

Form 6
**Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Michael Gerard McElroy

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. My particular concern relates to the impact this re-zoning will have on the very specific Outstanding Natural Landscape that defines the overall Arthurs Point area. If an area has been declared an ONL, then surely it is up to all of us to preserve that status as best we can!

The same applies to the status of the Shotover River as an Outstanding Natural Feature. It seems evident that this proposal must inevitably result in development of a prominent location directly above the river. This can only have an adverse effect on what makes the Shotover an outstanding “Natural” feature and will negatively affect the enjoyment for both locals and the many visitors who come to Arthurs Point.

From a personal perspective, I am concerned about the effects on my enjoyment of the unique and spectacular environment of Arthurs Point. I enjoy daily walks from my home in Atley Road down to the Shotover River / Big Beach area and take great pleasure in the views afforded right round from Cecil Peak to Coronet Peak. When family and friends visit, it is also with pride that we introduce them to our beautiful surroundings. It is an important factor in my quality of life to feel part of a wonderful visual environment while still close to the urban landscape of Queenstown.

In addition, it seems that there are contradictory issues involved with the overall vision for Arthurs Point. On the one hand, there is significant investment under way in terms of cycle trail connectivity and the consequent widening of access to and enjoyment of the natural landscape. Yet in direct opposition to this environmentally sound approach, there are moves towards increased (and in my view environmentally unsound in this particular case) local urban development which can only bring more vehicle traffic, increased noise, congestion and greater hazards to cyclists and pedestrians alike.

2. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
3. Rezoning the land as an urban zone will not protect the district’s rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

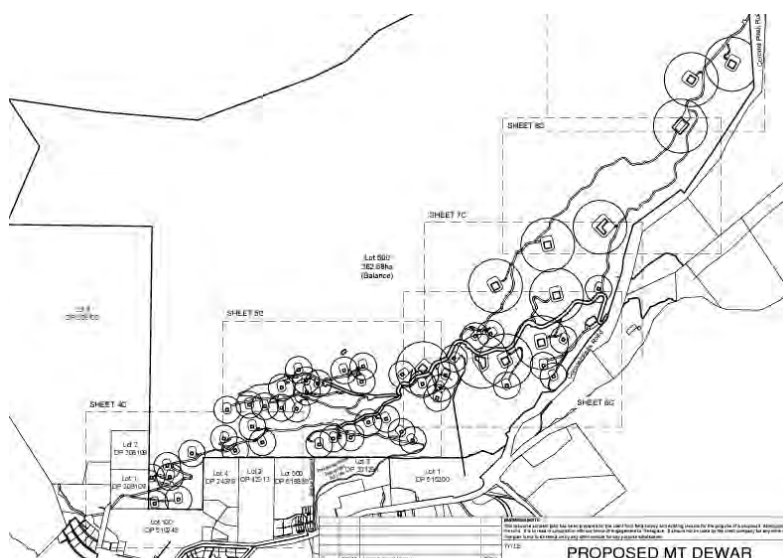
4. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



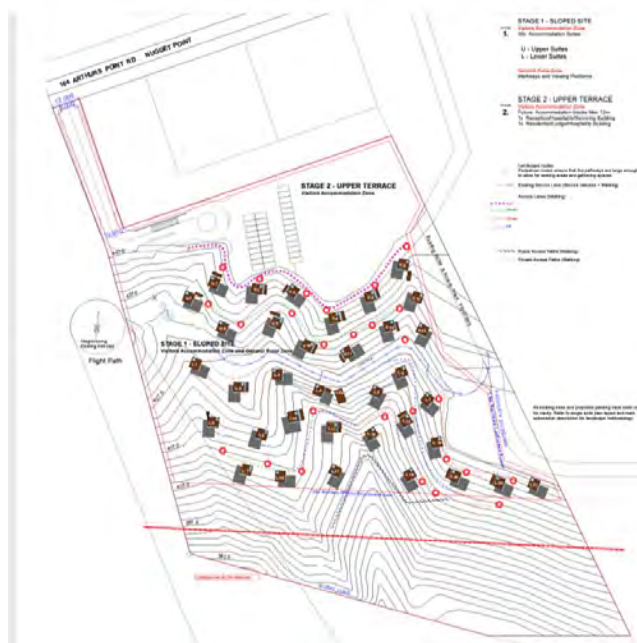
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



5. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Date: 12 April 2022

Your details

Electronic address for service of person making further submission:

Contact Person: Michael Gerard McElroy

Telephone: 021 717-825

Email address: mcelroy.mg@gmail.com

Address for Service: 15 Atley Road, Arthurs Point RD1 Queenstown

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Adam Carlson

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am *[state whether you are]*—

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude’s Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. The aesthetic and very essence of the value of the Queenstown Lakes is based around the landscapes that it encapsulates. ONL is a clear protection of these values. The willingness to bend these to suit the desire of development is short sighted and irreversible. The ongoing reduction of ONL areas erodes the core reasons that the area is desirable. Arguments based around servicing the increasing population desires are fundamentally flawed as they don't answer the question of where the stop point is. ONL areas provide connection to the natural form of our landscape providing us with the lifestyle and environment that we wish to live within.
2. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
3. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
4. The area is a valuable aesthetic amenity to the community. Ongoing removal of exotic species would allow the true beauty of the landscape to be appreciated by all. Development would remove this for all future generations of visitors and residents.
5. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
6. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
7. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

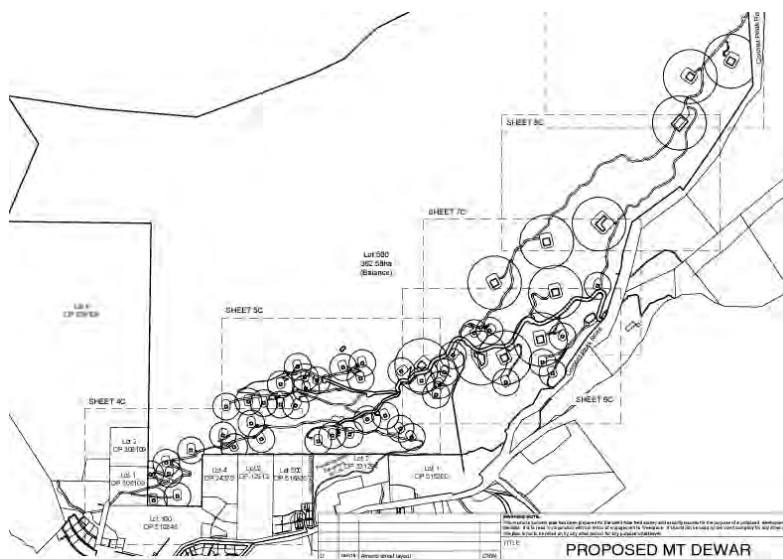
- 8. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



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- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



9. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission



Date: 12 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: Adam Carlson

Telephone: 0210481193

Email address: acarlson0077@gmail.com

Address for Service: 17 Redfern Terrace, Arthur Point. 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Alice Behan

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who owns property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. I am concerned with the increase in traffic created by a high-density subdivision. Access to the land is up a very narrow road that would need significant upgrade work. There are limited sightlines up this road and it is already very dangerous to pedestrians and cyclists with the traffic from the small number of houses already there. There are significant numbers families in the community and, considering safe pedestrian access is already limited around some areas of the neighbourhood, a high-density subdivision and it's associated traffic would increase risk to the community.
2. My family and I are very keen rafters and river users and often raft down the Shotover River adjacent to the proposed zone change. This river is a very unique and special place – both visually and its close proximity to Arthurs Point and Queenstown. The feeling of remoteness that is experienced after you go under the Edith Cavell bridge would be compromised by a high-density subdivision and lost forever.
3. Arthurs Point is one of New Zealand's last alpine communities and what keeps that mountain feel is we are surround by outstanding natural landscapes. Due to the topography, most houses have a view of the mountains and/or river rather than a neighbour's house and fence 2m from their boundary. The quality of the neighbourhood would decrease with tightly packed sections and would compromise this alpine community feel. The development happening at TreeSpace is already bringing houses into the mountain viewlines and ONLs, there should not be further degradation of these recognised Features and Landscapes.
4. The Outstanding Natural Landscape and Outstanding Natural Features protections were put in place because these Landscapes and Features are important and unique. They should continue to be protected for future generations and not traded in for an unnecessary zone change.
5. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. The property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
6. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
7. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
8. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical

breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

9. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
10. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.
11. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

| | |
|-----------------|---|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes</u> . |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs <u>and avoid urban development outside of the UGBs</u> . |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change</u> . |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges</u> . |
| 4.2.1.5 | <u>When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes</u> . |
| Policy 6.3.3.1 | <u>Recognise that subdivision and development is inappropriate</u> on Outstanding Natural Features or in Outstanding Natural Landscapes unless: <ol style="list-style-type: none"> a. <u>landscape values are protected</u>; b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical |

changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission



Date: 12 April 2022

(A signature is not required if you make your submission by electronic means.)

My details

Electronic address for service of person making further submission:

Contact Person: Alice Tui Behan

Telephone: 027 555 2855

Email address: alicetuismith@gmail.com

Address for Service: 40 Amber Close, Arthurs Point, Queenstown 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Dennis Behan



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

In opposition to

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

I own a property and reside in Arthurs Point and am directly affected

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I oppose the submission by Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

I oppose this zoning change as it seeks to relocate the urban growth boundary (UGB) and remove the outstanding natural landscape (ONL) classification that applies to 111-115 Atley Road. The rezoning proposed in the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) would alter the character of Arthurs Point in a manner inconsistent with current development and in a manner that threatens to degrade the natural values.

The site is located within an ONL and adjoins (and is partly within) the Outstanding Natural Feature (ONF) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

**THE REASONS** // For my support (or opposition) are:

[give reasons]

See attached.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I seek that the whole of the submission be disallowed.

I wish / do not wish* to be heard in support of my further submission.I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 12/4/22

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] dennis@totemproperty.co.nz

Telephone [work]

[home]

[mobile] 021942978

Postal Address 40 Amber Close, Arthurs Point, Queenstown

[or alternative method of service
under section 352 of the Act]

Post code

9371

Contact person [name and designation, if applicable]

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



The Reasons // for my opposition are:

Arthurs Point is one of the last remaining alpine communities as it is bound by outstanding natural landscapes. It is important there is a clear, well-defined delineation between urban space and these landscapes. If we allow creep over the current OLN line, it will lead to future development and the wild natural vistas of the Shotover River Canyon and surrounding Arthurs Point will be lost forever.

The Shotover River is a nationally significant Outstanding Natural Feature. My family and I spend a lot of time on the river and we hold it as a special place. After passing under the Edith Cavell bridge, you get the feeling of true, unspoiled natural landscape. Allowing for a zone change would degrade from the wild natural character. I feel the current OLN boundary is in the correct place as it keeps development back from the canyon rim and allows space between the urban portion of Arthurs Point and the river.

Atley Road leading to this land is already too narrow to allow for safe pedestrian access, and more traffic would only make the situation worse. Creating more traffic will not make it safer for pedestrians to get around Arthurs Point safely.

Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL.

The Edith Cavell bridge is currently at capacity and a zone change would contribute to the traffic problem.

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Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Tarn Merritt Pilkington

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and has resided in Arthurs Point for over twenty years and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- A long term resident I have an interest in the Proposal greater than the general public has.
- A concerned resident that believes the proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- A Queenstown Ratepayer and hold the opinion that the failure to correctly summarise the original submission disadvantaged local ratepayers. This has been reflected in the Environment Court, High Court and Court of Appeal decisions resulting in the renotification and re-summarising of submissions in order to ensure that the community will have a fair and reasonable opportunity to understand what is exactly proposed with the rezoning request.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

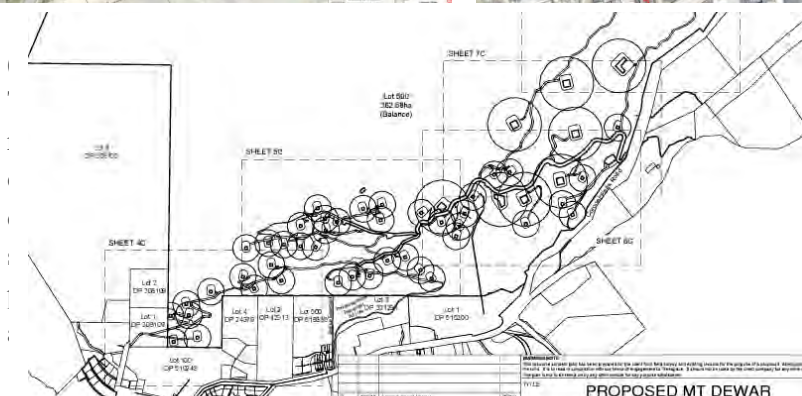
The reasons for my opposition are:

1. I have lived in Arthurs Point for 21 years at our current address 104 Atley Road. My wife and I purchased this property as it was a unique section in a subdivision with larger sections and the houses were well spread for privacy. Our section borders the cliffs above the Shotover River and provides us with a unique opportunity to enjoy an area below the subdivision that is private - a haven for relaxing and viewing the river. In general the houses at the western and south western ends of Atley Road in Arthurs Point are spread out by the topography and because of this it retains unique and inherent values that are specific to the area. The current residential area is a great place to walk and bike due to the low numbers of vehicles. We feel that our child can walk and bike around on the quiet roads in relatively safety.
2. I am very concerned that the proposed development will result in a significant increase in traffic movements through what is essentially a relatively quiet area. The increased noise levels will be most significant on the residents adjacent to the road but will have an adverse affect on all residents especially during the weekends and the evenings.
3. Roading to the development will also result in significant adverse affects including vegetation loss, retaining walls, road side barriers, and lighting. These changes coupled with increased noise will be detrimental to me and my perception of the local area character. The rural characteristics of the area were important reasons in buying here. My family and I place significant value on our connection with the area character and do not want to see over development.
4. Roading to the development will also result in significant adverse affects to the safety of local residents, especially young children as the access road to the development will be narrow with limited sightlines.
5. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
6. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
7. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

8. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
9. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
10. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



ce Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.

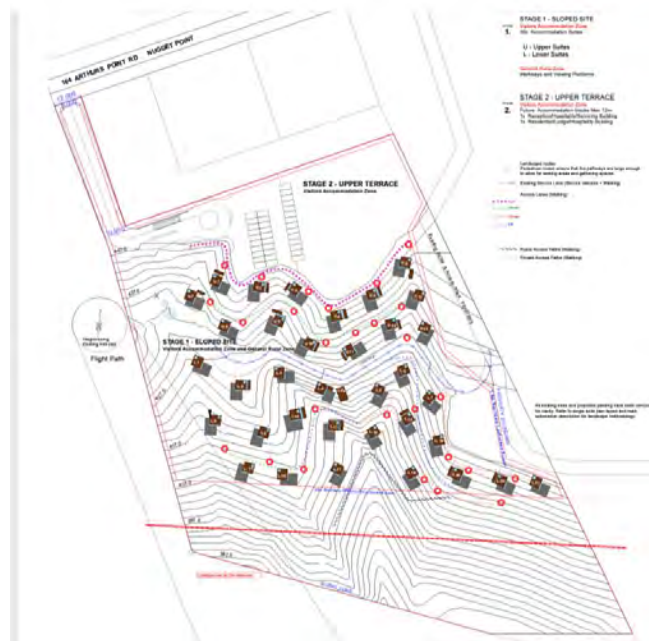
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



11. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Date: 14 April 2022

Contact Person: Tarn Merritt Pilkington

Telephone: 0276444432

Email address: elcapitarn@gmail.com

Address for Service: 104 Atley Road

Form 6
**Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Julian Fuchs

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. This potential development would detract from the general feeling of living in Arthurs Point. While the land is not directly visible from our property, the area is highly visible from the road while approaching the single lane bridge, as well as several other viewpoints nearby. With the trees removed and houses in their place it would drastically change the iconic scenery, and take away from the natural feel of the landscape.

Additionally, I'm concerned about increased vehicle traffic along Atley Road, which is currently considered safe for young children with minimal traffic. Increased traffic there would also negatively affect both pedestrians and cyclists, as well as limited parking options.

We decided to settle in Arthurs Point with our young family believing it would be protected from overdevelopment due to being zoned as outstanding natural landscape, and are devastated that this classification is now being considered to be wiped away because a developer wants to build more houses than the area can handle.

The iconic scenic views would be lost forever and the living qualities that Arthurs Point holds over other overdeveloped areas around Queenstown would be lost if this land loses its protected status. Surely the fact that this land was recognized for its invaluable contribution to Arthurs Point should be sufficiently recognized. I believe it will be a terrible loss for residents and visitors alike if this area is rezoned to allow further urban development.

2. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
3. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
4. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
5. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

6. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
7. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building



platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



8. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

| | |
|-----------------|---|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes</u> . |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs <u>and avoid urban development outside of the UGBs</u> . |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change</u> . |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges</u> . |

4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.

Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- a. landscape values are protected;
- b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Date: 12 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

Contact Person: Julian Fuchs

Telephone: 02108850717

Email address: juliankiwi@gmail.com

Address for Service: 21 Atley Rd, Arthurs Point, Queenstown 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Connie Carlson

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am [state whether you are]—

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. Living in Queenstown the outdoors and surroundings are what make this place special and why we all love living here. As guardians of this area we have the responsibility to protect it for future generations, not destroy it and overdevelop it. The reasons why these areas around Arthurs point and indeed around Queenstown are zoned Outstanding Natural Landscapes was to protect them for the future by previous councils, so overdevelopment and encroachment on the wilderness areas was unable to go ahead. We need to respect that and honor these forward thinking stewards of our past and maintain these zones in perpetuity.
2. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
3. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
4. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
5. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
6. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
7. Infrastructure in the single lane bridge, lack of pedestrian crossing, lighting, and verge are already a major problem for the already increasing residents in Arthurs point. more houses would add to that (with apparently no onus on these developers to manage).
8. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the



site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.

e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).

f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).

9. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5

The retention of the District's distinctive landscapes.

- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.
I do not wish to be heard at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Connie Carlson

Date: 12/04/2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

Contact Person: **Connie Carlson**

Telephone: **021 2727077**

Email address: **connie.carlson99@gmail.com**

Address for Service: **17 Redfern tce, Arthurs point, Queenstown**

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A NOTIFIED PLAN CHANGE, VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991

TO // Queenstown Lakes District Council

Name of submitter [full name] Natalie Joanne Reeves

FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

Arthurs Point Rezoning

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or [in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or [in this case, also explain the grounds for saying that you come within this category]

The local authority for the relevant area.

