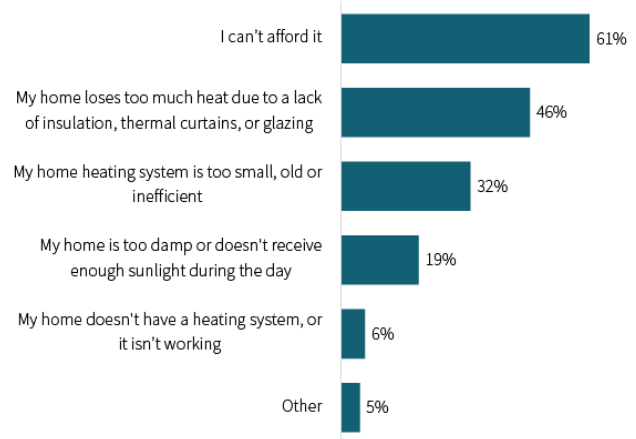
## Home heating

Residents were again asked if they could adequately heat their home. This question was changed back to the version asked in 2021. (Last year's question asked if residents could afford to adequately heat their home.)

Ability to heat home



Reason for not being able to heat home

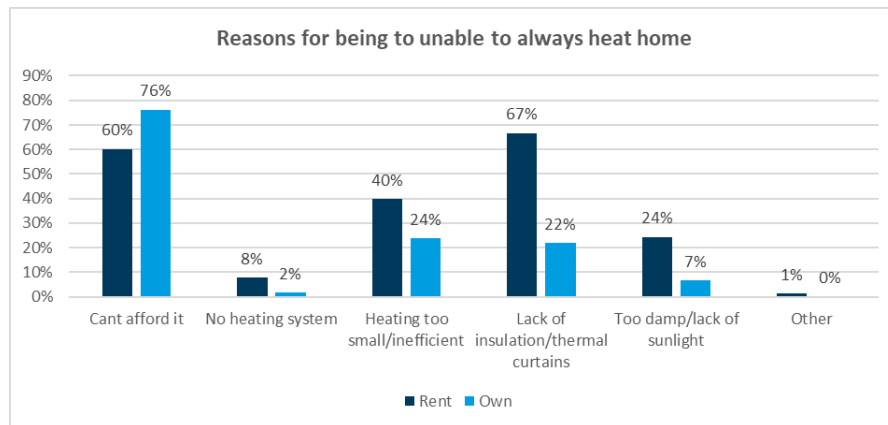
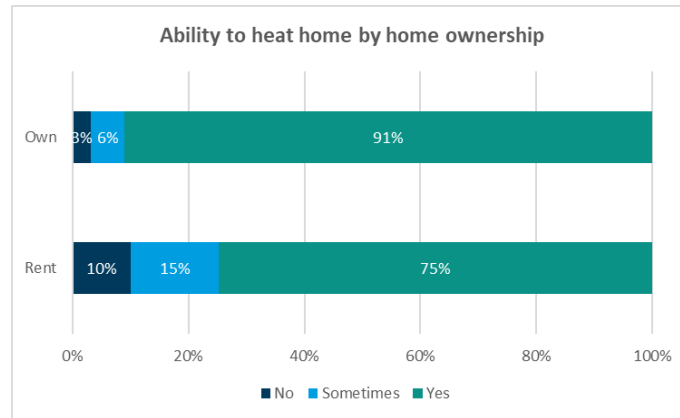


85% indicated they could always heat their home, 9% sometimes, and 6% could not adequately heat their home. These results were an improvement on 2021 and similar to 2020's results.

Cost was the main reason given for not being able to always heat their home, followed by a lack of insulation, and having an inefficient heating system.

