

Minutes - LHESCCA Meeting - Ladies Mile Development

Held Monday 24th July 2017 at Shotover Primary School 7.30pm

Welcome by Chairman Clark Pirie

Present: Clark Pirie (Chairman), Jenny Carter, Luana Frear, Maree Wheeler, Anita Golden, Anna Cameron, Melissa Read, Alan Hopkins, Kristan Stalker, Grant Stalker, Paul Rogers, Paula Kay-Rogers, Raymond Key, Sharon Stalker, Jo Dobb, Anne Maguire, Gabrielle Marsh, Lauren Moore, Blair O'Donnell, Sarah O'Donnell, Roland Lemaire, Keri Lemaire, Hine Marchand.

Intro by Clark Pirie:

- Asking for nothing to be reported by media
- All committee members to raise their hands.
- Clarified constitution of boundaries for members to the association
- Thanked Roland & Keri from the Ladies Miles Pet Lodge and Hine Marchand from the Salvation Army for getting in touch and attending the meeting.
- Clark mentioned how he and Jenny attended a recent council meeting about the ladies Mile Development.
- Clark gave an explanation of what the Council are proposing on the master plan and how it would affect residents of LHE and Shotover Country, therefore wanting to make a submission opposing the use of a SHA to fast track development, instead he would like it to go through the full consent process.

Anita Golding questioned if it is actually possible to oppose what the council have suggested and that perhaps it was better for it to go through as a SHA as they need to include Parks and reserves etc.

Jenny Carter responded that yes it is possible to oppose what Council have suggested and explained that a SHA is in fact not the best way to achieve these things as it would mean our community would have no ability to comment or make submissions on the likes of Parks, reserves and infrastructure issues. This could only be done through the full consent process.

Clark Pirie clarifies; SHA's only have to consult directly affected neighbouring properties.

Alan Hopkins asks why we don't propose for the land to be left?

Jenny Carter explains that the land won't be left and that hearings are already happening. We as a community just need to ensure it is strategically planned through the full consent process.

Clark Pirie explains that the next logical area for development is that land, we just want control on how it happens.

Maree Wheeler speaking as a Board of Trustee for Shotover Primary School explained how a fast tracked subdivision would affect Shotover Primary School which is already exceeding projected numbers.

Grant Stalker commented that the Ministry of Education don't like looking ahead, therefore there's no talk of any additional schools in the area.

Anne Maguire commented that there won't be another school in Arrowtown which is how the Ministry works. She also asked why should there be a SHA on Ladies Mile when Hanley Downs is still yet to begin. She also has concerns that it will disappoint and bring nothing to the community like the retirement village as they have done nothing to enhance the community!

Sharon Stalker introduced herself and her assistant. She said how they have sold over 700 lots to young people, 80% of which have been built on. They currently have 1300 people still on their books wanting to buy sections.

Sarah O'Donnell argued that developers are buying up to 10 sections and selling them on...

Blair O'Donnell asked what roading and infrastructure is going to be put into place...

Melissa Reid commented that the key thing to consider is that we need to plan. Is the infrastructure here enough for another 200 houses? Also we have to consider the impact on residents if that number of additional houses is built on the other side of the road.

Lauren Moore pointed out that Bridesdale isn't developed yet so we still don't know the impact that will have.

Christian Stalker mentioned the full sports field with an 8 lane track around it that is underway at the lower area of Shotover Country.

Hine Marchand expressed her concerns over what actually is affordable housing and that she doesn't think it's possible to have affordable housing in this area especially with the way some landlords are exploiting tenants which in turn makes it difficult to ever save for a deposit for your first property.

Keri Lemaire from the Ladies mile Pet Lodge spoke about how if the development goes ahead it will be the end of their services which in turn is disadvantaging the community. She also stressed that it's important for the town to slow down!

Luana Frear spoke from a banking prospective and how people are buying sections under different entities which is in turn disadvantaging first home buyers. She also mentioned how families are having to help their own children to get in to the market.

Raymond Key spoke of how developers need to be tougher on who purchases sections to stop speculators buying up large.

Clark Pirie put a motion forward as follows:

That a submission is to be made to Council on behalf of the Lake Hayes Estate and Shotover Country Residents Association to oppose the QLDC proposal to amend its Lead Policy for the Implementation of HASHHA to include the Ladies Mile Land within that Lead Policy, such submission in opposition to follow in principle the draft submission that has already been circulated for comment as prepared by Jenny Carter.

Seconded: Luana Frear

Vote was all in favour.

Meeting Closed: 8.45pm