

Jennie Semple –Submitter #13 Landscape Schedules: Speaking Summary 18.10.23

- My name is Jennie Semple. I live at 13 Watties Track, Arthurs Point with my family in our home and B&B, The Canyons Lodge BnB. I am very concerned that the ONL/ONF landscapes in Arthur's point are being subjected to increasing pressure from development both within it and on its fringes. Without protections these Section 6 landscapes, which are of National importance, risk having their integrity and values compromised.
- Thank you for the opportunity to speak. I think that it is really important those of us who live and are building our lives, raising our kids in the community and use these spaces every day, get a chance to speak about their values on a personal level and what they mean to us. Overall I think the Schedules have done a reasonably good job of trying to assess and set out the values of this area. It is vital that the attributes and values are appropriately recorded so that any adverse impact of future development can be correctly /properly assessed.
- There are many landscapes in Arthurs Point I value. The Moonlight track and Oxenbridge Tunnel, The Morning Star Reserve and walks down to the Shotover River from Atley road. I am particularly interested in the ONLs and ONFs situated around the Shotover Loop between Edith Cavil Bridge and Big Beach and which also includes the land at 111 and 163 Atley Road (recently confirmed to be ONL) and the DOC reserve land. Our property is rural zoned land accessed from Watties Track and lies to the southern side of the Shotover Loop.
- The Shotover Loop and the access paths around it and the land overlooking it are very important to me and my family. To clear my head and enjoy the peace, the wildness, greenery, and quietness around and above the banks of the River. Wonderful places for the kids to get away from screens and get into nature, skim stones walk the dog and enjoy the rural character of the land, the scenery, bird song, with the absence of urban buildings, and to contemplate life. We often chat about the cultural past of this landscape & discuss its history etc and love to showcase it to our visiting friends & family. All of these go towards the values in the schedules covering naturalness, memorability, remoteness, wildness recreational attributes and physical attributes.

MY CONNECTION TO THESE LANDSCAPES

- I first came out here 20 years ago and was immediately struck in particular by this landscape and this view. I was drawn to it and returned to visit every few years and was involved in discussions around construction of the property overlooking this vista which was designed/orientated to take in this view. I then moved here with my husband and children solely because we were coming to live and work in a place designated as ONL/ONF. It was the entire reason we moved our whole family here. We have deep seated love of this place and want to protect this landscape which we feel is unlike anything else we have seen anywhere in the world in all our travels. It is very special & has been included in the blue wash on the argc mapping for the notified Landscape schedules as ONF.

VALUES & ATTRIBUTES

- *Beauty & Naturalness*: The Shotover Loop is a beautiful Canyons View, with steep escarpments and the blue/emerald green clear waters of the Shotover River running beneath in a stunning S-bend set within outstanding landscape. The mountains in front and hillsides to each side. You feel you are immersed in the middle of the most serene peaceful place and yet only a 5 minute drive to the center of town. An incredible place of serenity in an otherwise busy Queenstown. The scale of the landscape is magnificent and you feel dwarfed from all sides here. The sun rises over Coronet casting the most amazing colours in the sky and reflected in the water. This is a stunning part of New Zealand which is enjoyed by people around the world who also come here to get married or just stay the night. The land here is within an all encompassing ONL/ONF. It is a panoramic view - parts cannot be cut off without degrading the overall landscape.

