

**BEFORE THE HEARINGS COMMISSIONERS
APPOINTED BY THE QUEENSTOWN LAKES DISTRICT COUNCIL**

UNDER the Resource Management Act 1991

IN THE MATTER of a submission on Te Pūtahi Ladies Mile
Variation to the Proposed District Plan

BY **LADIES MILE PET LODGE LIMITED**
Submitter

**STATEMENT OF EVIDENCE OF KERI PARANAHIA LEMAIRE-SICRE AND
ROLAND GILBERT FERNAND CHARLES LEMAIRE-SICRE**

Dated: 24 October 2023

Statement of evidence of Keri Paraniah Lemaire-Sicre and Roland Gilbert Fernand Charles Lemaire-Sicre

Introduction

- [1] My husband Roland and I own and operate Ladies Mile Pet Lodge, a Boarding Kennel and Cattery located at 465 Ladies Mile RD 1 Frankton Queenstown. We have provided our Pet care service for 23 years.
- [2] The lodge was first established over 40 years ago by Queenstown's first Veterinarian, Allan Hunter and operated in conjunction with his Vet practice and his wife's pet grooming service.
- [3] Ladies Mile Pet Lodge is currently located in the Rural General Zone, which provides the right environment for our kennels and cattery. We are consented to board 40 cats and 29 dogs and there has never been a complaint lodged with the local authorities in regard to noise or any other issues arising from the operation of the pet lodge.
- [4] We provide our Pet Care Service to residents' living in the Wakatipu area. This includes Kingston, Glenorchy, Central Queenstown, Frankton, Arrowtown, Gibbston Valley.
- [5] There are many reasons Clients require our boarding service for their pets. Our clients may need to go out of town for medical treatment, a bereavement, holidays, business or work, visiting friends or family, sporting activities, relocating children to boarding school or university etc.
- [6] With a permanent population of over 15,000 (and growing) the demand for our boarding service is increasing every year. This has been confirmed by QLDC's dog control statistics which show a 5% increase in dog ownership each year. This has also been our observation with an increased number of new client enquiries on a daily basis.
- [7] There are only two facilities in Queenstown that have consent to Board Cats and Dogs, Ladies Mile Pet Lodge and Remarkable Vets. The next closest facility is in Cromwell through the Gorge.

- [8] Each facility offering different pet care. At Ladies Mile Pet Lodge, we believe each pet should be cared for according to their individual needs to keep them happy and healthy during their stay with us. The length of stay can vary from one day to several months.
- [9] We also provide care for Pets who have personal medical conditions. This also includes elderly pets, which may require more specialised care involving medication and monitoring being care that cannot be provided for by neighbours, family or friends.
- [10] My husband and I live on site, 2 doors from the cattery and a stone throw from the kennels. We are available 24 hours a day (if required) to provide individual care for our boarding pets.
- [11] 1Most of our clients board several times throughout the year booking well in advance to secure dates before booking flights or accommodation for their trip away. Often clients will re-schedule their trip if we are full, choosing other dates that fit with our availability to board their pet.
- [12] We have few conditions attached to our Resource Consent to operate our Pet Lodge whereas Kennels and Catteries have conditions attached to their Resource Consent. These conditions are more stringent when facilities are located in close proximity to residential development.
- [13] These conditions can severely compromise the quality of care these facilities can provide. E.g., Some Boarding facilities are required to use barking collars on dogs, so they don't disturb the neighbours. Other facilities have restrictions on the hours dogs can be exercised and or toileted.
- [14] There can also be restrictions that prevent further development of the business and/or upgrading of the facility. A boarding facility can also lose their consent to operate if they are unable to resolve complaints from neighbours. Reverse sensitivity issues can be ongoing.
- [15] We presently have Covenants over three properties on Ladies Mile with conditions that support retaining our historical right to operate.
- [16] The particular attributes of our location:

- (a) All day Sun;
- (b) Located in a Rural General Zone;
- (c) Purpose Built facility;
- (d) Accommodation for owners and employees with 2 houses on site;
- (e) Historical Right to operate;
- (f) Few Resource Consent Conditions;
- (g) 3 non complaint Covenant's (please refer to map for location);
- (h) Well established clientele (and increasing);
- (i) Own water bore / sewage systems = self sufficient;
- (j) Good drainage (unlike flood prone surrounding farmland); and
- (k) Close proximity for clients and airport.

[17] Taking all the above into account we see our business as a valuable and irreplaceable service to the community and one which would be impossible to duplicate or re-locate in the Wakatipu area. It is also one that is totally unsuitable to be surrounded by intensive commercial and residential development.

[18] The proposed Variation and provisions around a Key Crossing Point and related Crossing Point Precinct are reliant on redevelopment of our property and is required before a large part of the land covered by the Variation can develop.

[19] We confirm we have no intention of relocating, selling or closing our Pet Lodge in the immediate to medium future so the Key Crossing Point in its proposed location will not be able to establish within such period and a large part of the development envisaged by the Variation will be stalled.

[20] I also wish to clarify that our criticism of not being consulted in the period prior to notification of the Variation was in relation to our land being subject to the Crossing Point Precinct and the fact that in our

discussions with and briefings by Council staff and consultants in relation to the variation there was never any mention of this proposed Precinct or the restrictions the same may have on any future redevelopment of our land . We did point out to those that met with us we had no intention of closing our business s or relocating and it appears that our advice was ignored as if the Council were so keen to see development of the Ladies Mile they would not have placed key infrastructure on land that is totally reliant on redevelopment.

Keri Parania Lemaire-Sicre and Roland Gilbert Fernand Charles Lemaire-Sicre

24 October 2023