

**BEFORE THE HEARINGS PANEL
FOR THE PROPOSED QUEENSTOWN LAKES DISTRICT PLAN**

IN THE MATTER of the Resource Management Act
1991

AND

IN THE MATTER of the Queenstown Lakes Proposed
District Plan

AND

IN THE MATTER of Hearing Submissions Seeking
Amendments to the Planning Maps
covering Queenstown and
Queenstown Rural (Excluding
Wakatipu Basin)

**STATEMENT OF EVIDENCE OF CHRISTOPHER CHARLES HANSEN
ON BEHALF OF**

C & S Hansen

(Submitter 840)

B Giddens

(Submitter 828)

Dated 9th June 2017

1.0 INTRODUCTION

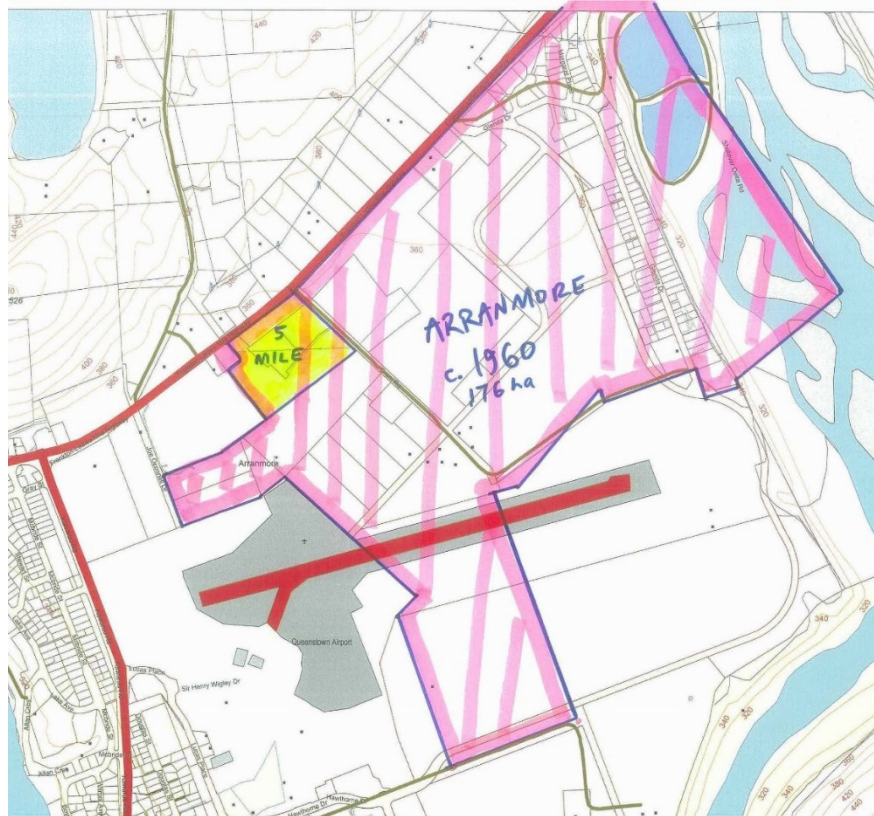
- 1.1 My name is Christopher Charles Hansen and I own the property at 18B McBride Street with my wife Suzanne. The property at 18B McBride street is our family dwelling where we live with our 9 year old daughter, 8 year old son and elderly Labrador.
- 1.2 I am providing this brief of evidence as landowner and occupier in support of our request to rezone the property from Low Density Residential to a more appropriate zone.

2.0 SCOPE OF EVIDENCE

- 2.1 The purpose of this evidence is to assist the Hearings Panel with my experience in living in this location and why we consider it is appropriate to re-zone the property and immediately surrounding properties to Local Corner Shopping Zone ("LCSZ").

3.0 BACKGROUND

- 3.1 First a little history. I am a proud 5th generation Queenstowner and have resided here my whole life with the exception of a stint in Dunedin to study at Otago University and a couple of years abroad on an O.E. The Hansen family have lived and farmed between the Shotover River at Tucker Beach and the Kawarau River at Frankton Flats since the 1870's. My father lived at Arranmore Farm until 1974 until the family farm was sold.