- Cultural Memory, Pictures, Paintings and Film*; This place has picture postcard view and a rich cultural heritage. It has been painted over the century by many artists & it features on a National postage stamp. It has been photographed for over 100 years including Digital collections held in the New York Public Library going back to 1885. The New Zealand Official Yearbook 1985 choose this landscape as its cover page. It was painted as a mural and sat in the Sergeants Mess at the Royal New Zealand Air Force Station in the 70's. Famous painters have set their easel down for possibly days to take in the view and paint the scene including people like Len Clarke (Ivan Clarke – the famous lonely dog artists father who inspired him to paint.) Many photographers have come to take photos of the landscape to capture the sun rise or the dark night sky astrology. We have also had film makers enquire about using the location for productions.
- All pictures and paintings are taken from different angles and differ as to where the cut off is. Some include all or part of the land on either side of the river and some focus down river. But it is all integrated as it is a 180 degree view sweeping along from left to right across the Shotover Loop and is not broken up in any one obvious place. It's all part of the whole of the outstanding landscape viewed from the south. It is something to behold and a landscape that should be seen first hand from here before any decisions are made. I printed out some pictures referred to in my submission including a recent one taken just a week or so ago incase these are helpful to have.
- Dark Night Sky*; At the moment from the south side of the Shotover Loop you can enjoy a dark night sky, and an almost total lack of light pollution into a stunning landscape. The Southern view of the Shotover Loop is shielded from urban areas of Arthurs Point by a high knoll that forms part of the natural land formation. When the full moon is up you can see it reflected in the river and take in the mountainous landscape from all angles. On a clear night the Milky Way galaxy spreads out above you.
- Memorability*: This is a very distinctive memorable place because of its extremely appealing composition of outstanding landscape from all sides. I believe the Shotover Loop landscape is great example of exactly why these schedules and priority areas are being created.
- Landform/Legibility* The recent tree removal that has exposed the top of the knoll on the part of the Shotover Loop opposite us has revealed a highly legible landscape in terms of its geology and geomorphology. This knoll is the highest point of the loop and is highly visible. Glacial forces created the gorges, canyons cliffs and steep escarpments and this knoll on the top of the Shotover Loop – the landform is all linked together.
- Wilding pine trees have recently been removed from the ONL on the Shotover Loop and some tracks have been made to access pines further down. The removal of trees does not adversely impact the values of the ONF/ONL. We see this as a temporary state. Infact removal of the trees has increased the legibility of the formative processes that created the landforms. Making it more legible and more important that is it protected. With or without the tress this land remains ONL/ONF. Like many parts of Queenstown and Arthurs Point right up to Coronet Peak, skippers canyon etc where Docs are dealing with Wilding Pine the resultant land of course retains its outstanding quality. I believe and hope that the removal of wilding pine is being undertaken so the landscape can regenerate and be given time to recover, not so it can be cut up, cleared or made accessible for development. Any tracks made in the process of removing wilding pine, can and should be easily rectified and remedied and the slash removed and soil erosion managed. I believe all of these should be closely monitored by QLDC to ensure there are no breaches of the district plan especially given that these section 6 landscapes are of national importance.

- Quietness: This place retains a full sense of seclusion, wildness and peacefulness and is yet only 5 minutes from busy Queenstown. The Knoll acts as a natural buffer, a breathing space and as many describe a bookend to the urban development behind it.
- Recreation/Remoteness: The new Shotover River concession is allowing hundreds of people easy and full access to the Shotover River, to float peacefully and slowly down it. I have done the float many times with my family and friends. I love watching 10 and sometimes up to 20 or 30 people all sitting on their boards, kayaks etc slowly floating down the river. Many get out at the beach opposite and stop for a wander about. As we float down we often turn around backwards on the paddle board or stop on the side in a whirly whirly or get out at the beaches around the loop to have a picnic or wander about. Once Docs remove the remaining wilding pines any development of any kind on or around the Shotover Loop ONF/ONL even if slightly set back will be highly visible. If development/urban expansion were allowed to happen this serenity and enjoyment of the surrounding outstanding landscape experienced by people using the river in this way will be significantly degraded and negatively impacted. I like the idea of trails that increase the accessibility of recreational opportunities in our beautiful landscapes as long as their construction and location is done in such a way as to protect and enhance the ONF /ONL values.
- Wedding/Venue: Many people also contact us to enquire about getting married here and still wish to book even though the wilding pine trees are being dealt with. We also have people who were married here 10 years ago contact me to book in to stay and if we are busy, just want to come and picnic on the lawn to soak up the views and reminisce. I say this just to try to give a glimpse of how special this landscape is and to give some context to how this outstanding landscape is viewed.
- **VISITOR OBSERVATIONS FROM NZ & AROUND THE WORLD** - There is no doubt in my mind, the southern side of the Shotover Loop view is one of the most beautiful Outstanding Landscapes and Features in Queenstown. Many many visitors from around the world have used the following words to describe this landscape when staying with us in our home and B&B. If you require screenshots of these actual public verified reviews please let me know. The majority are after tree removal and these are only a fraction of what is available. I raise them only to try to give a context to how people value this panoramic sweeping ONF/ONL Shotover Loop land.