I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]
Oppose the submissions of Gertrude Saddlery Limited and Larchmont Developments Limited

THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]
Please see Attachment [A] appended to this submission for my reasons of opposition.



THE REASONS // For my support (or opposition) are:

[give reasons]



I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details] *Disallowed for the reasons cited in Attachment [A]*

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.



SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

[Handwritten signature]

Date 13/04/2022

** A signature is not required if you make your submission by electronic means.



YOUR DETAILS // Our preferred methods of corresponding with you are by email

Electronic address for service of submitter [email]vanlooy.natalie@gmail.com

Telephone [work]0212897683

[home]

[mobile]

Postal Address 18 Redfern Terrace, Arthurs Point, Queenstown.

[or alternative method of service under section 352 of the Act]

Post code

9371

Contact person [name and designation, if applicable]



NOTE // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
- > it discloses no reasonable or relevant case;
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- > it contains offensive language;
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Attachment [A] – Reasons for submission

I have lived in Arthurs Point since moving to Queenstown in 2018 and cannot imagine living anywhere else. The grandness and beauty of the surrounding mountains, rivers, forests and open areas, coupled with the many number of recreational opportunities that the area provides make it, in my view, one of the best places in the world to live. The surrounding landscape and unique features excite me, my family and the people who visit, without fail. Development in the area has been tasteful to date with the suburb of Arthurs Point separated into distinct development areas, each with differing characteristics and styles. I do not see much scope for additional development given the confining natural landforms of the area that enclose Arthurs Point.

Queenstown is a small place. I know that the submitters do not live in Arthurs Point. I am aware of the preceding planning battles prior to the current re-notification process. I have reservations about the authenticity of the submitters offer to create a Master Plan in consultation with the community given the absence of general consultation to date, beyond the creation of a website. I question whether the submitter has the community's interest at heart given the absence of information o date and quite simply because they will not endure the effects of such a rezoning from their residences in nearby Rural Zones. Should the rezoning be granted, they will have little legal obligation to address the community's concerns.

In my view, the proposed rezoning would alter the character of Arthurs point in a manner inconsistent with current development and in a manner that threatens to degrade the natural values of the surrounding Outstanding Natural Landscapes (ONL) & Outstanding Natural Feature (ONF), the Kimiakau / Shotover River, as it seeks to relocate the Urban Growth Boundary (UGB) and remove the ONL classification that applies to 111-115 and 163 Atley Road. The Low Density Residential Zone (LDRZ) provisions enable a much higher density of residential development than can otherwise be seen in the surrounding area. The exception, Bullendale, which cannot be seen in the context of other residential development, is appropriately zoned Medium Density Residential and has been managed in a manner consistent with the adjoining commercial and visitor accommodation zones.

Due to the absence of any information to accompany the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL), I oppose in full the submissions of GSL and LDL to rezone 111-115 and 163 Atley Road LDRZ. I consider the points raised by the submitters are insufficient to justify the proposed rezoning and that the absence of any information to date prevents me and my community from making an informed view. I consider the following information is required at a minimum in order to enable further consideration of the proposed rezoning:

- An accurate map of the proposed area to be rezoned – no maps have been provided as part of the re-notification of the rezoning and those provided on the QLDC GIS Planning Maps are part of the Stage 1, 2, 3 Decisions, suggesting that the rezoning has already been completed, creating confusion for lay persons.
- A section 32 report from the submitters assessing the effects of the proposed rezoning and whether or not it meets the purpose of the Resource Management Act (1991), is consistent with other higher order planning documents and is consistent with Chapters 3, 4, 5 and 6 of the Proposed District Plan.
- A visual impact/landscape assessment that includes an assessment of tree removal and urban development at the scale enabled by the LDRZ in the context of the surrounding area, adjacent ONL area, the Rural Zone in which the site is seen within and the effects on the naturalness of the Kimiakau/Shotover River as an ONF. The assessment should also compare and consider

the effects of any subsequent development that could be enabled by the proposed rezoning in the context of existing development found in the LDRZ to the north.

- A natural hazard assessment and geotechnical report to determine the appropriateness of development.
- Effects on cultural values as the river is a community resource well utilised for commercial recreational activities and recreational activities.
- Transport assessment including on the Edith Cavell Bridge which already experiences pressure during peak periods.
- Engineer report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge).

It may also help the submitters to provide a Master Plan which could form the basis of a Structure Plan or similar. There may be some scope to enable development of the proposed site however, as noted above, I have concerns about the appropriateness of the proposed zoning as it would enable a higher density of development and potentially a differing style of urban form than can otherwise be found in the surrounding area and adjacent land parcels. The average lot size of surrounding land parcels along Atley Road, Mathias Terrace, Larchmont Close, Larkins Way and further north is in excess of 800m². Very few houses have residential flats and all are stand-alone dwellings, with the exception of Bullendale. Consequently, the area maintains an open feel with generous landscaping and public spaces. These attributes contribute to a high degree of naturalness when seen in the context of the ONL & ONF features surrounding the area, such that the area has both rural and urban living amenity values. The minimum permitted lot size under the LDRZ blanket provisions is 450m² and developments between 300m² and 450m² a Restricted Discretionary Activity – consent must be granted, most likely on a non-notified basis, provided the matters of discretion are adequately satisfied. Residential flats are a permitted activity and will again increase the density of development in an area that has been, in my view, appropriately zoned Rural with an ONL classification.

I have additional concerns that the broad scope of development enabled under the LDRZ may set a precedence for further, higher density development. These concerns are exacerbated by the absence of any structure plan and bespoke development controls that respond to the surrounding area and that could be imposed via other RMA processes. These same issues cause me to question how the rezoning would satisfy Part 2 of the RMA and particularly those matters that shall “...*be recognised and provided for*...” as matters of national importance under Section 6, points (b) and (h).

The proposed rezoning would threaten the values I hold dear. I therefore seek that the rezoning be rejected until the further information outlined in the points above is provided by the Applicant. I consider the Council should also provide peer review of any such assessments at the Submitters expense.

Kind regards,

Natalie Reeves

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Murray James Devery

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am, (Murray Devery)

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

The landscapes in the Arthurs Point area are sensational to look at and sit in. The scenery is breath-taking and the silence of it all is second to none. This rezoning change will devastate the local landscapes and scenery in our area. I particularly love the trees and the rocky outcrops that you see in the area. These will be gone if rezoning happens in this area.

The proposal will introduce hundreds of vehicles to travel and park in our corner of paradise. This will increase car noise tenfold in our local area. We sit directly below Atley Rd and another three hundred cars plus travelling in and out of that development right on top of our house would be intolerable.

With no carparks allocated vehicles will park anywhere they can find a spot and that would be visually unacceptable.

If the rezoning is allowed for 160 housing units plus flats the number of rubbish bins will be huge and they'll be a huge visual eyesore. That is not the developmental progress that Queenstown or New Zealand needs.

There are currently 6 large subdivision developments in the pipeline for Arthurs Point already which will put pressure on the landscape amenity and quality we enjoy. How can the landscape absorb these developments without degrading landscape features/qualities?

I can remember the beautiful trees on the property as a child visiting the area for Christmas holidays with my parents and that's particularly memorable to me now that both of my parents have passed away. This proposal will erase that memory and replace the beautiful trees with buildings, units, cars, and rubbish bins. How very sad.

The damage to the landscape and the natural features this will cause will be irreversible. I don't understand how this zoning change can legally happen given the QLDC'S own PDP says ONLs and ONFs will be protected. If the rezoning is allowed to happen then a precedent is being set. This will provide an open invitation to other developers to disregard and damage ONLs and ONFs in the future. QLDC, as the governing body for the PDP should oppose this without question. Questions should be raised if this isn't the case.

Since moving to this area we've had some great experiences. We walk our dog most nights and we're always stopping to have a quiet chat to people walking with other dogs and children. We ride our bikes most weekends on Atley road and the surrounding streets seeing neighbours. The hazards created by introducing hundreds of additional vehicles in such a small area will lead to someone getting seriously hurt or worse.

We often ride on the Shotover Jetboats, and the ride takes in the outstanding natural features along the river and up on the hills. That experience will disappear to a very large degree with this development.

The internationally recognised landscapes in Arthurs Point are iconic and have appeared on NZ postage stamps, postcards, paintings, artwork over the last century. Do we really possess the desire to remove links to that history forever because that's what's going to happen? We will never see rubbish bins featured on stamps!!

Finally, my wife and I moved back from Australia seven years ago to reside in Arthurs Point. There were numerous reasons why we did that with the most important being our mental and physical wellbeing. Coming back to an area surrounded by nature with the ability to be involved in so many outdoor activities

has done so much for our health and mental wellbeing. This proposal will totally ruin this for us, it's just wrong.

In summary:

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

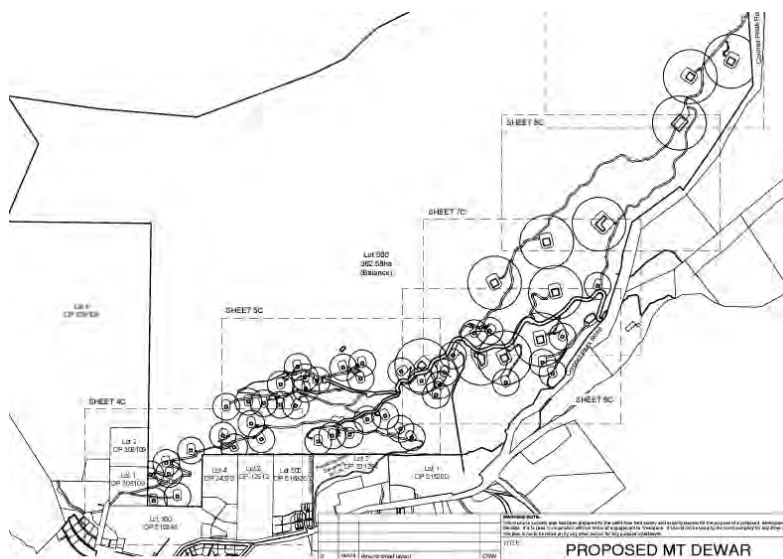
6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Murray Devery

Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: Murray Devery

Telephone: **0275 557 557**

Email address: murrayjdevery@gmail.com

Address for Service: 80 Atley Rd, Arthurs Point, 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Lyndal Devery

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am (Lyndal Devery) will be effected by all matters noted below

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

My home is Arthurs Point and I chose to live in Arthurs Point due to all the beauty and outstanding natural landscapes this area offers, not to mention the outstanding natural features around the area.

I could write a book on why I choose to live here and why I am passionate about the area I live in, I'll try and keep my points brief.

1. I wanted to reside in an area that offered a rural lifestyle whilst offering a small close supportive family community
2. As a child we lived in Southland and spent our summer holidays in the Wakatipu area. I remember driving from Queenstown the back way to Arrowtown and being in awe of the beautiful landscape as you come from George Rd out to Arthurs Point. Driving around the corner and seeing the big trees on the hill and the first glimpse of the Shotover River, amazing outstanding natural landscapes that should always be protected. I shudder at the thought of that drive only to be looking at houses and units on that beautiful landscape.
3. This particular area had a postage stamp coined in its honour of being such a beautiful landscape, if QLDC don't protect this land and allow development you will never get this beauty back. That would be a tragedy for future generations not to have the opportunity to live in such a beautiful area and to have the visual beauty ruined with houses and units on every spare piece of land that a developer wants to sell off for housing.



4. My Mother often comes up from Southland to stay with us and enjoy the surrounding landscapes is what makes her stay memorable. This would be ruined if we have many houses, cars, rubbish bins, noise etc due to too many houses being allowed to be built in the area.
5. The below images are of my mother enjoying her stay in Queenstown. This view and surroundings would be gone forever if you allow this development to happen.



6. Another reason I choose to live in this area is because I have a dog and we enjoy all the amazing areas we can walk around. Currently we can walk all around the Shotover riverbeds and my dog can take a swim in the river. We often walk down the track off Mathais Tce and the track off Atley Rd and walk down the river bed as far as you can walk. If QLDC allow this land to be

redeveloped the natural landscape will change from that of natural NZ country beauty to that of houses and roof tops, no beauty in that.



7. I have many friends come and stay and often we pack a bite to eat, go for a walk to enjoy the scenery and surroundings. Friends that come and stay love coming for the beauty and scenery, they don't come here for a picnic around houses and rooftops and no scenery to look at.



8. Recently I rode down the Shotover river with The Shotover Jet Company and what an amazing visual trip that was. I don't know the statistics of how many people from around the world have completed this trip but I would have a guess it would be one of the most iconic trips in the WORLD. People choose to

take this ride not just for the thrill of being on a boat, we choose to take this ride to get the opportunity to see such amazing scenery and outstanding natural landscape beauty. People, myself included would not choose to take that ride if it were to look at a house subdivision 😞 What a travesty if QLDC allowed that to happen.



9. A couple of weeks ago I took a trip with some friends into Lake Lachnagar, this was on my bucket list to do as I was keen to see some more outstanding natural landscapes in our area. I have travelled to a few different countries around the world and been lucky enough to see some amazing scenery. Flying from the airport we came over Arthurs Point, onto Skippers and then landed at Lake Lochnagar. This flight was absolutely stunning! I would recommend this as one of the best trips I have been lucky enough to do. What made it so special was the spectacular scenery in my own back yard. If I flew over Arthurs Point and the Shotover river and all I see is houses and roof tops, well that certainly would not be stunning! That would be a tragedy if QLDC allowed that landscape to be ruined.



10. Recently we have been allowed to take out water toys down the Shotover river from the Shotover Jet area. This is such a treat to have the ability to get on

the water and take in that canyon scenery for ourselves. We don't get on the water to go and look at houses, we get out there to be in nature and look at natural canyons, trees and greenspaces. How could QLDC even contemplate running this image. . .



11. Arthurs Point is a community, it needs to retain that aspect and not turn into a drive through area covered in housing, cars and rubbish bins. Development is welcome in the correct spaces, however QLDC should NEVER consider rezoning land that once gone the natural beauty can never be replaced. We use this area as a community, often having neighbourhood get together, this aspect of living in Arthurs Point would be ruined if QLDC allow this development to go ahead.



12. I purchased a property that offered peace and quiet enjoyment, not a property that has many houses and cars. I did not choose to live in a housing development area like Lake Hayes Estate as that is not the type of living environment I wanted to reside in. When I purchased my house Arthurs Point

cars were parked in driveways or garages, you never saw a car parked on the road. With the changes to the area there are now many cars littering out beautiful landscape. If the proposed changes are approved you may as well build a highway in Arthurs Point as you will need it to cope with all the cars.



13. Our beautiful Edith Cavell Bridge copes with a lot of traffic as it is however the area would become a congested nightmare if all the proposed changes are approved. I understand there are about seven major developments in the approval process already. Come on QLDC have some sense. Arthurs Point is not an area that should be sold off for housing subdivisions, where is the protection for ONL and ONF if that is allowed to happen.
14. When I moved to Arthurs Point rubbish bins were stored on private property. In my opinion QLDC have made some poor choices in approvals of existing developments for example Larchmont Close, the land off Matthias Tce. This development does not allow rubbish trucks to come into the development because the streets are too tight and there is no room for a truck to access the area. This results in residents having to place their bins on Mathias Tce, this is a visual nightmare not to mention the traffic issues with having all those bins on the street come collection day. Further down the road some houses need to put their bins on Atley Rd and the same thing happens. Residents must put their bins out far away from their house and many leave the bins out on the road from one week to the next. Arthurs Point in the past did not have this visual littering of rubbish bins and cars parked in places they shouldn't be simply because QLDC have approved development without thinking of the ramifications of their approvals. Please do not let this happen again.



15. The area I live in allows me to walk around the roads and streets safely without the need for footpaths or streetlights. This is the environment Arthurs Point offers, not a subdivision with many house and many cars which would stop me enjoying walking around in my own neighbourhood.



In summary, when looking for a property to purchase in Arthurs Point I did what I thought was good due diligence, I found out what zoning properties around me had (where possible) and chose to live here based on my research. It took me four years to find the

house I now reside in, and I chose it because it offered the quiet enjoyment, outstanding natural beauty and the outstanding natural features of the area. I liked the proximity to Coronet Peak and the fact that this area too is protected by ONL so could not be developed. I did not choose to live in an area that QLDC could decide to change and open the doors for development taking away the natural beauty of the area. I did not choose to live in an area that has a subdivision down the end of the road. I chose the house I reside in because I live on a quiet road where I feel safe walking with children and animals. I did not choose to live here to have the potential of another 600 odd cars driving down my road rendering it unsafe for myself, children and animals to walk around. I would NEVER choose to live in an area or road that would have that many houses and cars around the corner.

QLDC you you have an obligation to conserve the area for those of us that choose to live and enjoy Arthurs Point and you have obligation to conserve this area the for our future generations. God only knows our future generations will have enough on their plate with paying for Covid related debts, don't take the natural beauty of Arthurs Point away from them too.

Show some manaakitanga for our future generations.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including

(but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

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- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

| | |
|-----------------|---|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes</u> . |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs <u>and avoid urban development outside of the UGBs</u> . |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change</u> . |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges</u> . |

- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Lyndal Devery

Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

loudevery@gmail.com

Contact Person: Lyndal Devery

Telephone: 021913012

Email address: loudevery@gmail.com

Address for Service: 80 Atley Road Arthurs Point 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

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- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Thomas Richard Murray Harper and Danielle Joy Lowry



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]
Our home at 1/154 Arthur's Point Road looks out towards the land in question

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]
We support the submission of:

#494 Gertrude's Saddlery Ltd (originally submitter Michael Swan)
rosie.hill@al.nz , maree.bakjer-galloway@al.nz

#537 Larchmont Developments Ltd
rosie.hill@al.nz , maree.bakjer-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]
See document attached

**THE REASONS** // For my support (or opposition) are:

[give reasons]

See document attached

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

All parts of the submission

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 13/04/2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]tharpernz@gmail.com

Telephone [work]021 712 379

[home]

[mobile]021 712 379

Postal Address 1/154 Arthurs Point Rd, Queenstown, 9371

[or alternative method of service
under section 352 of the Act]Post code
9371

Contact person [name and designation, if applicable] Thomas Harper

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



We support the re-zoning of the rural land that these submissions apply to. We think the best use of the land would be residential development, which we would like to be tasteful. We will be able to see the development from our place, but we can already see plenty of houses already. We believe any future development would be a natural continuation of what we already look at from our home. We think it is pretty obvious that looking at a foreign pest trees is not "outstanding." We also think it's obvious that the land covered in pine trees can't be used for farming. The true iconic view from Arthurs Point is the mountains and the stunning beautiful - genuinely "outstanding natural landscape" at higher altitudes.

