

**QUEENSTOWN-LAKES DISTRICT COUNCIL
PROPOSED DISTRICT PLAN HEARING – URBAN INTENSIFICATION
VARIATION (UIV)**

IN THE MATTER

of a hearing on submissions to variation of the Proposed District Plan pursuant to clause 8B of the First Schedule to the Resource Management Act 1991

Submitters

Ian Farrant (Submitter 1233)

Lady Eleanor Skeggs (Submitter 1132)

Julie and Bruce Steenson (Submitter 1135)

Maria Young (Submitter 1058)

Marie and Warwick Osborne (Submitter 1131)

John & Judy Young (Submitter 1134)

Prue Hendry (Submitter 1057)

(The Submitters)

**EVIDENCE OF CAREY VIVIAN
(PLANNER)
4 July 2025**

1. Introduction

- 1.1 My name is Carey Vivian. I hold the qualification of Bachelor of Resource and Environmental Planning (Hons) from Massey University. I have been a full member of the New Zealand Planning Institute since 2000. I am a director of Vivian and Espie Limited, a resource management and landscape planning consultancy based in Queenstown. I have been practicing as a resource management planner for over 30 years, having held previous positions with Davie Lovell-Smith in Christchurch; the Queenstown Lakes District Council (QLDC or the Council), Civic Corporation Limited, Clark Fortune McDonald and Associates and Woodlot Properties Limited in Queenstown.
- 1.2 I have read the Code of Conduct for Expert Witnesses contained within the Environment Court Practice Note 2023 and agree to comply with it. This evidence is within my area of expertise, except where I state that I am relying on information I have been given by another person. I confirm that I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed herein.
- 1.3 I have read the Council staff section 42A report and supporting evidence. I comment on this material through my evidence.
- 1.4 My evidence is structured as follows:
 2. Submission Background
 3. Specific Changes to the PDP
 4. The Section 42A report and recommendation
 5. Mandatory Assessment Criteria
 6. Section 32AA evaluation
 7. Part II of the RMA.

2. Submission Background

- 2.1 The Submitters own the following properties at Lismore Street in Wānaka:
 - Ian Farrant, 22 Lismore Street
 - Lady Eleanor Skeggs, 26 Lismore Street
 - Julie and Bruce Steenson, 30 Lismore Street

- Maria Young, 34 Lismore Street
 - Marie and Warwick Osborne, 36 Lismore Street
 - John & Judy Young, 40 Lismore Street
 - Prue Hendry, 42 Lismore Street
- 2.2 All of the submitter's properties are zoned High Density Residential (HDR) under the Proposed District Plan (PDP) and the subject variation. I describe my client's properties as the "top row" of the Lake Road / Lismore Street HDR block (**Lismore HDR zone**). All of my clients have relatively new, high value, dwellings along this top row (the only exception to "new" being Prue Hendry's which is older).
- 2.3 The Submitters made an identical submission in opposition on the variation, addressing the following matters:
- One size Fits all approach
 - No established need for the intensification provisions and upzoning promoted by the Variation
 - High Cost of Living will not plug the affordable housing gap
 - The Variation will not provide more housing, nor housing in the right place
 - Infrastructure and Transportation Challenges
 - Part 2 RMA
 - High Density Residential Zone – Lake and Lismore Streets – Wānaka
- 2.4 My evidence is primarily concerned with the final bullet point. I note the relief sought in the submissions is:
- (a) Do nothing and withdraw the Variation;
 - (b) In the alternative, retain the status quo (i.e. as per proposed district plan Wānaka HDR zone) height limits for the Lismore Street HDR zone;
 - (c) Any further or consequential relief required to give effect to this submission.
- 2.5 With respect to the Lismore HDR Zone, the submissions note that while within walkable distance of the Wānaka Town Centre, there is no sound resource management rationale for height limits in the Lismore HDR Zone to be increased to 12m. The submissions oppose the increased height limit is opposed for the following reasons:

“(a) The increase in height limit will provide little in the way by way of housing

- yield. It will not provide for affordable housing.*
- (b) *The analysis supporting the upzoning is superficial and is clearly a ‘desk top’ exercise. There is no analysis of the upzoning in either of the B & A reports¹ relied on in the s32 report in relation to the following significant issues:*
- (i) *There is little to no analysis of the height increase in the Lismore Street HDR zone, where the zone purpose specifically acknowledges that Wānaka has lower building heights because of its distinctive urban character. The only justification appears in a comment in the urban design report that as the height in the Medium Density zone (which zoning is proposed to be applied in Wānaka) is 12m (11m + 1m for a pitched roof), it would be illogical not to extend that height to the Wānaka HDR zone.*
- (ii) *There is no analysis of the effect of the increase in height in this part of the Lismore Street HDR zone on Lismore Park and other significant public views². These are matters that have previously been specifically cited as relevant for assessment of consents to increase height in this part of the HDR zone.”*

2.6 By way of background, I note the Lismore HDR zone is classified as a sloping site under the PDP and as such, the following standard applies:

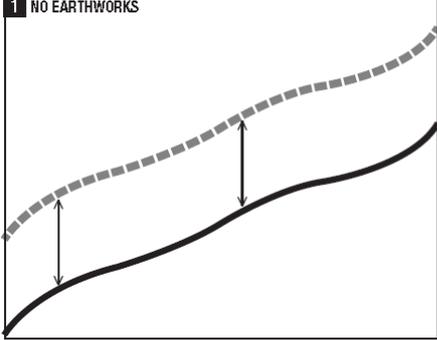
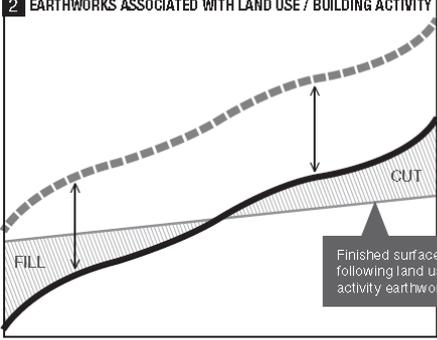
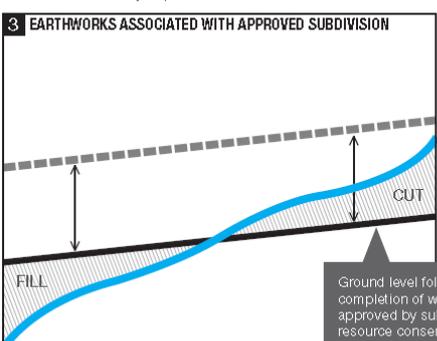
	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.3	Building Height — Sloping Sites in Queenstown and Wānaka	
	9.5.3.1 A height of 7m, except as specified in Rules 9.5.3.2, 9.5.3.3 and 9.5.3.4	RD Discretion is restricted to: a. building design and appearance, including roof form articulation and the avoidance of large, monolithic building forms; b. building dominance and sunlight access relative to neighbouring properties and public spaces including roads; c. how the design advances housing diversity and promotes sustainability either through construction methods, design or function; d. how the design responds to the sloping landform so as to integrate with it; e. privacy for occupants of the subject site and neighbouring sites; f. effects on significant public views, in particular from Lismore Park (based on an assessment of public views undertaken at the time of the proposal, in addition to any specified significant public views identified within the District Plan); g. the positive effects of enabling additional development intensity within

