

Let's talk about housing

FOR COMMUNITY CONSULTATION.

We're proposing a draft Queenstown Lakes Homes Strategy and Action Plan so that everyone has a warm secure place to call home.

We're also developing planning rules that would require qualifying developments to provide for some affordable housing.



Have your say at
letstalk.qldc.govt.nz by
26 September 2021

August 2021



QUEENSTOWN
LAKES DISTRICT
COUNCIL

The housing challenge

We all choose to live and stay in the Queenstown Lakes District for many reasons.

The unique environment, outdoor lifestyle, beauty and vibrancy of our places and diverse cultures make it easy to see why so many people want to make this special place their home. Unfortunately many struggle to find a suitable home.

Housing is one of the biggest challenges our community faces. The root causes of housing unaffordability in the district are complex and centre on supply, choice, availability, and quality.

Housing is at the heart of creating secure, connected and caring communities, creating jobs and a diverse economy. It is also fundamental to

sustainable and responsive urban planning and development.

That's why we're now proposing a draft Queenstown Lakes Homes Strategy and Action Plan, and inclusionary zoning options for the District Plan, both of which seek to address the housing challenge faced by our community.

We invite you to read this snapshot and provide your feedback on whether you think we're taking the right approach. There's lots more detail available online at letstalk.qldc.govt.nz or at your local Council office or library.



The draft Queenstown Lakes Homes Strategy and Action Plan

The draft Queenstown Lakes Homes Strategy sets out our proposed strategic direction and vision for housing for the next decade (2021-2031).

This work seeks to improve housing outcomes in the Queenstown Lakes for housing affordability, supply, choice and quality. The draft Action Plan demonstrates how the four outcomes can be achieved.

What we're trying to achieve:

1

Affordable housing options for the community are increased

2

A range of housing choice exists for everyone

3

Homes in the district are healthy, warm, and sustainable

4

Partnerships with government improve, amplify and accelerate housing outcomes in the district

Your thoughts and feedback will help inform the development of the final version of the draft Queenstown Lakes Homes Strategy.



Planning for affordable housing

We're developing planning rules that would require qualifying developments to provide for some affordable housing, long-term and for low and moderate-income households. This is a version of a planning approach called inclusionary zoning.

Council has four possible options for using inclusionary zoning which have been developed based on previous inclusionary zoning experiences in the district, current and local data, evidence and legislative context.

Options

1

Update the District Plan to reduce and remove controls that affect affordability, and at the same time, privately negotiate with developers to provide retained affordable housing when Council is able

2

Update the District Plan to provide incentives to developers for the provision of retained affordable housing

3

Update the District Plan to implement a mandatory requirement for developers to include some retained affordable housing – applied to new developments only

4

Update the District Plan to implement a mandatory contribution to include some retained affordable housing – applied to both new development and redevelopments.

Which option do you think is an appropriate way to provide for affordable housing?

Your feedback will help refine the final proposed amendment to the District Plan.

Have your say

Submissions close
on **26 September
2021.**

We'd love to know what you think about:

- > the draft Queenstown Lakes Homes Strategy and Action Plan, and
- > Council's planning for affordable housing.

You can find out more information on the Homes Strategy and share your thoughts at letstalk.qldc.govt.nz.

A quick timeline of housing work

→ HOUSING STRATEGY

→ INCLUSIONARY ZONING PLANNING RULES



Draft Action Plan

OUTCOME 1: AFFORDABLE HOUSING OPTIONS FOR THE COMMUNITY ARE INCREASED

Incorporate inclusionary zoning in the district plan to retain affordable housing in perpetuity

Deliver an inclusionary zoning plan change for the District Plan.	Ongoing
Educate our communities about benefits of inclusionary zoning in supporting the delivery of more affordable housing options.	Ongoing
Advocate to Central Government for improved legislative pathways for inclusionary zoning.	Ongoing

