



# FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,  
SUBMISSION ON A NOTIFIED PLAN CHANGE,  
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



**TO** // Queenstown Lakes District Council

Name of submitter [full name]



**FURTHER SUBMISSION** // In support of (or opposition to) a submission on the following:

**I AM** [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

The local authority for the relevant area.



**I SUPPORT (OR OPPOSE)** // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]



**THE PARTICULAR PARTS** // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

**THE REASONS** // For my support (or opposition) are:

[give reasons]

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I wish / do not wish\* to be heard in support of my further submission.

I will / will not\* consider presenting a joint case with others presenting similar submissions.

\* Select one.

 **SIGNATURE****\*\*Signature**

[or person authorised to sign on behalf of submitter]

Date

*\*\* A signature is not required if you make your submission by electronic means.***YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]

Telephone [work]

[home]

[mobile]

Postal Address

[or alternative method of service  
under section 352 of the Act]

Post code

Contact person [name and designation, if applicable]

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



**The submission of Dan and Mitzi Cole-Bailey is as follows:**

- [1] This is a further submission from Dan and Mitzi Cole-Bailey ('Submitters') in response to submissions made on the Te Pūtahi Ladies Mile Variation to the Proposed District Plan ('Variation').
- [2] The Submitters oppose the following submission:
  - (a) Submission 107, Anna Hutchinson, Tim Hutchinson and John Tavendale, as trustees of the Anna Hutchinson Family Trust (prepared by Werner Murray, The Property Group).
- [3] The Submitters oppose Submission 107 in its entirety, for the reasons set out below.
- [4] The Variation is being assessed using the Streamlined Planning Process. As part of the application to the Minister to direct the use of the Streamlined Planning Process, QLDC submitted masterplan documents that had already been through consultation and expert review processes. The 'area of focus' for the Variation did not include the Extension Area in Submission 107, and as such, the submission is considered outside of the scope of the Variation area directed by the Minister.
- [5] There has been no consultation with the public, iwi or any other statutory bodies about the additional area being included.
- [6] Given all of the above, there is no jurisdiction to accept this submission as the same is not deemed to be ON the Variation.
- [7] If the Commissioners accept there is jurisdiction for Submission 107, then the following should be considered as reasons for opposing the submission.
- [8] The Submitters are the landowners of 92 Spence Road, the site of the 150 year old historic former hotel. The building now operates as a Bed and Breakfast accommodation. The property at 92 Spence Road would be directly overlooked by the land that is the subject of Submission 107.
- [9] The Submitters consider the proposed extension of the Te Pūtahi Ladies Mile Zone and Urban Growth Boundary to the west to include the land owned by submitter 107 ('Extension Area') is inappropriate and will contribute to urban sprawl.

- [10] The Extension Area is not a logical extension of the Ladies Mile Variation and there is no defensible edge of the Extension Area to the west. Inclusion of the Extension Area in the Variation would isolate the land owned by the Submitters and neighbouring properties that are adjacent to, but not part of, the Extension Area. The Submitters have no intention for their property to become part of the Extension Area.
- [11] The Submitters land and the Extension Area are currently zoned Wakatipu Basin Lifestyle Precinct in the Proposed District Plan. This zoning enables residential living and provides for farming activities that exist in the area. The Submitters consider that the existing zoning is appropriate for the activities undertaken on the site and rural character of the area as farmland and rural living adjoining the Shotover River.
- [12] Development of the density proposed in Submission 107, in close proximity to the Submitters' property will generate adverse effects on the Submitters, including landscape and visual effects due to the topography of the terraces and amenity effects. There will also be effects on the Bed and Breakfast business as a result of large-scale development in the Extension Area. The Submitters consider the size and scale of the development proposed is not consistent with the current rural aspect of the land.
- [13] The Submitters submit that the Extension Area is not suitable for development. The roading and related infrastructure will not support the scale and intensity of development proposed in the Variation, let alone an additional Extension Area. The existing infrastructure is inadequate to cope with the projected development capacity.
- [14] The Submitters' property is accessed by Spence Road, which connects to Lower Shotover Road. There are no alternative road transport options for access to/from State Highway 6 for the Submitters than via Lower Shotover Road.
- [15] The Submitters have significant concerns regarding transport effects of the Extension Area, including safety impacts on the network with increased demand.

[16] The Submitters wish to be heard in its submission.

[17] The Submitters have an interest greater than the public interest as they are an affected landowner as a result of Submission 107.

Dated: 3 August 2023

A handwritten signature in black ink, appearing to read 'Graeme Todd' or similar, written in a cursive style.

.....  
Graeme Todd / Charlotte Clouston

**Schedule 1: Further Submission Point**

<b>Submission No.</b>	<b>Submitter</b>	<b>Support/Oppose</b>	<b>Relevant Part of Submission</b>	<b>Reasons for Support/Opposition</b>	<b>Decision Sought</b>
OS107	Anna Hutchinson, Tim Hutchinson and John Tavendale, as trustees of the Anna Hutchinson Family Trust (Werner Murray, The Property Group)	Oppose	Entire submission.	<p>The Submitters oppose the expansion of the area included in the Variation and the Urban Growth Boundary. The additional area has not been through an adequate process, including consultation, and is outside the 'area of focus' put forward by QLDC in the Streamlined Planning Process.</p> <p>Inclusion of the Extension Area in the Variation would generate adverse effects to the Submitters that are more than minor.</p>	This submission is disallowed.