When houses are built at the lower altitudes and residential developments are concentrated in the same place, which is what seems to be being sought here, Queenstown's "postcard views" are protected, as are the genuine rural areas such as are seen from Malaghans Road between Arthur's Point and Arrowtown.

When more people live here, more businesses feel comfortable setting up in our backyard. In the last two years, we've had two new cafes/bars, and several other businesses now operate on Arthurs Point Road. We are business owners ourselves and we believe businesses feel safer setting up when there's a larger population to service. This obviously requires more homes. More ratepayers in Arthurs Point means more amenities for locals like us. We believe the core point is about *balance* - balancing the need for homes with the way those homes impact on the environment. This land is a great example of somewhere we believe should be used to achieve that balance.

We strongly believe Queenstown needs much more housing stock. We understand not everyone is as fortunate as us to own a house in Arthurs Point and would like more locals to have the opportunity to live in Arthurs Point, provided any development is tasteful, in keeping with the character of the Arthurs Point residential area and therefore on par with the rest of Arthurs Point.

We have lovely tracks and we'd like to see the planned track from Arrowtown to Queenstown cut by this development to make it easy and safer to bike to town.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Charlotte Pringle



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]
See attached on its direct negative impacts on my family's life

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]
OPPOSED IN ITS ENTIRETY. See attached



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

See attached

I oppose the rezoning of the ONL as I truly believe that the rezoning will undoubtedly result in a huge subdivision.

- This subdivision will have a massively negative impact on my life as it will look directly into the front of my property, removing all privacy we currently enjoy.
- The increase in traffic on Atley Road, which is a narrow, single-lane road, will be increased 200-fold. This will be not only during the building period which will undoubtedly last for many years, but also once the subdivision is established. With each of the potential 160 properties generally having at least 2 cars each, this is an extra 320 cars on the only access road of Atley Road. Currently this road only services approximately 30 properties and even now, we ensure we all drive extremely slowly to ensure we can give-way to vehicles coming the other way, or to allow safety for the numerous children, dogs, bikers, walkers. Even if Atley Road were to be widened just to allow this subdivision to happen, the impacts from the widening would be even worse than now because the road will become a 2-way road. By their nature, drivers drive faster on 2-way roads because they do not feel that they are dangerous and are not conscious of other road-users. This will make it a rat-race and extremely dangerous for pedestrians, dog walkers, children playing, cyclists and any other road users who are not in a vehicle.
- Massive upgrading work has recently been done to Atley Road to make it safer for the anticipated hundreds of bikers who will be using Atley Road as part of the new biking networks across the Arthurs Point and wider area. Allowing for the rezoning and

**THE REASONS** // For my support (or opposition) are:

[give reasons]

See attached I oppose the rezoning of the ONL as I truly believe that the rezoning will undoubtedly result in a huge subdivision. - This subdivision will have a massively negative impact on my life as it will look directly into the front of my property, removing all privacy we currently enjoy. - The increase in traffic on Atley Road, which is a narrow, single-lane road, will be increased 200-fold. This will be not only during the building period which will undoubtedly last for many years, but also once the subdivision is established. With each of the potential 160 properties generally having at least 2 cars each, this is an extra 320 cars on the only access road of Atley Road. Currently this road only services approximately 30 properties and even now, we ensure we all drive extremely slowly to ensure we can give way to vehicles coming the other way, or to allow safety for the numerous children, dogs, bikers, walkers

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I seek the rezoning and subsequent subdivision to be disallowed for the reasons I have stated above

I wish / do not wish* to be heard in support of my further submission.

I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Date 13th April 2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]charlienathan44@gmail.com

Telephone [work]

[home]

[mobile]02102394989

Postal Address 107a Atley Road
[or alternative method of service Arthurs Point
under section 352 of the Act]

Post code
9371

Contact person [name and designation, if applicable]Charlotte Pringle

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Charlotte Pringle

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

I, Charlotte Pringle, oppose both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

I oppose the rezoning of the ONL as I truly believe that the rezoning will undoubtedly result in a huge subdivision.

- This subdivision will have a massively negative impact on my life as it will look directly into the front of my property, removing all privacy we currently enjoy.
- The increase in traffic on Atley Road, which is a narrow, single-lane road, will be increased 200-fold. This will be not only during the building period which will undoubtedly last for many years, but also once the subdivision is established. With each of the potential 160 properties generally having at least 2 cars each, this is an extra 320 cars on the only access road of Atley Road. Currently this road only services approximately 30 properties and even now, we ensure we all drive extremely slowly to ensure we can give-way to vehicles coming the other way, or to allow safety for the numerous children, dogs, bikers, walkers. Even if Atley Road were to be widened just to allow this subdivision to happen, the impacts from the widening would be even worse than now because the road will become a 2-way road. By their nature, drivers drive faster on 2-way roads because they do not feel that they are dangerous and are not conscious of other road-users. This will make it a rat-race and extremely dangerous for pedestrians, dog walkers, children playing, cyclists and any other road users who are not in a vehicle.
- Massive upgrading work has recently been done to Atley Road to make it safer for the anticipated hundreds of bikers who will be using Atley Road as part of the new biking networks across the Arthurs Point and wider area. Allowing for the rezoning and therefore subdivision of Atley Road is in direct contravention of this- you are literally enticing cyclists onto a road which will be horrendously dangerous for cyclists due initially to the traffic from construction which by their nature are large, and notoriously cannot see cyclists in the rear-view mirrors. Going forward, this construction traffic will be replaced by heavy domestic traffic making Atley Road extremely busy and not the safe haven for cyclists that QLDC are attempting to promote it as. Re-directing cyclists off Arthurs Point Road onto Atley Road as it is meant to be safer is a total oxymoron if Atley Road then becomes more dangerous to cyclists than Arthurs Point Road is! Atley Road will become the opposite of what it is now which is a dirt track where cars drive very slowly as we are mostly all residents or visitors of residents who understand the need to respect the nature of the road and its other users and drive accordingly, which 99% of people do.
- This is a peaceful area which is inhabited with wildlife hence the large proportion of DOC land which forms part of the area which is applying to be rezoned. If the rezoning is allowed then all of this peace, tranquillity and wildlife habitat will be lost forever. There are currently walking and biking tracks in the area to be rezoned which people use daily and these will be lost.
- Ironic that QLDC are desperately trying to entice bikers to the area with one hand, but with the other hand they are actively removing biking tracks which are used every day and redirecting cyclists onto dangerous construction accessways.
- This is an area of huge natural beauty, one so beautiful and iconic that has been immortalised forever on a postage stamp. How QLDC can legitimately believe that this should be rezoned and then turned into a housing estate is utterly beyond me and one we will fight.

- The view from outside my home, which is currently beautiful trees and vegetation inhabited by birds and wildlife, will be lost forever and will be replaced by a housing estate. This will completely ruin our view, and our peace which we currently have, and the birdsong which rings out will be gone forever.

- The noise created by the rezoning and subsequent housing estate will be unprecedented. Firstly the removal of all of the trees and the flattening of the land, secondly the noise created by the building of the estate will be ongoing for many years, thirdly the noise created by having potentially 160 homes on land which currently has only 2 homes on it is going to be never-ending.

- If allowed, this rezoning and subsequent housing estate will negatively impact myself and my family's lives forever due to the noise, pollution, traffic, the loss of view from our property, the loss of walking and biking tracks in the subdivision which we use daily, the loss of safe places for my children and dog to play on, the loss of our peaceful environment, the loss of the wildlife habitat and it will change this area of huge natural beauty and significance forever.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

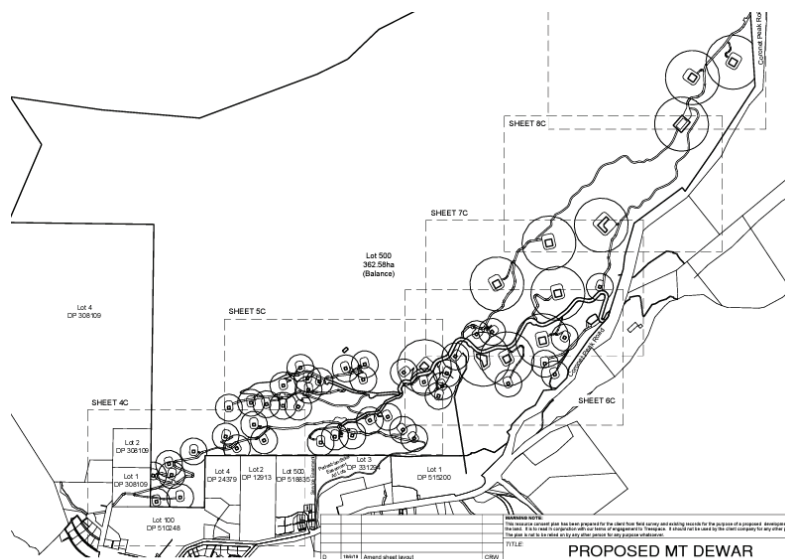
- 6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.

- e. RM210220 (Royal



Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

CHARLOTTE PRINGLE

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission: 107a Atley Road, Arthurs Point

Contact Person: Charlotte Pringle

Telephone: 021 023 94989

Email address: charlienathan44@gmail.com

Address for Service: 107a Atley Road, Arthurs Point

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Justin Worth

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am:

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

This decision if approved will alter the landscape forever. The edges of the shotover river create a natural buffer to the existing neighbourhoods, a huge reason to why current owners invested in the area to begin with. The land is south facing and building here will require huge amounts of energy to create warm healthy homes.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

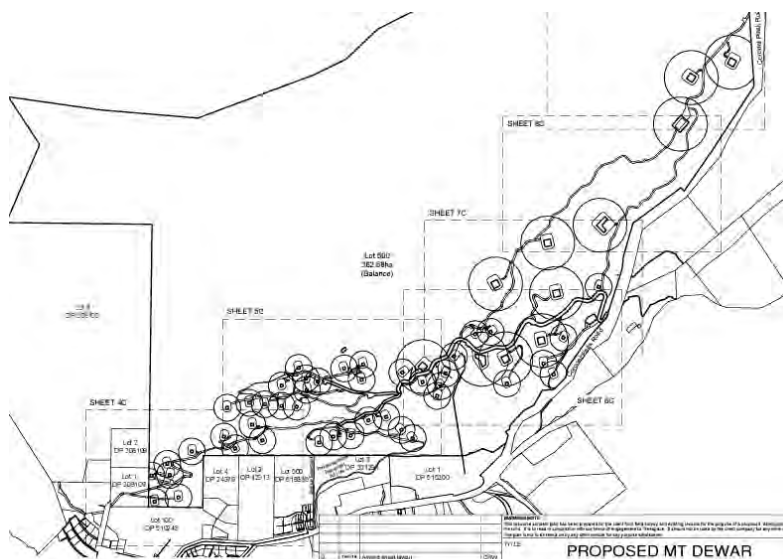
6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



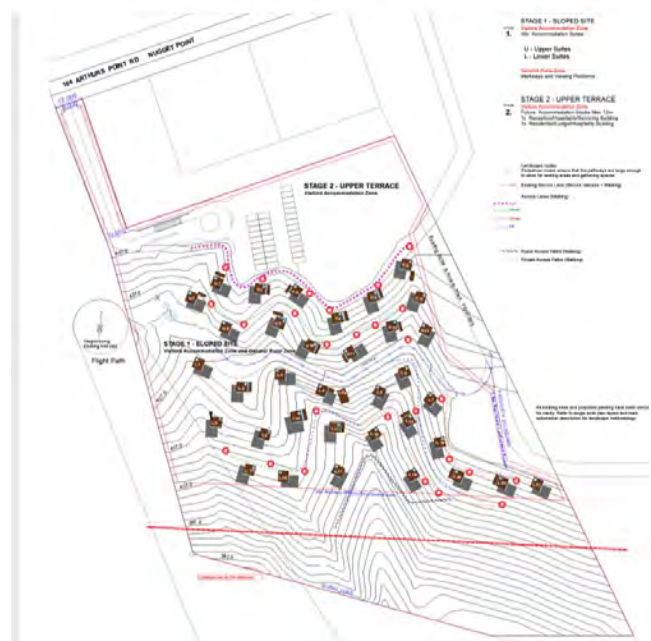
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

Signature of person making further submission

Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

Contact Person: Justin Worth

Telephone: 0277667765

Email address: justin@snopro.co.nz

Address for Service: 45 Mathias Terrace Arthurs Point

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
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FORM 6: FURTHER SUBMISSION



IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT

Clause 8 of Schedule 1, Resource Management Act 1991

TO // Queenstown Lakes District Council

Name of submitter **RUSSELL HAMILTON**

FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty box for submission details]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

in this case, also specify the grounds for saying that you come within this category
Supervisor, Soho Properties, 55000 ha, 4 pastoral leases

A person who has an interest in the proposal that is greater than the interest the general public has; or

in this case, also explain the grounds for saying that you come within this category
Gronet Peak station, c. 1km from 111 Atley Rd

The local authority for the relevant area.

Wakatipu resident, 60 yrs

I SUPPORT (OR OPPOSE) // The submission of:

[include: name and address of original submitter and submission number of original submission if available]
#494 Gertrude's Saddlery Ltd (successor to original submitter Michael Swan)
rosie.hill@al.nz
maree.baker-galloway@al.nz
#527 Larchmont Developments Ltd
rosie.hill@al.nz
maree.baker-galloway@al.nz

THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]
Support both submissions in their entirety

QLDC
13 APR 2022
QUEENSTOWN

THE REASONS // For my support (or opposition) are:

reasons - please see ^{attached} ~~other side of page~~ for support

I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

I seek that the whole of both submissions be allowed.

I wish / do not wish* to be heard in support of my further submission.
I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature
[Handwritten Signature]

Date *9 4 22*

** A signature is not required if you make your submission by electronic means.

YOUR DETAILS // Our preferred methods of corresponding with you are by email

Electronic address for service of submitter *r.g.h@extra.co.nz*
Telephone (work) _____ (home) _____ (mobile) _____
Postal Address *PO Box 33 ARROWTOWN* Post code _____
Contact person *RUSSEL HAMILTON*

NOTE // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
- it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Reasons For My Support

- 1) Soho Properties Ltd is the pastoral lessee of Coronet Peak Station, Glencoe Station, Mt Soho Station, Motatapu Station (totaling 55,000 hectares – combined area). We have spent 18 years and millions of dollars trying to eradicate pest species of wilding trees. The seeds are wind-spread, and periodic severe weather events have been known to spread the seeds for up to 40 kms.
- 2) Eradicating wildings on our properties is not enough, because adjacent seed sources such as the property in question have caused re-infestation and will continue to do so until eradicated.
- 3) The acceptance of these submissions would promote the eradication of wildings in the region and on our properties.
- 4) Residential areas should be concentrated in areas that already contain services such as water, sewage, and roading etc. The property under consideration in these submissions is an obvious example, and is a natural extension of the existing residential area at Arthurs Point. The land under consideration has no viable farming value. The obvious use of the land is for residential purposes especially as this would provide the incentive to eradicate the wilding pines.
- 5) Any development of the area should have a condition which precludes the existence of wildings in the area.



QLDC

13 APR 2022

QUEENSTON

Form 6
**Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Nathan Pringle

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

I, Nathan Pringle, oppose both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

I oppose the rezoning of the ONL as I truly believe that the rezoning will undoubtedly result in a huge subdivision.

- The increase in traffic on Atley Road, which is a narrow, single-lane road, will be increased 200-fold. This will be not only during the building period which will undoubtedly last for many years, but also once the subdivision is established. With each of the potential 160 properties generally having at least 2 cars each, this is an extra 320 cars on the only access road of Atley Road. Currently this road only services approximately 30 properties and even now, we ensure we all drive extremely slowly to ensure we can give-way to vehicles coming the other way, or to allow safety for the numerous children, dogs, bikers, walkers. Even if Atley Road were to be widened just to allow this subdivision to happen, the impacts from the widening would be even worse than now because the road will become a 2-way road. By their nature, drivers drive faster on 2-way roads because they do not feel that they are dangerous and are not conscious of other road-users. This will make it a rat-race and extremely dangerous for pedestrians, dog walkers, children playing, cyclists and any other road users who are not in a vehicle.

- Massive upgrading work has recently been done to Atley Road to make it safer for the anticipated hundreds of bikers who will be using Atley Road as part of the new biking networks across the Arthurs Point and wider area. Allowing for the rezoning and therefore subdivision of Atley Road is in direct contravention of this- you are literally enticing cyclists onto a road which will be horrendously dangerous for cyclists due initially to the traffic from construction which by their nature are large, and notoriously cannot see cyclists in the rear-view mirrors. Going forward, this construction traffic will be replaced by heavy domestic traffic making Atley Road extremely busy and not the safe haven for cyclists that QLDC are attempting to promote it as. Re-directing cyclists off Arthurs Point Road onto Atley Road as it is meant to be safer is a total oxymoron if Atley Road then becomes more dangerous to cyclists than Arthurs Point Road is! Atley Road will become the opposite of what it is now which is a dirt track where cars drive very slowly as we are mostly all residents or visitors of residents who understand the need to respect the nature of the road and its other users and drive accordingly, which 99% of people do.

- This is a peaceful area which is inhabited with wildlife hence the large proportion of DOC land which forms part of the area which is applying to be rezoned. If the rezoning is allowed then all of this peace, tranquillity and wildlife habitat will be lost forever. There are currently walking and biking tracks in the area to be rezoned which people use daily and these will be lost.

- Ironic that QLDC are desperately trying to entice bikers to the area with one hand, but with the other hand they are actively removing biking tracks which are used every day and redirecting cyclists onto dangerous construction accessways.

- This is an area of huge natural beauty, one so beautiful and iconic that has been immortalised forever on a postage stamp. How QLDC can legitimately believe that this should be rezoned and then turned into a housing estate is utterly beyond me and one we will fight.