- 3.2 My parents currently reside at 19 Stewart Street, Frankton. My Grandmother built the house there in 1989 and lived there until she died in 2007. My parents have lived there since.
- 3.3 Suzanne and I purchased the property at 18b McBride St from my Aunty Sue in December 2009. Prior to that; Sue owned the property since October 2001 and lived there with her family. I spent time at the property with my cousins at family gatherings.
- 3.4 My Aunty Sue was an adjoining neighbour when the property at 16 McBride Street was converted to a dental practice. After growing up in Frankton she was opposed to this at the time as she considered the residential amenity she enjoyed was being eroded. We purchased the property when my Aunty decided to leave the district to move to Motueka as the town she knew, in her eyes, was getting too busy. Below is a photo my Aunty gave me.



View of Arranmore circa 1966

3.5 We moved to the property when our children were pre-school age and being close to the Grandparents (200m away) was a great benefit. The children went to the Play centre on the site where the primary school now stands. Remarkables Primary opened in February 2010, the children are currently enrolled there and it is a short walk to school.

3.6 Close by was the supermarket at Remarkables Park and the Alpine Aqua Land Swimming Pool. We would take the dog for walks and the kids would play in the lake at Frankton Beach. Suzanne is a qualified personal trainer and currently takes fitness classes at Alpine Health and Leisure and I have a short drive to my workplace at Lower Shotover Road. The property ticked many boxes for us as a residential location.

4.0 PROPOSED REZONING

4.1 Since moving into McBride Street we have seen considerable change in the Frankton Area in a very short space of time. Growth in the Wakatipu and in particular the Frankton area has been exponential.

- 4.2 With the growth has come an increase in both air and vehicular traffic. Perhaps the most noticeable difference for us has been the increase in activity at the Bus Shelter located on the reserve adjoining our property.
- 4.3 After living at McBride Street for only 2 years we started experiencing noise related issues. I have been having neighbourly discussions with Brett over the fence about these issues and we have been considering possible solutions since then.
- 4.4 The combined air noise, traffic noise and noise at the bus shelter has increased to the point where we believe there is no residential amenity left in this location. The increase in traffic activity and associated noise is directly proportional to a decrease in residential amenity.
- 4.5 I'm sure the panel will appreciate that having concert goers urinating on our fence during the day while the children bounce on the trampoline and the incessant thump of bass speakers from boy racers cars at 2am are activities occurring at the bus shelter that are not compatible with residential activities.
- 4.6 The traffic issues in and around the Frankton area are now well recognised and it appears to be the will of the politicians to finally tackle this issue. This issue will take some time to fix. McBride Street at peak times is unsafe for our kids crossing the road to visit the grandparents or to walk to school.
- 4.7 Even when improvements to traffic infrastructure are completed, the traffic volumes will only ever increase in this location. Improving the traffic infrastructure will not improve or restore the residential amenity for our property.
- 4.8 With the increase in traffic there has also been an increase in commercial activities at the Frankton Corner. This is due to its unique location and its high visibility exposure to every visitor to Queenstown. This is also clearly evident by the number of resource consents granted in this area for non-residential activities. On top of this is a number of home occupation or businesses being run from home.

- 4.9 The Transport hub at the bus shelter with the increased bus services compliment commercial activities in this location.
- 4.10 We have spoken with Councillors, our local MP, both Otago Regional Council and Queenstown Lakes District Council staff about the issues and the remedies. We have not had great responses from these parties and have therefore decided our best forum is to pursue this matter ourselves through District Plan review.
- 4.11 In our discussions with adjoining neighbours, we have been asked several times if we would consider selling or leasing our property so they may expand their growing businesses. They recognise the importance of this location for commercial activities.
- 4.12 Residents on the western side of McBride street have not expressed any reservations about our re-zoning request for the simple reason that it does not affect their outlook and amenity in any way.
- 4.13 We would love to stay in Frankton and live further west however the popularity of the area is making it difficult for us to find another family home in this area.
- 4.14 As a result of this, we have obtained resource consent (RM170304) to use the property as an office and intend to move the family to reside at Quail Rise.

5.0 CONCLUSION

- 5.1 In my time living in Queenstown I have seen and experienced exponential growth first hand.
- 5.2 My view is that the growth of the district has always outpaced the planning tools put in place to manage the effects of growth. This is particularly so in the last 30 years.
- 5.3 The effects of growth have impacted my personal situation and to assist in the remedy we have chosen to participate in the shaping of the future of the district by submitting on the District Plan review.

5.3 I consider that the best and most efficient use of our property at McBride St into the future is commercial and the provisions of the proposed LCSZ fit well in this location for the reasons outlined above.

DATED 9 June 2017



Chris Hansen