

**John Breen statement to Hearing Panel re Proposed Queenstown District
Plan Stage 3 on Wednesday 12 August 2020**

My name is John Breen. I represent the owners of 92 Ballantyne Road (lot 2 DP 26235). The Breen Construction Company, incorporated in Invercargill 30 August 1939, is the tenant of the property which was purchased by the J C Breen Family Trust from Peter Gordon in 2000. Breen Co, contracting in Central Otago from the company's inception, has maintained a presence in the Wanaka/Upper Clutha district since at least as far back as 1987 when new base facilities for Treble Cone Skifield Ltd were constructed. An extensive list of commercial builds of all types and sizes have followed, and continue to do so as I write.

The current premises on the property were constructed under a Resource Consent granted 31 July 2001. The consent drawings show a proposed administrative building which was not built, the point being that the family had since day one in Wanaka had the necessity of administrative accommodation in mind on this site, and, in this respect, that time is now upon us. Currently, including managers and designers, Breen Co has a growing company workforce of in excess of 30 people — including at this point something of a minimal number of administrative, management and technical staff — based in Wanaka.

We now have resource consents under the ODP that allow the trust to progress various options which allow up to four separate two-storey office buildings, but the limiting changes and differing prospects presented by the current PDP make for uncertainty re values and long term marketability. There has been considerable cost in having to second-guess the options in an attempt to secure future potential that might well, in the event of the PDP as it exists at this point becoming fact, evaporate.

The in-question southwest and northeast aspects of Ballantyne Road are, as existing today, of a well established mixed use nature. And to be blunt, it seems, at least to me, that no amount of paper makeover can hide the obvious: that is the zoning of this land needs to reflect its current state and usage. Any attempt to make it otherwise can only amount to a further waste of valuable time and resource better expended in productive enterprise coming, by and large, within *existing* parameters. Clearly also, there are enterprises other than that which I represent who voice similar concern around the same questions in Ballantyne Road and other close-by localities identified in the JE&A submissions.

The design of the consented office accommodations will be highly visible from Ballantyne Road, the stylish structure and exterior cladding intended to exclusively feature New Zealand grown timbers. The point being that it is difficult to imagine a better site upon which to visibly and innovatively illustrate

the use of home grown natural materials. Sites such as this are surely a critical part of this evolving new Wanaka gateway and high quality designs reflecting the existing use and purpose of the area, and which as such take the eye, should be valued, not prohibited.

For and on behalf of J C Breen Family Trust

John Breen