Booking.com/Air BNB/Google Reviews:

Rong China Oct 23- *"This is an amazing stay during my whole trip in kiwi...the view is unparalleled in Queenstown"*

Maria Australia Oct 23 – *"Just amazing... it was so peaceful"*

Rawat NZ Oct23 – *"The View..It's a million dollar view of paradise"*

Jacinta Australia Sept 23- *"The scenery was stunning even better than the pictures"*

Stephanie US Aug 23 – *"...the setting is truly incredible"*

Quentin Australia Aug 23- *"Beautiful views and super quiet"*

Verlisa NZ Aug 23- *"Spectacular views quiet and peaceful.."*

Yanisa Thailand June 23 – *"..its just like a dream...the best view of your life...view to die for".*

Emilia Singapore May 23 – *"The surroundings were amazing..hardly any lights you could star gaze at night."*

Rachel Feb 23- *"Wow literally the best..the views are amazing ..stargazing just magical..cant wait to return"*

Angelo March 23- *"One of the best places I have stayed in and not just in NZ..stunning views of the Shotover and surrounding mountains..stargazing such a treat"*

Peilin Taiwan Jan 23 – *"Amazing Views"*

John USA Jan 23- *"The setting is absolutely Beautiful & Dramatic"*

Susan USA Dec 22 – *"Beautiful setting"*

Amy Dec 22- *"What a find...absolutely stunning surroundings..absolutely breathtaking views.."*

Paul Australia Dec22 – *"Views over the Shotover and up Coronet Peak are amazing...If you are lucky on a clear night you can watch the Milkyway above you"*

Michael Australia Nov 22 – *"Unbelievably stunning location"*

Yasemin Australia Nov 22 – *"That View just fabulous...view absolutely amazing"*

Neil Australia Nov 22 – *"location perfect...so peaceful, scenery sensational"*

Isobel New Zealand Nov 22 – *"The view was absolutely stunning ...Exceptional"*

Colin UK End Oct 22 – *"Absolutely spectacular views"*

Simone End Oct 22 – *"Exceptional ...Beautiful views are stunning"*

Katie H - March 21 Tripadvisor - *"Queenstown, even with the international borders closed, is hell on earth, in my opinion. So we decided to stay outside the town....Away from the noise and traffic and people, with astonishing views of the Shotover river and Coronet Peak."*

Adrian 2020 - *"Sunrise overlooking the shotover ..magical .. even managed astrophotography shoot"*

Sankey 161 Tripadvisor - *"The view is truly wonderful. Close vertical high rocky hill/mountain on the right, the Shotover River curving in front of you with bush scenes to the left. A photo cannot do it justice. Very quiet and peaceful - food for the soul."*

Romaine 2020 - *"The view are amazing, probably the best we ever had in NZ...stargazing is a must do"*

Jason M Tripadvisor - *"...amazing view...I hadn't been to Queenstown in about 15 years, and the amount of development has been extreme. It was so nice to be able to jump in a taxi and head back to this quiet oasis"*

