

Introduction: Pre-Consultation Summary Report - Housing

- 1 This is a brief summary of the My Place Pre-consultations held in Makarora, Hāwea, Luggate, Albert Town, Wānaka, Glenorchy/Kinloch, Kingston, Queenstown and Arthurs Point/Arrowtown
- 2 QLDC ran a series of facilitated community workshops called 'My Place' in February and March 2019 for residents to share ideas for their towns about housing, climate change, long-term growth and land use, with planners and policy makers from Queenstown Lakes District Council (QLDC).
- 3 The sessions were led by a professional facilitator and lasted for 90 minutes. Tables with staff facilitators and materials to capture attendee ideas and suggestions were provided, and at the end of the evening key themes were chosen by attendees to clearly communicate the evenings' conversation.
- 4 This paper summarises and gives some initial analysis of the conversations from the housing table both overall, and by each location.
- 5 At each session, the following conversation prompts were provided:
 - *The Housing Strategy builds on the work undertaken by the Mayoral Affordable Housing taskforce. The Housing Strategy will consider the full spectrum of housing from public through to market, home ownership and rentals and workers accommodation. Queenstown Lakes District is currently the most unaffordable district across NZ for both house prices and renting. As a result, the availability of all forms of housing has become a key issue for our community.*
 - *We have done a lot of background work already but QLDC staff were very clear right from the start that we did not want to start drafting the strategy and any actions plans until we heard from you, the communities in and around our towns and townships.*
 - *We want you to tell us how the Queenstown Lakes District's housing situation impacts on you. We're keen to capture any good ideas, innovations and international examples including what the QLDC's role should be.*

We need your input for a housing strategy and action plan. Questions to guide conversation:

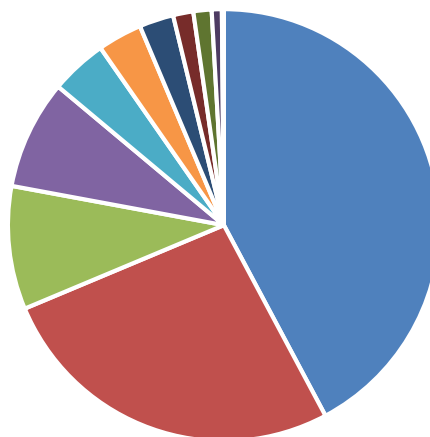
- *What are three key words that come to mind when you think about our district's current housing situation?*
- *The Council is developing a Housing Strategy together with the community, local stakeholders, businesses and the central government. We're keen to capture any good ideas, innovations and international examples.*

For instance:

- a. partnering with Government to deliver more homes*
 - b. initiatives*
 - c. innovation*
 - d. targeted rates*
 - e. increased densities*
 - f. incentives*
 - g. requiring land/cash contributions to be used for the development of affordable housing*
- *What do you think this Housing Strategy should include?*
 - *And what should QLDC's role be?*

Overall summary

6 In total there were 679 feedback points for housing as a topic across the ten locations that participated in the My Place sessions. 13 overarching themes were selected for categorisation. The following pie chart shows the dominance of planning as one of the key themes. Examples of what entries might constitute a planning theme would include discussions of lot sizes, densities or district plan rules, as well as policy discussions. Many of the comments were filed under the general category. General comments were more along the lines of commentary about the rising costs of housing, or inequalities in housing as well, and often contained aspirational ideas for houses, or the community more broadly. Remarkably, almost 10% of all the comments were solutions-focused, providing ideas and guidance to help with the housing problems our region faces. 6% of the comments related to housing typology and design, with comments ranging from the limitations of the district plan, to alternative models such as co-housing or tiny homes suggested as alternatives.



- General
- Planning
- Possible solutions
- Housing typology or design
- Barrier
- Anti growth
- Transport
- Incentives
- Materials
- Social services
- Access

- 7 More discrete subthemes were also identified. 5% of the comments related to worker’s accommodation concerns, 3% discussed Councils’ role in housing – with a majority being in favour at least in part. Another 3% of the comments directly relate to density, with both the pros and cons being discussed.

- 8 The focus of this pre consultation work was to get a sense of what the community is thinking and feeling about the state of housing in our district, and possible solutions from the participants’ perspectives. The feedback received collectively from all the sessions suggests that there is little to no disagreement that housing is a major problem for our communities. The issues discussed in each session shared some similarities, such as concern in changes to community character, and the costs associated with homes. There were also differences between the issues from community to community; one community was notably concerned about worker’s accommodation, and another felt that their voices needed to be more clearly heard by both council and developers. In the larger centres there was generally more solutions-oriented thinking about the housing issues, perhaps in part due to a greater sense of immediacy regarding housing issues, as compared to the smaller townships. Common feedback across the sessions ran the full gamut from concern over the planning process and costs, to the cost of materials and labour, to infrastructure issues and community character. The following sections of this report discuss the responses received from each session in more detail.

