

Summary of Evidence

Lucy Jane Millton for **W & M GRANT (SUBMITTER 455)**

1.0 Overview of the Site

- 1.1 The submission concerns land on Hansen Road / Frankton-Ladies Mile Highway, Frankton, legally described as Lot 1 DP 355881 Secs 22 27-28 30 BLK XXI & sec 125 BLK I Shotover SD, valuation 2907148703 ("the subject site"), and has been in the Grant family for five generations.
- 1.2 The Grant Family still own pockets of land on either sides of Frankton Ladies Mile Highway, including the Grants residence on the southern side of that road, the subject site, and the south eastern slopes of Queenstown Hill.
- 1.3 The subject site is a 2.246 hectare triangular parcel of land, with three boundaries, which includes two road boundaries.
- 1.4 The subject site contains an existing residential dwelling and a number of existing farm buildings, some of which are used for storage, and some of which contain existing retail and commercial activities. Mrs Grant has resided in the existing dwelling on site since 1976.
- 1.5 The site contains three existing vehicle crossings onto Hansen Road and onto Frankton – Ladies Mile/ SH6, one to the existing dwelling on site, and one to the existing farm buildings, and one located at the south east corner of the site onto Frankton – Ladies Mile/SH6.

2.0 Summary of the Submission

- 2.1 Within the original submission, the submitter sought to rezone the subject site to Medium Density Residential, with a Visitor Accommodation overlay, or to Commercial to allow for the land to be utilised more efficiently than what it can currently be under the Rural zone.
- 2.2 Recent changes to the surrounding environment, and the proposed change to rezone the land to the immediate west of the subject site (LSCZ), it is our submission that leaving a small area of Rural zoned land is inconsistent with other surrounding areas.

3.0 Summary of the section 42A report

- 3.1 The s42A report states that the site could not be serviced appropriately. It has subsequently been accepted that servicing of the site can be achieved subject to further design.
- 3.2 Ms Banks identified two key issues with Medium Density and visitor accommodation overlay could lead to pedestrian linkages and the reconfiguration of the Hansen Road intersection.
- 3.3 My submission states that pedestrian linkages would be considered at the time of development, and would be included in the design of future land uses and/or at the time the adjacent road is upgraded.
- 3.4 With respect to the reconfiguration of the Hansen Road/SH6 intersection, the submitter is willing to work with NZTA to provide a solution to this access constraint. NZTA have indicated that they will also be willing to work with the landowner, and further confirm that they would support residential development on that land.
- 3.5 Ms Banks states that urban development is not the most appropriate approach for the site, however does not offer any solutions to what the land would be best for, other than Rural.
- 3.6 Further development within the AOCB would limit future opportunities based on Rule 21.4.29 which states that *Activities within the Outer Control Boundary – Queenstown Airport, on any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan Maps, any new Activity Sensitive to Aircraft Noise is prohibited.*

4.0 Conclusion

- 4.1 The submitter seeks to rezone the area of land located between Hansen Road and Frankton – Ladies Mile/SH6 from Rural to a more enabling zone which would allow for future development which is consistent with other surrounding land uses.