LANDSCAPE CAPACITY AND PROTECTIONS

- This landscape is extremely visible from Watties Track, Gorge Road, McChesney Road, McMillian Road, Crows Nest Road, Arthur's point Road, from the shores of the Shotover River itself as well as Atley road etc . Any development or urbanisation on or around the Shotover loop ONF/ONL will have a more than significant impact and completely change the landscape. It simply cannot absorb development without degrading the landscape quality, character, wildness, naturalness and visual amenity that the land is situated in and that of the Shotover River.
- In my view the Shotover Loop Priority Area ONF/ONLs has **no capacity** for development, urban expansion or earth works of any kind. Just the noise alone of building and residential life in a Canyon setting like this will destroy the wildness and peacefulness of this locality and amenity & values the locals enjoy let alone irreversibly damaging the scenery. The noise in the parts of the Loop ricochet around enormously. If we hammer a nail into a piece of wood it reverberates around 3 or 4 times like gun shot. We can infact even hear people talking as they float down the river below. The noise that comes with residential development will change the wildness, naturalness and serenity of this place and all who enjoy it forever. The outstanding location will be significantly negatively impacted for many years to come.
- When I have told guests and wedding planners etc that we have been engaged in a 6 year legal battle to protect this part of the Shotover Loop and that the ONF/ ONL landscape is in danger of being developed /urbanised they are quite frankly horrified. If these landscapes are not protected we will simply see houses, street lighting and all the sounds of urban residential life all along the Shotover Loop. No one will hear quiet bird song or the sounds of the river flowing but instead the sounds of cars moving, radios playing people mowing lawns etc opening shutting garage doors, late night parties, street and house lights etc. The dark night sky will dissappear. This place cannot absorb urban/residential activity of any kind in any proximity to it and retain its outstanding qualities.
- How the ONLs and ONFs in the Shotover Loop are treated and used must in my mind be carefully considered.

Even Council in 2000 refused consent to the colloquially named "Murphy Castle" a single dwelling (located in just to the side of the Knoll on the Shotover Loop) because *"The Hearing Committee found that the landscape values of this area were a significant natural resource for this area that had to be carefully managed to provide for the wellbeing of future generations"*

- I have read in the documentation from the EnvC that , *"In determining what ONL/ONFs should be protected, and when developing a regional policy, Council are in fact engaged in a task that is based on stewardship of the region."* Recognising the attributes, historical & cultural importance / scenic value, the naturalness, and highly memorable nature of the Shotover Loop ONF and surrounding ONL land in these schedules, and confirming that there is no capacity to absorb development/urbanisation in or near it - has be the only way to exercise good stewardship of this landscape.
- Thank you for listening. I often think to myself, I don't want to be reminiscing to my grandchildren what these landscapes used to look like before they were urbanised. It means a lot to know that I have tried to do my part to help protect them and make sure they are available to be enjoyed by future generations and not simply eroded and lost forever over time. As they say once they are gone they are gone forever.

Outstanding Landscape

Jennie Semple

This Outstanding Landscape (looking north from 13 Watties track or the south side of Atley Road) is a sweeping panoramic view which has been photographed painted and recorded over the centuries. It is iconic with amenity and landscape values of great importance and has no capacity for development without irreparably negatively impacting the ONL and ONFs in this area. Artists paint and photographers take pictures of landscapes such as these because of their outstanding character, viewed and looked at within the whole package of the wider outstanding Landscape. Locals and visitors from around the world experience the wildness, peacefulness, serenity, magnitude of this landscape.



Maori Point, Shotover River, Digital Collections: The New York Public Library Created in 1885 Image ID 57395538

(<https://digitalcollections.nypl.org/items/d124ee40-9c8c-0135-9333-19b49c53bf89>)



Picture Postcard Front :
View of the South Atley View.



