

From: [DP Hearings](#)
To: [DP Hearings](#)
Subject: Site visit requests - Urban Intensification Variation
Date: Friday, 11 July 2025 11:42:58 AM
Attachments: [image001.png](#)

From: Charlotte Clouston

Sent: Friday, 11 July 2025 11:31 AM

To: DP Hearings

Cc: John.Edmonds

Subject: Site visit requests - Urban Intensification Variation

Kia ora DP Hearings team

Can we please request that the Panel undertakes a site visit for the following addresses / submitter owned land? These sites are all subject to requested changes, therefore a site visit would enable the panel to better understand the site context.

I have marked them up on the maps **attached** – please let me know if any queries on the locations or if you need any further information.

Town Centre

Town Centre - PC50 Land

The blocks of land shown in the maps attached – subject of submissions and evidence:

The block of land bound by Man Street, Lake Street, Hay Street and Back Street (includes the Carter Group Land – OS776 and FS1337);

The block of land bound by Man Street, Hay Street, Isle Street and Brecon Street (*Isle Street West Sub-zone*) (includes the Centuria Land – OS743 and FS1362);

The block of land bound by Man Street, Camp Street, Isle Street and Brecon Street (*Isle Street East Sub-zone*) (includes the MIL Land – OS767 and FS1336); and

The block of land bound by Brecon Street, Isle Street, Hay Street, Man Street, Thompson Street, Glasgow Street and the Recreation Reserve (*Lakeview sub-zone*).

Reason being: the submitters have requested inclusion of this area in the UIV as a logical extension of the PDP town centre zoning (currently ODP town centre zoning) and an area appropriate for intensification. A site visit will provide context to this area and its connection to the PDP zonings.

2 and 22 Earl Street – Novotel Hotel

This land is subject to a request for reclassification of height precinct (Continuum Hotel land, OS771).

Request for site visit to view the block of land within the town centre context and receiving environment to aid understanding of requested change.

27 Brecon Street and surrounding block of land – Queenstown Gold Limited

This land is subject to a request for reclassification of height precinct (FS765).

Request for site visit to view the block of land, including Queenstown Gold Limited land, to aid understanding of town centre context and existing / receiving environment.

Frankton Rd

31 Frankton Road – Millennium & Copthorne Hotels (FS1344)

This land is requested for inclusion within an area of elevated height (18.5m) in the HDR zone (through FS1344).

Request for site visit to view the block of land to aid understanding of the context and connection to other four blocks referenced in OS1008 and OS986.

221 and 225 Frankton Road

221 Frankton Road is owned by Fortune Fountain (OS769). The site is adjacent to the land subject to submission of Mr Hewat (OS78). Site visit recommended to understand the context of the submissions in relation to each other and location.

Thompson St

Thompson Street – western end including 90, 92, 94, 98, 101, 108A and 110 Thompson Street and western end of Lomond Crescent

Submitters OS773, FS1351, FS1348, FS1349 and FS1350 own the specified landholdings.

These further submitters have requested rezoning of this area of MDR zoned land to HDR.

Request for the Panel to view the sites and requested area of change to better understand the surrounding context of HDR zoning and extent of requested change.

Arthurs Point

182 Arthurs Point Road

The topography and location of the Arthurs Point Trustees Ltd (OS1260 and FS1338) land are key factors discussed in the planning and landscape evidence related to a site-specific control in the UIV.

Visiting the site would enable a thorough understanding of the context and receiving environment.

Frankton

1 and 3 Hansen Road, Frankton

This land is subject to submissions and evidence for City Impact Church (OS775) and No. 1 Hansen Road (OS766), including requested rezoning and discussion of the ONL and Urban Growth boundary.

Reason being: visiting the site will enable understanding of the lay of the land, including the reality the current rural zoning and connection to the wider BMUZ/Frankton North area within this location.

111 Frankton-Ladies Mile Highway, Frankton

This land is owned by Latitude 45 Development Ltd (OS768 and FS1332). The evidence provided for this includes discussion of maximum heights in context of ONL and Frankton North area.

A site visit would enable the Panel to better understand the Frankton North context and evidence provided for the site.