- The view from outside my home, which is currently beautiful trees and vegetation inhabited by birds and wildlife, will be lost forever and will be replaced by a housing estate. This will

completely ruin our view, and our peace which we currently have, and the birdsong which rings out will be gone forever.

- The noise created by the rezoning and subsequent housing estate will be unprecedented. Firstly the removal of all of the trees and the flattening of the land, secondly the noise created by the building of the estate will be ongoing for many years, thirdly the noise created by having potentially 160 homes on land which currently has only 2 homes on it is going to be never-ending.

- If allowed, this rezoning and subsequent housing estate will negatively impact myself and my family's lives forever due to the noise, pollution, traffic, the loss of view from our property, the loss of walking and biking tracks in the subdivision which we use daily, the loss of safe places for my children and dog to play on, the loss of our peaceful environment, the loss of the wildlife habitat and it will change this area of huge natural beauty and significance forever.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

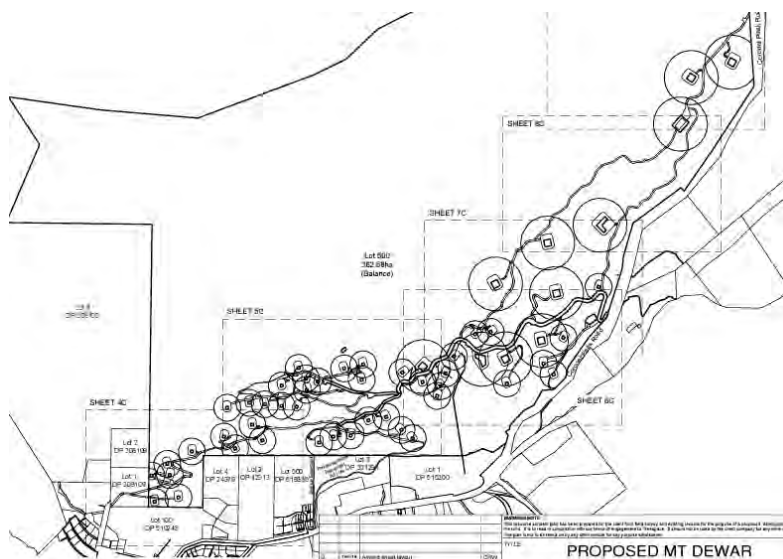
6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

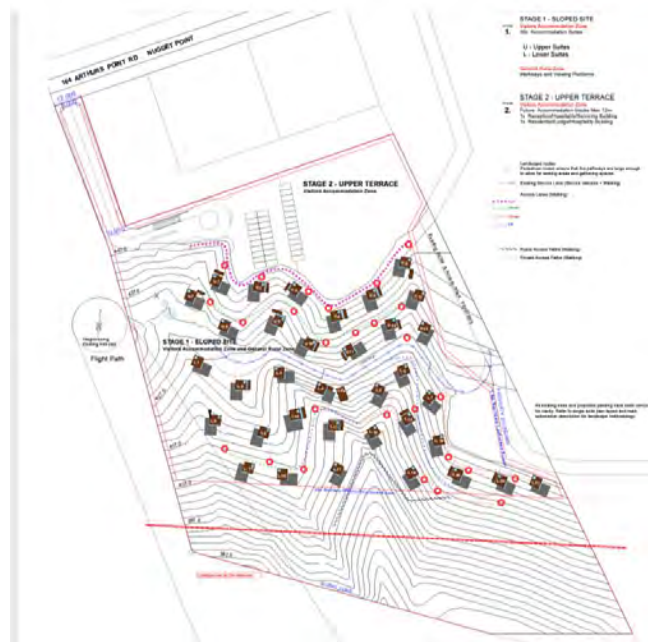


- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.

- e. RM210220 (Royal



Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

NATHAN PRINGLE

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission: 107a Atley Road, Arthurs Point

Contact Person: Nathan Pringle

Telephone: 021 309 482

Email address: njblocklaying@gmail.com

Address for Service: 107a Atley Road, Arthurs Point

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Simon Arthur Reeves



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]



A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]



A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]



The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]
Oppose the submissions of Gertrude Saddlery Limited and Larchmont Developments Limited



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]
Please see Appendix A for my reasons of opposition

**THE REASONS** // For my support (or opposition) are:

[give reasons]

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

Disallowed for the reasons cited in Attachment A

I wish / do not wish* to be heard in support of my further submission.I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person author  f submitter]

Date 13/04/2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]simon_reeves_@hotmail.com

Telephone [work]0272457470

[home]

[mobile]

Postal Address 18 Redfern Terrace, Queenstown

[or alternative method of service
under section 352 of the Act]Post code
9371

Contact person [name and designation, if applicable]

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Attachment [A] – Reasons for submission

I have lived in Arthurs Point since moving to Queenstown in 2018 and cannot imagine living anywhere else. The grandness and beauty of the surrounding mountains, rivers, forests and open areas, coupled with the many number of recreational opportunities that the area provides make it, in my view, one of the best places in the world to live. The surrounding landscape and unique features excite me, my family and the people who visit, without fail. Development in the area has been tasteful to date with the suburb of Arthurs Point separated into distinct development areas, each with differing characteristics and styles. I do not see much scope for additional development given the confining natural landforms of the area that enclose Arthurs Point.

Queenstown is a small place. I know that the submitters do not live in Arthurs Point. I am aware of the preceding planning battles prior to the current re-notification process. I have reservations about the authenticity of the submitters offer to create a Master Plan in consultation with the community given the absence of general consultation to date, beyond the creation of a website. I question whether the submitter has the community's interest at heart given the absence of information o date and quite simply because they will not endure the effects of such a rezoning from their residences in nearby Rural Zones. Should the rezoning be granted, they will have little legal obligation to address the community's concerns.

In my view, the proposed rezoning would alter the character of Arthurs point in a manner inconsistent with current development and in a manner that threatens to degrade the natural values of the surrounding Outstanding Natural Landscapes (ONL) & Outstanding Natural Feature (ONF), the Kimiakau / Shotover River, as it seeks to relocate the Urban Growth Boundary (UGB) and remove the ONL classification that applies to 111-115 and 163 Atley Road. The Low Density Residential Zone (LDRZ) provisions enable a much higher density of residential development than can otherwise be seen in the surrounding area. The exception, Bullendale, which cannot be seen in the context of other residential development, is appropriately zoned Medium Density Residential and has been managed in a manner consistent with the adjoining commercial and visitor accommodation zones.

Due to the absence of any information to accompany the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL), I oppose in full the submissions of GSL and LDL to rezone 111-115 and 163 Atley Road LDRZ. I consider the points raised by the submitters are insufficient to justify the proposed rezoning and that the absence of any information to date prevents me and my community from making an informed view. I consider the following information is required at a minimum in order to enable further consideration of the proposed rezoning:

- An accurate map of the proposed area to be rezoned – no maps have been provided as part of the re-notification of the rezoning and those provided on the QLDC GIS Planning Maps are part of the Stage 1, 2, 3 Decisions, suggesting that the rezoning has already been completed, creating confusion for lay persons.
- A section 32 report from the submitters assessing the effects of the proposed rezoning and whether or not it meets the purpose of the Resource Management Act (1991), is consistent with other higher order planning documents and is consistent with Chapters 3, 4, 5 and 6 of the Proposed District Plan.
- A visual impact/landscape assessment that includes an assessment of tree removal and urban development at the scale enabled by the LDRZ in the context of the surrounding area, adjacent ONL area, the Rural Zone in which the site is seen within and the effects on the naturalness of the Kimiakau/Shotover River as an ONF. The assessment should also compare and consider

the effects of any subsequent development that could be enabled by the proposed rezoning in the context of existing development found in the LDRZ to the north.

- A natural hazard assessment and geotechnical report to determine the appropriateness of development.
- Effects on cultural values as the river is a community resource well utilised for commercial recreational activities and recreational activities.
- Transport assessment including on the Edith Cavell Bridge which already experiences pressure during peak periods.
- Engineer report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge).

It may also help the submitters to provide a Master Plan which could form the basis of a Structure Plan or similar. There may be some scope to enable development of the proposed site however, as noted above, I have concerns about the appropriateness of the proposed zoning as it would enable a higher density of development and potentially a differing style of urban form than can otherwise be found in the surrounding area and adjacent land parcels. The average lot size of surrounding land parcels along Atley Road, Mathias Terrace, Larchmont Close, Larkins Way and further north is in excess of 800m². Very few houses have residential flats and all are stand-alone dwellings, with the exception of Bullendale. Consequently, the area maintains an open feel with generous landscaping and public spaces. These attributes contribute to a high degree of naturalness when seen in the context of the ONL & ONF features surrounding the area, such that the area has both rural and urban living amenity values. The minimum permitted lot size under the LDRZ blanket provisions is 450m² and developments between 300m² and 450m² a Restricted Discretionary Activity – consent must be granted, most likely on a non-notified basis, provided the matters of discretion are adequately satisfied. Residential flats are a permitted activity and will again increase the density of development in an area that has been, in my view, appropriately zoned Rural with an ONL classification.

I have additional concerns that the broad scope of development enabled under the LDRZ may set a precedence for further, higher density development. These concerns are exacerbated by the absence of any structure plan and bespoke development controls that respond to the surrounding area and that could be imposed via other RMA processes. These same issues cause me to question how the rezoning would satisfy Part 2 of the RMA and particularly those matters that shall “...*be recognised and provided for...*” as matters of national importance under Section 6, points (b) and (h).

The proposed rezoning would threaten the values I hold dear. I therefore seek that the rezoning be rejected until the further information outlined in the points above is provided by the Applicant. I consider the Council should also provide peer review of any such assessments at the Submitters expense.

Kind regards,

Simon Reeves

Form 6: Further Submission
ON A NOTIFIED PLAN CHANGE

To: Queenstown Lakes District Council

YOUR DETAILS

Name: Queenstown Trails Trust
 Phone: 03 4427563
 Email Address: mark.williams@queenstowntrail.org.nz
 Postal Address: PO Box 90170 Wakatipu, Queenstown 9349

ORIGINAL SUBMITTER

Applicant's Name: Gertrude Saddlery Limited and Larchmont Developments Limited

Submission Reference Number: #494 and #527

Details of Submission: To rezone land at 111 Atley Road, Arthurs Point from Rural Zone to Lower Density Residential Zone (LDRZ) and relocate the Urban Growth Boundary to include the LDRZ within the UGB

FURTHER SUBMISSION

I neither support nor oppose the submission(s).

I wish to be heard in support of my further submission

SIGNATURE



.....
 Mark Williams, CEO Queenstown Trails Trust
 8 April 2022

MY FURTHER SUBMISSION IS:

1. The Trust neither supports nor opposes the submission(s).
2. The Trust supports the provision of new trail opportunities as part of new developments, for the benefit of the wider community.
3. The Trust is seeking links through the subject site as it looks to create an Active Transport Route opportunity between Arthurs Point and Queenstown
4. If rezoning is approved, inclusion of requirements for the provision of trail easements would provide a vital option to complete the Active Transport Network, linking Arthurs Point to Queenstown with a safe, off-road walking and cycling opportunity
5. The suggested trail route/s are identified in green on the attached plan – running through the land subject to submissions #494 and #527 (boundaries identified in blue) and through adjoining land owned by the crown.

THE REASONS FOR FURTHER SUBMISSION ARE:

The Queenstown Trails Trust advocates for the development of an integrated trail network throughout the Wakatipu Basin to connect our communities, providing alternate modes of transport and recreational amenity for both locals and visitors.

A copy of the Trust's 10 Year Plan 'Queenstown Trails for the Future' is available online at www.queenstowntrail.org.nz

The Trust has submitted to the Strategic Chapters of the District Plan, and all of the Stage 2 Chapters, and continues to be involved in ensuring that the District Plan includes opportunities for the continued development of the trail network.

MY SUBMISSION WOULD BE MET BY THE QUEENSTOWN LAKES DISTRICT COUNCIL MAKING THE FOLLOWING DECISION:

That the PDP, through zoning policy and/or rules, ensure the subdivision or development of the proposed zone (if approved) includes requirements for the integration, construction and protection (easement) of a trail network through the site, including any necessary linkages to adjoining Department of Conservation land for a footbridge crossing over the Shotover River, as generally shown on the attached plan.

District Plan - QLDC | Arthurs Point Notification | Maps - QLDC | Spatial Data Hub | Property

qldc.maps.arcgis.com/apps/webappviewer/index.html?id=fe81f015fb1f44c48837f29b5f6a887c

Property

Contact the GIS Team

Search for a property or road

(1 of 2)

Parcels and Property - Prop ID: 76180

111 ATLEY ROAD RD 1 QUEENSTOWN 9371

Property ID: 76180
Appellation: Lot 1 DP 518803
Assessment Number: 2910721132

Land Value: 2,700,000.00
Improvements Value: 670,000.00
Capital Value: 3,370,000.00
Value Status: C

Titles: 814337
Land Area: 60,688.00

Information Provided: 2 DWG ES CBS
[Zoom to](#)

1,259,258,2274.5,008,956,5840 Meters

esri

submitter-contact-...pdf | 527-larchmont-de...pdf | 494-gertrude-sad...pdf | 494-gertrude-sad...pdf

Show all



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Shane Fairmaid



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

111 Atleys Road - Arthur's Point District Plan Zoning

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

I have property interests in Arthur's Point

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

Submission #494 - Gertrude Saddlery

Submission #527 - Larchmont Developments Limited



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

I support the Arthurs Point, Atleys Road rezoning as noted as hatched area on attached draft planning map

**THE REASONS** // For my support (or opposition) are:

[give reasons]

I consider the rezone as required by the market & if completed tastefully will add to and not detract from the Arthur's Point Community

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

The rezone of the subject site to low density residential

I wish / do not wish* to be heard in support of my further submission.

I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 13/4/22

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] shanef@momentumprojects.co.nz

Telephone [work]

[home]

[mobile] 0274340209

Postal Address 4 Peasmoor Road
[or alternative method of service Lower Shotover
under section 352 of the Act] Queenstown

Post code
9304

Contact person [name and designation, if applicable]

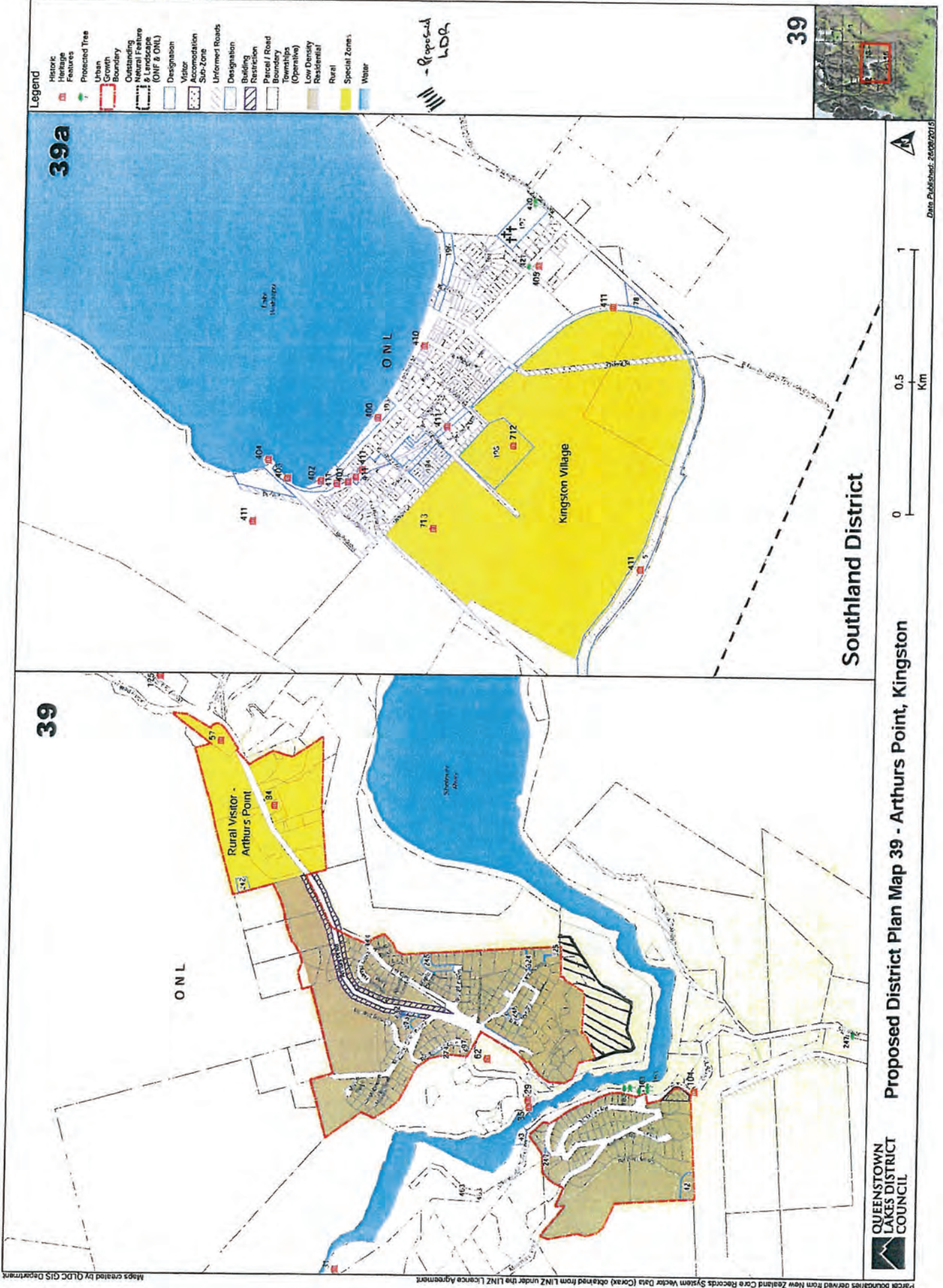
**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Wairarapa



39

39a

39

Southland District

Proposed District Plan Map 39 - Arthurs Point, Kingston



QUEENSTOWN
LAKES DISTRICT
COUNCIL



Data Published: 26/09/2015

Parcel boundaries derived from New Zealand Core Records System Vector Data (Corax) obtained from LINZ under the LINZ Licence Agreement. Maps created by QLDC GIS Department.