Looking up the Shotover River to Big Island in South Otago

PHOTO: NATIONAL HERITAGE PROGRAM

New Zealand
Official Yearbook
1985
 90TH ANNUAL EDITION

 DEPARTMENT OF
 STATISTICS
 WELLINGTON

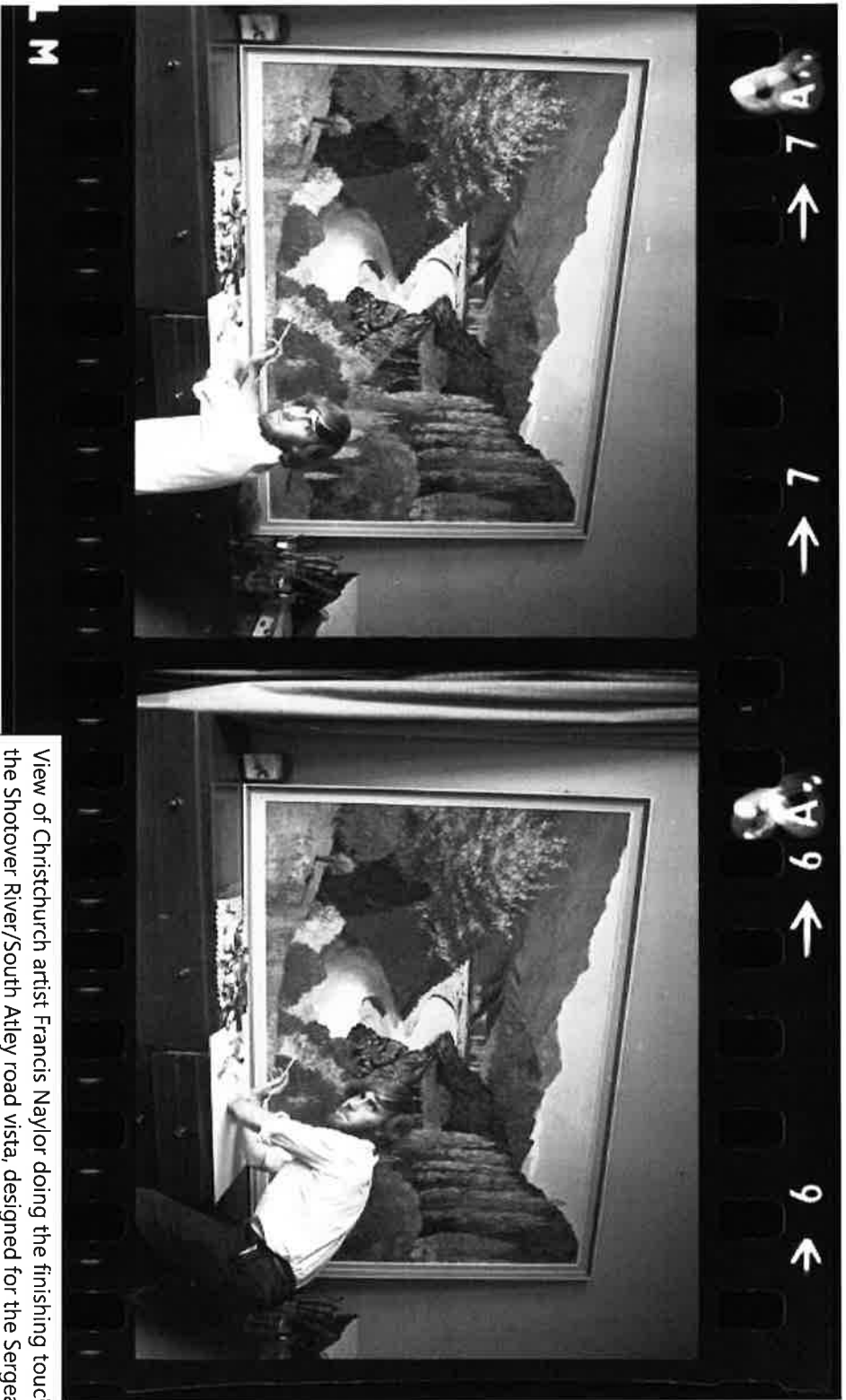
Picture Postcard Back

ARTHURS POINT, SHOTOVER RIVER, QUEENSTOWN, N.Z.
 In the distance is seen Coronet Peak, a popular ski resort.
 From the river this a very large amount of gold was
 obtained by a Chinese prospector.

PHOTOGRAPHER: GLADYS M. BOODALL.