Ngā mihi | Kind Regards

Charlotte



Thompson Street – extent of
requested rezoning shown in
bold





27 Brecon Street

PC50 Land in blue
(Lakeview continues west)

2 and 22 Earl Street

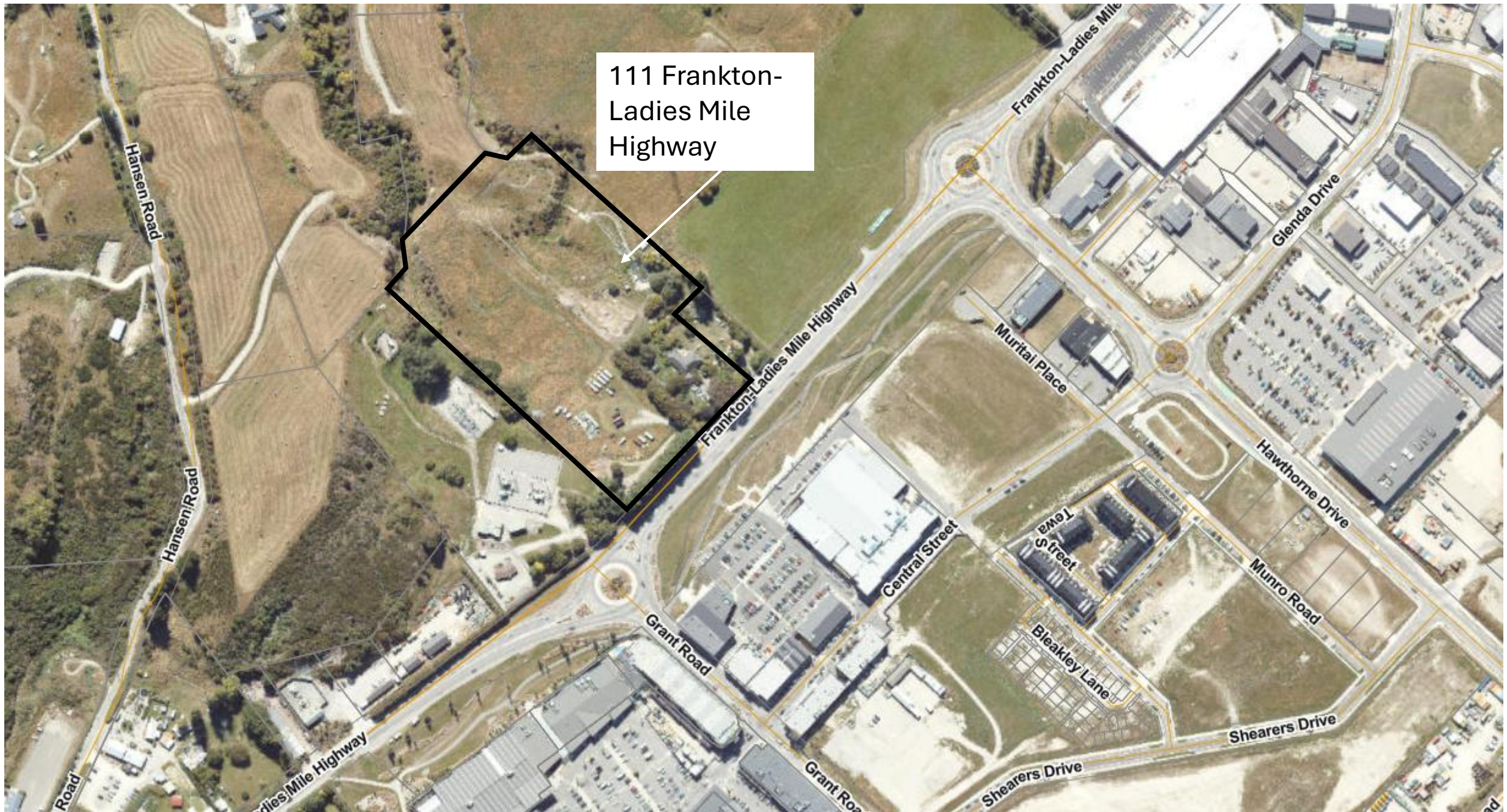


31 Frankton Road





1 Hansen Road and
3 Hansen Road



111 Frankton-Ladies Mile Highway

