

My Name is Keri Lemaire-Sicre. My husband Roland & I, own and operate Ladies mile Pet lodge.

Located @465 Ladies mile SH6, Opposite Howards drive, leading into Lake Hayes Estate. Further subdivision of our Rural area on Ladies mile will have a dramatic effect on our ability to operate our Pet Lodge, and will result in Reverse Sensitivity issues.

Refer to map 1) Shows the location and intent of proposed subdivision along Ladies mile.

Refer map 2) Just recently, the Sanderson group, the Stalker Family & Mr. Tylden applied for a SHA to develop in our rural area on ladies mile.

We are appalled at the huge implications these proposals will have on the Rural environment required to operate our Pet Lodge (should they be successful in gaining a resource consent to do so.)

At no time were we asked by the developers to give input into the possible effects these subdivision proposals would have on our ability to operate our Pet Lodge or look at ways to remedy them. If they wanted to establish a good rapport moving forward we would have expected better communication from the onset.

The developers are clearly not concerned about the effects their proposal will have on our Pet Lodge operation or on Rural environment.

Refer map 3) taking the Stalker family & Mr. Tylden's proposed SHA plan as an example: We note that

- A) The Pet lodge does not feature on the plan (for your information we have shown the Pet lodge location)
 - B) The density and close proximity of the houses to the Pet Lodge (the closest being approximately 80 meters) has no regard for reverse sensitivity issues
 - C) A Cycle way /walkway trail leading from this subdivision on to our property (actually right into our Kennel facility)
 - D) The intention of opening up the paper road to access their subdivision onto SH6
- Refer map 4) this map shows the location of our Pet lodge in relation to the unformed paper road.

Please note the dog motels are 2.5 meters from the paper road

The Kennel facility is 7 meters from the paper road and 26 meters from SH6.

Refer map 5) We have been advised by NZTA that to provide safe passage for traffic from this subdivision a round about would be required. If the round about was placed at this junction (SH6 and Howards Drive) it would require approximately 1/3 of our property and result in the removal of our Kennel facility and our drive way leading in to our property).

The close proximity of traffic using the round about, and traffic accessing the Stalker/Tylden subdivision would therefore make the operation of our Pet Lodge impossible.

Conclusion:

Future subdivision along ladies mile will dramatically degrade our Rural environment and have adverse effects on the operation of our Pet Lodge business.