		close proximity to town centres.
9.5.3.2	Immediately west of the Kawarau Falls Bridge the maximum building height shall be 10m provided that in addition no building shall protrude above a horizontal line orientated due north commencing 7m above any given point along the required boundary setbacks at the southern zone boundary.	D
9.5.3.3	Within the area specified on the District Plan web mapping application on the south side of Frankton Road (SH6A), the highest point of any building shall not exceed the height above sea level of the nearest point of the road carriageway centreline.	D
9.5.3.4	Maximum building height of 10m.	D
9.5.3.5	Rules 9.5.3.1 to 9.5.3.4 do not apply to the land at Frankton North.	

2.7 I understand these standards form a sliding scale. Built form up to 7m high is permitted, between 7m and 10m is Restricted Discretionary Activity (**RDA**), and above 10m is Discretionary (**DIS**).

2.8 I also note the following definitions are relevant to this building height issue, which are unchanged by the UIV:

<u>Height</u> (Building)	<p>Means the vertical distance between <u>ground level</u> (as defined), unless otherwise specified in a District Plan rule, at any point and the highest part of the building immediately above that point. For the purpose of calculating <u>height</u> in all zones, account shall be taken of parapets, but not of:</p> <ul style="list-style-type: none"> a. aerials and/or <u>antennas</u>, mounting fixtures, <u>mast</u> caps, lightning rods or similar appendages for the purpose of telecommunications but not including dish <u>antennae</u> which are attached to a <u>mast</u> or building, provided that the maximum <u>height</u> normally permitted by the rules is not exceeded by more than 2.5m; and b. chimneys or finials (not exceeding 1.1m in any direction); provided that the maximum <u>height</u> normally permitted by the rules is not exceeded by more than 1.5m. <p>See interpretive diagrams below and definition of <u>GROUND LEVEL</u>.</p>
--------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>1 NO EARTHWORKS</p>  <p>2 EARTHWORKS ASSOCIATED WITH LAND USE / BUILDING ACTIVITY</p>  <p>Finished surface of ground following land use/building activity earthworks*</p> <p>*Note earthworks may require resource consent</p> <p>3 EARTHWORKS ASSOCIATED WITH APPROVED SUBDIVISION</p>  <p>Ground level following completion of works approved by subdivision resource consent under RMA 1991 or LGA 1974</p> <p>Legend:</p> <ul style="list-style-type: none"> ■ Max height plane — Ground level (as per definition) ▨ Fill or cut — Finished surface of ground ↕ Max building height (as specified by zone) e.g. 8m — Surface of ground prior to any earthworks on site
<p>Ground level</p>	<p>Means:</p> <p>The surface of the ground prior to any earthworks on the site, except that where the surface of the ground has been altered through earthworks carried out as part of a subdivision under the Resource Management Act 1991 or Local Government Act 1974 “ground level” means the finished surface of the ground following completion of works associated with the most recently completed subdivision.</p> <p>a. “earthworks” has the meaning given in the definition of that term in this Plan and includes earthworks carried out at any time in the past;</p>

	<ul style="list-style-type: none"> b. “completed subdivision” means a subdivision in respect of which a certificate pursuant to section 224(c) of the Resource Management Act 1991 or a completion certificate under the Local Government Act 1974 has been issued; c. “earthworks carried out as part of a subdivision” does not include earthworks that are authorized under any land use consent for earthworks, separate from earthworks approved as part of a subdivision consent after 29 April 2016; d. ground level interpretations are to be based on credible evidence including existing topographical information, site specific topography, adjoining topography and known site history; e. changes to the surface of the ground as a result of earthworks associated with building activity do not affect the “ground level” of a site; f. subdivision that does not involve earthworks has no effect on “ground level”; <p>Notes:</p> <ul style="list-style-type: none"> a. See interpretive diagrams in the definition of Height; b. Special height rules apply in the Queenstown town centre, where “metres above sea level” is used. This is not affected by the definition of “ground level” above, which applies elsewhere.
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

4. Section 42A report

Ms Frischknecht’s Report

4.1 Ms Frischknecht addresses HDR Zone provisions in her report. At paragraph 3.4 she states:

“3.4 The report addresses each of these key issues, as well as any other relevant issues raised in the submissions relating to the Business Zones. Having considered the notified material, the submissions and further submissions received, the findings of the Council’s expert advisors I have evaluated the provisions relating to the Business Zones and provided recommendations and conclusions in this report. The provisions with my recommended amendments are included in Strategic Evidence Appendix 1 and summarised below:

...

High Density Residential Zone:

d) Amendments to Objective 9.2.1 to remove the word ‘housing’ so it refers to all high density development

e) Amendments to Objective 9.2.2 to remove the term ‘high density residential’ so it refers to all development

f) Amendments to Objective 9.2.3 to remove the term ‘high density residential’ so it refers to all development and replace the word ‘minimum’ with ‘appropriate’ when referring to level of existing amenity values for neighbouring sites. This is also reflected in amendments to Policy 9.2.3.1.

g) Amendments to Policy 9.2.6.5 to acknowledge that a reduction in parking provision is encouraged to help facilitate modal shift.

h) A new rule and policy is recommended to enable buildings up to 20m in the Three Parks Wānaka; where the outcome is of high-quality design; and the

additional height would not result in shading that would adversely impact on adjoining Residential zone and/or public space or does not dominate the streetscape.

i) Amendments to Rules 9.5.7 Building height setback at upper floors to provide for exemption along State Highway Road boundaries, when the 4.5m setback in Rule 9.5.6.1 is complied with.

j) Minor amendments to Rule 9.5.8 Outlook Space (per unit) to refer to 'main' rather than 'principal' when referring to living room/space. Also to make it clear that if there is more than one window or glass door in a room, then it is measured from the largest one."