Makarora

- 9 The My Place Makarora session was held on Monday 18 February 2019 from 6.30pm - 8.00pm at the Makarora Community Centre, Rata Road. 15 – 20 people attended.

- 10 The key themes identified by the end of the evening were:
 - a. Access to affordable rentals/build opportunities

- b. Low impact, self sufficiency
- c. Underlying infrastructure

11 In reviewing the submission points, further themes of sustainability are apparent, as well as concerns around growth, and the management of growth. Due to the small group, it is possible to list each of the 26 individual points from Makaroa for their housing conversation:

unclear zoning - where to build
clustered
do we want to expand?
Need underpinning infrastructure
consenting issues - resource
no worker accommodation
no rental accommodation
how much subdivision is possible
current is substandard
mechanism to restrict price increases
need more room and capacity to build
restrictive district plan
allow subdivision to meet needs
inconsistent consenting and cost of consenting
community firewood schemes
low impact living
how to mitigate for hazards
still stay affordable for young families
support for alternative power sources
self sufficient
septic requirements for space
insulation
largely not reticulated
bach properties

deliberate development
protected area

Hāwea

- 12 The My Place Hāwea session was held Wednesday 20 February from 6.30pm - 8.00pm at the Lake Hāwea Community Centre. 50 – 60 people attended.
- 13 The key themes identified by the end of the evening were:
- a. Quality and flexibility of housing types and sustainability (incentives)
 - b. Community (reserves, input, connectivity) “making places and spaces”. Unique – not one solution for the whole district
 - c. Infrastructure – future proofing and public transport
- 14 There were 114 individual points recorded resulting from the Housing table. Of these, just over 70% of the points related specifically to planning and development. There were also 19 specific comments relating to housing design and typologies, particularly around flexibility and diversity of housing choices, as well as discussions around quality and density. Attendees also discussed a desire for development that is well designed, allowing for good transport, and jobs nearby. Key quotes from Hāwea that resonate in the context of the other comments were, *Communities need to feel they are being heard*, and *Look at housing holistically*.

Luggate

- 15 The My Place Luggate session was held on Monday 25 February 2019 from 6.30pm - 8.00pm at the Luggate Hotel dining room. 35 people attended.
- 16 The key themes identified by the end of the evening were:
- a. Space and location have to be appropriate
 - b. Cost of land, materials, trade
- 17 There were 57 individual points recorded resulting from the Housing table. Of these, just over 75% of the comments related to planning and development topics. There was a clear appreciation of Luggate’s community character by the participants, this came through with comments such as, *it is a lovely community now*. Other concerns were concerns around growth, and the impacts of growth in Luggate.

Albert Town

- 18 The My Place Albert Town session was held on Tuesday 26 February 2019 from 6.30pm - 8.00pm at the Prince Albert Pub. 20 people attended.

19 Key themes identified by the end of the evening were:

- a. Thriving, connected communities
- b. Review densities, looking at infill development (however there are mixed views) and residential flats
- c. Advocate and subsidise accommodation for workers and families through the Trust

20 There were 39 individual points recorded for housing topics from the evening, 32 of which related broadly to building and development. Of these, there was a clear conversational focus around opportunities for worker’s accommodation, with 10% of the discussion points relating to this subtopic. There were 10 points, or 25% of the comments related to concerns around growth, and another 12 or 30% of the comments were focused on barriers to housing in the region. Other subtopics discussed are listed in the table below:

Subtopic	Number of comments
Council role	4
Density	2
Housing Trust	2
Infrastructure	1
Sustainable	2
Workers Accommodation	4

Wānaka

21 The My Place Wānaka session was held on Tuesday 5 March 2019 from 6.30pm - 8.00pm at the Lake Wānaka Centre. 70 – 80 people attended.