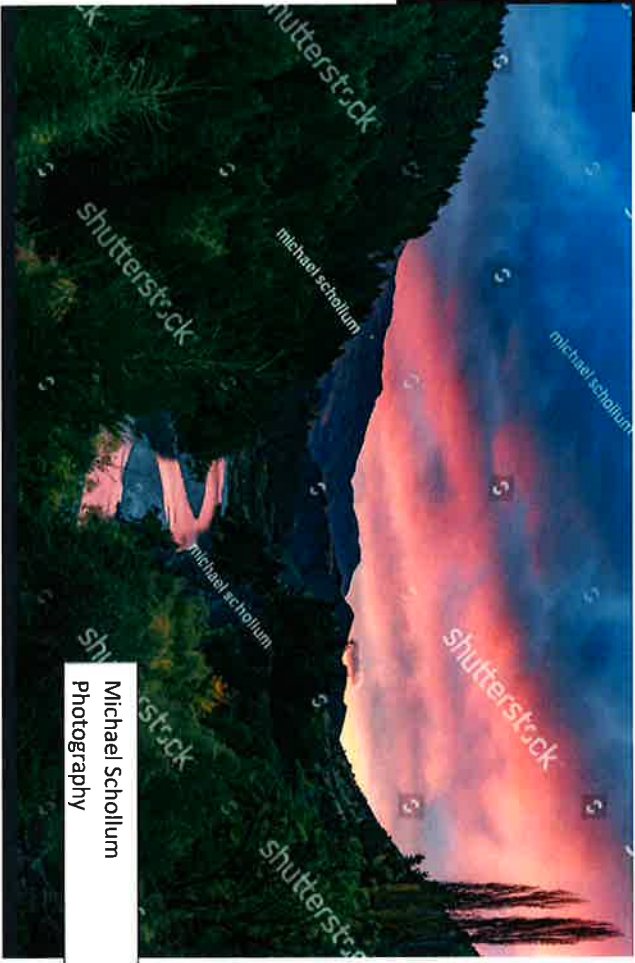
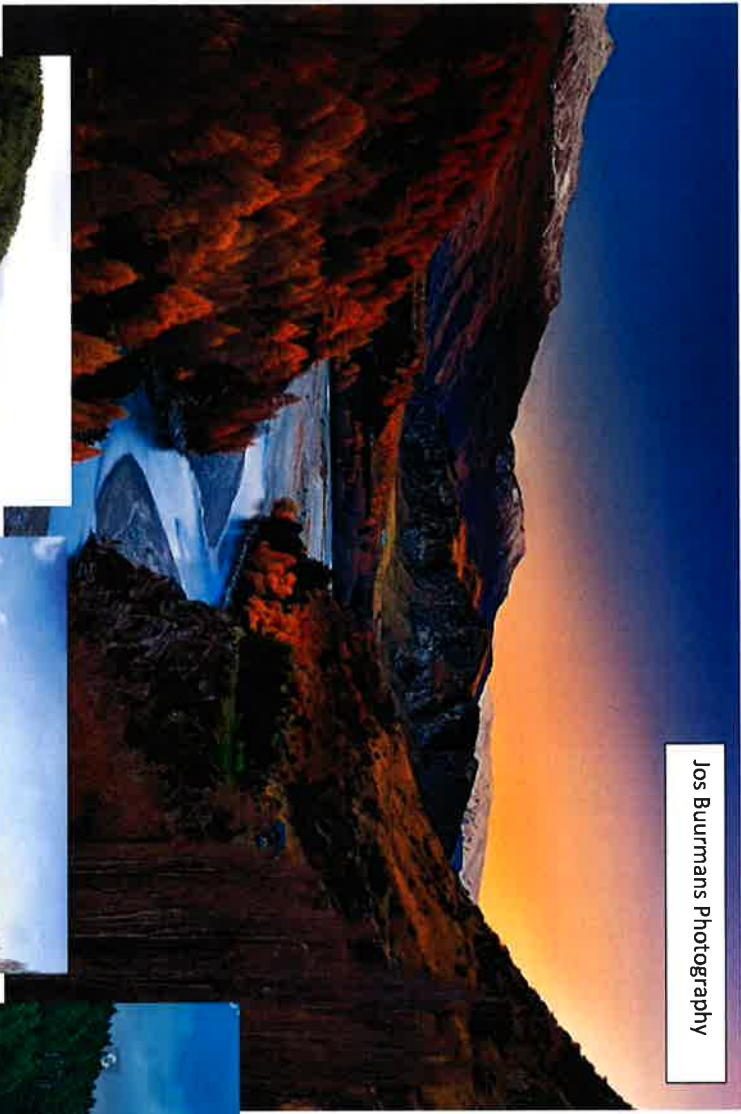
Coloursense Series
 W.T. 108

PRINTED BY WHITCOMBE AND TOMBS LTD.

