

## **Summary of Evidence**

Lucy Jane Millton for **B GRANT (SUBMITTER #318, #434)**.

### **1.0 Overview of the Site**

- 1.1 The subject land is owned by both the submitters parents, W J & M M Grant (Lots 6 and 10) and the submitter, Bruce Grant (Lot 7).
- 1.2 An existing residential dwelling has been constructed within Lot 7 and is accessed off Marina Drive via a right of way, this is the submitters private residence.
- 1.3 The subject land was subdivided by subdivision consent RM980009, and was separated from the main family farm (which takes in most of the south-east slopes of Queenstown Hill and land further to east of Frankton, now the Frankton Flats zone).
- 1.4 Lots 6 and 10 at this time are free from any development.

### **2.0 Summary of the Submission**

- 2.1 This submission seeks to rezone the subject land under the Proposed District Plan from Rural to Low Density Residential (LDRZ) and to amend the location of the Urban Growth Boundary (UGB) to include the subject land; and supported the exclusion of the subject land from the Outstanding Natural Landscape, Landscape Classification ("ONL").
- 2.2 The location of the UGB would limit development opportunities, and in future could potentially make future land use consents more difficult (of the zone change was not accepted).
- 2.3 The submitter accepts the location of the proposed Outstanding Natural Landscape.

### **3.0 Summary of the section 42A report**

- 3.1 The s42A report states that up to eight additional dwellings could be constructed within the site. However, based on the remaining area of undeveloped land would equate to an additional **four** dwellings over land

zoned LDR – this is taking into consideration, the existing dwelling, location of the right of way and consent notice area which restricts development within the lower part of the site.

3.2 Access to the developable area of land will be via Lot 24 DP 23191 which was purchased to provide a future access onto Marina Drive. Access onto Frankton Road was never anticipated.

3.3 The correct subdivision reference is RM980009.

3.4 Ms Banks states that there is an active schist debris landslide hazard on the land which is located to the north and east of the subject site (at Lot 4 DP 459375). Geotechnical reports were provided as part of the previous subdivision consent. Recommendations were placed on the titles by way of consent notice.

3.5 Ms Banks greatest concern is with respect to the rezoning of the land is the development expectation that it would set for the site with respect to natural hazards, and considers that the Rural zone would not set any expectations over the density of development which could be achieved on site. As outlined in 3.1 above, based on the total area of land, including land which has already been developed, areas where development is restricted, and the location of the right of way access, the expectation of development is for four additional dwellings. Under the LDRZ these restrictions would be carried through and as such would not set any unrealistic expectations to the current owner, or any future owner of these land parcels.

#### **4.0 Conclusion**

4.1 The submitter seeks to rezone Lots 7, 6 and 10 DP345807 from Rural to LDRZ; relocate the UGB. No change to the ONL is sought. Further information was provided with my evidence to provide further clarification of how future access can be achieved from these lots, and additional expert geotechnical reports to outline the sites ability to be further developed in future.