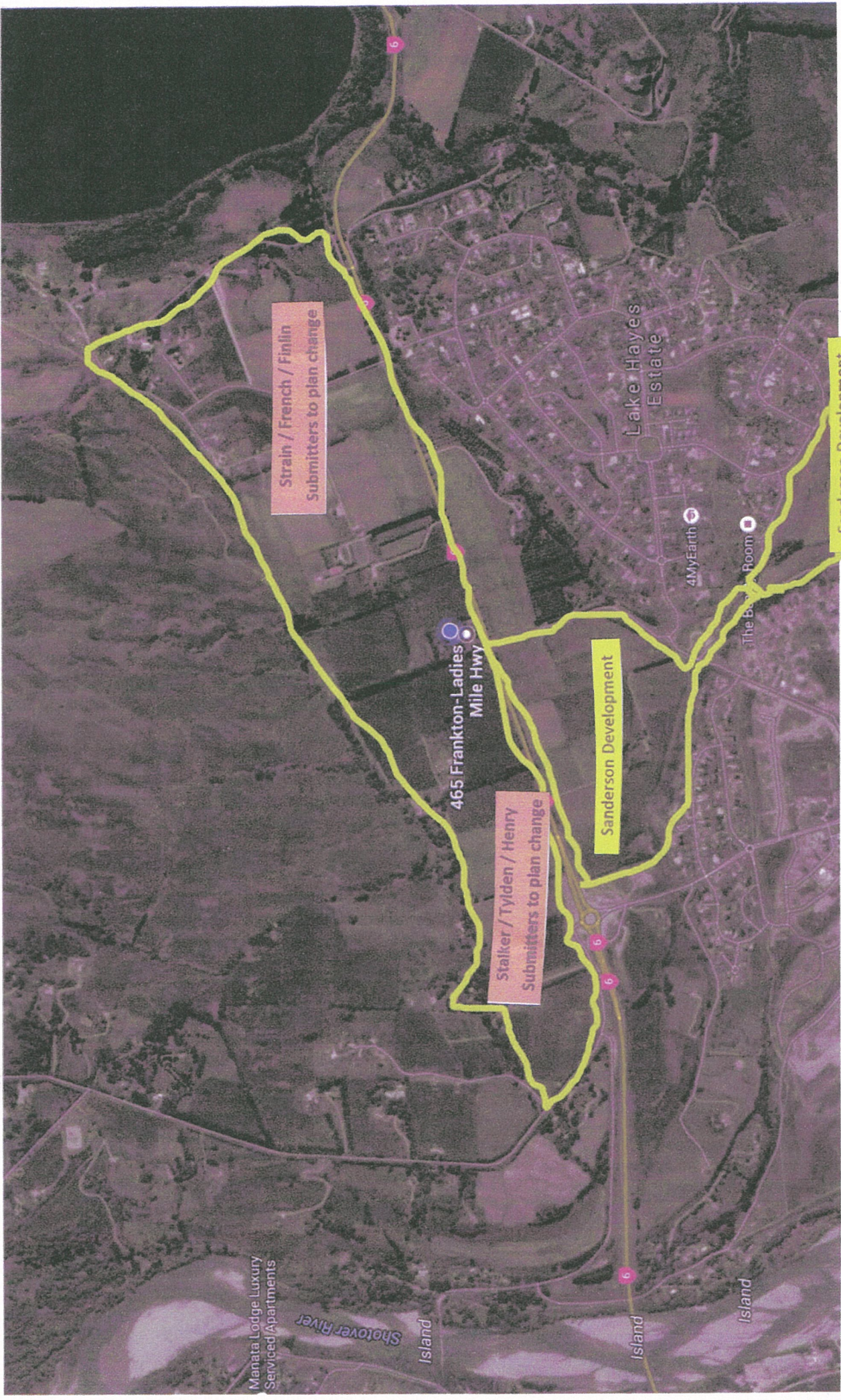
The lack of consultation from adjoining landowners only reinforces the need to have a Resource Consent process that does not disadvantage those that would be adversely affected.

We therefore request that all subdivision in our Rural area be a Discretionary Activity. FYI I have included our submission from Stage 1 ("the Proposed Plan") which together with this submission gives an understanding of the service we provide to the community and the reinforcement of the need of a rural environment to operate our Pet lodge Business.

Thank you.

Map ①

Google Maps



THE LAND / SITE

The Glenpanel site is approximately 20.4 ha in size. It is located to the north of State Highway 6, east of the recently completed roundabout that accesses Shotover Country to the south and Lower Shotover Road to the north. The site fronts approximately 600 metres of the State Highway.

An existing driveway dissects the site running south – north accessing the historic Glenpanel homestead, located directly to the north of the site, at the base of Slope Hill. The Glenpanel Homestead area is surrounded by mature trees and sheds and structures typically found in a rural homestead cluster.

The site itself is largely pastoral in character, dissected by an established avenue and driveway in the centre of the site. A mix of planting, both established and relatively recent, is located on the State Highway boundary with a conifer hedge east of the driveway and shrub planting west of the driveway entry. Mature Hawthorn trees are located sporadically along the State Highway border west of the driveway entry.

Within the site, as described above, traditional farm fences split the flat land into smaller paddock units.