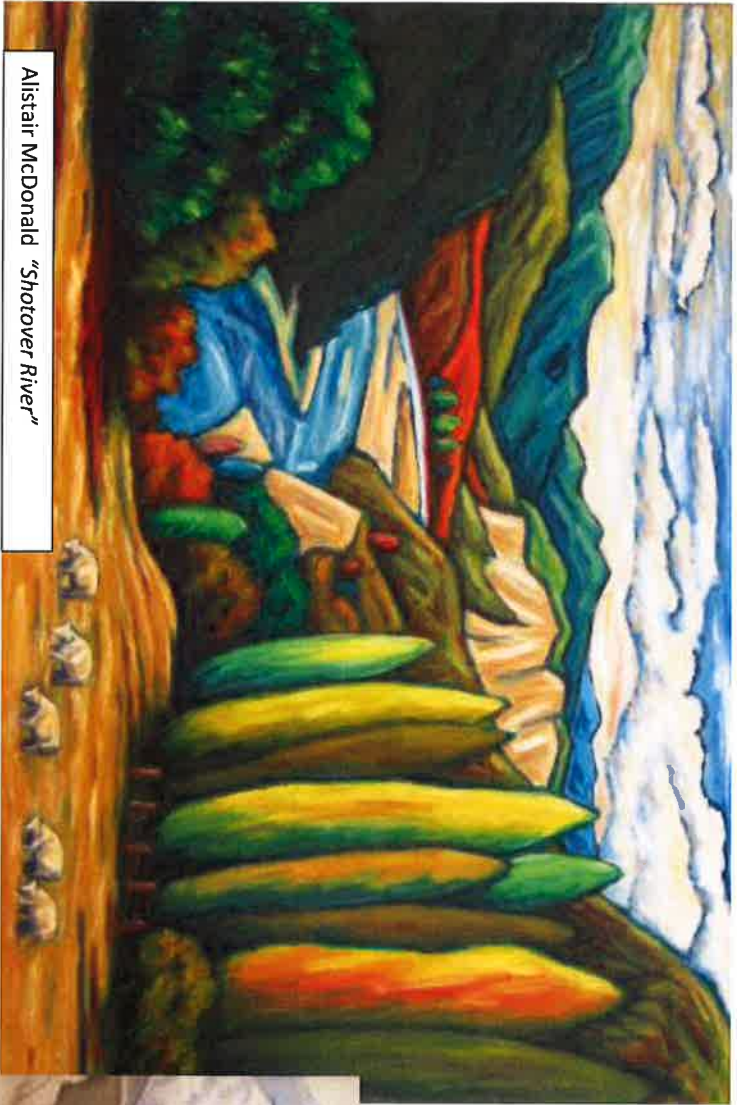


View of Christchurch artist Francis Naylor doing the finishing touches to a mural of the Shotover River/South Atley road vista, designed for the Sergeants' Mess at the Royal New Zealand Air Force Station in Wigram. 7th March 1970
<https://canterburystories.nz/collections/archives/star/negatives/1970/ccl-cs-12827>

Jos Buurmans Photography



Michael Schollum
Photography



Alistair McDonald "Shotover River"