4.2 Ms Frischknecht addresses Policies 5 and 6 of the NPS-UD in paragraphs 5.10 and 11 of her report:

5.10 I also consider Policy 6 of the NPS-UD to be of relevance and that decision-makers are to have particular regard to the planned urban built form anticipated by those RMA planning documents that have given effect to the NPS-UD, and that changes in amenity are not, of themselves, an adverse effect.

5.11 Given the focus of Policy 5 of the NPS-UD on intensification, in my view moderate to substantial change is anticipated including to both public and private views as the development outcomes sought for HDRZ (including apartments and terraced housing) are achieved over time.

(underlining my emphasis)

4.3 Ms Frischknecht discusses building height at Wānaka under the heading *Rule 9.5.1.4 - Building heights Wānaka*, at page 101 of her report. At paragraph 5.151 she notes that PDP Rule 9.5.2 enables a building height of 8m for flat sites in Wānaka and 7m for sloping sites (Rule 9.5.3) and the notified (UIV) Rule 9.5.1.4 seeks to provide a consistent maximum building height of 12m for all sites in Wānaka.

4.4 The only mention of any of my clients' submissions is at paragraph 5.152 where she addresses Ms Young's submission (only) as follows:

"5.152 M Young (1058.2) has not provided any evidence in support of their position, and I am not persuaded that retaining existing height limits for Lismore Street HDRZ would still give effect to the NPS-UD, particularly Policy 5 in enabling heights and density of urban form commensurate with the greater of the level of accessibility or relative demand."

- 4.5 There appears to be no consideration or discussion of Mr Farrant’s, Lady Skeggs, Mr and Mrs Steenson, Mr and Mrs Osborne, Mr and Mrs Young or Ms Hendry’s submissions.¹
- 4.6 I consider Ms Frischknecht consideration of Ms Young’s submission appears cursory at best. A submission is required to state what the submission is about (which it does in 6 pages) and detail the decision sought by the submission. It is not to provide “evidence” as Ms Frischknecht suggests.
- 4.7 I note that Ms Frischknecht does further address Lismore HDR Zone further at paragraph 5.161 in relation to the Robert et al submissions (which I note does not include my clients) where she states:

“For similar reasons, I also do not think it is necessary to reduce the maximum building height on sloping sites in Wānaka to 7m as requested by Robert et al. I note that the current maximum building height for sloping building sites in Wānaka is 10m (PDP Rule 9.5.1.11). I agree with the Further Submission by M & Y Wilson (1286.3) that this would not give effect to the Strategic Direction of the PDP, the NPS-UD or part 2 of the RMA.”

5. Discussion

- 5.1 All of my client’s own property along Lismore Street, within the HDR zone, which slopes down to Lakeside Road. All of the buildings, with the exception of #42, are relatively new and all enjoy panoramic views of Lake Wānaka and the wider Outstanding Natural Landscape (**ONL**). I understand my clients, as a group, consider 12m buildings within the Lismore HDR zone will create a built form that is contrary to the character of Wānaka and therefore an adverse effect for current and future generations. In my opinion, Wānaka is undergoing growth and, as a result of that growth, its character will inevitably change over time. I consider with strong planning controls there is no reason why such a change in character cannot be positive for current and future generations. To that extent, I consider there is a bespoke solution to retaining a degree of outlook from my clients properties while maintaining the 12m height plane over the majority of the zone.²

¹ I note at paragraph 2.11 that Ms Frischknecht states that where a submission opposes a provision and does not provide any reasons, she has not addressed the submission point. In such cases she recommends that these submission points are rejected, as shown in Strategic Evidence Appendix 2. However, I confirm that all of these submitters gave reasons, so do not fall within this category.

- 5.2 In my opinion, the Lismore HDR zone will most likely become dominated by large-scale visitor accommodation in the future (which when dug horizontally into the slope will appear far greater than 12m in height).³ Any remaining residential activities, with the possible exception of the established Lismore St top row (a lot of which are relatively new), will most likely be squeezed out of the zone due to the much higher land value for visitor accommodation. The same change has happened between Queenstown town center 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. It is dominated by visitor accommodation activities, with some remnants of old residential buildings converted to visitor accommodation.
- 5.3 Whether that same change in character fits this Wānaka location, or not, is debatable. However, it is in my opinion, it is inevitable. It is rare for residential activities to survive when competing for land weighted in favour of visitor accommodation activities.⁴
- 5.4 My concern in this regard is the effect of that change on my clients' residential amenities, primarily their outlooks.⁵ Any visitor accommodation development will highly likely be built to maximise views of Lake Wānaka and the surrounding ONL (with little desire for solar access due to the short-stay nature of visitor accommodation). The 12m height plane on this south-west facing sloping site will most likely result in an unattractive back wall of the building when viewed from my clients' residential properties.⁶
- 5.5 It is obvious when you view my clients' properties that they have spent millions of dollars on their dwellings in (generally) accordance with the 7m sloping height plane standard. They have made that investment on the assumption the 7m sloping height plane standards would safeguard their outlooks (noting most of the outdoor living face the south-west). The PDP, after all, isn't even operative yet.
- 5.6 The increase from 7m to 12m will *significantly* affect my clients outlook to the south-west, particularly as a result of the establishment of large visitor accommodation buildings.⁷

³ Refer Objective 9.2.8 of the PDP.

⁴The provisions are weighted in favour of visitor accommodation activities, as the restrictions under Standard 9.4.6 for Visitor Accommodation are considerably less stringent than those under Standard 9.4.5 for four or more Residential Units per site. Notably, Visitor Accommodation is not required to demonstrate *capacity for existing or planned infrastructure or servicing*, as proposed.

⁵ Refer Objective 9.2.8 and policy 9.2.8.2 of the PDP.

⁶ I acknowledge Council retains control over the external appearance of the building under 9.4.6(f), however it is unlikely a lot of effort will be put into the northern façade when the views and road frontage are to the south. This emphasis is reflected in Policy 9.2.8.4 only refers to "connection to the street".

⁷ Refer Objective 9.2.8 and policy 9.2.8.2 of the PDP.