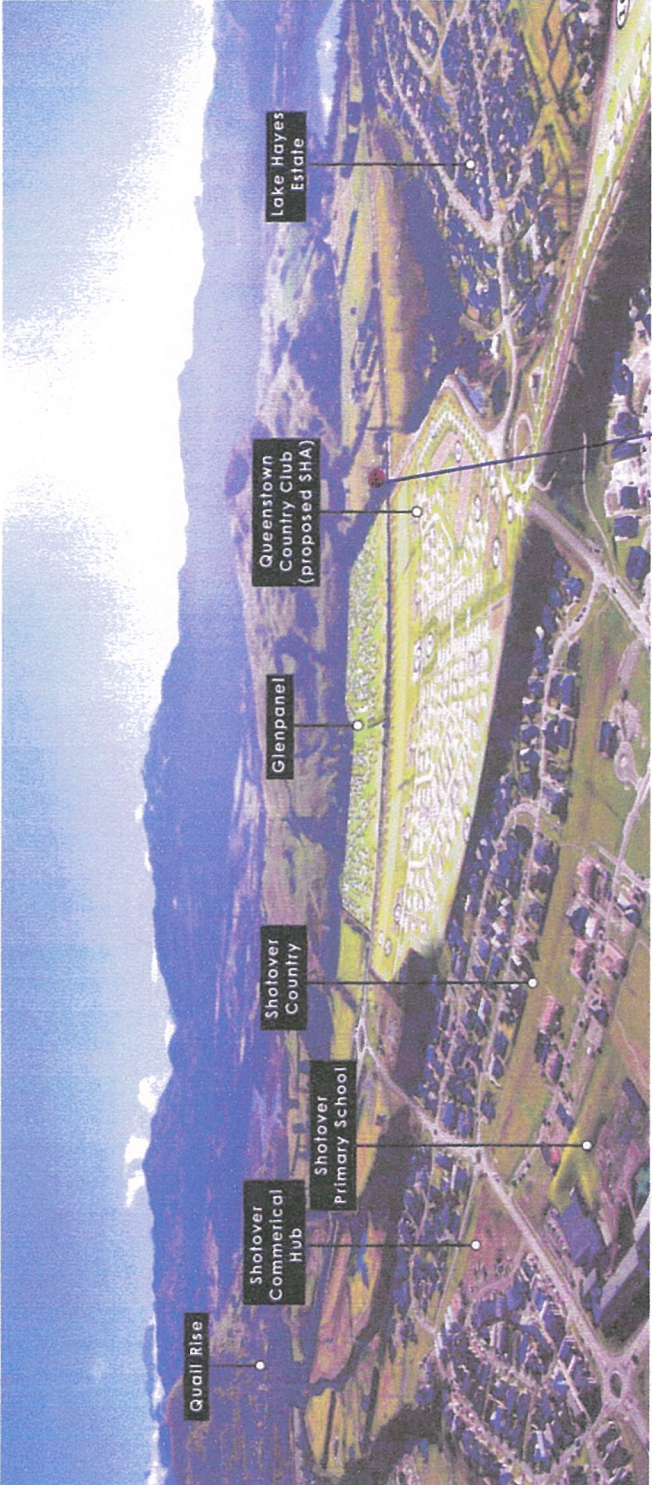


IMAGE 6: PANORAMIC SHOWING THE SITE AND SURROUNDING RESIDENTIAL DEVELOPMENTS

Per Lodge

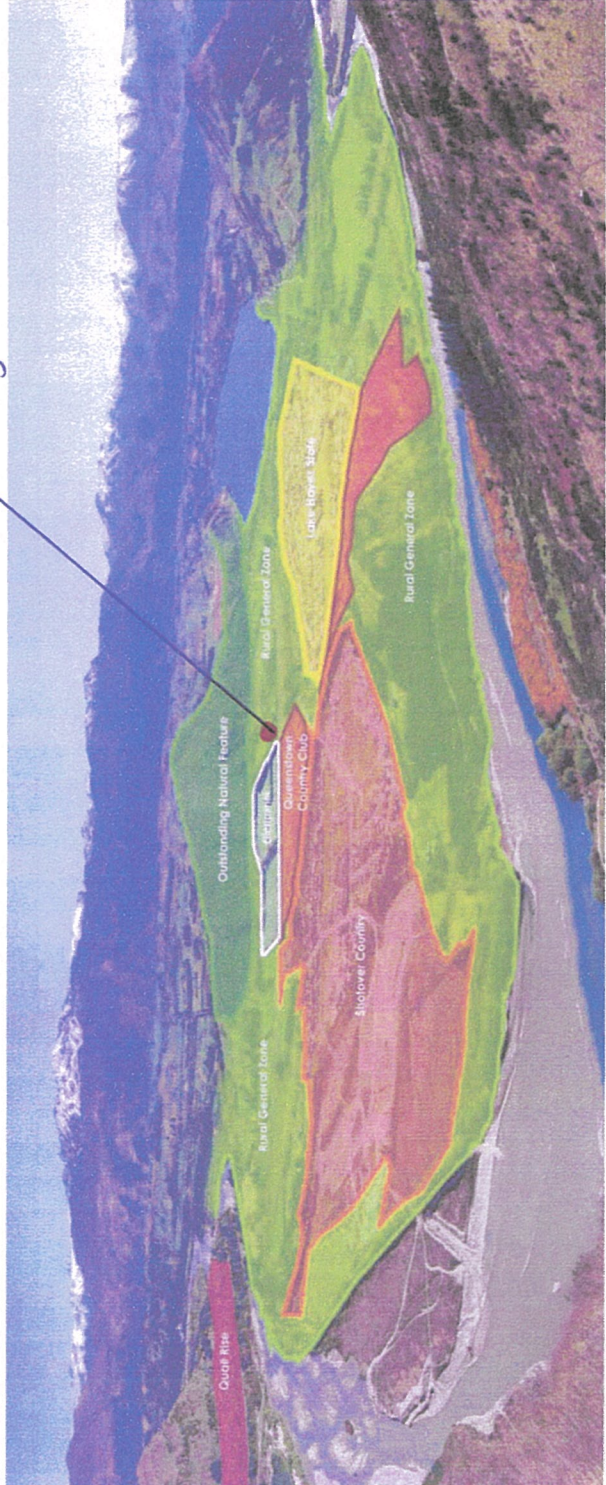


IMAGE 8: SITE PHOTO





Medium/High Density Precinct

New entrance to serve existing Glenpanel Homestead

Central transport hub

Neighbourhood park

Neighbourhood park

Neighbourhood park

Residential lots

Residential lots

Rural Edge Villas - Subject to appropriate design controls

Rural Edge Villas - Subject to appropriate design controls

Walkway links

Viewshaffs

pet lodge

Primary Access Road - along existing paper road

existing Pet lodge access

Rural Edge

Proposed trees for additional screening

Walkway access with existing avenue trees to be retained

Cycleway / walkway trail

Rural Edge

Future underpass walkway connection to Shotover Country

Ladies Mile

Map 4

3 Bedroom Cottage

3 Bedroom Dwelling

