



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] Anna Hutchinson, Tim Hutchinson, and John Tavendale as trustees of the Anna Hutchinson Farr



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

Please see attached letter

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]

Own land in or adjoining Variation, and am a original Submitter

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]

See attached



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]

See attached

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

[give reasons]

See attached

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

[give precise details]

See Attached

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 03/08/2023

** 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]wmurray@propertygroup.co.nz

Telephone [work]0274456845

[home]

[mobile]

Postal Address

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

C/- The Property Group
PO Box 2130,
Queenstown

Post code

9371

Contact person [name and designation, if applicable]Werner Murray

**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.



Submission	Further Submission on Proposed Queenstown Lakes District Plan – Variation –Te Pūtahi Ladies Mile Masterplan, Under Clause 8 of Schedule 1, Resource Management Act 1991
Submitter	Anna Hutchinson, Tim Hutchinson, and John Tavendale as trustees of the Anna Hutchinson Family Trust (“Submitter”) (Submitter #107)
Prepared by (agent)	Werner Murray – Planner at The Property Group Joanne Skuse – Planner at The Property Group
Agent contact details	Phone: 027 445 6845; 027 498 1745 Email: wmurray@propertygroup.co.nz ; jskuse@propertygroup.co.nz ;

1. Anna Hutchinson, Tim Hutchinson, and John Tavendale as trustees of the Anna Hutchinson Family Trust (the ‘**Further Submitter**’) made a submission on the proposed Variation to Queenstown Lakes District Proposed District Plan Te Pūtahi Ladies Mile (‘**Variation**’) which seeks to make changes to the Queenstown Lakes District Proposed District Plan (the ‘**Plan**’). The Further Submitter has an interest in the Variation that is greater than the interest the general public has.
2. While the Further Submitter has an interest in the entire Variation, it is particularly interested in issues relating to the proposed western end of the Variation area, transport outcomes and servicing of the development. The Submitter also has a particular interest in the land described as Lot 2 DP 463532, Lot 1 DP 20162, Lot 1 DP 463532, and Section 1 SO 24954.
3. This is a **Further Submission** by the Submitter on the Variation.
4. The specific submission points and Submitters, in respect of which this Further Submission is made, are set out in Appendix A. Appendix A further includes additional, specific reasons for the Further Submission.
5. In addition to the specific reasons, Appendix 1 outlines the relief sought (which includes all consequential or other relief to address the concerns raised). This is advanced on the basis the relief will:

- a. achieve the sustainable management purpose of the RMA and otherwise meet the requirements of Part 2;
- b. better meet the requirements for a Variation under the RMA, including that the relief is “most appropriate” for achieving the purpose of the Act, the objective, or the objectives and policies (as relevant);
- c. better meet the Minister’s statement of expectations in respect of the Variation; and
- d. better achieve the outcomes sought in the Further Submitter’s original submission.

6. The Submitter wishes to be heard in support of its Further Submission.

If others make similar Further Submissions or have made similar Original Submissions to those made by the Further Submitter, the Further Submitter will consider presenting a joint case at any hearing.

DATED

3 August 2023

Electronic address for service of submitter: wmurray@propertygroup.co.nz, and jskuse@propertygroup.co.nz

Telephone: 027 445 6845

Postal address (or alternative method of service under section 352 of the Act):

C/- The Property Group
PO Box 2130,
Queenstown 9371
For: Werner Murray; or Joanne Skuse