Looking at these results by home ownership, renters were more likely to be unable to heat their home, with 25% not always able to vs 9% for homeowners. 67% of renters said the reason for this was lack of

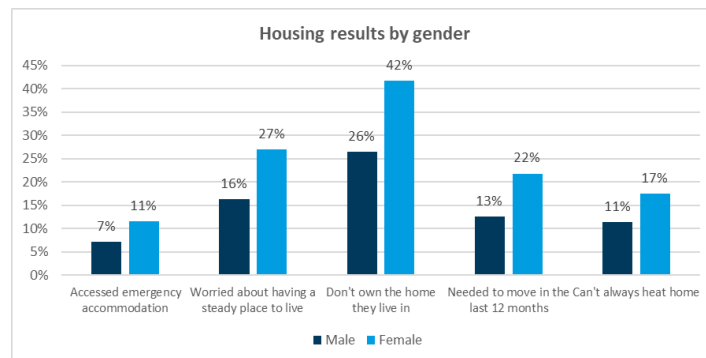
insulation, 60% cost, and 40% having an inefficient heating system. For homeowners, the main cause was cost (76%), inefficient heating (25%) and lack of insulation (22%).



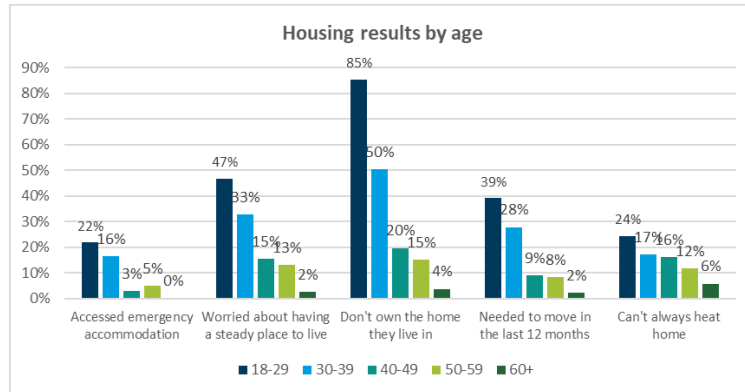
**Results by demographics**

Females, those in younger age groups, and those born overseas have consistently worse housing outcomes.

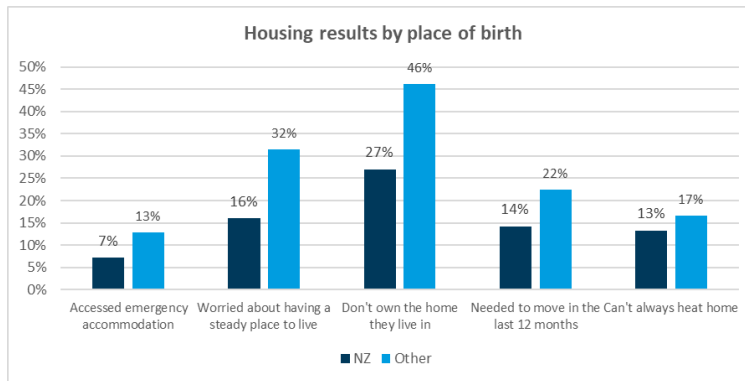
42% of females don't own the home they live in compared to 26% males, while 27% are worried about having a steady pace to live (vs 16% males) and 22% had needed to move in the last 12 months (vs 13% males)



Housing results improve as residents age, with the 18-29 age group consistently reporting the worst housing results, followed by the 30-39 age group.

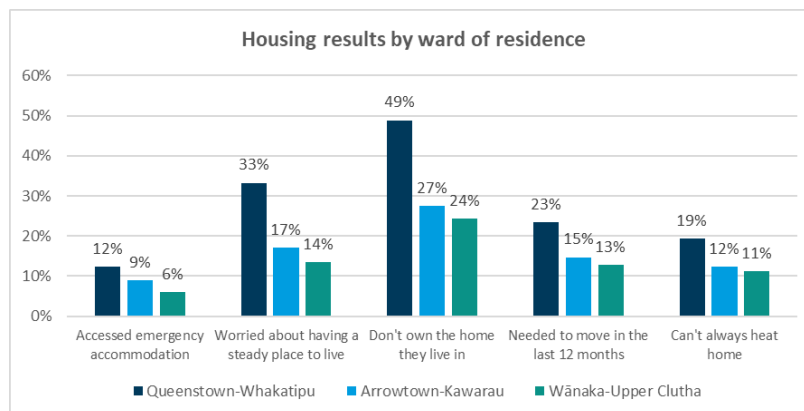


Similarly, those born overseas are much more likely to report negative housing results.



