

UNDER

the Resource Management Act 1991

AND

IN THE MATTER

of a submissions and further submissions lodged by **WINTER MILES AIRSTREAM LIMITED** (submitter 94) in relation to the **TE PUTAHI LADIES MILE PROPOSED VARIATION** to the **QUEENSTOWN LAKES DISTRICT PLAN**

**SUPPLEMENTARY STATEMENT OF EVIDENCE PRESENTED BY GREG WENSLEY AT
THE HEARING ON 11 DECEMBER 2023**

Introduction

1. My name is Greg Wensley. I am a director of Winter Miles Airstream Limited (WMAL), which lodged a submissions and further submission in respect of the Proposed Te Putahi-Ladies Mile Variation to the Queenstown Lakes District Plan.
2. I prepared a statement of evidence in support of WMAL's submission and further submissions which was taken as read at the hearing of WMAL's submissions on 11 December 2023. At that hearing I also presented some oral remarks. This document records what I presented to the Panel.

The Housing Crisis

3. I am a long-term resident of Queenstown and have been involved in property development in the area for over 20 years. I have never experienced the current level of anxiety and unhappiness rippling through our community.
4. COVID was hard and awful, but we could see the horizon. This so-called 'Housing Crisis', however, has very few magic bullets.
5. The chronic housing crisis in Queenstown has been in and out of the headlines for decades, but the difference now is that our community is much more developed and has greater depth. Previously, those affected by the housing crisis were mostly temporary workers - people passing through with often few responsibilities.
6. Now, the housing crisis affects families and individuals who might have lived here for decades. It is not as easy as moving to another city; some people have shared custody of children, and leaving town means giving up on their children. These families are placed in an unimaginable position.
7. I extend my gratitude to you and all the council staff that have helped progress this solution so far.
8. From a developer's perspective, the most important thing is certainty. The successful outcome of this process will also be measured by how it provides developers and the funders of developments with certainty, enabling them to move forward as quickly as possible.
9. The Streamlined Planning Process has been helpful in providing firm dates to work towards but, leading up to this process, I have often thought that every day of delay was another day that many families remain homeless. We need to advance this process as quickly as possible because the crisis is only going to worsen, and it will take years to deliver products for those families in need.

10. I have three key points I would like to address in particular: cooperation, commercial considerations, and infrastructure funding.

Cooperation

11. Many of the infrastructure requirements necessitate cooperation between the landowners in the Ladies Mile area. I am only one of them, but I would like to make the Panel aware that we have achieved a very high level of cooperation among us. We regularly communicate, meet, and share costs.
12. I believe we will be able to reach a consensus on infrastructure items quickly. Many aspects of the issues to be addressed on Ladies Mile are swings and roundabouts; some land has this, some land has that.
13. I am hopeful that this high level of cooperation will continue, but recognise that if we are forced into a situation where we are required to cooperate, the power dynamics and individual landowners' commercial advantages might stall the successful outcome.
14. As regards stormwater management, some experts have stated that each landowner is capable of managing their own stormwater requirements, and we each have our own timetables to work towards. However, we are also incentivised to cooperate towards developing an integrated system as it could be more efficient. But we do need the independence to proceed independently.

Commercial

15. Within our sub area, WMAL has requested a commercial precinct of 2,500sqm. This will assist us to deliver our product faster.
16. We are in discussions with large employers to provide office space and apartments to accommodate their staff. I note the provisions allow us to provide 100m² of commercial space, but Queenstown does not need more yoga studios, cafes, and other small businesses that pay low wages. Queenstown needs more offices for high-paid professional workers.
17. There is also considerable community pressure on the Council to move its offices to their Ladies Mile land. If that were to happen, it could bring many more people to Ladies Mile, which would require more commercial space to provide services.

Infrastructure funding

18. In my view, the Infrastructure Funding and Financing Act 2020 is the tool that should be used to fund the infrastructure costs. This is precisely the sort of project it was developed for, and preliminary talks have already been held.

Concluding comment

19. WMAL is grateful to the Panel and Council's advisors for the obvious trouble they are taking to achieve the most appropriate set of provisions for the Ladies Mile area – we appreciate the difficulty of the task given the number of 'moving parts' that need to be considered. We wish you well for your decision-making.

Greg Wensley

15 December 2023