Pet Lodge

Clinic

2.5
Dog Motels

7

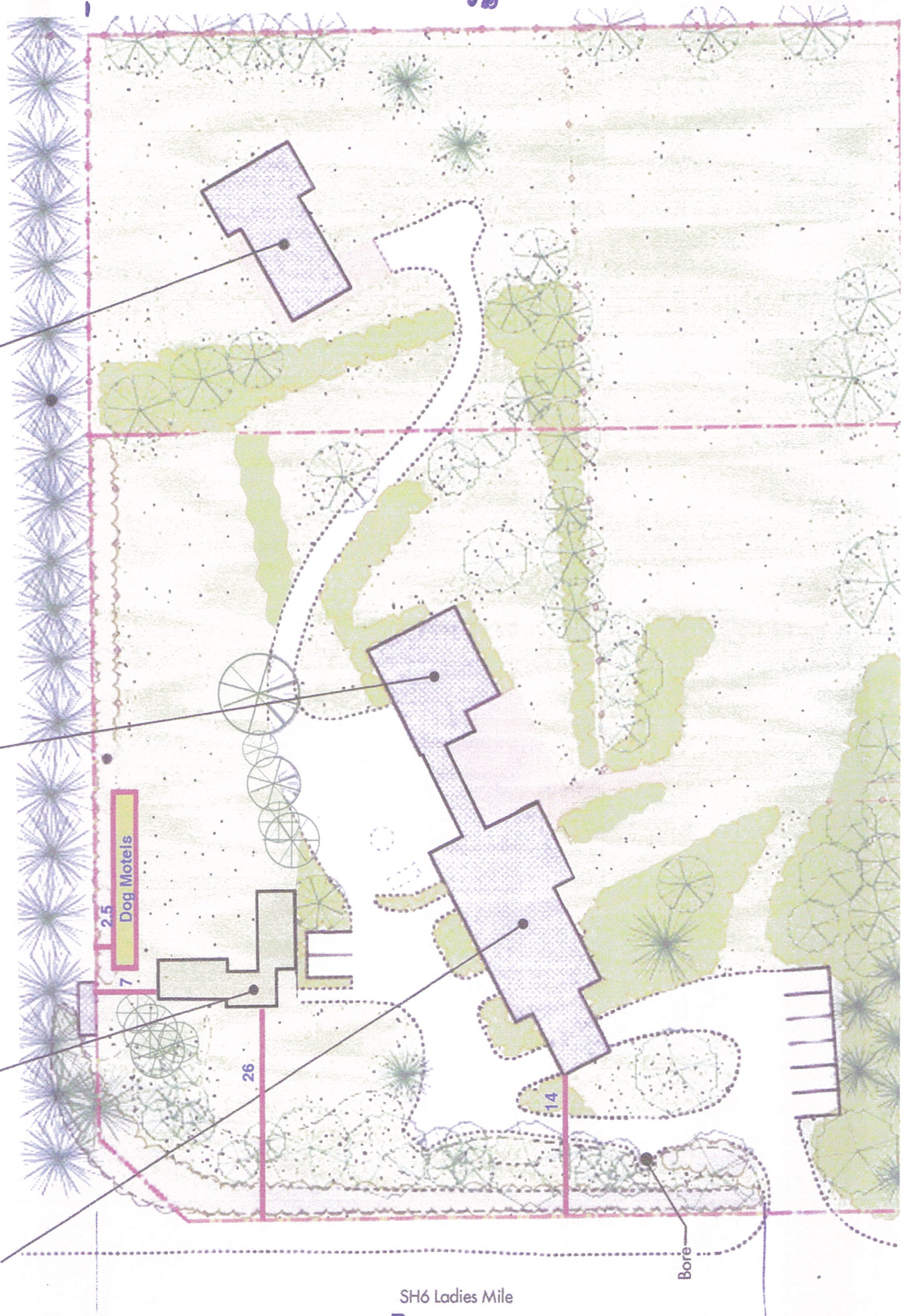
26

14

Bore

SH6 Ladies Mile
70 m

90 m
90 m





My name is Keri Lemaire-Sicre, I am here today on behalf of my husband Roland, to object to all the changes put forward by the Submitters on the Queenstown Lakes Proposed District Plan 2015-Stage 1(" the Proposed Plan")

Name of the Submitters:

- G W Stalker Family Trust
- Mike Henry
- Mark Tylden
- Wayne French
- Dave Finlin
- Sam Strain

My husband Roland and I own and operate Ladies-mile Pet lodge, Queenstown's only Pet Boarding facility. We are located at 465 Ladies-mile SH6, opposite Howards drive leading into Lake Hayes Estate.

We provide a very valuable service to the Wakatipu area. We care for people's pets.

Set up over 40 years ago by Allan & Elizabeth Hunter and operated in conjunction with Allan's Vet practice and Elizabeth's pet grooming business.

We are passionate about the service we provide. The quality of care for each pet is our priority; Whether the pets are young, healthy, elderly or if they have personal medical conditions that require extra care.

Fifteen years ago, we were fortunate to buy the business and property. At the time the business and property were put up for sale there was considerable concern from the community, and the only other Vet (Colin Wakeland) that the Pet Lodge would be sold for a different purpose and there would be nowhere for people to board their Pets.

Fifteen years on and we are yet again faced with an uncertain future for our one and only Pet Lodge, if the Submitters are granted the changes they seek.

I think its very important for the panel to have an understanding of the service we provide for the Community; So I would like to give a brief outline of what we do.