### Housing results by location

Those living in the Queenstown-Whakatipu ward have worse housing results than the rest of the district. In particular, 49% didn't own their own home and 33% were worried about having a steady place to live. Results for Arrowtown-Kawarau and Wānaka-Upper Clutha wards were relatively similar, with Wānaka-Upper Clutha reporting marginally better results across each question.

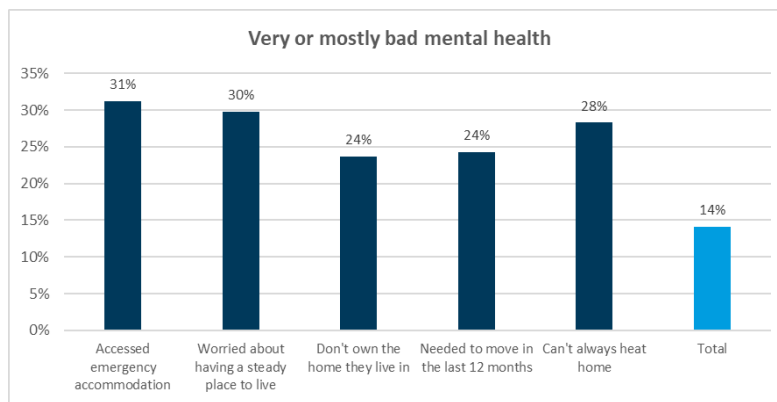


### Mental health and housing stress

The below graph shows the percentage of residents with mostly bad or very bad mental health ratings who had reported negative results across each housing question. This is compared to the total percentage of residents with mostly bad or very bad mental health.

The results show that those answering negatively to each of the housing questions were more likely to have bad mental health. While 14% of the total resident population reported having bad mental health, bad mental health was reported by 31% of those who had needed to access emergency accommodation, 30% who were worried about having a steady pace to live, 24% who didn't own their own, 24% who needed to move house, and 28% of those who can't always heat their own home.

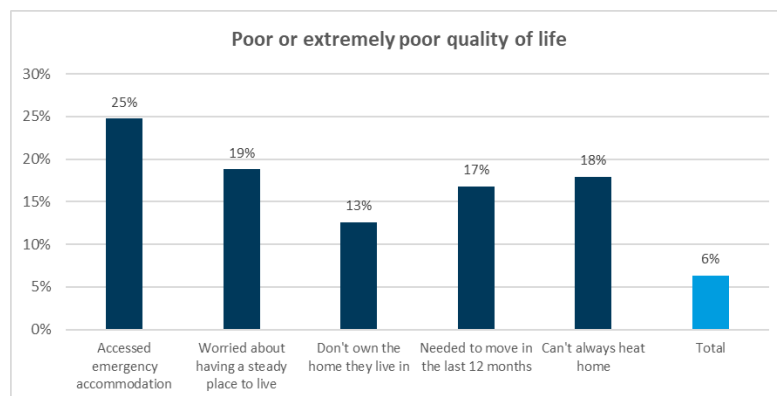
These results demonstrate the impact housing stress has on resident's mental health.



### Quality of life and housing stress

Similar to the above results for mental health, the below graph shows how housing results correlate to Quality of Life. Those residents with poor housing were more likely to have poor or extremely poor quality of life.

While only 6% of residents reported poor or extremely poor quality of life, 25% of those who had accessed emergency accommodation reported poor quality of life. Similarly 19% of those worried about their living situation, and 18% who had difficulties heating their home.



