

Alyson Hutton for Otago Foundation Trust Board (Submission 408)

(“the Board” or “the Church”)

Queenstown Mapping – Hearing Stream 13

1. I am the author of the submission and primary evidence for this hearing. My experience is set out in my primary evidence.
2. The Board submitted that the entire area of the subject land be rezoned as Medium Density Residential Zoning, including that part of the land that is within the Outer Control Boundary (OCB). The Council had originally notified the land to be re-zoned as Medium Density Residential. The Planner’s Section 42A report now seeks Rural Zoning.
3. The land is within the Council’s proposed Urban Growth Boundary (UGB), is across the road from the Frankton town centre and should logically be rezoned for urban purposes.
4. Rezoning the entire area as Medium Residential Density Zone will still allow the prevention of inappropriate activities on land not deemed appropriate i.e. within the OCB and the Outstanding Natural Landscape Boundary (where it is determined by this hearing). The Medium Residential Density zoning will allow development that can fit within the constraints of the land and allow it to be used in the most efficient way possible.
5. The Council has been assessing the land for development for a number of years. During my time as a Senior Policy Planner for the Council the rezoning of the rural land on the northern side of the State Highway was considered a priority after Plan Change 19 was resolved. It was considered an important “piece of the puzzle” in relation to Rural Zoning remaining within the Council’s proposed UGB. I consider that unless the zoning is considered comprehensively, the land from Quail Rise to Hanson Road will be the subject of property by property Discretionary Rural General resource consents potentially resulting in ad hoc development at an important entrance into Queenstown.
6. The Proposed Plan included the Church’s land as Medium Density Residential Zoning. I support this zoning. To now consider that the land should remain as Rural General Zoning (even outside of parameters such as the OCB and ONL line) will not result in effective or efficient outcomes.

Rebuttal evidence:**Kimberly Banks (QLDC):**

7. I believe that is possible for the entire portion of the site to be re-zoned. Activities Sensitive to Aircraft Noise (“ASANs”) can be restricted to areas outside of the OCB. This approach has been used recently by the Environment Court through Plan Change 19 – Frankton Flats (B) Special Zone, where industrial uses are confined to this area. Having split-zoning will make consents complicated (two different assessments) which I consider un-warranted on such a small piece of land. A consistent zone with differing rules inside and outside of the OCB line is more efficient.

John Kyle (QAC):

8. I believe that a rule in the Medium Density Residential Zone (or whichever other zone the Commissioners see fit to rezone the land) to prohibit ASANs would appropriately mitigate any risks that Mr Kyle identifies with rezoning rural land within the OCB. This is the same approach that has been taken in both the Frankton Flats B Zone and Remarkables Park Special Zone and allows the efficient use of land while protecting the Airport’s interest with regards to reverse sensitivity.
9. I believe that any land outside the OCB should be available for any activities (including ASANs - subject to appropriate zoning rules). Should Queenstown Airport consider that land outside the OCB is also sensitive to aircraft noise then it should seek to amend the locations of the air noise boundaries in the District Plan as part of a First Schedule Process.

Conclusion

10. I consider that the rezoning to Medium Density Residential is appropriate for the following reasons:
 - a. It is within the Urban Growth Boundary and directly across the State Highway from a high density mixed used urban area;
 - b. It can accommodate both residential and non-residential activities and achieve setbacks from the State Highway;

- c. Leaving zoning as rural as the default and requiring all development undertake a Discretionary consent gives no security to the land owner and will lead to ad-hoc development;
- d. The land will likely never be farmed effectively (the only permitted activity for the site);
- e. The Section 32 criteria set out in Ms Banks's strategic evidence is met by the proposal, as I identified in my primary evidence;
- f. Rezoning the land now as part of the District Plan Review ensures that future development can occur in a co-ordinated way.

Alyson Hutton

22 August 2017