

28<sup>th</sup> December 2023

## **Spence Road Summary – Submission 107**

To David Allen and the fellow Commissioners of the Te Putahi Ladies Mile Variation to the Queenstown Lakes Proposed District Plan;

My name is Mitzi Cole Bailey, I live at 92 Spence Road, the site of the Historic Ferry Hotel. I have unintentionally become the voice of the Spence Road residents, whom I am sure you are aware are all against the change being floated to the Anna Hutchinson Family Trust land.

I chose not to speak at the hearing process, instead opted along with my neighbours to have our submissions presented in writing. This decision had to be made prior to the commencement of the hearing, and I was terrified by the prospect of speaking in front of a packed “court room” and felt that I would have been totally out of my depth. However, I can now see, that I would have been absolutely fine and believe that it could have possibly been more impactful addressing the panel in person.

As a lay person, I have been involved and followed the process very closely, I have read up on all of the submissions, along with associated evidence and binged watched the live stream of the hearing like a Netflix season. I would very much like to provide you with my summary on proceedings centred around submission 107, into 3 key points;

### **1. Awareness of what is being proposed.**

The majority of the general public who reside in Lake Hayes Estate, Shotover Country, Bridesdale and Quail Rise are blissfully unaware of the proposed changes to the extension of the western boundary of Ladies Mile, being sought by the AHFT. Simply because Spence Road and Lower Shotover Road is not and never has been considered Ladies Mile. Council already demonstrated this by removing the slither of land belonging to the AHFT from the draft spatial plan, citing its inclusion as a mistake.

Locals will tell you, that Ladies Mile is defined as the straight road just after Lake Hayes to the now Shotover Country round-about. Back in the day, it was the straight mile of road that women were allowed to drive the horse and carts [as it was easy], hence the name The Ladies Mile. However, experts acting for the AHFT, like Tim Church the local urban planner and resident for 30 years, couldn't give you a direct answer when being questioned to where he thought Ladies Mile was, instead opting to go around the landscape calling it an “integrated settlement”.

The article written in the ODT dated 8<sup>th</sup> December 2023 about “planning fatigue” further highlights my point about the lack of public awareness around submission 107, as the article focused on Ladies Mile and not what our Lawyer Graeme Todd was actually talking about which was the extension to the Ladies Mile. How can the public be fully aware when even a journalist sitting in the room reporting on the matter doesn't understand it?

If the Anna Hutchinson Trust are so sure that the general public will not have any issues with the extension area being sought, then the public should be given the opportunity to have their say out in the open. The plans shouldn't be camouflaged amongst the rest of the submissions to the Ladies Mile Masterplan, and only being notified after general submissions had closed.

## 2. Transport

The impact on transportation in general within the current roading network cannot be underestimated. Transport experts provided us with all sorts of idealistic options, yet somehow failed to volume test how adding additional homes from the AHFT to the proposed 2400 of Ladies Mile would actually affect an already congested network.

When the transport experts were faced with curly questions, their stock response was how they will be creating an "active travel network". Spence Road already connects to the trail network, and already is well used by locals. People are not going to deviate from Ladies Mile up into the Hutchinsons land for recreation or "sightseeing" through a cemetery, when an already useable and reliable connection is in place.

The bus stops at Quail Rise and Tuckers Beach are a brisk 10-minute walk from my house, this would make it at least a 20-minute walk from the gate of the AHFT land, traversing a relatively steep hill up to Quail Rise, making it not very practical for everyday use. Therefore, adding to the reliance on private motor vehicles which would ultimately add to the existing traffic problems this corridor experiences, especially if their development was allowed to go first.

During the hearing you heard from local residents who were not there for any financial gain, who gave unbiased, unfiltered and honest accounts. I ask you to really consider what the likes of Rosemary Crick and Jim Robinson had to say about the impacts of the current traffic problems on local residents. Terms like "wild parking" were also used and anecdotal evidence of 4 cars per household being parked is normal. Spence Road could easily become the unofficial wild car park for the extension area.

## 3. Urban Sprawl & The Defendable Edge

Lower Shotover Road and the Spence Road Cemetery is the logical defendable boundary to transition from the Urban Growth corridor into the current lifestyle rural type amenity that is already in place. Bruce Weir when questioned feels that the gully adjacent to the Simms land would become the defendable edge. But fails to take into account that houses are already built on the terrace along Lower Shotover Road, and it wouldn't take much of a hop for urban creep to continue all the way along it, should AHFT be able to act on their plan change. Ironically, he actually confirms this point when being questioned in relation to building on Slope Hill, that unless the land was publicly owned, there is nothing to stop development intensifying as it comes down to private ownership.

Bruce Weir then goes on to discuss the new plan, that is to leave the lower terrace above our properties being retained as Wakatipu Lifestyle Precinct. However, he reiterates that this is only for now, "stepping back from the lower terrace at this point in time", when making

reference to it. I am sure if the rest of the plan change is allowed to proceed, it will become a constant battle for us to retain the lower terrace as lifestyle precinct. We have already invested considerable time and money just to try and maintain the status quo. The current proposed versions of the AHFT plans show our neighbours at 82 Spence Road having 13-meter medium density dwellings built against their boundary, as well as the proposed entrance to the subdivision, affecting their privacy, light, noise, view and livestock.

We understand that zonings change, the extension area for example has only recently become Wakatipu Lifestyle Precinct. We are all happy with this, as it takes into account our homes and the impact of development, yet still gives the land a useable purpose. Even once developed into lifestyle blocks the sections could still be further subdivided in the future, if it became needed, as is seen in many towns and cities across the country. However, we feel now is not the time, and The Ladies Mile Masterplan needs to be well established before this area is considered for an “add on”. The experts keep saying it’s “a case of the chicken and the egg” with development to what comes first, but surely the AHFT is putting the cart before the horse.

Let the public see how Ladies Mile plays out first, any problems can be well and truly seen and worked through or worked on. Let’s build the apartments, the commercial centres, get the school up and running and address the traffic and public transport needs before any extensions are fast tracked through. The AHFT is not contributing anything to the wider community apart from offering 5% to the housing trust.

I don’t envy the work you all have and the weight of your decisions, but feel that you all have a real opportunity here to ensure that Queenstown’s rapid growth is properly managed, and infrastructure has had a chance to catch it up.

Please feel free to contact me, should you wish to discuss this letter or any concerns raised in our original submissions. I promise next time, should the moment present itself, I will be brave and speak up.

Kind regards

Mitzi Cole-Bailey  
[Concerned Resident]



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