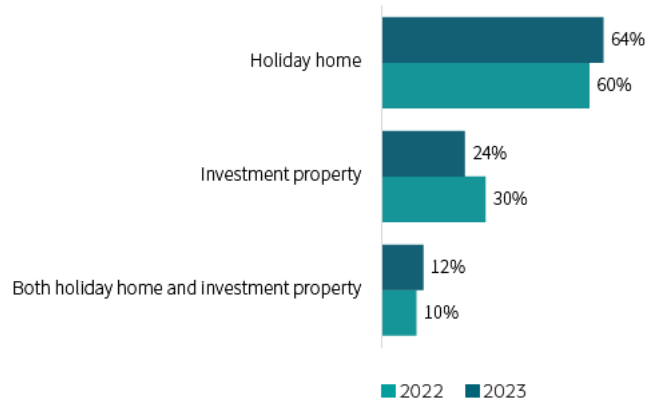
**Verbatim comments**

The free response question regarding housing received 458 responses, far more than any other topic. Many of these commented on how living in the district had become far too expensive. This was not just limited to the cost of buying or renting, but also the ongoing costs such as rates. Further comments stated the need for worker accommodation, that more needed to be done to limit short term accommodation, as well as comments both for and against further intensification.

**Non-resident survey**

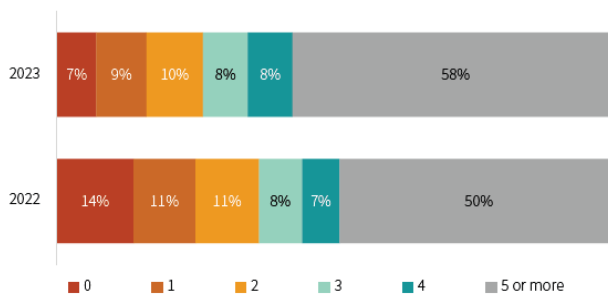
Non-resident ratepayers were asked whether their property was a holiday home or investment property. 64% have a holiday home, 24% and investment property, and 12% both.

Property type

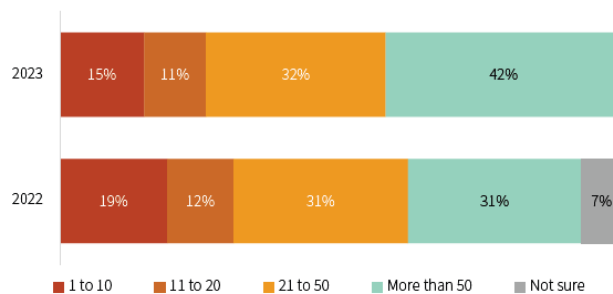


58% indicated they had visited their property 5 or more times, with 42% spending at least 50 days in their property in the last 12 months. 15% used their property for less than 10 days during the year.

Property use (months)



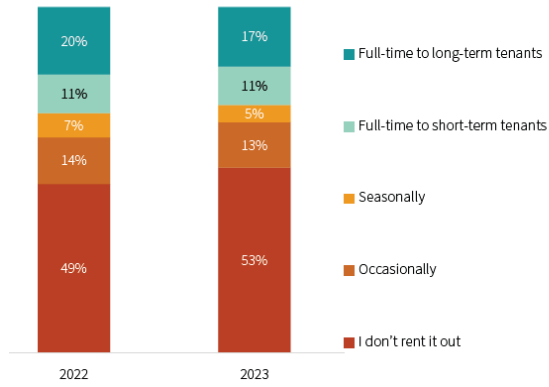
Time spent at property (days)



53% didn't rent their property out, 17% rented it full time to long-term tenants, while 11% rented it out full time to short term tenants.

Of those non-residents who didn't rent to long term tenants, 76% didn't because they needed it available for when they visited, while 26% didn't want to be locked into a tenant.

### Frequency of renting property out



### Reason for NOT renting property out

