

Te Pūtahi Ladies Mile Variation: Doolytle & Son Limited Proposed Rezoning

1. My Name is Andrew Angus McFarlane and reside in Queenstown.
2. I am Managing Director and sole shareholder of Doolytle & Son Ltd
3. Doolytle & Son own the land at 466 Frankton-Ladies Mile Highway. We own two lots which are amalgamated together. Lot 2 DP 536321 is the main parcel, with Lot 403 DP 322452 being a small adjoining parcel.
4. Doolytle & Son Ltd is a member of the McFarlane Group.
5. McFarlane group has been a developer of property in the central city of Christchurch for many years. It has constructed approx. 100,000m² in Christchurch City and owned many high profile developments to include ANZ Bank - Cathedral Square, Oxford Clinic, Farmers Mall/Christchurch City Council Car Parking Building (618 Parks) - Colombo Street, SBS Bank - Manchester Street, Constructed and owned many others to include also retail precincts, Industrial Development as well as Residential Development and construction. Previously the Largest Private Land owner in Cathedral Square and commercial precinct within the '4 Avenues' of Christchurch.
6. Doolytle & Son Ltd has the Expertise and History of completing high Quality Developments that conform to customer requirements and environmental awareness.
7. In the originally notified Ladies Mile Variation, our site was zoned Low Density Suburban Residential.
8. Our first preference is that the site be zoned as part of the Commercial Precinct. If Commercial Precinct is not acceptable, the site should be zoned High Density Residential.
9. I understand that in the Joint Witness Conferencing, Council's planner has agreed that at the minimum, our site should be rezoned to High Density Residential.
10. I think that Commercial Zoning is the most appropriate because:
 - a. It will provide services to the existing residents of Shotover Country and Lake Hayes Estate thereby reducing as many vehicles on the road which need to cross the Shotover Bridge to get to Frankton; and
 - b. It will be more compatible with the adjacent non-residential uses;
11. Our intention for use of the land with commercial zoning is to create a small scale local commercial area which will service the immediate residential area (Lake Hayes Estate and Shotover Country as well as the future residential use north of State Highway 6). This area of Commercial Precinct could include:
 - a. Small-scale retail;
 - b. Cafes/boutique brewery;
 - c. An element of residential or small apartment styled short stay;
 - d. Easy and Safe access and pedestrian mobility is of key importance of any development for which our design philosophy will be paramount.
12. I have had a greenhouse gas report commissioned by Lumen and they confirm that a rezoning of the Doolytle land to Commercial Precinct would reduce transport-related emissions

particularly related to customer travel. This supports one of the objectives of the Ladies Mile Variation which is to reduce future effects of climate change.

13. I have had the accesses to the site reviewed by surveyors who have confirmed that the accesses are feasible for a commercial development.

14. Doolytle is ready to develop.

Doolytle is currently undertaking a bulk and Location feasibility along with Transport and Pedestrian access options. Currently under the proposed SH6 construction there is no pedestrian link direct to Hayes Creek Residential area other than a note on the construction plans showing'Footpath by others....' Our development will include discussions with Council and roading engineers to best allow access to the new roading development to the North (HW6) plus create a safe approach from the Hayes Creek residential area. This mostly exists now but terminates on the edge of the subject site with no Northern extension evident.

Initial investigation shows the development can safely enter and exit the site with minimal roading construction, little to no Roding design changes other than passing, entry and exit verge extensions.

15. Initial discussions with Potential Clients and residents of the immediate catchment have shown an overwhelming requirement for such a development, I therefore reiterate that the proposed Commercial Precinct zoning is feasible and will provide more services for the residents of Lake Hayes Estate and Shotover Country (as well as the Ladies Mile Variation residents) and better connect these three areas.

16. Thankyou for allowing me to address the panel.