From: [Jeff Jones](#)
To: [pdpsubmissions](#)
Cc: [rosie.hill@al.nz](#); [maree.baker-galloway@al.nz](#); [jefferyjones07@gmail.co.nz](#); [brendabaty@windowslive.com](#)
Subject: ATTN:QLDC PDP Arthurs point notification to QLDC
Date: Wednesday, 13 April 2022 4:09:49 PM

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Jeffery David Jones

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

- I have property and reside in Arthurs Point and I am directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request .

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

I oppose both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is

also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

I have lived in the district since 1977 and owned and lived peaceably in my Arthurs point home for the last twenty+ years. My choice to live in Arthurs point was to enjoy the quiet lifestyle of the rural area without large scale development creating a residential district with associated noise and traffic issues.

The Wakatipu district is well served by housing development in other areas such as Lake Hayes Estate ,Shotover Country ,Hanleys farm ,Jacks point and recently in the Gorge road developments, other nearby Arthurs point developments at Morning star ,Bullendale and adjacent to the Nugget point and Onsen pools developments, there seems to be a ‘develop intensity for profit’ in these new plans rather than to meet purported housing needs and to provide residents with a state of peaceful existence.

The increased traffic would be a major safety concern with the south Atley road roadway being inadequate for pedestrian & cycling activity.

The land is visible from my property , dwellings on this land will look directly over my property.

Increased noise from the development and increased traffic will affect my property and quality of life.

I have children live at my property ,they are encouraged to walk and cycle in our area ,safety for pedestrians and cycling is a real concern.

Over the years several convenient public viewing opportunities of the shotover river have disappeared.

My business is operated from home and includes client/visitor accommodations where much is made of the quiet peaceable location of my property and I believe this reputation will suffer and disappear with all the traffic and development noise and the prominent housing development overlooking my property.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and

is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or



adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.
- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).
- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).

7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5 The retention of the District's distinctive landscapes.

Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.

Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.

Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.

- l Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defendable urban edges.

When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.

Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- a. landscape values are protected;
- b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to represent myself and speak at the hearing.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature : J.D.Jones
85D Atley road ,Arthurs point.

Date:13 April 2022

jefferyjones07@gmail.com

Electronic address for service of person making further submission:

Contact Person:Jeffery Jones

Telephone0272291544

Email address : jefferyjones07@gmail.com

Address for Service:85D Atley road ,R.D1 Queenstown 9371

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Claire Elliott Hazledine

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am a person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.

I believe The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.

- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. I am opposing The Proposal as my property 8/13 Larkins Way will be directly affected, particularly it will impact on the view from my property as I will be able to see the new development.
2. Because I have not seen what the potential plan for the development is, it is impossible to know what I am supporting if I support it. With this in mind, the most responsible thing I can do for current residents and future generations to come, is to do all I can to protect the precious, beautiful, natural landscape that makes Arthurs Point so special, and support its protection.
3. I value the childhood my children are able to have living in Arthurs Point. The roads are safe enough for them to bike on and walk to and from friend's houses on. This freedom is hugely important to their healthy development and a large part of why I chose to live here. For this reason, I am concerned about the increase in traffic The Proposal will create. An increase in traffic will make the streets less safe.
4. I have a public walking track going through my property, currently to a dead end. I am concerned about the increase in human traffic on this walkway if the part of the proposal is to make it a thoroughfare. If it were to become a thoroughfare it will make my property more susceptible to crimes such as breaking and entering and vandalism.
5. I walk on the narrow road, Atley Road, leading up to the land that is proposed to be developed and am concerned with the safety in that area. It's currently a squeeze for two cars to pass each other on this road.
6. I am concerned with the capacity of the one-way Edith Cavell bridge over the Shotover River, which QLDC has already identified is at capacity, particularly at peak times. Once Queenstown returns to pre Covid numbers of visitors and given the other new developments already in process or recently completed in Arthurs Point (increasing numbers of vehicles on the road in this area), it could become a point of congestion and frustrating traffic delays. The frustration caused by having to wait longer periods could cause people to act irrationally. I have seen several dangerous "road rage" incidents already on that bridge.
7. I am concerned about the impacts of lighting and glare on the night sky extra development would create;
8. I am concerned about construction related effects, including noise, dust and traffic, which will likely endure for some years;
9. The overarching collective issue here is preservation. I strongly oppose anything that is going to take away from the natural beauty of the Arthurs Point area. It is our responsibility to protect and care for the natural environment for the benefit of future generations. Other areas of Queenstown are being taken over by ill thought out (in my opinion) 'urban sprawl', taking away from the majesty of the area, depleting the natural environment and habitat and creating ever increasing human issues. Locals and visitors alike are increasingly talking about the negative impact increased population is having on the area. Infrastructure is struggling all over the Whakatipu Basin. Pre-covid the road congestions were becoming intolerable for many and really taking away from the natural beauty tourists and locals come here for. Now boarders have opened these levels are going to return. We have one world; it is a limited resource which is already struggling as evidenced by numerous scientific studies. Humans are having an increasingly destructive impact on it, and I cannot in my heart support this proposal because in doing so I will be standing by and condoning further potential destruction of natural beauty. We have the power in our hands now. Future generations depend on us to stand up for the natural world.
10. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.

11. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
12. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
13. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
14. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
15. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:



- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building



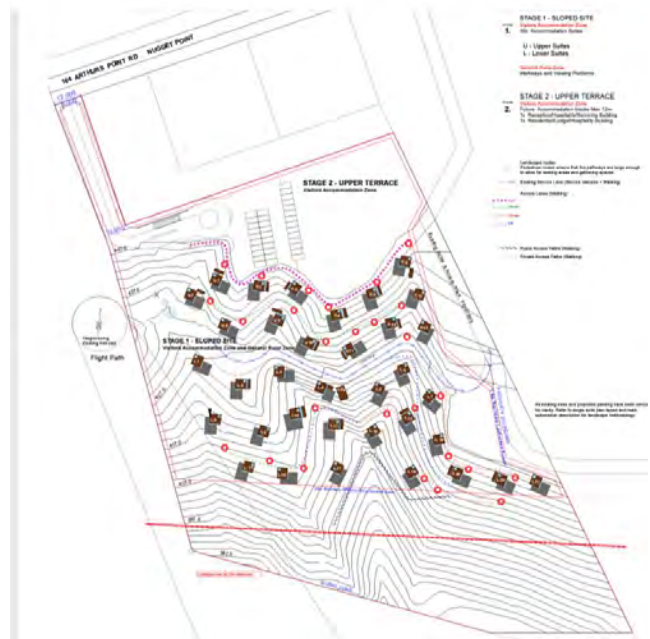
platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



16. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5

The retention of the District's distinctive landscapes.

- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

Without derogating from these submission points, and the primary position that the rezoning should be declined, if the site is to be rezoned, it should be in accordance with a carefully designed structure plan that:

- identifies lot boundaries and building platforms for dwellings which are located back from ridges/escarpment edges, including the escarpment that is visually prominent on entry into Atley Downs/Mathias Terrace and ONFL edges, including the part of the ONL adjacent to the Larkins Way reserve;
- limits the number of lots/dwellings;
- places controls on minimum lot size (450m² lots would be wholly inconsistent with existing adjacent development, whereas lots min lot sizes of 4000m² would be more appropriate at this urban/rural interface), lighting, building materials and colours, and landscaping/planting etc

But that in the absence of any information about these matters from the rezoning proponent, the rezoning should be declined.’

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Claire Hazledine

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: Claire Elliott Hazledine

Telephone: 021484038

Email address: clairehazledine@gmail.com

Address for Service: 8 Larkins Way, Arthurs Point, Queenstown 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation
Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Barbara Glen Lusk

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

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I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (ONL) and adjoins (and is partly within) the Outstanding Natural Feature (ONF) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

1. The reasons for my opposition are:

I have been visiting Queenstown for 80 years and have always cherished the wonderful environment of mountains, rivers and landscapes. Whilst the mountains and rivers will remain into perpetuity, the landscapes below and beside them can be irrevocably spoiled by untrammelled development.

50 years ago my family was fortunate enough to acquire from Mr and Mrs Sutherland, who farmed the Gorge, an acre of land at the end of the Gorge overlooking the Shotover river and the opposite hillside. Mr Sutherland asked us why we wanted the land and when we replied that it was for the outstanding view, he told us that they received frequent requests from overseas hotel chains wanting to acquire the piece of land that he sold to us. He didn't want some huge development on what had been their land.

For the first years after we built, family and friends lived in the house at 34 Gorge Rd. We then let it for several years as a short-term rental with hundreds of guests from New Zealand and overseas staying over that period. The feedback from guests was, without exception, that the view from the house was exceptional in that it was beautiful as well as unspoilt. The proposed Atley Rd development on this Outstanding Natural Landscape will spoil this iconic area for ever.

There are several other reasons for opposing the proposal including concern about:

- traffic congestion over the Edith Cavell bridge and along Atley Rd
- the increased level of road noise the residents of the older parts of Arthur's Point will experience
- the increased risk to cyclists and pedestrians with increased traffic volume at a time when the Council is encouraging those forms of transport
- the development being allowed on what was ONL
- the stability of the land to be built on especially after the wholesale cutting of trees
- the developers already began clearing trees from the hillside before permission for the development had been granted.

2. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.

3. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.

4. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

5. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

6 Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.

- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).

- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the

clearance of vegetation to provide for the residential development of land within an ONL (in process).

The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
 - a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do not want to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

Contact Person: Barbara Glen Lusk on behalf of Lusk Family Trust (No 2)

Email: luskies3@gmail.com

Phone: 027 688 2348

Address for Service: 434 Gorge Rd, Arthurs Point, 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter (full name) Ian + Pip Macauley



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[In this case, also specify the grounds for saying that you come within this category]

Land owner, farmer. Dalgliesh Farm
Farmer since 1958

A person who has an interest in the proposal that is greater than the interest the general public has; or

[In this case, also explain the grounds for saying that you come within this category]

Forestry Owner. interest in wilding pines

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[include: name and address of original submitter and submission number of original submission if available]
#494 Gertrude's Saddlery Ltd (successor to original submitter Michael Swan)
rosie.hill@al.nz
maree.baker-galloway@al.nz
#527 Larchmont Developments Ltd
rosie.hill@al.nz
maree.baker-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

We support both submissions totally.

QLDC

14 APR 2022

QUEENSTOWN

THE REASONS // For my support (or opposition) are:

[give reasons]

Please note attached sheet.

QLDC

14 APR 2022

QUEENSTOWN

I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I seek that the whole of both submissions be allowed

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

P.A. [Signature]

Date 12-04-2022

** A signature is not required if you make your submission by electronic means.

YOUR DETAILS // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] pip.in.at@extra.co.nz

Telephone [work] 027 201 8121 [home] 409 8882 [mobile]

Postal Address
[or alternative method of service
under section 352 of the Act] a Shaw Street
ArrowhounPost code
9302

Contact person [name and designation, if applicable]

NOTE // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



ARTHURS POINT RE-NOTIFICATION - SUPPORT

We wish to submit in favour of Gertrude Saddlery's application to rezone the "rural" part of the property to "residential".

We have been farming in Otago since 1958. We bought a 220 ha farm in Queenstown in 1981, as well as a home in Dalefield, where we lived until we moved to Arrowtown in 2019. We still own part of our original farm, which includes a forestry block. We are extremely familiar with Arthurs Point, and with the property in question, which we see every time we drive to town.

We have watched this zoning issue unfold over the years, and discussed it repeatedly with our friends and family in the Wakatipu Basin, and we firmly believe we speak for the 'silent majority'.

The Wakatipu district desperately needs houses to accommodate its rapidly growing population, including affordable housing wherever possible, such as in this case. Changes to zoning needs to reflect current realities, and not be held up by the interests of a few neighbours.

We believe new houses should be built in areas where housing is already concentrated, such as this part of Arthurs Point. This also had the effect of ensuring farming areas remain large enough to be used as working farms, which we see as essential. The land under consideration is a leftover from the original farm. The 'rural' zoned part of the land is clearly not large enough to support a working farm in this day and age, and would much better be used for housing.

We all know what a problem and huge cost the eradication of wilding trees can have on a community. We believe the QLDC is very aware of the expense associated with the Coronet Forestry and there is no justification for not clearing such trees especially if it is done at the cost of the landowner. Responsible landowners should not be held back in their willingness and desire to eradicate wilding trees.



QLDC

14 APR 2022

QUEENSTOWN



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter (full name) **NEWELL HODGSON.**



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

111 ATLEY ROAD #494 & ~~527~~ 527

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[In this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[In this case, also explain the grounds for saying that you come within this category]

**QUEENSTOWN RESIDENT &
EMPLOYER SINCE 1998.**

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]
#494 Gertrude's Saddlery Ltd (successor to original submitter Michael Swan)
rosie.hill@al.nz
maree.baker-galloway@al.nz
#527 Larchmont Developments Ltd
rosie.hill@al.nz
maree.baker-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

I SUPPORT ALL PARTS OF BOTH SUBMISSIONS

QLDC

14 APR 2022

QUEENSTOWN

THE REASONS // For my support (or opposition) are:

[give reasons]
I HAVE LIVED HERE AND EMPLOYED STAFF HERE FOR MANY YEARS AND AM VERY FAMILIAR WITH THE AREA. IT IS OBVIOUS TO ME AND EVERYONE I'VE SPOKE TO IN THE COMMUNITY IS MORE ALLOCATE FOR HOUSING THAN STAYING ZONED "RURAL". AS A FIRE FIGHTER I ALSO SEE THE RISK OF FIRE TO THE AREA. I HAVE BEEN IN THE

I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]
I SEEK BOTH SUBMISSION BE APPROVED IN THEIR ENTIRETY, BUT PLEASE SEE MY "REASONS"

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

THE GET VOLUNTARY BACKFAS FOR 15 YEARS

* Select one.

SIGNATURE

**Signature
[or person authorised to sign on behalf of the submitter]

[Handwritten Signature]

14 APR 2022

Date *28/3/2022*

QUEENSTOWN

** A signature is not required if you make your submission by electronic means.

YOUR DETAILS // Our preferred methods of corresponding with you are by email

Electronic address for service of submitter [email] *newell@btpconstruction.co.nz*

Telephone [work] *0274399472*

[home]

[mobile]

Postal Address [or alternative method of service under section 352 of the Act] *161 DALEFIELD ROAD QUEENSTOWN*

Post code *9371*

Contact person [name and designation, if applicable] *[Signature]*

NOTE // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
- > it discloses no reasonable or relevant case;
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- > it contains offensive language;
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

P: 03 441 0499
E: services@qldc.govt.nz
www.qldc.govt.nz

FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A NOTIFIED PLAN CHANGE, VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991

TO // Queenstown Lakes District Council

Name of submitter [full name]

Darrell Thomas

FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

I AM [state whether you are]

- A person representing a relevant aspect of the public interest; or
- A person who has an interest in the proposal that is greater than the interest the general public has; or
- The local authority for the relevant area.

[in this case, also specify the grounds for saying that you come within this category]

[in this case, also explain the grounds for saying that you come within this category]

Property owner 47 MacMillan Road
Resident
113 Atley Road
4th generation Queenstown
Arthur's Point

I SUPPORT (OR OPPOSE) // The submission of:

[include: name and address of original submitter and submission number of original submission if available]
#494 Gertrude's Saddlery Ltd (successor to original submitter Michael Swan)
rosie.hill@al.nz
maree.baker-galloway@al.nz
#527 Larchmont Developments Ltd
rosie.hill@al.nz
maree.baker-galloway@al.nz

THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

ALL OF IT

QLDC
14 APR 2022
QUEENSTOWN

THE REASONS // For my support (or opposition) are:

[give reasons]

It is my understanding that the proposed Masterplan will support sympathetic development of the land currently zoned "rural". (As opposed to what has been allowed to happen at Redfern Terrace or Bullendale Apartments at Arthurs Point. As an Arthurs Point property owner and resident I am concerned about the fire risk associated with wildg

I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I seek fire risk mitigation by removing the wildg pines and having them with sympathetic landscaping and including appropriate trees.

I wish / do not wish* to be heard in support of my further submission.

I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature
[or person authorised to sign on behalf of submitter]

[Handwritten Signature]

14 APR 2022

Date 13/4/22

QUEENSTOWN

** A signature is not required if you make your submission by electronic means.

YOUR DETAILS // Our preferred methods of corresponding with you are by email

Electronic address for service of submitter [email] darrell@back2business.co.nz

Telephone [work] 027 229 5507 [home] [mobile]

Postal Address 47 MacMillan Road
[or alternative method of service under section 352 of the Act] Arthurs Point Queenstown Post code 9371

Contact person [name and designation, if applicable]

NOTE // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991

TO // Queenstown Lakes District Council

Name of submitter [full name] ~~Denise Joseph Colomb~~ ~~Marilyn Ann Colomb~~ DENIS JOSEPH COLUMB
MARILYN ANN COLUMB

FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

SUBMISSION 494 & 527

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]
RESIDENTS 39 YEARS EMPLOYERS
OWN FARM 2 KMS AWAY

The local authority for the relevant area.

I SUPPORT (OR OPPOSE) // The submission of:

[include: name and address of original submitter and submission number of original submission if available]

494 Gertrudes Saddlery
527 Larchmont

THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

ALL PARTS

QLDC
14 APR 2022
QUEENSTOWN

THE REASONS // For my support (or opposition) are:

[give reasons]

SEE ATTACHED

I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

WE SEEK BOTH SUBMISSIONS
BE ALLOWED, IN FULL

QLDC

I wish / do not wish*

to be heard in support of my further submission.

14 APR 2022

I will / will not*

consider presenting a joint case with others presenting similar submissions.