Appendix A

Original Submission Point	Original Submitter, Name	Decision Requested by Original Submitter	Further Submitter: Support or Oppose	Reason	Decision Sought by Further Submitter
OS27.1	Jim Robinson	The Submitter states that, while not against the development and implementation of the Ladies Mile Plans, it is naive that 2,400 additional homes, along with those that exist, will walk, cycle, and use a new public transport system.	Support in Part	The Further Submitter acknowledges the issue around mode shift and seeks to address the issue, including by granting the relief sought in the Submitters original submission, as the submission enhances transportation choice and connectivity.	Support the intent
OS27.2	Jim Robinson	The Submitter states that, a significant State Highway 6 upgrade must be built before the proposed Ladies Mile housing development is completed, which comprises a fast public transport service while also increasing the capacity of the highway, including by: <ul style="list-style-type: none"> - providing a dual carriageway in each direction from the Arrowtown - Lake Hayes Rd to the BP roundabout and, in the future, also through the Kawarau Gorge; - potentially creating alternative bypass routes (two options are outlined); and - potentially creating a rail link through the Kawarau Gorge. 	Oppose and support	The Further Submitter acknowledges the issue around traffic and congestion. However, support mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. The Submitter seeks to address the issue including by granting the relief sought in the Submitters original submission, as the submission enhances transportation choice and connectivity.	Neither support of oppose

OS7.1	Sandy Waddingham	That the variation must provide proper walkways and pathways along the roads.	support	Acknowledge the issue around traffic and congestion. However, support mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. Especially providing for more integrated connectivity into existing walkways and pathways. The Further Submitter seeks to address the issue, including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.	Support the intent
OS8.1	Nicky Sygrove	The Submitter states that, the Ladies Mile district plan be changed to allow for the zone changes.	support	This Submitter touches on our district being able to provide housing for workers (over the winter months). The Further Submitter supports the intent and the drive behind the submission and is able to provide workforce housing for the District. The Further Submitter has a heads of agreement with the Queenstown Lakes Community Housing trust that we believe will address this issue, and the submitter seeks to address the issue, including by granting the relief sought in the Further Submitters original submission.	Support intent

OS19.3	Katie Hill	The Submitter states that, there be a pedestrian/ bike path on the bridge.	Support intent	The Further Submitter acknowledges the issue around traffic and congestion. However, support mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. Especially providing for more integrated connectivity into existing walkways and pathways (including the Old Lower Shotover Bridge). The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.	Support intent
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OS19.4	Katie Hill	The Submitter states that, there be a tramline between Ladies Mile, the airport, and the town centre.	Support intent	The Further Submitter acknowledges the issue around traffic and congestion. However, support mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. The Further Submitter supports a more resilient road network and new transit technology – being a tramline or gondola (As Stated in the Te Kirikiri/Frankton masterplan: <i>High-capacity public transport options are currently being investigated and include, but are not limited to, trackless trams, double decker buses and gondolas to improve access within Te Kirikiri/Frankton, to Queenstown and across the Wakatipu Basin</i>). The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.	Support intent
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OS25.1	Jennifer James	The Submitter states that, a proper network of protected cycle and walking paths be built and that the problems that already exist be resolved before creating more.	Support intent	<p>The Further Submitter acknowledges the issue around traffic and congestion. Support mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. Especially providing for more integrated connectivity into existing walkways and pathways (including the Old Lower Shotover Bridge). It must be recognised that development cannot be static as QLDC need to meet Housing Bottom lines as set out in NPS UD.</p> <p>The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.</p>	Support
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OS25.2	Jennifer James	The Submitter states that, cycleways be separated from the carriageway, tar sealed, free flowing, and unobstructed by roadworks.	Support intent	The Further Submitter acknowledges the issue around traffic and congestion. However, supports mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. Especially providing for more integrated connectivity into existing walkways and pathways (including the Old Lower Shotover Bridge). The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.	Support intent
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OS25.4	Jennifer James	The Submitter states that, alternative public transport solutions be considered including an electric monorail/ train. tram service.	Support intent	The Further Submitter acknowledges the issue around traffic and congestion. However, supports mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation's active transport goals. The Further Submitter supports a more resilient road network and new transit technology – being a tramline or gondola (As Stated in the Te Kirikiri/Frankton masterplan: <i>High-capacity public transport options are currently being investigated and include, but are not limited to, trackless trams, double decker buses and gondolas to improve access within Te Kirikiri/Frankton, to Queenstown and across the Wakatipu Basin</i>). The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.	Support intent
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OS25.5	Jennifer James	The Submitter states that, the impact of population growth on other services, such as the hospital, be considered.	Support intent	The Further Submitter understands that, through the Te Pūtahi Ladies Mile Plan Variation, that there were many land use requirements (like for instance community facilities as mentioned by the Submitter) that would not find a place in the masterplan due to a finite land area in the Variation area. The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, given the inclusion of additional land to develop.	Support intent
OS35.5	Peter Chudleigh	The Submitter states that solutions be found to commit higher proportions of development to affordable housing.	Support the intent	The Further Submitter supports the intent and the drive behind the submission, which is to be able to provide workforce housing for the District. The Further Submitter has a 'heads of agreement' with the Queenstown Lakes Community Housing Trust that the Further Submitter believes will address this issue, if the relief sought in the Further Submitters original submission is granted.	Support the intent

