

## SUMMARY STATEMENT – CAREY VIVIAN

Policy 5 of the NPS-UD does not, in my opinion, mandate a uniform 12m building height across all sites in Wānaka. Instead, the term “enable heights” (plural) suggests flexibility, allowing for varied building heights in tier 2 and 3 urban environments. The Lismore HDR zone is considered unique (in terms of Wānaka HDR zones) due to its proximity to the town centre, sloping terrain, and scenic views of Lake Wānaka and the wider ONL.

I acknowledge that Policy 6 of the NPS-UD acknowledges that urban development may alter amenity values. However, in my opinion, the proposed 12m height limit over the Lismore HDR zone will:

- favour visitor accommodation and will negatively affect existing residential amenity without delivering meaningful increases in housing diversity or density; and
- squeeze residential development from the zone (with the possible exception of the established Lismore St top row, a lot of which are relatively new) due to the much higher land value for visitor accommodation.

The same change has happened in Queenstown, between the town centre and the One Mile roundabout over the past twenty or so years. There is no, or very little, residential activity within 1km stretch of lakefront road now (yet still zoned HDR). It is dominated by large scale visitor accommodation activities, with some remnants of old residential buildings converted to visitor accommodation.

In my evidence, I note that while Rule 9.4.5 has been updated to improve urban design and servicing, Rule 9.4.6 remains unchanged, potentially enabling unintended consequences for visitor accommodation. I recommend strengthening Rule 9.4.6 or rejecting the UIV until these issues are properly addressed.

I contend that the Lismore HDR zone comprises three distinct rows:

- Lower Lakeside Road: Dominated by visitor accommodation.
- Middle Row: Mixed use, with significant impact on residential outlooks.
- Upper Lismore Street: Primarily residential.

I have proposed a bespoke solution in my evidence: retaining the 12m height limit for most of the Lismore HDR zone, but cap heights in the middle row (adjacent to clients' properties) using RL benchmarks. This would, in my opinion, preserve some (but not all) residential outlooks while allowing development to proceed. I do this in my evidence by recommending RL height limits for seven properties within the Lismore HDR zone. My evidence incorporates these into Rule 9.5.1.4 (para 5.17) to ensure controlled development and protection of residential amenity.

Carey Vivian

25 Aug 2025