QUEENSTOWN

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]


 DENIS COLUMB

Date 11/4/2022

** A signature is not required if you make your submission by electronic means.

YOUR DETAILS // Our preferred methods of corresponding with you are by email

Electronic address for service of submitter [email]

[BIGD@OFFROAD.CO.NZ] "BIG D"

Telephone [work] 027 224 6694

[home] 4429196

[mobile] 4427858

Postal Address

[or alternative method of service under section 352 of the Act]

61A SHOTOVER STREET
QUEENSTOWN

Post code

9300

Contact person [name and designation, if applicable]

NOTE // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Reasons for our support

My name is Denis Joseph Columb. I moved to the Wakatipu in 1983 to build our home in Fernhill, my wife followed with our then 3 children in 1985 I'm a plumber by trade and ran my own plumbing business in Queenstown from 1985 till 1990. I started OffRoad Adventures Ltd in 1989 and still operate this business today 33 years later. In Queenstown, we own a 36 acre farm at 229 Gorge Road, which is 2 kms from the old Swan Farm. This is the land under zoning consideration in these submissions. We also hold the lease on further 600 acres above our residence in Gorge Road. The acreage follows along the Shotover Gorge to overlook Arthurs Point. I operate several businesses in the Wakatipu region with the help of my wife and 4 children, and our many staff: Off-road Adventures, (Gorge Rd), Off-road 4x4 scenic tours operate all around the Wakatipu area including Skippers Canyon and Macetown, Off-road expeditions and Dirt bike tours NZ operate throughout the South island. ***We strongly support these submissions.***

As a Tour operator of 32 years I am extremely familiar with rural land throughout the Wakatipu Basin and throughout Otago and Southland. Our friends and family live all over Queenstown, including in Atley Downs, old Arthurs Point, and surrounding areas. I am well aware of the controversy surrounding the removal of wilding pines on this land, which erupted at a public meeting in 2021 in Arthurs Point. I strongly support those pines being removed. We have had to do exactly the same on our property.

I have personally ridden motorbikes on the land in question under its previous ownership, and all over Queenstown. In the 32 years since I have owned Offroad Adventures, I have employed hundreds of individuals, many of these still Queenstown locals today, and shown 300,000+ tourists the best that Queenstown has to offer.

It has never been easy to purchase a house in Queenstown, and it's now worse than ever. We **very strongly** believe this land should be rezoned for housing. We think it's just common sense, because the land is right next to Atley Downs, so it already has water, power, sewage and so on. Also there has already been so much development at Arthurs Point on both sides of the river it makes complete sense to allow further housing there.

We would like to see walking and biking tracks put through Arthur's Point, and we know many people who would enjoy using them. Our own farm is only just down the road, our leased land overlooks the area, and we think we are very qualified to say that this land is clearly not a "farm". We believe its best use would be housing.

Denis J Columb

QLDC

14 APR 2022

QUEENSTOWN





FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Deborah and Daniel Torrington



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

Notification of two rezoning submissions concerning land at Arthurs Point (PDP Stage 1)

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

Own and reside the directly adjoins the land proposed to be rezoned

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

We oppose the submissions by Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527)



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

We oppose the submissions in their entirety, including the proposed rezoning of rural to low density residential and relocation of the Urban Growth Boundary.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

The Resource Management Act has identified this land as Outstanding Natural Landscape which is a significant status and recognises this area as a conspicuous and eminent knoll to Arthurs Point. This development will provide adverse effects on the natural qualities of the site and surrounding environment, including Queenstown Hill and Shotover River which are two iconic Queenstown locations.

The rezoning to low density residential is inconsistent with adjacent development lot sizes of 800m². With the absence of any information regarding boundaries, numbers of lots/dwelling, building materials, colours, traffic management or roading from the rezoning promonent, the rezoning should be declined.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

We seek for the entirety of both submissions to be disallowed

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Date 13-04-22

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]debsdan2013@gmail.com

Telephone [work]

[home]

[mobile]0272998899

Postal Address 27 Mathias Tce
[or alternative method of service Arthurs Point
under section 352 of the Act]

Post code
9371

Contact person [name and designation, if applicable]Deborah Torrington

**NOTE** // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Form 6
**Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Elinor Margaret Slater

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and has resided in Arthurs Point for over twenty years and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- A long term resident I have an interest in the Proposal greater than the general public has.
- A concerned resident that believes the proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- A Queenstown Ratepayer and hold the opinion that the failure to correctly summarise the original submission disadvantaged local ratepayers. This has been reflected in the Environment Court, High Court and Court of Appeal decisions resulting in the renotification and re-summarising of submissions in order to ensure that the community will have a fair and reasonable opportunity to understand what is exactly proposed with the rezoning request.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

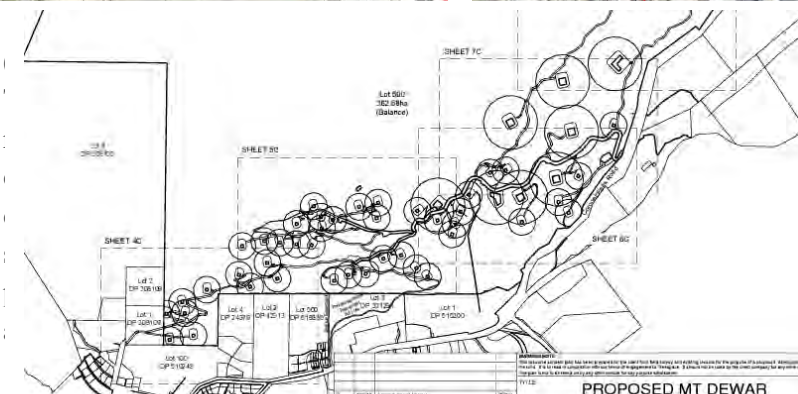
The reasons for my opposition are:

1. I have lived in Arthurs Point for 21 years at our current address 104 Atley Road. My husband and I purchased this property as it was a unique section in a subdivision with larger sections and the houses were well spread for privacy. Our section borders the cliffs above the Shotover River and provides us with a unique opportunity to enjoy an area below the subdivision that is private - a haven for relaxing and viewing the river. In general the houses at the western and south western ends of Atley Road in Arthurs Point are spread out by the topography and because of this it retains unique and inherent values that are specific to the area. The current residential area is a great place to walk and bike due to the low numbers of vehicles. We feel that our child can walk and bike around on the quiet roads in relatively safety.
2. I am very concerned that the proposed development will result in a significant increase in traffic movements through what is essentially a relatively quiet area. The increased noise levels will be most significant on the residents adjacent to the road but will have an adverse affect on all residents especially during the weekends and the evenings.
3. Roading to the development will also result in significant adverse affects including vegetation loss, retaining walls, road side barriers, and lighting. These changes coupled with increased noise will be detrimental to me and my perception of the local area character. The rural characteristics of the area were important reasons in buying here. My family and I place significant value on our connection with the area character and do not want to see over development.
4. Roading to the development will also result in significant adverse affects to the safety of local residents, especially young children as the access road to the development will be narrow with limited sightlines.
5. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
6. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
7. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

8. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
9. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
10. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



ce Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.

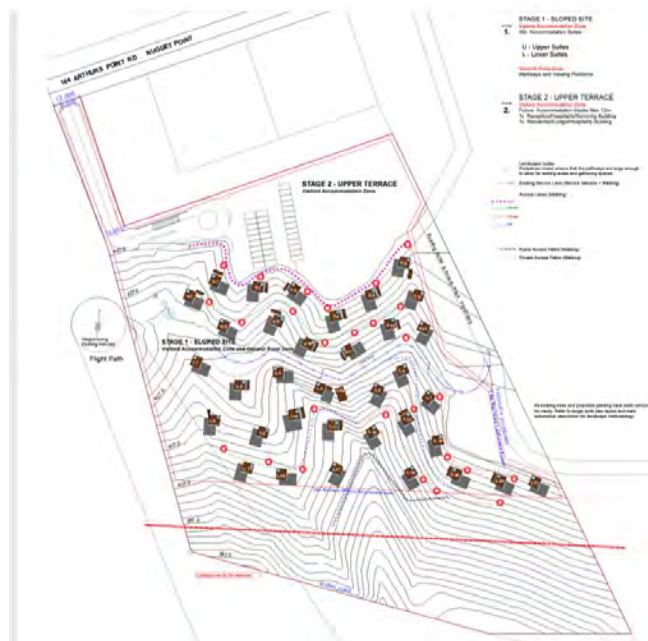
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



11. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do not wish to be heard in support of my further submission.

Date: 14 April 2022

Contact Person: Elinor Margaret Slater

Telephone: 021564489

Email address: tartaneli@yahoo.com

Address for Service: 104 Atley Road, Arthurs Point



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Mauro & Rebecca Viale



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

Gertrude Saddlery - land at Arthurs Point (PDP Stage 1)

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]
I live adjacent to the site (in Larchmont Close)

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I oppose the submission of Gertrude Saddlery.



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

- The impacts of developing this prominent knoll on the character and values adjacent Outstanding Natural Features and Landscapes, including Shotover River and Queenstown Hill;
- Visual impacts of the development from both Arthurs Point itself, including in particular where we reside (in Larchmont Close), the entry into Atley Downs/Mathias Terrace, and public roads generally, including the key route from Queenstown to Coronet Peak, particularly views to the site from the old Arthurs Point hotel location;
- I am concerned about traffic impacts generally on both Atley Road and on Edith Cavell bridge, which QLDC has identified is at capacity, particularly at peak times; however more specifically concerned about increased use of our private road at Larchmont Close. I am concerned this will be used as an unofficial "shortcut" by contractors during construction and whoever purchases the resulting lots. Our private road is currently a quiet, safe street that our children love to play on. Safety will be a huge concern.
- The impacts of lighting and glare on the night sky;
- Construction related effects, including noise, dust and traffic, which will likely endure for some years; and development yields and patterning that is inconsistent with adjacent development (i.e. 450m² lots (as proposed) compared with existing lots in the area in excess of 800m²)
- The removal of pines will also cause water and soil runoff down onto our neighbourhood in Larchmont Close.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

As above, my main concerns are safety, traffic, noise and light pollution.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

The rezoning should be declined, however if the site is to be rezoned, it should be in accordance with a carefully designed structure plan that identifies lot boundaries and building platforms for dwellings which are located back from ridges/escarpment edges, including the escarpment that is visually prominent on entry into Larchmont Close, /Mathias Terrace and ONFL edges; limits the number of lots/dwellings; places controls on minimum lot size (450m2 lots would be wholly inconsistent with existing adjacent development, whereas lot sizes of 4000m2 would be more appropriate at this urban/rural interface), lighting, building materials and colours, and landscaping/planting.

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 13/04/2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]rebeccaviale8474@gmail.com

Telephone [work]

[home]

[mobile]0276638002

Postal Address

[or alternative method of service under section 352 of the Act]

4 Larchmont Close
Arthurs Point
Queenstown

Post code

9371

Contact person [name and designation, if applicable] Rebecca Viale

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.





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VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Hamish Richard Beaven



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]



A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]
I live and work in Queenstown.



A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]



The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I support both submissions:

#527 Larchmont Developments Ltd - rosie.hill@al.nz maree.baker-galloway@al.nz
#494 Gertrudes Saddlery Ltd - rosie.hill@al.nz maree.baker-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]
I've attached a document as I can not fit my reply in space provided.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

Attached in doc.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I support the whole part of both submissions to be allowed. However, I'd prefer land to not be sub-zoned for short term accommodation, and zoned so that it can only be used for permanent housing, along with appropriate landscaping to minimise the impact of any future housing on the people who already live at Arthurs Point.

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Date 13/4/2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] Hamish Richard Beaven

Telephone [work] 027 4 634 463

[home]

[mobile] 027 4 634 463

Postal Address 15 Regent Street, Lower Shotover

[or alternative method of service
under section 352 of the Act]Post code
9304

Contact person [name and designation, if applicable]

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Further submission cont. Hamish Beaven

I support these submissions over the land at the end of Atley Road. We need more houses in Queenstown. We need to develop land in places that are fit for development. The land in question is a sensible place for residential development as it's a natural extension to the houses that are already at Arthurs Point.

I agree that the Shotover River is an outstanding natural feature however the land in question is definitely not an "outstanding landscape". It differs from areas that have the outstanding landscape classification like the slopes of Remarkables or Coronet Peak or Coronet Forest. I see this land as more like the land where Arthurs Point homes already exist than the iconic Queenstown landscape, whether it's covered in wilding pines or not.

When the wildings are removed the land will look exactly like other residential land in Arthurs Point. The adjoining Department of Conservation land offers a suitable buffer between the outstanding natural feature of the Shotover River and Arthurs Point residential community (as is the case 300m further down the river).

The rural classification is outdated. I grew up on a farm in Whanganui and am very familiar with rural matters. It looks to me like the original farm has drastically shrunk over the years and gave way to residential development, leaving a block that is too small to run a farm. The rural classification seems historical at best. I believe that in any case the noises and smells that come with farming animals, and the other things that go with a working farm would all be unwelcome to the neighbours.

Residential zoning is clearly a better use of the Atley Road land, which already seems to share a boundary with the residential land that already exists. There are higher density properties stepped above the river that look attractive, and do not, in my view, spoil the view. The land in question is hidden from the main road. Because it is by a residential area, I am sure it has access to water, bus services, power, bike tracks, and fast internet. By developing in an established area, the land becomes more affordable, and I believe this is essential.

The people who live in Queenstown, including myself, need more opportunities to buy and rent affordable housing on this side of town, so we can easily access both Arrowtown and Queenstown roads without the gridlock congestion that is now being experienced on the more built up parts of town, such as Queenstown Hill and Frankton. For many who work at the Coronet Peak Ski Resort or in Queenstown itself, Arthurs Point is a great place to live. The housing stock in Arthurs Point has dried up over the last few years, so we need housing here.



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VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Rebecca Wolt and Andrew Hyland



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

The proposed rezoning of land on Atley Rd, Arthurs Point from Rural to Low Density Residential Zone and relocation of the ONL

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

We own and reside on land that directly adjoins the land proposed to be rezoned

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

We OPPOSE the submissions by Gertrudes Saddlery Ltd (#494) and Larchmont Development Ltd (#527)



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

We OPPOSE the submissions in their entirety, including the proposed rezoning from rural to low density residential, extension the urban growth boundary and uplifting of the Outstanding Natural Landscape classification

**THE REASONS** // For my support (or opposition) are:

[give reasons]

See Attached

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

We seek that the submissions are disallowed in their entirety.

I wish / do not wish* to be heard in support of my further submission.I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 13 April 2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]rebecca@rebeccawolt.co.nz

Telephone [work]

[home]

[mobile]021 244 2950

Postal Address

[or alternative method of service under section 352 of the Act]

6 Larkins Way
Arthurs Point
Queenstown

Post code

9371

Contact person [name and designation, if applicable]Rebecca Wolt

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



PDP Stage 1 - Original Submissions #494 and #527 – Arthurs Point Rezoning

Further Submission by Rebecca Wolt and Andrew Hyland

13 April 2022

Reasons for Further Submission:

Reasons for the further submission include, but are not limited to, the following:

The land proposed to be rezoned is within an ONL and adjacent to an iconic ONF – the Shotover River, and ONL – Queenstown Hill. Under section 6 of the RMA, ONFLs must be protected from inappropriate subdivision, use and development, as a matter of national importance. Similarly, the strategic objectives and policies in Chapters 3 and 6 of the PDP require the values of ONFLs to be protected and adverse effects to be avoided. The proposed rezoning and related relocation of the ONL and urban growth boundaries is not the most appropriate way to achieve the purpose of the RMA or the strategic objectives and policies of the PDP, including but limited to strategic provisions 3.3.30; 3.3.31, 3.3.43, 3.2.5.3; 6.3.4.8, 6.3.2.2; 6.3.2.7; and 3.2.3.2, whereas retention of the rural zoning and the current location of the urban growth and ONL boundary is.

The site of the proposed rezoning is prominent in views from Arthurs Point, including the entry, via Mathias Terrace, to the existing Atley Downs subdivision, and from public roads, including views across the Shotover ONF from the key route between Queenstown and Coronet Peak. Such views, and the character of the site and the surrounding area, all of which are highly valued by the community, will be significantly degraded if the land is development for residential purposes at urban densities.

In addition, development of the land in under the proposed rezoning will give rise to:

- Significant traffic impacts on both Atley Road and on Edith Cavell bridge, which QLDC has identified is at capacity, particularly at peak times;
- Significant impacts on the night sky, in terms of lighting and glare;
- Significant construction related effects for the existing community, including noise (which will be exacerbated by the Queenstown Hill amphitheatre), dust and traffic, which will likely endure for some years; and
- Development yields and patterning that is incongruent with adjacent development.

The proposal contains no detail on any of these matters, nor on infrastructure capacity or geotechnical matters, nor any section 32 evaluation, and it should be declined, particularly given the absence of this information.

Without derogating from these points in any way, or from the primary relief that the rezoning should be disallowed, if the site is to be rezoned for any residential development, it should, subject to the provision of a comprehensive section 32 evaluation and all necessary technical reports and evidence, be in accordance with a carefully designed structure plan and District Plan provisions that:

- identify lot boundaries and building platforms for dwellings, and locates these back from ridges/escarpment edges, including the escarpment/knoll that is visually prominent on entry into Atley Downs/Mathias Terrace, and ONFL edges, including the part of the ONL adjacent to the Larkins Way reserve;
- limit the number of lots and dwellings overall;

- require a 4000m² minimum lot size, which would be a more appropriate lot size at this urban/rural interface; and
- place controls on lighting, building materials and colours, and landscaping/planting appropriate for the site and its rural locale.



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Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Paul Edmund Chisnall and Paulina Chisnall



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]
We own and live at 39 Mathias Terrace, Arthurs Point

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I Oppose the Submission of Gertrude Saddlery Ltd (#494) and Larchmont Developments Ltd (#527) both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions)



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]
I oppose both submissions in their entirety

**THE REASONS** // For my support (or opposition) are:

[give reasons]

- 1: The submissions are deficient in detail and grossly inadequate to enable the land to be fully considered for rezoning
- 2: Development would result in the loss of an iconic ONL.
- 3: Increased traffic on Atley Road is a real concern for all residents. The access to 111 Atley Road is already substandard for the properties that use it.
- 4: The current Urban Development at Arthurs Point is quite separate from the proposed development and is not highly visible from the Shotover River. The Urban development proposed would detract from the experience for river and trail users.
- 5: Low density Residential is not appropriate for this ONL as it allows 40% site coverage down to 300 square metre units.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I seek that the whole of the submissions be disallowed.

I wish / do not wish* to be heard in support of my further submission.I will / will not* consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 13th April 2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]pchisnall@xtra.co.nz

Telephone [work]

[home]

[mobile]0211622396

Postal Address 39 Mathias Terrace, Arthurs Point
RD1
[or alternative method of service under section 352 of the Act]Post code
9371

Contact person [name and designation, if applicable] Paul Chisnall

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.





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Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Arthurs Point Community Association



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

Arthurs Point Notification - Proposed rezoning of 111 Atley Road to Low Density Residential

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

The Association represents the views of the wider Arthurs Point Community

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

Oppose the submission of Gertrude Saddlery Limited and Larchmont Developments Limited which propose to rezone Lot 1 DP 518803 located at 111-115 Atley Road from Rural Zone to Low Density Residential Zone and relocate the Urban Grown Boundary to the south of the property boundary and remove the Outstanding Natural Landscape Classification.



