

**From:** [Barbara Lusk](#)  
**To:** [DP Hearings](#)  
**Subject:** Atley Rd submissions  
**Date:** Thursday, 20 October 2022 4:26:01 PM

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**Re the renotification of two submissions on Stage 1 of the Queenstown Lakes Proposed District Plan concerning the zoning of land at Arthur's Point by Gertrude's Saddlery Limited and Larchmont Developments Limited Limited**

*NOTE: This submission has been prepared by me, Barbara Lusk, in collaboration with my daughter Cleone. (See 2. below for the reason for this)*

We are writing in response to the rezoning application recently submitted by Gertrude Saddlery and Larchmont for the land at the end of Atley Road in Arthurs Point.

We are dismayed on five accounts:

1. That the developers changed proposal was released after the 42R has been written and posted on the QLDC website making the 42R redundant immediately.
2. That the developers changed proposal was lodged so close to the proposed hearing dates, 22 to 24 November 2022, which does not allow interested parties to assess the implications of the changes and to prepare considered rebuttals. This is despite substantial changes made by the developers.
3. That only two days was allowed for submitters who opposed the developers original proposal to provide feedback on the their amended proposal. This amended application was evidently prepared on 14 October but received by me and others only on 19 October. Feedback to the change was expected to be sent to the Panel by 5pm today. People have lives to live and are not always able to respond given such a short timeframe. As an example, my daughter, Cleone, who also made a submission in April 2022, is currently travelling and is unable to access a computer to write her own response. We have spoken by phone and have agreed on our joint response.
4. That the only expert to be included in the proposed expert conferencing is the Landscape expert thus excluding the advice of the Infrastructure, Geotechnical and Transport experts.
5. If the process continues as fast as is proposed, there is no guarantee that the decision reached will be fair.

The history of the proposal for change of zoning and subsequent development of the two Atley Rd sites has been mired in obfuscation and confusion since it was first submitted to Council in 2017. The

haste with which this next step of the process has been pushed through has left us dismayed and cynical about the demographic process which appears to advantage the developers and not members of the local community.

**We recommend that the hearing dates be pushed out by several weeks to allow proper consideration of the developers' amended proposal.**

**Barbara Lusk**

**Cleone Lusk**