5.7 Policy 5 of the NPS-UD reads:

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or
- (b) relative demand for housing and business use in that location.

(underlining my emphasis)

5.8 I accept that Wānaka is a tier 3 urban environment, and as such, this policy is relevant. I also acknowledge that the Lismore HDR zone is highly accessible to the Wānaka town centre, including commercial and community services, and there is demand for housing and business use (which may include visitor accommodation) in that location.

5.9 However, I disagree with Ms Frischknecht that Policy 5 necessarily seeks to *provide a consistent maximum building height of 12m for all sites in Wānaka*. The words “enable heights” [plural] indicates that within tier 2 or 3 urban environments it is possible to have a range of heights, rather than the *one height fits all* approach being promoted. In my opinion, the Lismore HDR zone is one of those areas due to the values and risks I have described above from visitor accommodation activities. It is unique in the context of Wānaka, as it is the only HDR Zone close to the town centre, on south-west facing sloping site with extensive views of Lake Wānaka and the surrounding ONL.

5.10 Policy 6 of the NPS-UD reads:

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - (ii) are not, of themselves, an adverse effect
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)

- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
- (e) the likely current and future effects of climate change.

(underlining my emphasis)

5.11 Policy 6 requires decision makers to have *particular regard* to the fact planned urban built form *may involve significant changes to an area* and such changes *may detract from amenity values appreciated by some people*, such as my clients. Subclause (b)(i) is particularly relevant to this situation, as 12m height plane (in combination with other rules) is weighted in favour of visitor accommodation activities. In my opinion, this will not *improve* the amenity appreciated by other people, communities and future generations as it is unlikely to result in any increase in *housing densities or types*. In my opinion, a 12m height plane weighted in favour of visitor accommodation applied to the Lismore HDR zone is inconsistent with 6(b)(i) as it *will* detract from the amenity values of people living within the zone and is *unlikely* to improve the amenity appreciated by other people, communities and future generations living within or visiting the zone.

5.12 The proposed 12m height plane weighted in favour of visitor accommodation is most likely an unintended consequence of the variation, as the variation does not propose to make any changes to Rule 9.4.6⁸, despite making several changes/improvements to urban design or servicing matters of discretion in Rule 9.4.5.⁹ Those recommended urban design and servicing matters are, in my opinion, equally applicable to both residential and visitor accommodation within the HDR Zone. If there is jurisdiction, I consider the matters of discretion for Rule 9.4.6 should be strengthened similar to that which has been recommended for Rule 9.4.5. If there is no jurisdiction to do that, then I consider the UIV, at least in relation to the Lismore HDR Zone,¹⁰ should be rejected until those matters have been given the careful and thorough consideration that would otherwise be expected given the significance of the changes proposed.

5.13 With respect to the wider issue of the most appropriate building height within the Lismore HDR zone, in my opinion there is scope for large parts of the Lismore HDR zone to accommodate 12m high buildings, if the likely end result, a strip of large visitor accommodation buildings such as I have described above in Queenstown, is considered appropriate in this location by the hearings panel. However, I disagree that this should

⁸ The rule that provides for visitor accommodation.

⁹ The rule providing for 4 or more residential units per site.

¹⁰ And possibly other HDR zones which will likewise be affected by the Variation.

be at the expense of the outlooks from my clients' residential properties for the reasons I have set out above. I consider there is a bespoke solution which could safeguard the outlooks of my clients' residential properties¹¹ while enabling the 12m height (and the uptake of that additional development potential by visitor accommodation) throughout the majority of the Lismore St HDR Zone.

- 5.14 It is apparent when considering the cross sections which are attached to my evidence that the Lismore HDR zone contains three rows – the lower Lakeside Road row (which has a predominantly visitor accommodation character), the middle row (a mix of visitor accommodation and some residential character) and the upper Lismore Street row (which has a residential character). Future buildings up to 12m high throughout the Lismore HDR zone will likely be developed for visitor accommodation, and development within the middle row will have the greatest impact on my clients' outlooks and amenity.
- 5.15 Under the PDP, the middle row could theoretically develop to 7m vertically above ground within 2m of their northern boundary. This essentially represents the *permitted baseline* for the maximum building height within the Lismore HDR Zone, including the middle row properties to the south of my client's land. As such, the PDP safeguards against built form in excess of this permitted baseline by requiring at least an RDA consent. In my opinion, if that maximum height was retained for sites within the middle row where they adjoin my client's properties, then the 12m height plane throughout the remainder of the Lismore HDR zone may be acceptable (assuming the hearings panel accept the likely significant changes in character arising from this).
- 5.16 The cross sections are shown through each of my clients' properties down to Lake Wānaka. The horizontal line with an RL number above it represents the maximum height that a building could have been built to at the northern boundary setback (ie. 7m within 2m of the boundary).¹² I propose that these RL numbers be built into Rule 9.5.1.4 as a maximum height for the middle row as it adjoins my clients' properties. If there are other submissions within the Lismore HDR zone, which raise the same concern about the 12m height plane, the same or similar safeguard might be able to be extended to those properties.
- 5.17 As can be seen in the cross sections, the overall effect of this change is a slight reduction

¹¹ And possibly those of other submitters.