Our Clients reasons for pet care are varied, it could be:

- A holiday away
- Going outside of Queenstown for work
- Medical or health reasons
- Bereavement in the family
- Renovating a house
- Building a house
- Unable to find accommodation that allows them to keep their pet
- Rehoming a pet-Transferring outside of Queenstown
- Placed in care to protect them from the trauma of Fireworks and or abusive neighbor.

The stay period of a pet can be as short as one day or as long as a year.

The pet's character determines the care needs for their stay.

Each one is different-just like people-their personality determined by:

- The breed
- The family they come from
- If they've been trained
- If they've been introduced to different situations to gain confidence
- If they've been boarded at an early age
- If they are rarely separated from their owners
- If they had a previous abusive owner and have been re-homed

One of our requirements to board is, that all new clients must complete a visit with us. This gives us the opportunity to find out the individual needs of each pet, including vaccination cover, health issues, feeding requirements etc.

It also allows us to explain how and where we care for their pets and go over our policies and procedures for boarding.

For our cat owners we don't require to meet their cat, but all dog owners will be required to bring their dog to the visit so we can access the "character needs" for boarding.

It's about being able to provide the care needs for each individual Pet and start the process for the new owner to have confidence in what we do.

We take very seriously the close relationship that owners have with their pets.

For a lot of our Clients their pets are "their Children" or the last link with their Husband or Wife who have passed away; And for Roland and I the responsibility of care we provide must reflect that.

At this point, I will focus on the dogs as they are the ones that will be most affected by the proposed changes sort by the Submitters.

Most dogs arrive with great excitement. Their previous boarding experiences have been positive and they have good memories of their stay with us; And for most of them its not unusual to have the same play mates back at the same time.

We encourage the dogs to socialize and this will be determined by the personalities we have in at the time.

Mixing dogs is not something that everyone can do; First and foremost you have to be "the top dog", this will set the behavior of the dogs supervised playtime.

Playtime is full of noise. We have four areas where our dogs can socialize and play.

Our dogs require as much playtime outside as we can provide, to get them exhausted by the end of the day; so that they will settle at night.

The amount of exercise will be determined by the weather conditions, the number of dogs boarding and the personalities of the dogs.

Our boarding dogs treat our facility as their home; they are protective and will bark on alert, immediately, if they see or hear something that is not normal for lodge life. We know from their bark if a stranger has arrived on site, if our cat has wondered across the paddock or if a bird has tried to steal their food; and without going to the lodge we know which bark belongs to which dog-that's the close relationship we have with our dogs.

For our family and tenants living on site, our activities revolve around the boarding dogs.

We never have large gatherings, no screaming children, loud music, fireworks or anything that will trigger our dogs to bark unnecessarily.

When noisy activities occur outside of our property not only do our dogs get disturbed but we do also.

- Helicopters flying low
- Small planes & Balloons flying overhead
- Fireworks
- Loud music from adjoining neighbors blasting till the early hours of the morning.

It doesn't happen very often but when it does it makes for a very wakeful night if the dogs "start barking".

Fretful dogs, and yes there are a few that stay with us. These are the ones that have huge anxiety problems due to how they feel at being separated from their owners. No amount of enticement to socialize, or be comforted can unfocus them from their "feeling of abandonment". They will sit and howl, whine and bark.

They are dogs whose owners work from home, are always around them, or dogs that are rarely separated from their owners.

There is little that can be done to take away their anxiety. For those of you who are dog owners you may be able to relate to the dog behavior I have just described. Its unrealistic to expect that our boarding dogs can be silenced when required.

We are concerned that even though we have an historical right to operate our Pet Lodge those who choose to live on Ladies Mile still have the ability to complain about noise under section 16 of the Act- and we have to comply.

Dog's barking, Stags roaring, sheep & Cow noises are all part of our rural character.

There has never been an official complaint received by the Council in regard to noise issues from the Pet Lodge in all the years it has been operating.

This is due to the lack of " domestication on Ladies Mile."

It is unreasonable to assume that we will always be able to silence a barking dog.