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

Please see Attachment [A] appended to this submission for the reasons of our submission.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

Please refer to Attachment [A].

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

We seek that the proposed submissions be disallowed until such time as the further information requested in Attachment [A] is provided and the community and Council are able to make an informed assessment of the proposed rezoning.

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE****Signature**

[or person authorised to sign on behalf of submitter]

Date 15/04/2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] arthurspointcommunity@gmail.com - Attn Nigel Loyd

Telephone [work] 0276581305

[home]

[mobile]

Postal Address

[or alternative method of service under section 352 of the Act]

Post code

9371

Contact person [name and designation, if applicable] Nigel Loyd

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

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- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Attachment [A] – Reasons for submission

Arthurs Point is a small, tight-knit community 4 kilometres from Queenstown on the banks of the Shotover River. The Arthur's Point Community Association (APCA) represents approximately 1500 residents who call Arthur's Point home. In the context of RMA issues APCA typically act as a facilitator to ensure our community members are well informed on important issues, such as the proposal to rezone 111-115 & 163 Atley Road from Rural to Low Density Residential. However, in this case, we do not feel that sufficient information has been provided, to date, to allow community members to make an informed decision on what reclassification of this land may mean for them as an individual and or as a community. Therefore, we set out below our reasons for submission.

Our community is completely surrounded by outstanding natural landscape that acts as a natural urban growth boundary with the current Urban Growth Boundary (UGB) appropriately placed in this regard. The surrounding landscape and thoughtful development provide the context that is central to the Arthurs Point community's identity and unique character. In the absence of clear assessment demonstrating that the effects are minimal the desire would be to keep the UGB in place to eliminate development outside the well-defined urban zone and away from Outstanding Natural Landscape (ONL) & Outstanding Natural Features (ONF) to prevent degradation of cultural and landscape values.

On behalf of the community, (APCA) recently commissioned a Community Masterplan which identified a number of key strategies that included the following key points:

- Uphold a clear urban/rural edge at both the southern and northern entrances. Avoid urban bleed or creep.
- Establish clear and distinctive 'gateway' entrances at both the north and south entries.
- Retain and protect the distinct character and differences of old and new Arthurs Point.
- Edith Cavell Bridge and Shotover Gorge are defining physical and spiritual focal points of Arthurs Point. Maximise opportunities for use, enjoyment and viewing.
- Transition to a more pedestrian focused zone on the main arterial route and minimise excessive traffic and road clutter.
- Retain key views to natural landscape and avoid losing views and visual degradation.

The rezoning proposed in the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) would potentially alter the character of Arthurs point in a manner inconsistent with current development and in a manner that threatens to degrade the natural values of the surrounding ONL & ONF (the Kimaikau / Shotover River) as it seeks to relocate the UGB and remove the ONL classification that applies to 111-115 & 163 Atley Road.

Due to the absence of any information to accompany the submissions of GSL and LDL we, the APCA, oppose in full the submissions of GSL and LDL to rezone 111-115 & 163 Atley Road Low Density Residential (LDRZ). We consider the points raised in the submissions of GSL & LDL are insufficient to justify the proposed rezoning and that the absence of any information to date prevents the Community from making an informed view. We consider the following information is required at a minimum in order to enable further consideration of the proposed rezoning:

- An accurate map of the proposed area to be rezoned – no maps have been provided as part of the re-notification of the rezoning and those provided on the QLDC GIS Planning Maps are part of the Stage 1, 2, 3 Decisions, suggesting that the rezoning has already been completed, creating confusion for lay persons.
- A section 32 report from the submitters assessing the effects of the proposed rezoning and whether or not it meets the purpose of the Resource Management Act (1991), is consistent

with other higher order planning documents and is consistent with Chapters 3, 4, 5 and 6 of the Proposed District Plan.

- A visual impact/landscape assessment that includes an assessment of tree removal and urban development at the scale enabled by the LDRZ in the context of the surrounding area, adjacent ONL area, the Rural Zone in which the site is seen within and the effects on the naturalness of the Kimiakau/Shotover River as an ONF. The assessment should also compare and consider the effects of any subsequent development that could be enabled by the proposed rezoning in the context of existing development found in the LDRZ to the north.
- A natural hazard assessment and geotechnical report to determine the appropriateness of development. If remediation is required (slope stability) what are the potential implications of this on the visual amenity of the area.
- An environmental assessment to determine what effects development of this land may have on the Shotover River, in particular water quality, aquatic life and character.
- Effects on cultural values as the river is a community resource well utilised for commercial recreational activities and recreational activities.
- Transport assessment of Atley Road, which is now a designated shared cycle route and including the Edith Cavell Bridge which already experiences pressure during peak periods.
- Engineer report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge).

It may also help the submitters to provide a Master Plan which could form the basis of a Structure Plan or similar showing and confirming how the development of this site could be integrated into and enhance the existing community. There may be some scope to enable development of the proposed site however, we have concerns about the appropriateness of the proposed zoning in the absence of any other controls being proffered as it would enable a higher density of development than can otherwise be found in the surrounding area and adjacent land parcels. The average lot size of surrounding land parcels along Atley Road, Mathias Terrace, Larchmont Close, Larkins Way and further north is in excess of 800m². Very few houses have residential flats and all are stand-alone dwellings. Consequently, the area maintains an open feel with generous landscaping and public spaces. These attributes contribute to a high degree of naturalness when seen in the context of the ONL & ONF features surrounding the area, such that the area has both rural and urban living amenity values.

As may be deduced from our submission, we have concerns with the broad scope of development that would potentially be enabled under the LDRZ provisions and the precedence for further, higher density development that may be enabled as a result of the rezoning. The minimum permitted lot size under the LDRZ blanket provisions is 450m² and developments between 300m² and 450m² a Restricted Discretionary Activity – consent must be granted, most likely on a non-notified basis provided the matters of discretion are adequately satisfied. Our concerns are exacerbated by the absence of any structure plan and bespoke development controls reflective of the surrounding area that could be imposed via other RMA processes. In short, such development would threaten the values and identity of the Arthurs Point Community and should the rezoning be granted, the community would have little opportunity to have further input via regulatory processes.

We also note that the areas surrounding Arthurs Point and the Kimiakau / Shotover River are highly valued by many other visitors to and residents of Queenstown. Whilst we cannot speak for these persons, we urge the Council to consider the effects of the proposed rezoning on these persons.

As it stands, we seek that the rezoning be rejected at least until the further information outlined in the points above is provided by the Applicant and the community given the opportunity to assess and

consider this. We consider the Council should also seek peer review of any such assessments at the Submitters expense.

Kind regards,

Arthurs Point Community Association.

Signed by the Chair, Nigel Lloyd

A handwritten signature in dark ink, appearing to read 'N. Lloyd', is written over a faint, light-colored rectangular stamp or watermark.

Supported by Vice-Chair, Andrew Blackford



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Thomas Ricketts



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]

I own a propertie in the Arthurs Point Woods Development.

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I support the following submissions:

#494 Gertrude's Saddlery Ltd (originally submitter Michael Swan)
rosie.hill@al.nz maree.baker-galloway@al.nz
#527 Larchmont Developments Ltd
rosie.hill@al.nz maree.baker-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

Doc attached.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

Doc attached.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I support both submissions completely. However I think at least a proportion of future sites created should be sold to locals. Not investors. First home buyers, not property investors. People living and working in the Queenstown Lakes region need homes and NIMBY's holding up development only serve to drive up land prices.

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Date

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]thomas.ricketts@gmail.com

Telephone [work]0274666756

[home]

[mobile]

Postal Address 182 Arthurs Point Road, Queenstown

[or alternative method of service
under section 352 of the Act]Post code
9371

Contact person [name and designation, if applicable]

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Thomas Ricketts - Further Submission, Arthurs Point

Despite owning a section that will look towards this development, I'm pro these submissions for reasons noted below:

I support the zone change from rural to low-density residential. It looks like the section could support varying densities so I support that too.

1. My section already sees houses so I don't think a zone change to residential will really have too much of an effect my views, or my neighbours.
2. I prefer development in logical places e.g. next to residential land. It's far better than having Arthurs Point development creep up our hills or into genuine rural areas.
3. Very few can see the rural zoned at present. Old Arthurs point and Mt Dewar residents will only be able to see slithers (if that) of any future residential side on. It's very hard to see the section to be re-zoned. I disagree with APONLS representation of the effect of rezoning on our community.
4. This land is quite obviously not an Outstanding Landscape. If you look at other land with this classification that this land is lovely but does not justify 'Outstanding Natural Landscape' protection.
5. We are in the middle of New Zealand, Queenstown and Arthur's Point housing shortage. We need more houses now. I've been looking for houses and sections for some time. It's very hard. I support more affordable sections, even that means smaller sections. We need to live somewhere.
6. I own a business based in Arthur's Point. There is a shortage of houses in Arthur's Point. My staff would love to move here but it's very hard to buy and rent in Arthur's Point because there's not enough houses.

To: Queenstown Lakes District Council

Name Jarna Mackenzie

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high

densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

- The development will impact on my views, as the land is visible from my property.
- The extra traffic will cripple Arthurs point with only a one lane bridge in and out of town.
- I'm concerned about the noise and disruptions to the area, it will also have an impact on safety and enjoyment for everyone who uses the area recreationally with the increased traffic.
- The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
- While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
- The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater

views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

- The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

- Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

-

- The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5 The retention of the District's distinctive landscapes.

SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.

SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.

SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.

Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.

4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.

Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- landscape values are protected;
- and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Jarna

Date: 14 April 2022

Your details

Electronic address for service of person making further submission:

Contact Person: Jarna Mackenzie

Telephone: 0212929677

Email address: Jarnamac@hotmail.com

Address for Service: 9b Macmillan rd Arthurs point

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Andrew Blackford

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. I live at 39 Atley Road along with my family of four. The proposed rezoning will have significant cumulative effects on us as residents, recreational users of the Shotover River and avid cyclists as I set out below.
2. Although difficult to accurately assess on given the lack of information provided with the rezoning propose I consider it highly likely that if granted, the rezoning will significantly increase traffic movements on Atley Road; a narrow, shared cycle-vehicle road, with almost non-existent opportunities for widening or segregation of cars and cyclists. The increased vehicle movements with an associated increase in noise, pollution and the reduction in the relative cycle and pedestrian friendly status the road currently retains, will have considerable cumulative effects on our family and our property, given its proximity to the Atley Road.
3. I commute to work most days on bike via Atley Road, the “Moa Track” and Gorge Road. Atley Road from its northern most point to where the Moa Track starts has recently been designated as a shared cycle-vehicle road and forms the first section of what will become an upgraded active travel route from Arthur’s Point to Queenstown (refer Wakatipu Active Travel Network Stage C5). Rezoning of 111 Atley Road and any further development on the southern end of Atley Road is going to lead to greater conflict between cyclists and vehicles on Atley Road, compromising the safety of cyclists. Currently cyclists must make an uncontrolled right turn onto the Moa Track across oncoming traffic. Without segregation, although I fail to see how this could be achieved given the constrained road width, is going to become significantly more dangerous with more development. It is also difficult to see how QLDC’s objective of mode shift to active travel, something that Arthur’s Point is ideally suited to given its proximity to the CBD will be supported by compromising the safety of cyclists on the key and only viable cycle link (Atley Road) from the residential areas north of the Shotover River to the current Shotover River crossing and proposed future crossings.
4. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. Although covered in wilding conifers, which some consider to be a pest, they provide a spectacular outlook, particularly in Autumn. Although not as well known or as celebrated as Arrowtown’s Autumns colours they are none the less an important part of character of Arthur’s Point. This view is supported by the significant public push back on the Wakatipu Wilding Conifers Control Groups attempt to remove the trees from the property in question as well as the adjoining conservation estate (which was subsequently abandoned). With or without the trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
5. As a structural engineer with geotechnical and geological knowledge I understand that a portion of the proposed area is geologically unstable. This is evident to both experts and lay persons when on the Shotover River or walking the banks of the river below 111 Atley Road. The wilding conifers are doing a very effective and economical job of helping to stabilise the steep slopes. If they were to be removed, to facilitate development or otherwise, it is likely that some form of slope remediation would be required. Further impacting on the visual amenity of the area and further compromising our enjoyment of the river. Details of this need to be understood before removal can be considered.

6. While Arthurs Point contains urban development, it is situated within and surrounded by ONL this gives, in my opinion, an alpine village character that is not available elsewhere in the district. The landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
7. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and my family members and I use it frequently during the summer months as a place of recreation. The canyons directly below the area in question, despite its proximity to urban areas, retains a wild & natural character and this stretch of river are a truly spectacular place on a summer evening. It's difficult to comprehend how the feeling of nature and the immersion in nature would not be compromised by a large residential subdivision directly above. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
8. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
9. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already as noted above), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
10. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:



- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building



platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



11. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5

The retention of the District's distinctive landscapes.


- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- 4.2.4.2 Ensure that development within Queenstown Urban Growth Boundary: Supports the coordinated planning for transport, public open space, walkways and cycleways and community facilities
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
 - landscape values are protected;
 - and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission



Date: 14 April 2022

Your details

Electronic address for service of person making further submission:

Contact Person: Andrew Blackford

Telephone: 021 624591

Email address: andrew.blackford@naylorlove.co.nz

Address for Service: 39 Atley Road, Arthur's Point 9371

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Johann Kissick

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am a life-long resident of Arthurs Point, and would be affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.

- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

- With such a rapid population increase in Arthurs Point, I fear the further removal of our natural landscape will affect our day time views, but also night time light pollution from artificial lighting. The clear night sky is one of Arthurs Points strengths that other suburbs of Queenstown have lost from major urban development. I have concerns relating to traffic congestion from an increase of the residential population, particularly at the bottle neck of the Edith Cavell bridge. My last concern is the increase of noise, predominately from traffic, that affects existing residents. Arthurs Point is a beautiful place and is recognised as such by my family because of the surrounding natural landscape, quiet neighbourhoods and clear visibility of the night sky.
- The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
- While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
- The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
- The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
- Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in

this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

- The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.
- RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.
- RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.
- RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).

- RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).

- The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

| | |
|-----------------|---|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes</u> . |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs <u>and avoid urban development outside of the UGBs</u> . |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change</u> . |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges</u> . |
| 4.2.1.5 | <u>When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes</u> . |
| Policy 6.3.3.1 | <u>Recognise that subdivision and development is inappropriate</u> on Outstanding Natural Features or in Outstanding Natural Landscapes unless: <ul style="list-style-type: none"> • <u>landscape values are protected;</u> |

- and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Johann Stephen Kissick

Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

Phone: 0278100565

Email address: johannkissick@gmail.com

Address for Service: 13 Seffers Way, Arthurs Point, Queenstown 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:

- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6
**Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation**

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Cleone (Toni) Lusk

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am:

- A person whose family has property in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. I am concerned that the re-zoning of the land and its subsequent development will not only impact the view from our family home but also the iconic view that the countless people who stop at the carpark of the old pub and look down the Shotover Gorge see. This view has been captured on a stamp and numerous artists' paintings, so has historical significance to the area. The increase in traffic, especially over the one lane Edith Cavell bridge, is also of concern. There have already been numerous developments completed or approved around the Arthurs Point area which have resulted in and will result in further increased traffic.
2. The property is a highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
3. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
4. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
5. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
6. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

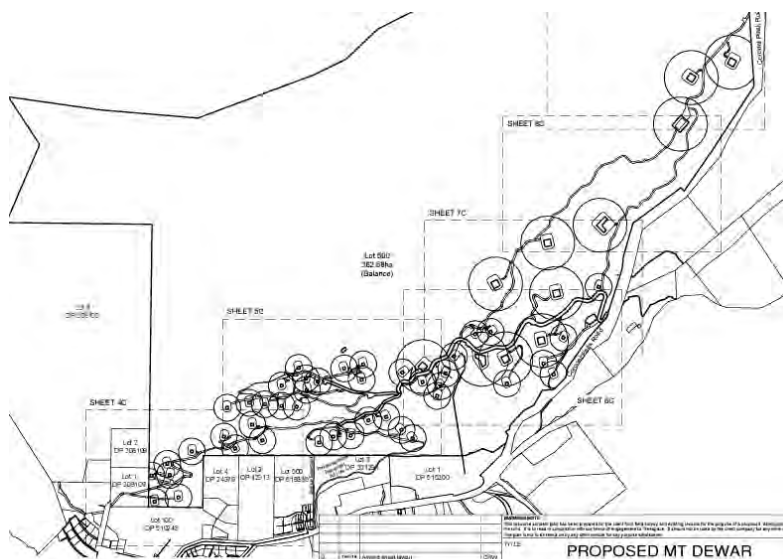
7. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



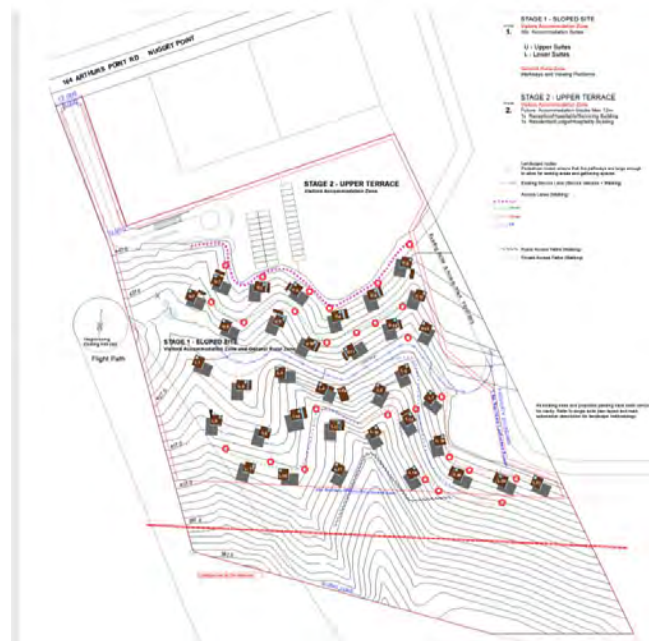
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



8. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I do not wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: Cleone (Toni) Lusk

Telephone: 0275875437

Email address: tonilusk@gmail.com

Address for Service: 4/50 Livingstone Street, Westmere, Auckland 1022

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] FredBramwell



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

[Empty text box for further submission details]

I AM [state whether you are]



A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]



A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]



The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]
#494 Gertrude's Saddlery Ltd (original submitter Michael Swan)
rosie.hill@al.nz maree.baker-galloway@al.nz
#527 Larchmont Developments Ltd
rosie.hill@al.nz maree.baker-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

**THE REASONS** // For my support (or opposition) are:

[give reasons]

I believe this area is logical place for expansion in Arthurs Point

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I wholly support both submissions

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

 **SIGNATURE******Signature**

[or person authorised to sign on behalf of submitter]

Date

*** A signature is not required if you make your submission by electronic means.***YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email]fred.bramwell@colliers.com

Telephone [work]

[home]

[mobile]

Postal Address

[or alternative method of service
under section 352 of the Act]

Post code

Contact person [name and designation, if applicable]Fred Bramwell

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Dr Julian Pedley

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

I oppose the submissions of Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions) and as indicated on the maps included with the Submissions. This further submission relates to all of the land that the Submitters are seeking to rezone. Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition

I oppose these two submissions because of the serious detrimental impact this urbanisation will have on me and my family's wellbeing and quality of life and on the wider community and environment. I understand that this urbanisation could result in at least 160 units, 80-90 houses with up to 80 flats attached, indeed an urban zoning could even allow for 300 building plots and associated infrastructure.