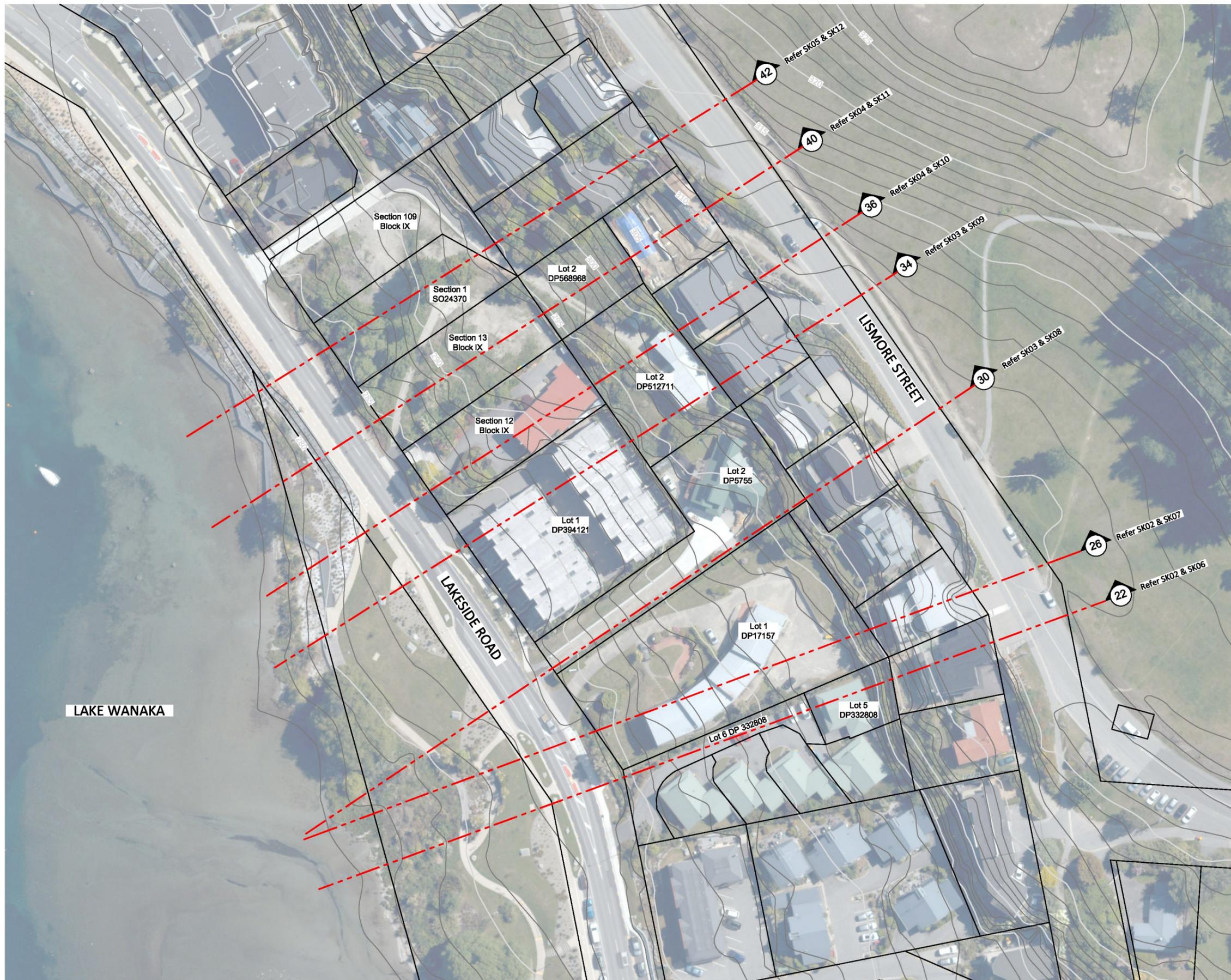
¹² The true permitted baseline would of course slope down parallel to the ground surface (ie. the red line on the attached cross sections).

in height to the northern end of the middle row while retaining some (but not all) of the outlook from my clients' dwellings. The changes to **Rule 9.5.1.4 Building Height** (as amended by the UIV s42a report) to implement this, are as follows:

	Standards for activities located in the High-Density Residential Zone	Non-compliance status
	<p>9.5.1.4 In Wānaka (excluding Three Parks) and Arthurs Point the maximum building height shall be 12m;</p> <p><u>provided, within the Lismore Street / Lakeside Road zone, the following RL's shall not be exceeded on the following sites:</u></p> <p><u>23D Lismore Street (Lot 5 DP 332808) RL 304.30masl</u> <u>29-33 Lakeside Road (Lot 1 DP 17157) RL 304.85masl</u> <u>35 Lakeside Road (Lot 2 DP 5755) RL 306.4masl</u> <u>57 Lakeside Road (Lot 2 DP 512711) RL307.30masl</u> <u>57A Lakeside Road (Lot 2 DP 568968) RL 310masl</u> <u>53 Lakeside Road (Section 1 SO 24370) RL 301.25masl</u> <u>55 Lakeside Road (Section 109 Block IX) RL 301.25masl</u></p>	D

- 5.18 Section 32AA of the RMA sets out the requirements for undertaking further evaluations. I understand section 32 matters for further evaluations need only be considered for the changes that have been made or will be made to the proposal since the first evaluation report was completed. I also understand a further evaluation must follow the same processes as the initial evaluation (as set out in section 32(1) to (4)), including assessing any new objectives, policies or rules of other methods.
- 5.19 With respect to s32(1)(b)(ii), it is my opinion that the changes I recommend in relation to Rule 9.5.1.4 are efficient and effective in achieving Policy 5 of the NPS-UD and Objective 9.2.8 and Policy 9.2.8.2 of the PDP. With respect to s32(2)(a), it is my opinion that the changes I recommend still achieve the benefits of urban intensification in this location, however, minimise the cost of loss of outlook from my clients' properties. With respect to s32(2)(c), I consider there is uncertain information contained within the variation in respect of unintended consequences for visitor accommodation activities. The risk of not acting (not addressing this issue) is likely to undermine the integrity of the Lismore HDR zone. With respect to s32(4), this is not relevant to the proposal.

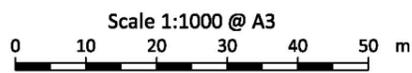
Carey Vivian
4 July 2025



LAKE WANAKA

LAKESIDE ROAD

LISMORE STREET



- NOTES:
- Ground contours have been sourced from QLDC GIS derived from 2021 Lidar data
 - Floor levels of existing dwellings have been estimated from available information and are Indicative only but would be expected to be within 300mm of actual levels