Seek more land for retained affordable and community housing

Enforce previous affordable housing development agreements.	Ongoing
Identify ways that Central Government and QLDC can contribute more land for perpetually affordable housing.	Year 1

OUTCOME 2: A RANGE OF HOUSING CHOICE EXISTS FOR EVERYONE

Foster additional housing solutions

Seek opportunity for collaboration and partnership with Kāi Tahu to address housing challenges for Māori and improve housing outcomes.	Year 1
Explore and promote opportunities for innovative housing solutions for median income earners in the district.	Year 2
Consider opportunities to develop purpose-built short term seasonal worker accommodation.	Year 3
Through education and information, encourage the development and building sector to provide high quality, higher density homes (such as intensification design and style guide).	Year 2
Provide education and information for living and buying in higher density homes.	Year 2

Shift the housing supply towards community need

Supply housing data regularly and continue to improve data on building in the district.	Year 1
Develop district housing targets based on data demonstrating community need.	Year 2
Seek varied housing stock development through the District Plan.	Ongoing
Advocate for methods to address developer covenants which unduly limit housing affordability.	Year 1

Existing housing serves people who live and work here

Work with QLCHT to consider best ways to support existing QLDC residential housing.	Year 1
Scale up monitoring and enforcement of existing rules managing short term holiday home letting.	Year 2
Develop programmes promoting good tenant and landlord practices.	Year 2
Prepare regular monitoring reports on housing tenure challenges for residents and visa holders in the district.	Year 1
Investigate options to address vacant zoned residential land and empty homes such as the rating system.	Year 3

OUTCOME 3: HOMES IN THE DISTRICT ARE HEALTHY, WARM AND SUSTAINABLE

Develop a sustainable housing framework

Find methods to support and promote sustainable design and construction for the district, such as a free public sustainability design advisory service.	Year 3
Find methods to incentivise and accommodate the repurposing and recycling of building materials.	Year 2
Demonstrate leadership through best practice sustainability principles for QLDC buildings.	Ongoing
Encourage QLCHT to be an industry leader in developing affordable and sustainable homes.	Ongoing
Seek incentives to encourage uptake of solar technologies, and examine and remove barriers if possible.	Year 2

Our homes are warm

Address energy poverty through supporting and enhancing existing programmes, and developing new programmes.	Year 2
Develop a home heating advisory service and tools such as a Home Performance Advisor.	Year 3
Enhance and improve connection with the Tenancy Services Compliance and Investigations Team to aid in improvements to rentals which are below acceptable thresholds.	Year 1

Our homes are well built

Advocate for improvements to the Building Code to improve future house quality, sustainability and performance.	Ongoing
Promote access to guides which go beyond the building code and promote sustainable and resilient housing and buildings.	Year 1
Find ways to encourage subdivision and site design to consider site orientation for sun.	Year 3
Advocate for improvements to the building supply chain.	Year 2

OUTCOME 4: PARTNERSHIPS ACCELERATE HOUSING OUTCOMES IN THE DISTRICT

Increase the presence of Central Government housing assistance in the district

Develop strong collaborative relationship with the Ministry of Housing and Urban Development and Kāinga Ora, with a focus on better understanding and addressing the housing challenges facing the Queenstown Lakes District.	Ongoing
Advocate to the Ministry of Social Development to address inequality in accommodation supplement boundaries.	Ongoing
Collaborate with the Southern District Health Board to support healthy housing initiatives in the district.	Year 2
Partner with government agencies and develop a model to deliver emergency and transitional housing options on both sides of the Crown Range.	Year 3
Develop a housing action plan with government partners.	Year 1

Advance and strengthen the Queenstown Lakes Community Housing Trust

Review opportunities to improve QLCHT's funding arrangement with QLDC.	Year 3
Support opportunities to strengthen QLCHT's connections to Central Government, particularly for funding.	Ongoing
Continue to support QLCHT in scaling up their service and ensuring it is meeting the diverse needs of the community as it grows.	Ongoing