

Queenstown Lakes District Council – Proposed District Plan Stage 2

Further Submission

Queenstown Lakes District Council

QLDC

Private Bag 50072

20 JUN 2018

Queenstown

QUEENSTOWN

Attention Planning Policy

Submitter Detail **Dame Elizabeth Hanan & Mr Murray Hanan**

Address 159 Highgate, Dunedin 9010

Email : ehanan@extra.co.nz

Further Submitter Status: The Hanans have an interest in the PDP Stage 2 that is greater than the interest of the general public because the submitter owns land at 82 McDonnell Road which is included within and affected by the Wakatipu Basin Rural Amenity zone provisions proposed by stage 2 of the PDP and have made an original **submission FS 1004.3** notified 2015.

Reference : **Trojan Helmet Ltd 473, 2387 and further submission 2796**

Note- The PDP supports the retention of the land under consideration as Rural General.

The plan changes from the Environment Court:

PC 30 defines the urban boundary /rural zone for Arrowtown.

PC29 defines the Urban Growth boundary

PC39 reinforces the rural zone with no further development on McDonnell Road outside the boundary.

The submission to develop further residential sites outside the urban growth boundary is contrary to good planning practice. McDonnell Road is the boundary with urban development contained on one side and rural zoning on the other.

The Evidence of Bridget Gilbert for the Hills Resort Zone submission pages 129-134 under Figure 55.9 shows a residential development A8 adjacent to McDonnell Road and exiting onto that road. We strongly object to this part of

the proposed Special Hill Resort Zone . The fragmented pocket on 55.15 is an aberration.

The traffic report by David J.R. Smith page 25 with 520 possible traffic movements per day along McDonnell Road with egress onto the Lake Hayes - Arrowtown – Malaghans Road junction is very high for what is at present a boundary rural road and walking track alongside.

It is important to retain the rural areas “the lungs” for the Wakatipu basin, healthy ecosystems and by limiting urban sprawl prevent run off into streams and water ways of contamination.

We **object strongly** to the residential development proposed on McDonnell Road and any mitigating features to disguise this is not acceptable.

We oppose the A8 residential component of the Hills Resort zone proposal adjacent to McDonnell Road as it is contrary to the PDP and Plan changes approved in the Environment Court and request that it be declined.


John Murray Hanan


Elizabeth Ann Hanan

QLDC
20 JUN 2018
QUEENSTON

18 June 2018

Rural Zone: McDonnell Road Boundary



Site of FS

Exit

82 McDonnell Road

McDonnell Road

Ref: 473, 2387.

EA 9 JM Haran FS1004.3