REV	DESCRIPTION	DATE
A	draft for discussion	24.06.25

HEIGHT PLANE ASSESSMENT
Lismore Street
Wanaka

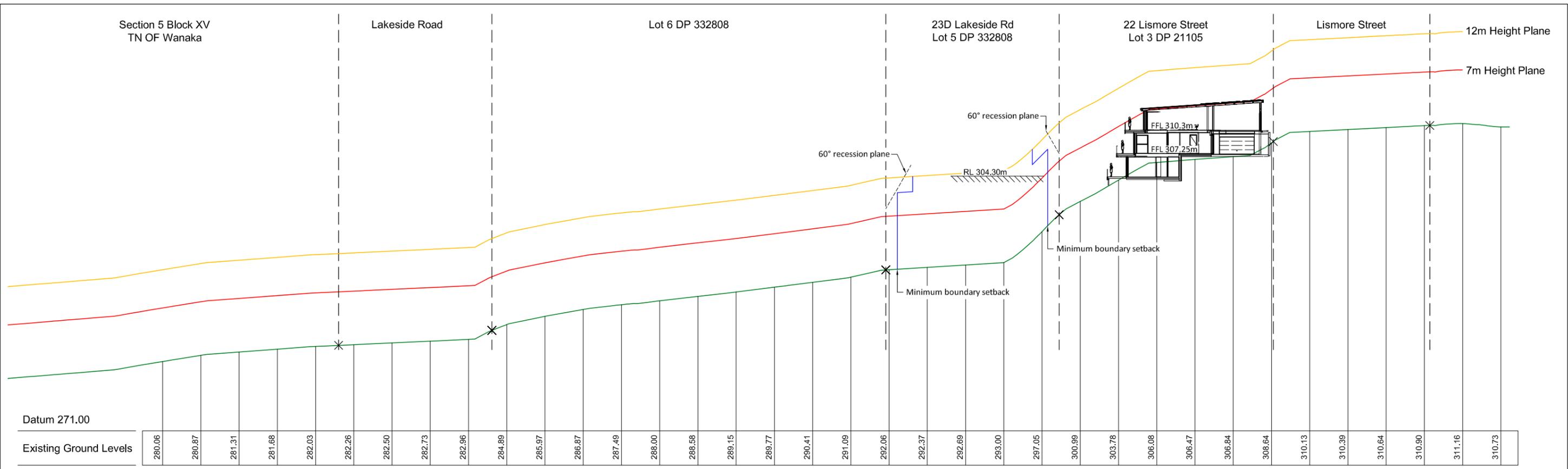
**Section
Location Plan**

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

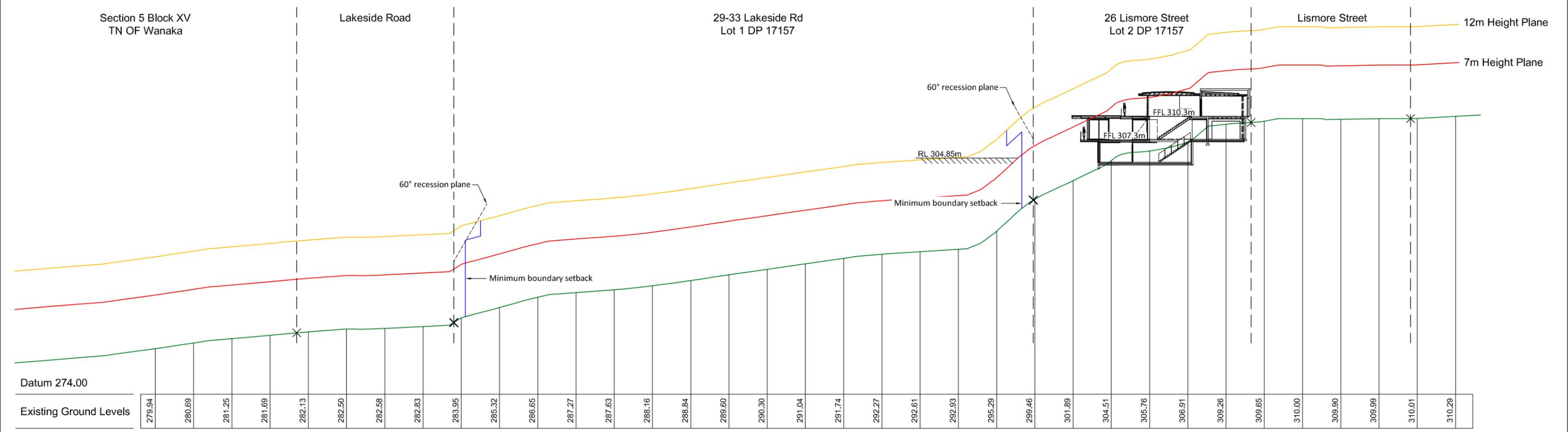
Date	24.06.25
Drawn by	JDR
Checked by	-

SK01

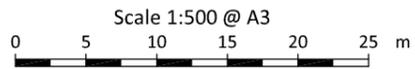
Scale 1 : 1000 @ A3



SECTION THROUGH 22 LISMORE STREET
Scale 1:500



SECTION THROUGH 26 LISMORE STREET
Scale 1:500



- NOTES:
- Ground contours have been sourced from QLDC GIS derived from 2021 Lidar data
 - Floor levels of existing dwellings have been estimated from available information and are indicative only but would be expected to be within 300mm of actual levels

REV	DESCRIPTION	DATE
A	draft for discussion	24.06.25

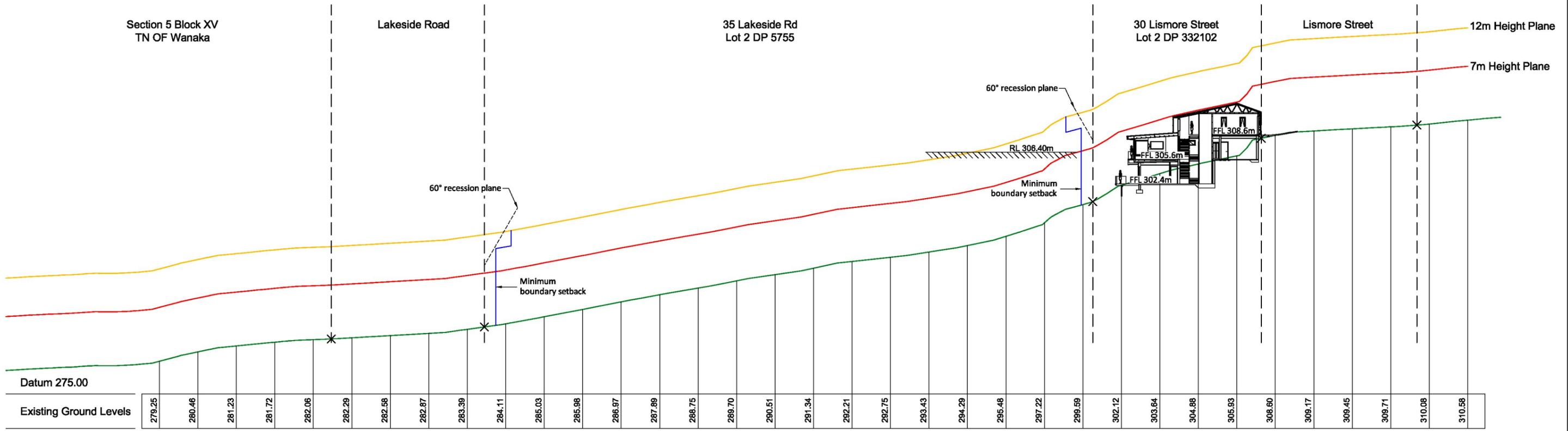
HEIGHT PLANE ASSESSMENT
Lismore Street
Wanaka