22 Key themes

- a. Buildings (and industry) needs to be more sustainable, locally sourced material, energy efficient homes, alternative electricity sources, less waste in particular building waste
- b. More affordable housing (for ownership & rental) with a particular focus on worker accommodation. Tourism operators (i.e. Real Journeys, Treble Cone) and large employers who employ lower-waged staff (i.e. Mitre 10 and New World) should be providing workers accommodation.
- c. Tax/added rates on empty homes to unlock the current housing stock

- d. Higher density needs to be hand in hand with better design and community spaces/resources. Density needs to be done well

23 There were 124 points recorded as a result of the Housing discussions in Wānaka, 115 of which fell broadly under planning and development in their theme. A solutions focus was shown in the comments, with 27% of the points relating to ideas to address housing problems. 32% of the points related specially to planning topics, with key themes within this subtopic focused on transport connections, reserve spaces and points about density.

Glenorchy/Kinloch

24 The My Place combined Glenorchy/Kinloch session was held on Tuesday 12 March 2019 from 6.30pm - 8.00pm at the Bold Peak Lodge. 35 – 40 people attended.

25 Key themes

- a. Affordable and flexible housing solutions through District Plan
- b. Standardise consents process, building and resource consent
- c. Incentivise and reward long term rentals (i.e. through reduced rates)

26 There were 90 points recorded resulting from the Housing table discussion for Glenorchy and Kinloch, 81 of which related broadly to planning and development. A clear topic of concern in this area is workers accommodation, with 12 comments, or 12% of the points relating to this recorded. A good summary quote states, *Any major employment development must include worker provision*. There is also a thread around housing typologies, including discussions around tiny homes and house and section sizes. The Council role in housing was mentioned 7 times, with most of the comments in favour of some level of council work in housing.

Kingston

27 The My Place Kingston session was held on Wednesday 13 March 2019 from 6.30pm - 8.00pm at the Kingston Bowling Club. 40 people attended.

28 Key themes

- a. Council to work with developers on our behalf to ensure good community outcomes
- b. Retain community character
- c. Streamline consents process

29 68 housing points were recorded from the housing table at Kingston, 57 of the points related to planning and development at a high level. Concerns around infrastructure and Council accountability were apparent, with just over 20% of the comments relating to these combined topics. Stand out quotes from the session states *I would love for Kingston to be affordable again*. Another says *We want developers who work with the community*,

not against it. Almost 9% of the comments related to transport topics such as safety, commuting and parking.

Queenstown

30 The My Place Queenstown session was held on Tuesday 26 March 2019 from 6.30pm - 8.00pm at the Remarkables Primary School. 30 – 35 people attended.

31 Key themes

- a. Businesses should be required to provide some percentage of accommodation for their staff – perhaps based on the number of staff
- b. Council to enable greater densities whilst also ensuring high quality living environments i.e. green space
- c. Incentive and Disincentive unoccupied homes and land banked areas

32 98 housing points were recorded, of which 90 of them fall broadly under the planning and development topic. 13 points, or 13% of the comments related to the Council’s role in housing, mostly in support of the idea, such as the following quote, *Council could play a role in changing perceptions of medium density housing.* 10% of the comments related to housing typology or design, some suggesting either alternatives to the current perceived norms of housing in the region (e.g. different densities) as well as different types of tenure models and sustainable design approaches.

Arthurs Point /Arrowtown

33 The combined My Place Arthurs Point/Arrowtown session was held on Wednesday 20 March 2019 from 6.30pm - 8.00pm at the Athenaeum Hall. 30 – 35 people attended.

34 Key themes

- a. Define and Retain Character & Heritage values
- b. Diversity- age & socio-economic and cultural
- c. Finding the balance between Character/Heritage and Diversity

35 There were 47 points recorded from the session. Beyond the key themes above, there was a generally broad range of comments across housing topics in the region; with the following subtopics identified:

Subtopic	Number of comments
AirBnB	3
Building standards	2

Community Character	4
Council role	1
Housing Trust	2
Sustainable	3
Workers Accommodation	2

Conclusion

36 Taking each of the key themes and grouping them into outcome categories results in:

Outcome one: Retain and enhance community character to achieve thriving diverse communities

- a. Space and location have to be appropriate
- b. Retain community character
- c. Define and retain character & heritage values
- d. Finding the balance between character/heritage and diversity
- e. Thriving, connected communities
- f. Diversity- age & socio-economic and cultural

Outcome two: Focus on results delivering affordable and worker housing

- a. Advocate and subsidise accommodation for workers and families through the Housing Trust
- b. Businesses should be required to provide some percentage of accommodation for their staff – perhaps based on the number of staff
- c. More affordable housing (for ownership & rental) with a particular focus on worker accommodation.
- d. Tourism operators and large employers who employ lower-waged staff should be providing worker accommodation.

