

27th May 2024

Hi Pete

Thanks for getting in touch on the subject of housing here in Wanaka and your motivation to be part of the solution.

I hope this letter shows both the need for this type of housing and our support.

Some quick background on Mons Royale, we are makers of outdoor apparel, famous for use of merino wool and creating clothing that can be worn on and off the mountain. A global company, we are stocked in over 1000 retailers globally and made the decision to have our offices in mountain towns not mega cities. Our European sales office is in Innsbruck, North America Squamish BC and our global headquarters Wanaka New Zealand.

We have 35 staff here in Wanaka, and are regularly recruiting people to the town, from overseas and cities across New Zealand and Australia. While our hires have an advantage of seasonal workers, it is still extremely difficult to secure accommodation and that is to both to rent or buy.

Where there is the greatest shortage is of 1-2 two-bedroom flats or apartments. This is a key issue and I often joke that not only do we need to recruit a designer often from overseas, if they have a partner the partner to get employment needs to be in the trades and the final hurdle to find a place to live they need to share it with four other people. That's a hard pitch to a creative thirty something year old used to living in an apartment.

I know many of our team (employees) would be interested in both long-term renting or purchasing. And as a company/shareholder we too would be interested in purchasing apartments so that we can better support our team.

Again you have my full support.

Kind Regards

Hamish

CEO & Co Founder
Mons Royale



Unlocking homes in our community.

3 May 2024

To Whom It May Concern

MT IRON JUNCTION LTD - FAST TRACK APPROVALS BILL SUBMISSION

The Queenstown Lakes Community Housing Trust (QLCHT) writes in support of Mt Iron Junction Ltd's (MIJ) application to become a listed project within the Government's Fast Track Approvals Bill.

QLCHT was created in 2007, with the task of ensuring residents of the Queenstown Lakes District have access to decent and secure tenure housing at a cost within their means.

The Trust was founded as a result of a community wide consultation into finding solutions for the housing affordability issue. It is an independent, not-for-profit, community-owned organisation which answers to a range of stakeholders. QLCHT's activities are governed by a Trust Deed administered by a Board of six trustees.

Housing affordability and availability is one of the key challenges our district currently faces. Since the establishment of QLCHT in 2007, the demand for assistance through the various programmes we operate has increased markedly.

Housing affordability is an issue particularly endemic to international resort towns throughout the world. Cities like Whistler, Aspen and Queenstown Lakes are typical tourism destinations which share similar challenges with significant numbers of low-median income earners and high housing costs.

The Queenstown Lakes consistently has one of the highest median house prices in New Zealand. The problem is amplified by the higher cost of living in the Queenstown Lakes while wages remain on par with the rest of the country. This has led to a challenge for the community to attract and retain workers.

QLCHT currently has 1220 eligible households on our waiting list, with 300 new registrations in the 12 months alone. Over 200 of these households are currently residing in the wider Wānaka area.

QLCHT has been involved in discussions with MIJ regarding its intentions for an area of land in Wānaka to be included as a listed project through the Government's Fast Track Approval Bill (Mt Iron Housing Scheme), and the opportunity for the provision of affordable housing in partnership with QLCHT.

QLCHT wishes to confirm its support for MIJ's project application for listing in the Fast Track Approvals Bill.

QLCHT considers the area to be well-located in relatively close proximity to infrastructure, local schools, retail centres, transport links and central Wānaka.

QLCHT believes that when value uplift occurs through development – a social licence which is enabled through Council planning processes - then a set percentage of the development should be required to be provided as affordable housing, with a retention mechanism in place to ensure affordability remains in perpetuity. This process is known as inclusionary housing.

In our discussions with MIJ, it has become clear that MIJ is genuine in its commitment to make a meaningful contribution to addressing housing affordability issues in the Wānaka area, by supporting the initiatives of QLCHT.

This intention is reflected in the fact that the QLCHT and MIJ have entered into a Heads of Agreement committing MIJ to deliver land that is capable of being developed to a density of 5% of the total number of dwellings created under the Fast Track Approvals Bill process to QLCHT at nil consideration, i.e. by way of voluntary inclusionary housing.

MIJ is proposing potentially 250 residential homes to be built in the project area. Based on a 5% contribution, this equates to at least 12 homes delivered to QLCHT to be retained in community ownership in perpetuity.

QLCHT welcomes the collaborative approach of the MIJ landowners, and the opportunity to engage at this early planning phase of the project.

We welcome further questions.

Kind regards

Julie Scott
Chief Executive