Sections Through
22 & 26 Lismore St

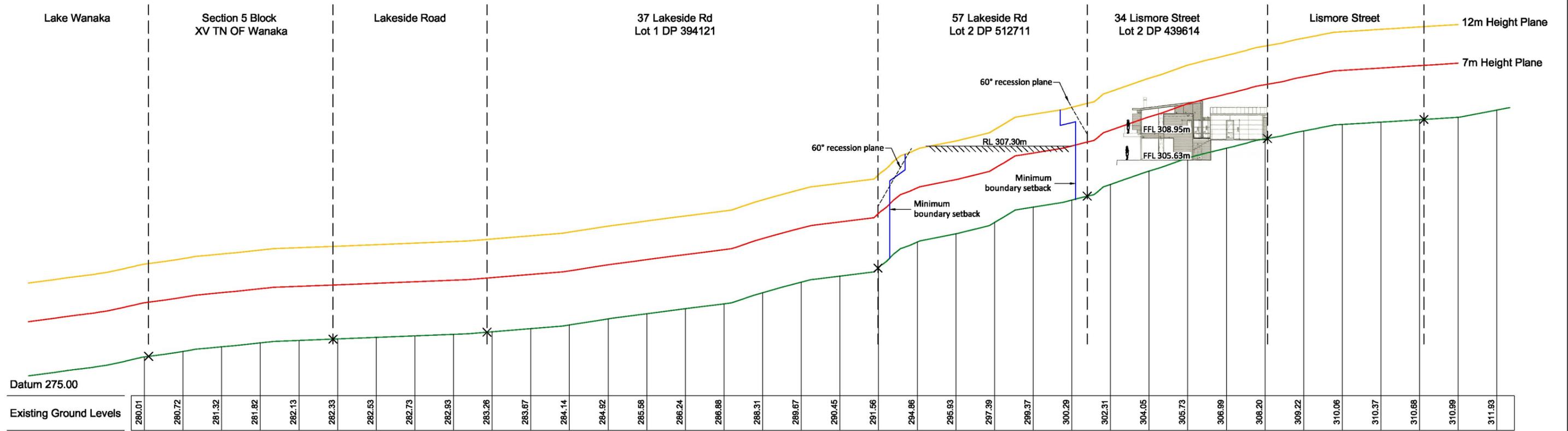
JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	24.06.25	SK02
Drawn by	JDR	
Checked by	-	

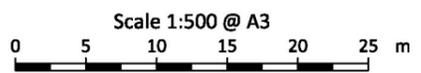
Scale 1 : 500 @ A3



SECTION THROUGH 30 LISMORE STREET
Scale 1:500



SECTION THROUGH 34 LISMORE STREET
Scale 1:500



- NOTES:**
- Ground contours have been sourced from QLDC GIS derived from 2021 Lidar data
 - Floor levels of existing dwellings have been estimated from available information and are indicative only but would be expected to be within 300mm of actual levels

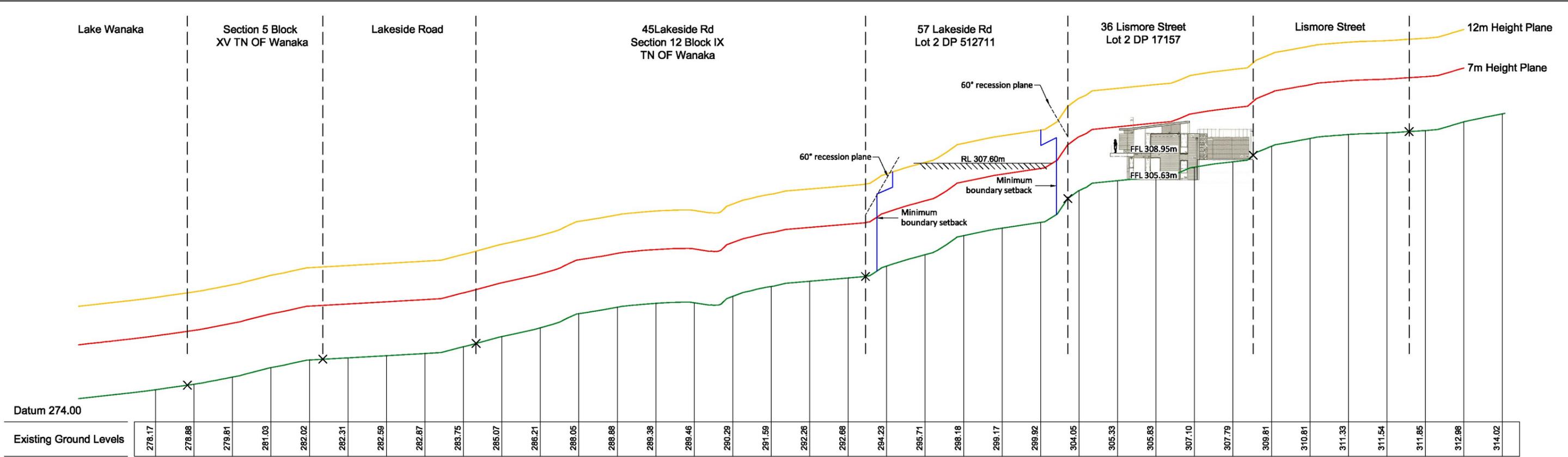
REV	DESCRIPTION	DATE
A	draft for discussion	24.06.25