Olivia Spencer



Artist Len McCauley – Shotover River



Artist - Graham Brinsley



Len Clarke

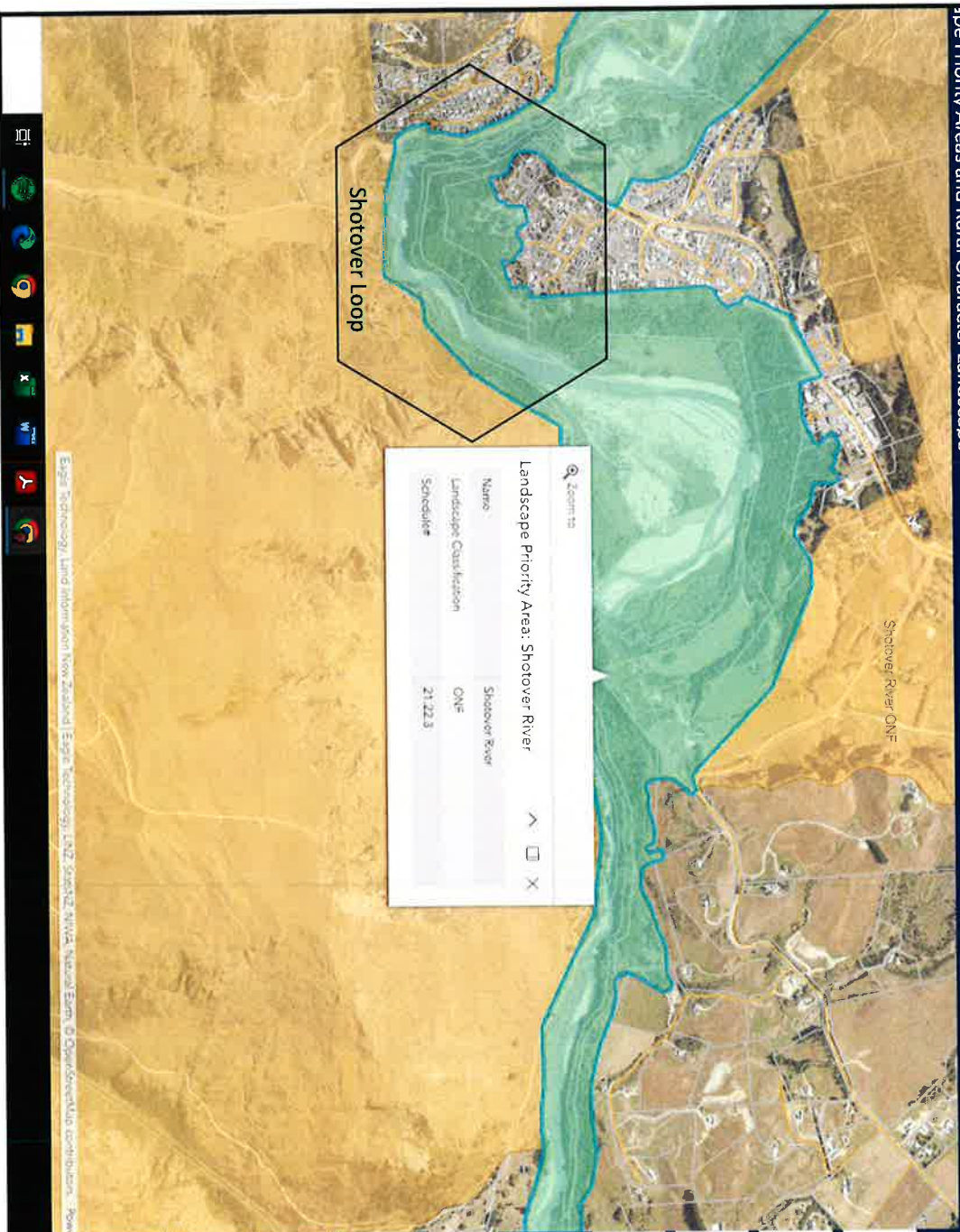


Peter McIntyre



The current view (after pine tree removal) of the 180 degree sweeping Shotover Loop vista taken end Sept 2023. This is North from Watties Track/Gorge road or sometimes referred to as south of Atley road). The red section highlighted includes the land at 111 and 163 Atley Road subject of the Atley Road February 2023 Renotification PDP process hearings – which was found to be part of an ONL alongside the ONF of the Shotover River. QLDC Notified the Shotover Loop in the Landscape Schedules with a blue wash as ONF.

A YouTube clip (again late Sept 2023) showing the extent of this vista can be found if you copy /paste this link into Google:
<https://youtu.be/e9FisZRoLVc?si=g-K0dQPqK3D9X5dv>



Landscape Priority Areas	
Sible Hill ONF	Button
Lake Hayes ONF	Button
Ferry Hill ONF	Button
West Waiatapu Basin ONL	Button
Shotover River ONF	Button
Central Waiatapu Basin Corridor ONL	Button
East Waiatapu and Crown Terrace ONL	Button
Queenstown Bay Environs ONL	Button
Penhija's Hill ONF	Button
Northern Remains ONL	Button