

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 wandered 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 un focus 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.

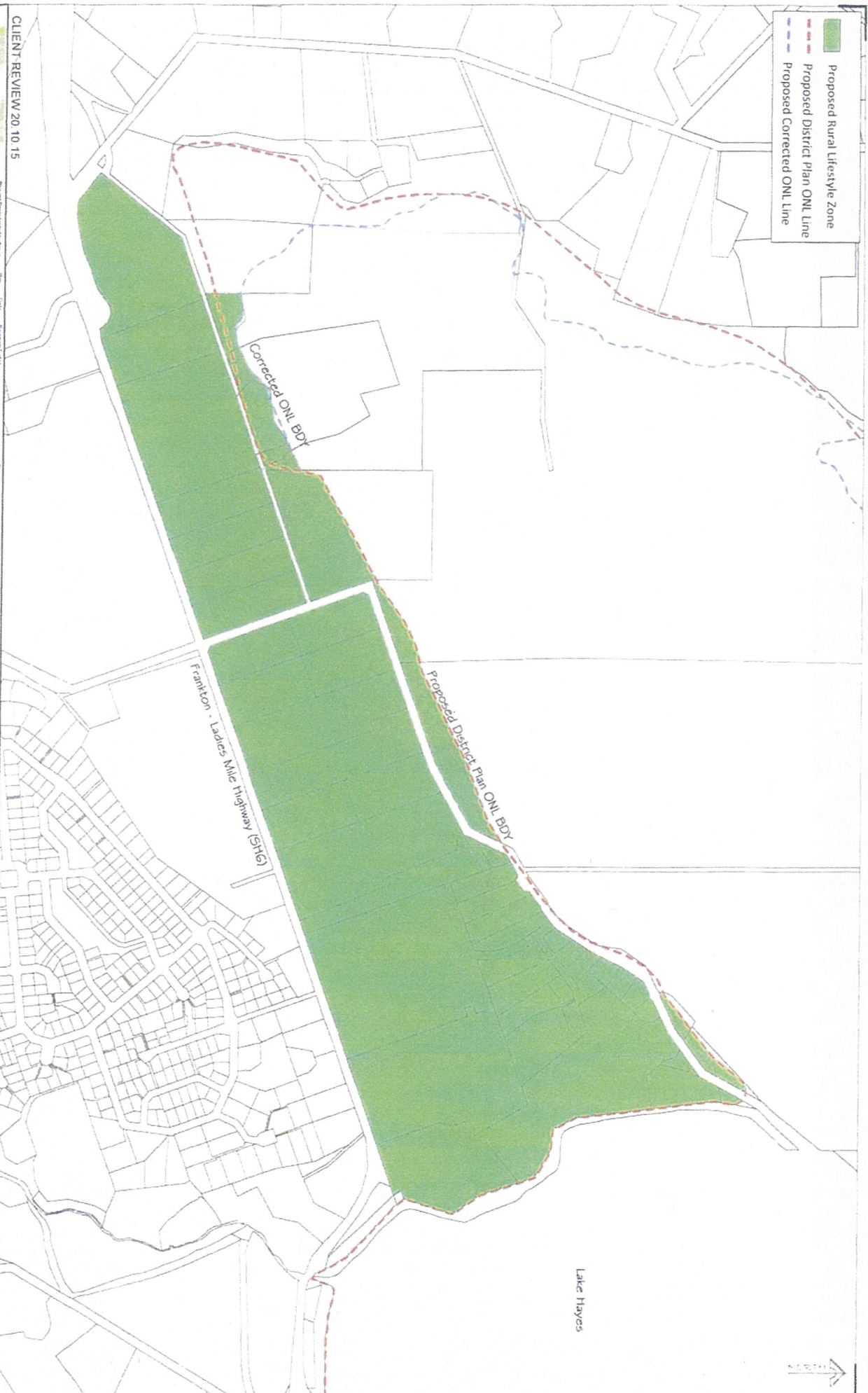
Response by Keri and Roland Lemaire-Sicre:

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.

- Proposed Rural Lifestyle Zone
- Proposed District Plan ONL Line
- Proposed Corrected ONL Line



CLIENT REVIEW 20.10.15

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 5/UB0801/2000/12224/535/12224_05_Ladies Mile Hwy Project 20.10.2015

PROPOSED ZONING
LADIES MILE QUEENSTOWN

Scale	1:2224	Sheet 001
Scale	1:4000	A1
Scale	1:8000	A3
Scale	1:2000	A3

Ladies Mile



Distance to Pet lodge are
approximate only

pet lodge