

**Jerry Rowley – Submission re proposed Wanaka GIZ (Alpine Nominees Limited - #3266, #3450 – 8
Connell Terrace – PlaceMakers site)**

My name is Jerry Rowley. I was born and raised on Lake Hawea Station. My grandfather pioneered the property when it was carved off the enormous Morven Hills Station in 1910.

I went to school with the children of the early local transport families – the Staffords whose yard was on Camphill Road, the Reid's, whose yard was in the main street of Luggate and the McLeods whose yard was on Warren Street, just around the corner from the top of Helwick Street. These eventually amalgamated to become Upper Clutha Transport Company we all know today. The yard in Warren Street which hitherto was “on the outskirts of town” became swallowed up by expanding residential development and so they moved way out of town – to Ballantyne Road. As the pace of development now accelerates at a blistering pace, it is becoming apparent to those with an eye for it that Ballantyne Road is becoming less and less appropriate for this kind of industry just as Warren Street did all those years ago.

Placemakers has been in 4 different premises since its arrival in Wanaka in the 70's. Firstly in (lower) Helwick Street, then in (upper) Ardmore Street, then Anderson Road before moving to Ballantyne Road in 2006. With each shift, the use of land left behind changed to something more intensive – less “industrial”. This is the natural way of things – progress as some would say.

In the same way, but without an alternative area to move to, many businesses on Ballantyne Road, Frederick Street and Gordon Road, now reflect a wide mix of use as high land values and exorbitant leases squeeze people out of the downtown area. Many of the lot sizes in this area also make it more conducive to mixed use rather than a very restrictive GIZ as it is proposed.

In my opinion a GIZ should have its own designated area, out of town, off busy thoroughfares.