HEIGHT PLANE ASSESSMENT
Lismore Street
Wanaka

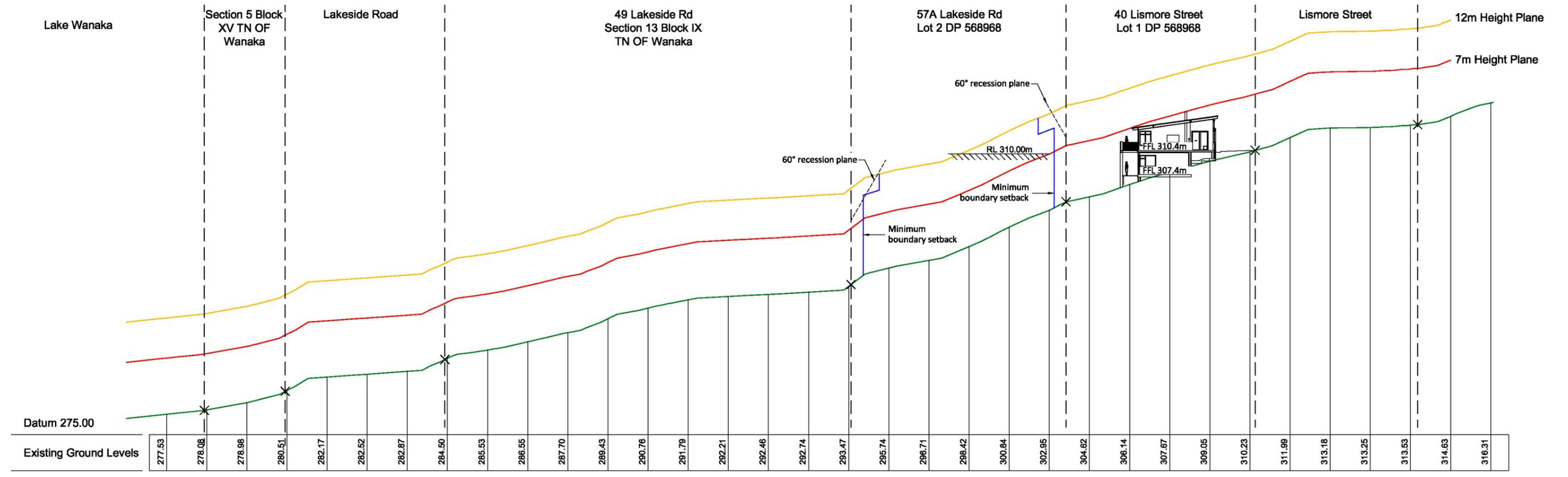
Sections Through 30 & 34 Lismore St

JASON RHIND DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

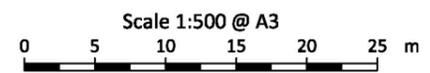
Date	24.06.25	SK03
Drawn by	JDR	
Checked by	-	
Scale		1 : 500 @ A3



SECTION THROUGH 36 LISMORE STREET
Scale 1:500



SECTION THROUGH 40 LISMORE STREET
Scale 1:500



- NOTES:**
- Ground contours have been sourced from QLDC GIS derived from 2021 Lidar data
 - Floor levels of existing dwellings have been estimated from available information and are indicative only but would be expected to be within 300mm of actual levels

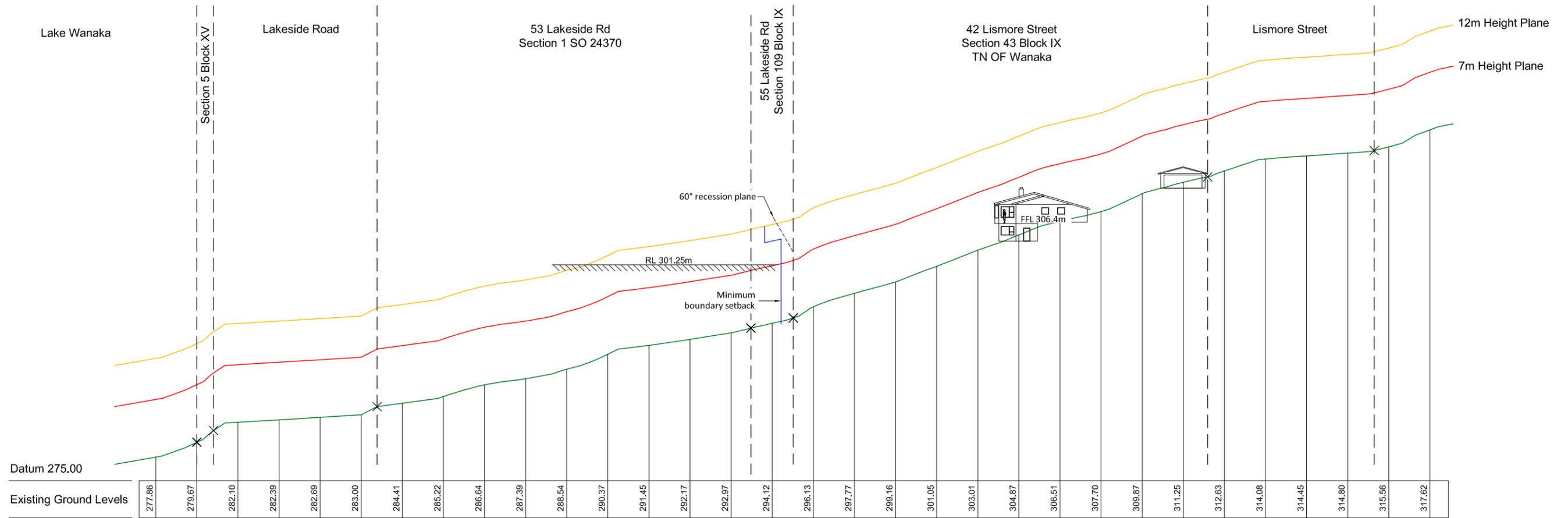
REV	DESCRIPTION	DATE
A	draft for discussion	24.06.25

HEIGHT PLANE ASSESSMENT
Lismore Street
Wanaka

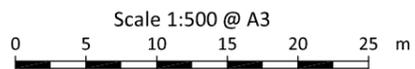
Sections Through 36 & 40 Lismore St

JASON RHIND DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	24.06.25	SK04
Drawn by	JDR	
Checked by	-	
Scale		1 : 500 @ A3



SECTION THROUGH 42 LISMORE STREET
Scale 1:500



- NOTES:
- Ground contours have been sourced from QLDC GIS derived from 2021 Lidar data
 - Floor levels of existing dwellings have been estimated from available information and are indicative only but would be expected to be within 300mm of actual levels

REV	DESCRIPTION	DATE
A	draft for discussion	24.06.25

HEIGHT PLANE ASSESSMENT
Section Through
Lismore Street
Wanaka

Section Through
42 Lismore St

JASON RHIND
DRAUGHTSMAN
Architectural (LBP 2), Engineering, Resource Consent
Phone: 027 6080231

Date	24.06.25
Drawn by	JDR
Checked by	-

SK05

Scale 1 : 500 @ A3