We are justified in thinking that (as a result of granting these changes sort by the Submitters) that further domestication along Ladies Mile will result in reverse sensitivity issues. Eg The use of fireworks traumatizing our boarding pets.

It was assumed that the strict regulations around the sale of fireworks to the public would result in fireworks being available at one time of the year, thus limiting the duration of the effect. In fact the sale of fireworks is for a period of 4 days leading up to Guy Fawkes. There is no limit on the amount people can purchase, and after talking with the person in charge of fireworks sales at the Warehouse, She has confirmed that the purchase of fireworks during this period is not only for Guy Fawkes, but that customers "buy up more" to keep for other occasions for eg Christmas, Birthdays and Parties etc.

We are reliant on this Proposed District Plan process to get the right balance for Queenstown's future growth, to recognize that its not all about providing "housing" and certainly not at the cost of vital services that provide for those that live here permanently.

Its about well thought through planning that recognizes the needs of its Community, good infrastructure, schools, Hospital, services like day care for children, and yes Pet boarding.

We are the experts at providing our service, we know first hand what is needed to provide the very best care for our Client's Pets.

We also have 15 years experience living next to a Pet Lodge to let you know the reverse sensitivity issues we would face if these changes were to be granted to make it easier to build more houses along Ladies Mile.

We have a vision beyond our own gain and that is to see the Pet Lodge remain here for the future, continuing to provide this vital service to the Community.

The changes sort by the Submitters give no protection or consideration to our Pet Lodge Business; Neither do they acknowledge our need for a rural environment to operate.

By seeking to change the rural zoning to rural lifestyle, gives the Submitters an unfair advantage and totally favors their business intentions of subdivision, above our existing business spanning over 40 years.

Mr Goldsmith & his Clients are fully aware of the location and operation of our Pet Lodge yet they have not contacted us for our input in regard to changing our rural zone to rural lifestyle.

We note (in the map they have submitted, identifying the proposed area to be re-zoned (coloured green) that they have included our property.

Certainly the lack of consultation in regard to their proposals for change doesn't give us confidence that they have any regard to our established Pet Lodge Service or that they would willingly look at ways to mitigate the effects of their subdivision on the Pet Lodge.

The Submitters have grouped together to create an environment of change that best suits their own agenda.

We could say that we are disadvantaged in so far as we are the only Pet Lodge in the Wakatipu area.

Just over 2 years ago Mr Finlin (one of the Submitters) applied for a Resource Consent to create 2 residential lots, each containing a residential building platform on his property on Ladies Mile.

We had not be approached by Mr Finlin, but noted he had sort Mr Strains approval(another of the Submitters)who lives further away from Mr Finlin's property than we do.

We said at that hearing that as more people move into this area they would not consider what is already established. We also said that as the number of dwellings increased and given the lack of protection for the Historical operating rights of the Pet Lodge, that we would see residents band together and try to force the Pet Lodges closure.

Well here we are again!

Fotunately the Commissioners took on board our concerns at that hearing and included in Mr Finlin's Resource Consent " a covenant over his property preventing any land owner from objecting to the Commercial operation of the Pet Lodge. It also prohibits the use of fire works.

For your information we have included Mr Finlin's location on our map.

Response by Keri and Roland Lemaire-Sicre:

Ideally we would ask that all changes sort by the Submitters on the Queenstown Lakes Proposed District Plan 2015 Stage 1 "The Proposed Plan" be declined.

If consideration is given to one or more of the changes sort by the Submitters, we would ask that the following provisions be included in:

1. That a covenant be placed on all properties to be registered over the land and run with all the land. This covenant would prevent any land owner from objecting to the commercial operation of our Pet Lodge. It will also prohibit the use of fireworks.
2. That a buffer zone be placed around our property- ie 500 meter radius from our boundary, where no houses or sheds can be built.
3. That any landscaping around adjoining properties will not impact on our rural views, Nor block sunshine on our property by the placement of fences, bunding, or tree planting.
4. That road access, bike or walking tracks are located outside the 500meter buffer zone.
5. That the size of the building platforms be no larger that 500m2 with only one residential unit per two hectares.
6. That the Rural zoning be retained.