

Good morning, I'm Matt Laming a resident of Wanaka with development interests in Wanaka and Lake Hawea including the subject site being approximately 2500m² of Local Shopping Centre Zone Land

That land currently contains the Hawea Store & Kitchen on approximately 500m² and the remainder is unproductive however we are well advanced with development options.

I've observed the predominant up vs. out debate over the last few weeks and whilst I am sure the solution is a combination of both in this instance it really is biased to up, purely on the basis that Hawea has significant growth, admittedly off a low base, with very constrained options to support that growth. Our subject land being the only remaining Local Shopping Centre Zoned Land in the historic heart of Lake Hawea and not optimising it's use will leave the town short of necessary services indefinitely.

It's great to have the support of Cam Wallace's Urban Design peer review and QLDC Planner for our submission but what are the real benefits.

We are the current operators of Hawea Hotel just down the road from the Local Shopping Centre Zone, we currently have 54 beds and that facility is at capacity, it is also being repurposed into residential subdivision being the best economic use of the site. The current consent for the local shopping centre zone land is two levels of predominantly retail and office space. As mentioned our development plans are reasonable well advanced to progress with construction to an expanded height envelope allowing a mix of activity expanding to hospitality, accommodation and housing.

14 meters allows us to achieve:

- 120 beds vs. the current 54
- 16 worker accommodation units plus a 2 bed, 2 bath managers accommodation vs. none in the current consent
- 35 onsite carparks vs. none in the current consent
- Approximately 50% more retail and office space
- Expediency, this makes this a ready now project from an economic and funding viability perspective, this isn't about obtaining the change and then waiting a decade or so, it will allow us to provide much needed supply ASAP
- Allows us to work with QLDC and the local community to enhance adjoining parks and reserves

So yes the benefits are significant to us as the developer although we certainly retain all the risk but also the benefits are unquestionably greater for end users.

Thank you.