

Statement of Phil Smith – Submitter 86 Ballantyne Road Partnership (#3286, #3454)

My name is Phil Smith, For the past 40 years I have been enjoying all Wanaka has to offer - for 20 years have been a permanent resident of the town.

In that time I have watched the township of Wanaka grow from what I would consider to have been a small holiday village into the vibrant town we see today.

I grew up with a construction industry background and have been lucky to have been employed or had ownership in businesses that has enjoyed the growth.

I stand here today for 2 reasons –

1. I have spent time in or lived permanently in Wanaka for the majority of my lifetime. I have raised my 3 children here and enjoyed the outdoors and all the town has to offer.
2. For 20 years I have been engaged in business here that has connected me to the downtown and Ballantyne Road areas.

With either hat on I can't for the life of me see any sense in what's being proposed – It's nothing but a backwards step!

From a resident's perspective - How can it be seen practical to promote heavy industry near schools, recreation centres, sports fields, retirement villages and residential developments?

In my opinion this proposed General Industrial Zone contradicts existing Council vision and plans – specifically Beyond Vision 2050 and the current Ten Year Plan.

BEYOND VISION 2050

As Councillors are well aware, Council has developed in partnership with citizens a community-owned, overarching vision for our district's long term future – “Beyond Vision 2050”. You along with your elected member colleagues unanimously agreed in March 2019 to commit to the vision as a guiding document to inform future decision making and planning. So let's use it here – does this proposed General Industrial Zone align with its principles? I think not.

TEN YEAR PLAN

Our current Ten Year Plan has prioritised the concept of active transport, allocating funds to support an increase in walking and cycleways – making safety a priority on roads throughout the region. This decision was made based on extensive community feedback expressing concern about increasing traffic and in particular, safety for children commuting to schools including Te Kura O Take Kārara in Three Parks. Safety is not the first word that comes to mind when I picture trucks and machinery co-existing with pedestrians, cyclists, and schoolchildren.

The District Plan is an important level of influence on future planning. It enables certain kinds of growth and activity that support our community values, and protects us from growth and activity that could damage our land or our people. In your decision about this particular aspect of the PDP, I urge you to heed what our community has clearly communicated about what it values for the future of our children, our grandchildren, and the land they will take guardianship of in decades ahead.

The first vision statement of Vision 2050 is “Thriving People -- Ours is a community with a strong heart and whānau roots that run deep”. Translating this to how we live, work, and play in the land available to us means protecting as much as possible for use to live, work, and play in... not to shut down these possibilities so close to town, schools, and houses.

Another vision statement in Vision 2050 is “Breathtaking creativity -- Surrounded by the endless inspiration of our landscapes, ours is a place that nurtures the arts, culture and the spirit of invention.” I shouldn't have to

state the obvious – that by any objective measure, heavy industrial activity does not lend itself to inspiring breath-taking creativity.

Another obvious contradiction can be found when considering Vision 2050's desire to hear a "Deafening dawn chorus -- Our ecosystems flourish and are predator-free under our kaitiakitanga or guardianship." Trucks rumbling up and down Ballantyne Road and loud machinery would drown out and drive away birds, their song, and other flora and fauna.

From a business perspective I would suggest that the growth has put a strain on certain businesses to operate downtown. Parking is limited and rents are high. For nearly 10 years I operated a project management/design and build construction business out of Brownston House at 21 Brownston Street.

While there is a council carpark located right beside the building its now become near impossible to get a park after 7.30am and once you leave it you won't get it back. Running a business under these conditions is extremely challenging and for that reason and the fact that many businesses don't need to be located on or near the waterfront in high rent areas we need mixed business zones to move to and grow.

For this reason in 2017, I designed with local architects Condon Scott, an office building for 86 Ballantyne Road – the concept was to provide businesses an opportunity to freehold own an office building and invest in their futures. This building was issued a RC in 2017 and a building consent in 2018.

My neighbour to the south Mr John Breen has even more recently recognised the need for such offices and council as recently as 2020 issued resource consents for this.

Both buildings are designed to high standard – they are both in high profile areas of Ballantyne Road. They are also totally appropriate locations for such businesses. They provide significant parking and access and I believe aesthetically will significantly enhance the streetscape as compared to heavy industrial use promoted by Council.

The fact that we can proceed with our buildings is comforting but the fact that we may be limited to type of tenant frustrating and unreasonable. You only have to look at what's already made use of the current zoning to see that there is a significant demand for Architects, Engineers, Vets, IT Centres, Florists, Retail and Project Management space that is far from practical to be in town or on the lakefront.

With these developments approved for consent but not yet completed I feel its valid to state that when you look at the Ballantyne Road we have today we not looking at the Ballantyne Road of tomorrow. In less than 5 years time these major buildings will be in place and with very little road frontage left and the industrial use you seem to wish to promote already looking for more appropriate locations, it seems to me that Council have dropped the ball in identifying an appropriate area for heavy industrial to locate.

I strongly urge you to consider the type of business you wish to promote, the demand and actual need for that type of business close to town. Ballantyne Road is already mixed use business with a bit of service and industrial – if anything promote that and provide heavy industrial activities land in an out of town location.

Thankyou!