OS35.3	Peter Chudleigh	<p>The Submitter states that, the traffic issues need be resolved before further development, including that a non-car oriented masterplan/ green transportation plan is needed if development is to proceed. The submitter refers to solutions that could be implemented including Whoosh® - Introducing a new transportation solution.</p>	Oppose in part	<p>The Further Submitter acknowledges the issue around traffic and congestion. However, supports mode shift and micro-transit options, especially providing for pedestrian/cycling connections to better achieve the Variation’s active transport goals, rather than stalling development. The Further Submitter supports a more resilient road network and new transit technology – being a tramline or gondola (As Stated in the Te Kirikiri/Frankton masterplan: <i>High-capacity public transport options are currently being investigated and include, but are not limited to, trackless trams, double decker buses and gondolas to improve access within Te Kirikiri/Frankton, to Queenstown and across the Wakatipu Basin</i>). The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission, as the submission enhances transportation choice and connectivity.</p> <p>The Further Submitter supports the investigation and possible implementation of Whoosh® - Introducing a new transportation solution.</p>	Support in part but oppose relief that requires development to stall while infrastructure is installed.
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OS44.1	Murray Brass	The Submitter states that, the proposed Variation is not approved unless or until there is adequate offsetting and/ or compensation for the loss of bird habitat, and provision for a consolidated stormwater management approach.	Support in part	The Further Submitter acknowledges the requirements to be sensitive to fauna in the area. The Further Submitter believes that there is value in creating the possibility of a green corridor from the Shotover River to Lake Hayes. The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission	Support in part
OS71.1	GW & SE Stalker	This submission outlines requirements that the Submitter would like to see on neighbouring land	Support intent	The Further Submitter believes that their original submission can accommodate some of the suggestions/requirements that have been talked about by the Submitter.	Support intent
OS81.1	Doolytle and Son Limited -	This submission seeks to include additional land into the variation	Support intent	The Further Submitter believes that it is entirely appropriate to consider land that was not originally included in the QLDC Masterplan as this is now a process under the RMA.	Support intent
OS82.1	Bishop Michael Dooley	The Submitter would like to see a school or place of worship on Mike Henry's land (bishop@cdd.org.nz)	Support intent	The Further Submitter understands that, through the Te Pūtahi Ladies Mile Plan Variation that there were many land use requirements (like for instance community facilities as mentioned by Submission 25) that would not find a place in the masterplan due to a finite land area in the Variation area. Placing a school or other community facility within Ladies Mile would contribute to a well-functioning urban environment.	Support intent

OS92.1	Stephen Brent	This submission considered the issue that developers do not want to contribute to the Queenstown Lakes Community Housing Trust.	Support intent	The Further Submitter supports the intent and the drive behind the submission - to provide workforce housing for the District. The Further Submitter has a heads of agreement with the Queenstown Lakes Community Housing Trust that the Further Submitter believes will address this issue, and the Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission.	Support intent
OS95.1	Charlie Evans	The Submitter has stated that houses for workers are needed.	Support	The Further Submitter supports the intent and the drive behind the submission - to provide workforce housing for the District. The Further Submitter has a 'heads of agreement' with the Queenstown Lakes Community Housing Trust that the Further Submitter believes will address this issue. The Further Submitter seeks to address the issue including by granting the relief sought in the Further Submitters original submission.	Support the relief