

Summary of Evidence of PAUL DAVID MILLER

For TUSSOCK RISE LTD

My name is Paul Miller. I am a Director of Tussock Rise Ltd.

I have been a business owner in Wanaka since 1976 and still am. I have also been an active real estate salesperson in Wanaka for 20 years.

Tussock Rise Ltd was surprised by the lack of accuracy and therefore the apparent deception caused by the S32 report in relation to the supposed ground truthing in the proposed General Industrial zone. It significantly underestimates the amount of reverse sensitivity issues that will be caused by the proposed GIZ between Gordon Rd and Frederick St including Ballantyne Rd and Tussock Rise.

My estimate, further to the ground truthing evidence that I have supplied, is that approximately 90 tenancies on the TRL (mostly Industrial A) boundary, 120 households on the Bright Sky neighbouring land, approximately 110 households on Golf Course Rd and 140 households in the Aspiring Lifestyle Retirement Village will have reason to complain about "the less desirable" (quote Tony Avery QLDC) and "dirty" (quote Natalie Hampson QLDC consultant) activities that will be allowable on the TRL land under General Industrial zoning.

There has been significant suggestion from QLDC staff that turning the TRL land into BMUZ will cause reverse sensitivity for the occupants on TRL. The fact of the matter is the reverse of this if TRL stays as Industrial B or becomes GIZ. The existing Industrial A is predominantly BMU already.

Even if it had been proved that there is a need for the amount of GIZ that is proposed (which of course it hasn't), that would not be a reason to put it in the wrong place! Gordon Rd to Frederick St and west of Ballantyne Rd is now the wrong place. The town has grown into this area, making it impossible to cater for "the less desirable and dirty industrial activities" in this neighbourhood.

In a commercial sense, the need has been clearly identified for warehousing with approximately 250m² of retail attached, light manufacturing such as fishing rods and other sporting equipment with more than 100m² of retail and independent office space for the likes of software and gaming programmers. These activities do not fit into an industrial zone and don't mix with industrial activities.

Curiously, QLDC do not appear to respect the appropriate activities in respective zones. This is being shown by their proposal to make approximately 50% of the activities in the GIZ non-complying or prohibited. The further recent development of their own works yard in the LDSR zone of Tenby St west, which would be a perfect place to alleviate the problems Wanaka has with unaffordable worker accommodation, is another indication of this.

Grant Bisset and I as the owners of Tussock Rise Ltd, do not wish to leave an island of General Industrial zoned land appropriate for the less desirable and dirty industrial activities, as our legacy in the middle of our resort town.