

Paul Miller - Submitter 698 - 2:15pm (Could not attend in person)

My name is Paul Miller, and I have lived and owned businesses in Wanaka for 49 years. I have a detailed understanding of what causes people to visit and/or want to own property in Wanaka. I have spent 20 years dealing with visitors and tourists directly and another 20 years as a real estate salesperson. I now publish the Upper Clutha Messenger and the Wanaka Info Guide.

I believe Wanaka has adequate availability of appropriately zoned land to provide the levels of accommodation required in the foreseeable future without affecting the ambience and character that the proposed intensification of residential zoned property would cause.

Wanaka is a lifestyle destination, particularly in areas close to the existing 'CBD' or downtown shopping area. Resort towns should not be treated the same as cities. The other point to note is that if there are not more workers in Three Parks than the downtown shopping area now, then there certainly will be soon!

If it is more accommodation for the working population that is the perceived need, then it is right and proper to encourage further intensification in Anderson Heights, Three Parks and Connell Terrace/Tussock Rise that are all already zoned for this purpose.

Providing the ability to intensify in existing residential areas is also likely to be self-defeating as existing property owners are likely to consider purchasing neighbouring properties wherever possible to protect their interests. 75 Tenby St is a prime example of this, where a neighbour purchased the property and demolished the substantial home to acquire a mountain view. This also has the downside of falsely inflating values and makes it harder for families to live in these areas.

Regards, Paul

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