I oppose these submissions because of the major permanent damaging impact such urbanisation will have on the scenic views and character and the maintenance and sustainability of ONL and ONF here in Arthurs Point. What is being proposed is not a minor extension of the urban growth boundary, as it will allow the building all along an ONL /ONF ridge line of the hill in question, and onto the hillsides on either side of the ridge line. This would be nothing short of disastrous. The detrimental impact on the views and the values of this ONL/ONF landscape would be significant and permanent, and very distressing to me and my family. The majority of the trees and vegetation on this ridge/knoll and hillside on the Atley road side will be removed and replaced with buildings and roads and traffic.

Up to a third/to half the of the hillside on and below the ridge above the Shotover River ONF and in ONL would be allowed be built on and urbanised if these two submissions were allowed and the Urban Growth Boundary extended. Such development would destroy the sense of openness, and wildness, grandeur and beauty of this unique and iconic ONL /ONF Landscape.

This spectacular and beautiful ONL/ONF Landscape is a national as well as a local treasure for New Zealand and has been the subject of a national stamp depicting famous river scenes, and been the subject of many landscape artists and photographers alike. Postcards of this scene have been sold for many years and still are. The picture below shows a painting by Len Clarke, father of the famous local artist Ivan Clarke (who reports that it was his father who first got him interested and taught him to paint). It hangs above the fireplace at Canyons lodge adjacent to the same view from sitting room doors. It was painted we believe in the 1970's. and bought from The Gallery above Shotover Jet in Arthurs Point

The view from (13 Watties Track) of the currently tree covered ridge and hillside in ONL abutting the Shotover River ONF (panoramic view in order to show whole of the wooded knoll)



Autumn colours and views down the Shotover ONF/ONL with Coronet Peak in the distance on the right and Mount Dewar in the distance behind the ridge of the wooded hill.



Professional photographers winter scene photo of this iconic spectacular landscape showing part of the wooded knoll of the left . The ridge and at least upper third of this wooded hill would be built on and this spectacular /ONLONF damaged and ‘uglified’ permanently.





Moonlight over the Landscape with no light pollution and very little noise pollution.

The changing seasons and weather enhance the beauty and grandeur





Len Clarke's painting we think painted in the early 1970's

This is a view of the tree lined ridge and knoll taken from our garden in 12 Morning Star Terrace. The backdrop of the landscape is the rear of Queenstown Hill.



1. Impact of this Outstanding Natural Landscape on me and my family

- These are the views and landscapes that brought me back to New Zealand in 1999/2000 after I first viewed their beauty, tranquillity and grandeur on a visit to Queenstown and Arthurs Point in 1984. Their memory was etched on my mind and was indeed a key motivating factor in returning to NZ and purchasing land off Watties Track with my son over 22 years ago and helped build the family home, Canyons Lodge off Watties Track. We were assured by our lawyers and Real Estate Agents that all tree covered hillside was in ONL or DOC land and protected from urban development by QLDC, as was our land opposite and the whole Shotover Gorge was protected as ONF.
 - My wife and I now also have a home in Morning Star Terrace but we visit our family and grandchildren living at Canyons Lodge, 13 Watties Track on a virtual daily basis and frequently stay with them.
 - Here, Looking at this splendour I read and meditate, pray, and feed my soul and spirit by ‘lifting up my eyes unto the hills’. My heart is lifted and my soul refreshed and filled with gratitude for the blessings, meaning, peace and joy this landscape and its beauty brings. As a Christian the grandeur and beauty and tranquillity of this ONL is a great spur for me to worship and praise God, ‘for the Earth is the Lords and the fulness thereof’ ‘Be still and know that I am God’. This ONL/ONF has great spiritual value for me and my family, as well having great value and importance for my mental, emotional and physical well being and that of my family.
 - It has been a joy and privilege to share these landscapes with hundreds of visitors and friends and relatives over the years. I have to say, that to a man/woman (when they have learnt about these proposals to extend the Urban Growth Boundary) they, like me, are appalled that this landscape and the views are at risk of being damaged and ‘uglified’ by further urban development into this beautiful ONL and along its adjacent ONF. Like me, they are also shocked and dismayed that hundreds of thousands of rate payer’s dollars have been spent by QLDC in the past 3-4 years in legal costs supporting inappropriate proposals to rezone and urbanise this ONL in Arthurs Point, and losing the case (along with the developers), in the NZ Environmental Court, High Court and the Appeal Court. I thought District Councils have a duty of stewardship and care to protect and preserve ONL and ONF landscapes and their values especially in places such as Arthurs Point which is set in such outstanding natural landscape, a matter of national importance under RMA Section 6(a) and 6(b).
 - I regularly enjoy the views of this ONL and ONF walking down to the river via the footpath at the end of Atley road (Stables Place end) to the Shotover River, sometimes accompanied by my grandchildren and we often play and paddle in the river and occasionally picnic. The family also go kayaking on the Shotover from Edith Cavell bridge areas down to Tucker beach.
 - I take regular walks along Watties Track opposite the wooded hillside ONL and above the river and with the permission of the leaseholder walk along the track as far as the Big Beach where Choie Sew Hoy and the Shotover Big Beach Gold mining company operated the first ladder bucket dredge in the area and the consequent alluvial terraces that mark the Arthur’s Point landscapes. Having been born in China myself I have become fasci interested in exploits and lives of the early Chinese settlers. I am also interested in history of the

Churches in the area (being a warden and member both St Pauls Anglican Church in Arrowtown and St Peters Church in Queenstown). I often recall on my walks along the river the faithful, pioneer Anglican Parish Priests crossing the Shotover here on horseback en route to take services at both Churches every Sunday and to visit the sick and needy at all hours.

- I regularly view the Shotover River Gorge and landscape from Edith Cavell Bridge and from the Arthurs Point Scenic Reserve opposite the old, now demolished Arthurs Point Pub off Gorge Rd both when I am walking, cycling and driving along Gorge Rd. I go on daily walks with the dog down to the river from Morning Star Terrace along the DOC walk to the Oxenbridge tunnel area. Sometimes I access this walk from the footpath off Atley road and that crosses Arthurs Point Rd at Shotover Jet access road. Views of the ONL in question are present at a number of points along the route of these walks and would be impacted significantly and detrimentally by more urban development if this ONL were rezoned.
 - I often drive up Coronet Peak to enjoy the views of the Wakatipu Basin and look out for the grandchildren skiing in the ski season. From this vantage point the elevated tree covered knoll in Arthurs Point is a clearly visible and aesthetically pleasing landscape feature and provides a clear demarcation between the rural and urban areas of Arthurs Point which would disappear into urban sprawl if the rezoning proposal were approved.
 - I have serious concerns about the suitability and quality of the land being developed especially on the riverside hill slopes. Removing the trees would seriously damage hillside's stability risk landslips into the river. Piles would inevitably have to be used in many places. The construction noise would be horrendous especially the echo effects across a narrow gorge and would continue over a number of years. Light and noise pollution will be serious and have a permanent detrimental impact on the environment.
 - Increased traffic is a serious concern. Heavy construction vehicle traffic down a very narrow road with limited sightlines for years, then followed by increased car and commercial traffic from up to at least 250-300 additional cars accessing the development not to mention service vehicles like rubbish removal trucks. Adequate parking within the development is a large concern, parking for at least two vehicles per residential unit, plus caravans/boats/work related vans etc would be required otherwise the parking of cars would spill out onto roads and verges on the edges of the development, causing even more congestion. Traffic congestion at the entrance to and down Atley road and across Edith Cavell bridge is a serious concern along with the associated noise, air and light pollution. The safety of cyclists and pedestrians especially school children are a serious concern. The numbers of cyclists using the area is increasing and is set to rise rapidly. The last thing cyclists and walkers want to experience is more urbanisation and more landscape degradation and more traffic and more environmental pollution. (Light, noise, more CO₂, less O₂ following the proposed deforestation, more smog and air pollution)
2. This property on ONL land is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.

3. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
4. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
5. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
6. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low-density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
7. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:



- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building



- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



8. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

| | |
|-----------------|--|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes.</u> |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs <u>and avoid urban development outside of the UGBs.</u> |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change.</u> |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges.</u> |

- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

12 Morning Star Terrace

Contact Person: Dr Julian Pedley

Telephone: 021991943

Email address: jules.pedley@gmail.com

Address for Service: 12 MORNING STAR TERRACE, Arthurs Point, 9371, Queenstown

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Paul Green



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

In support of Arthurs Point/Atley Road land residential zone change

I AM [state whether you are]



A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

Recently left the Queenstown area due to a lack of affordable housing



A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]



The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I support the submissions of:

#494 Gertrude's Saddlery Ltd (originally submitter Michael Swan)
rosie.hill@al.nz maree.baker-galloway@al.nz

#527 Larchmont Developments Ltd
rosie.hill@al.nz maree.baker-galloway@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

I support rezoning the land in question from rural to residential.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

There is generally a shortage of land in the Wakatipu basin available for smaller lots and medium density developments. The land in question is ideally suited for sensitively-designed medium-density housing. Any overlook of the Arthurs Point area reveals a sprawling residential suburb that has continued to grow in the last decade. Arguments about 'outstanding natural beauty' seem to me to be based on very specific views over the property that are not available to the general public. On a personal note, our family recently relocated away from Queenstown, due in no small part to the lack of affordable property on offer. I believe this land can be developed in a way which retains some of its scenic values at the same time as offering conveni

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I wholly support both submissions.

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Paul Green

Digitally signed by Paul Green

Date: 2022.04.14 09:47:40
+12'00'

Date 14 April 2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] me@paulgreen.co.nz

Telephone [work] 0274 747 336

[home]

[mobile] 0274 747 336

Postal Address 2 Rimu Street North

[or alternative method of service Kerepēhi RD1

under section 352 of the Act]

Post code

3671

Contact person [name and designation, if applicable] Paul Green

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Form 6
**Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation**

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Brenda Joy Baty

This is a further submission in opposition to a submission on the following proposed plan
(the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

- I have property and reside in Arthurs Point and I am directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River as well, being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request .
-

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

I oppose both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

I have lived in the district for 15 years and owned and lived peaceably in Arthurs point where I live in my sanctuary away from the hustle and bustle of other subdivisions where sections are tiny lots .My choice to live in Arthurs point was to enjoy the quiet lifestyle of the rural area without rampant development creating a residential district with associated noise and traffic

issues, I love the areas rural aspect. Where my grandchildren can safely explore this calm area of the district.

The Wakatipu district is well served by housing development in other areas. I see other Arthurs point developments at Morning star ,Bullendale and adjacent to the Nugget point and Onsen pools developments, there seems to be a 'develop intensity for profit' in these new plans rather than to meet purported housing needs and to provide residents with a state of peaceful existence.

The increased traffic would be a major safety concern with the roadway being inadequate for delivery services pedestrians & cycling activity to the planned new trail network.

The land is visible from my property & dwellings on this land will look directly over my property.

Increased noise from the development and increased traffic will affect my property and quality of life.

I have children live at my property ,they are encouraged to walk and cycle in our area ,safety for pedestrians and cycling is a real concern.

Council have been complicit in allowing me to provide client/visitor accommodations where much is made of the quiet peaceable location of my property and I believe this reputation will suffer and disappear with all the traffic and development noise and the prominent housing development overlooking my property.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units)

and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the



ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.
- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).
- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).

7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5

The retention of the District's distinctive landscapes.

- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature : B.J.Baty
Unit 1.85D Atley road ,Arthurs point.

Date:14 April 2022

brendabaty@windowslive.com
Electronic address for service of person making further submission:

Contact Person:Brenda Baty
Telephone: 0273132105

Email address :brendabaty@windowlive.com

Address for Service:Unit 1.85D Atley road ,R.D1 Queenstown 9371

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Celia Karen Mitchell

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am —

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are

The new development will directly effect our views as we live directly opposite the new proposed development in the older area of Arthurs Point on Seffers way.

1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.

2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:



- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building



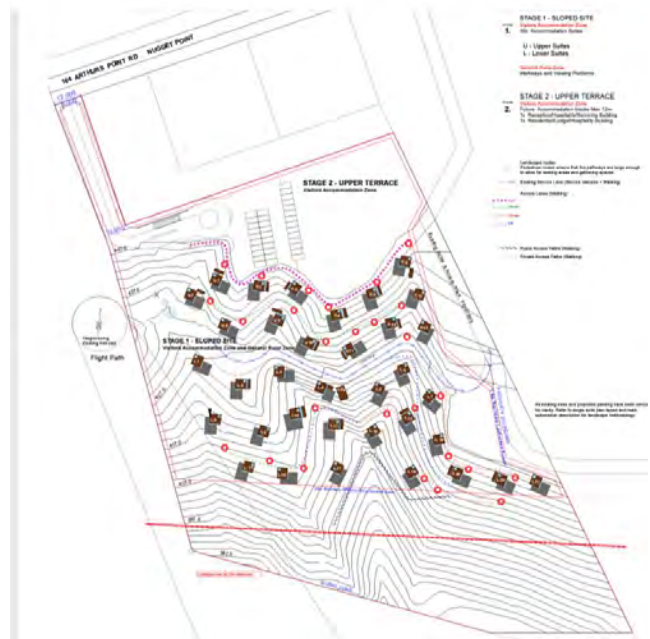
platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



7. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5

The retention of the District's distinctive landscapes.

- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
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- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Date 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Contact Person: Celia Karen Mitchell

Telephone: 027 660 4411

Email address:mitchell1170@hotmail.com

Address for Service: 7 Seffers Way, Arthurs Point, Queenstown,

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Melissa Jenner



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

I AM [state whether you are:]



A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

Local resident + business owner.



A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]



The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[include, name and address of original submitter and submission number of original submission if available]

Rezoning submission for land at Arthur's Point (PDP) Stage 1, 111-113 Atley Rd.



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

Please see attached letter.


THE REASONS // For my support (or opposition) are:

[give reasons]

Please see attached letter


I SEEK // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

be disallowed until a master plan is prepared
& submitted for consultationI wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.


SIGNATURE

**Signature

[or person authorised to sign on behalf of submitter]

Date

13/4/2021

* A signature is not required if you make your submission by electronic means.


YOUR DETAILS // Our preferred methods of corresponding with you are by email

Electronic address for service of submitter [email]

melissa.w.stanton.canz.

Telephone [work]

021496114

[home]

[mobile]

Postal Address

[or alternative method of service
under section 352 of the Act]3 Venus Place, Arthur's Point,
Queenstown 9371

Post code

9371

Contact person [name and designation, if applicable]

Melissa Jenner.


NOTE // To person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious;
- > it discloses no reasonable or relevant case;
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- > it contains offensive language;
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



14 April 2022

To whom it may concern,

RE: 111 Atley Road – Re-zoning submission

I live in Arthurs Point and chose the area for the enjoyment you get from the immense natural amenity, landscapes, sense of ‘wilderness’ and the many recreational opportunities that the area provides.

The surrounding landscape and unique features were a huge drawcard for me, moving from Auckland it was this area in particular with its natural landscapes, and sense of ‘untouched world’ that convinced me to relocate my life and business to Queenstown.

It has been my observation that development to date in the area has been tasteful with the suburb of Arthurs Point separated into distinct development areas, each with unique and special characteristics and styles, that combine to make this a truly unique Alpine Village in New Zealand. I honestly don’t think there is anywhere else in NZ that rivals Arthurs Point for the blended lifestyle/wilderness that this suburb has achieved. In no part due to careful town planning, resource consenting, and thoughtful architecture and design by all involved. Part of the attraction is also the defined boundaries and limited space, which collectively make this a highly sought after, low density, lifestyle village, which the people that live here treasure and will work hard to protect.

In relation to the planned subdivision of land at 111 Atley Road, having reviewed the owners website and looked at what plans are being made public as part of the consenting process to date, I am concerned that there is no transparent or visible plans that will reassure me as a resident, business owner, and member of the APCA Committee, that this development is being done to protect the local environment – both from physical and social perspective.

In my view, the proposed rezoning has the potential to alter the character of a critical site in Arthurs point quite significantly, and as such, all consideration needs to be made regarding the details of the submission and master plan to ensure that it doesn’t irrevocably alter the Natural Landscapes, Features of the area, and impact the existing residents and business who benefit from the current land state.

Due to the absence of any information to accompany the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) I therefore currently oppose the submissions of GSL and LDL to rezone 111-115 Atley Road to Low Density Residential (LDRZ).

I consider the points raised in the submissions of GSL & LDL are insufficient to justify the proposed rezoning and that the absence of key information to date prevents me and my community from making an informed view.

I consider the following information is required at a minimum in order to enable further consideration of the proposed rezoning:

- A section 32 report from the submitters assessing the effects of the proposed rezoning and whether or not it meets the purpose of the Resource Management Act (1991), is consistent with other higher order planning documents and is consistent with Chapters 3, 4, 5 and 6 of the Proposed District Plan.

- A visual impact/landscape assessment that includes an assessment of tree removal and urban development at the scale enabled by the LDRZ in the context of the surrounding area, adjacent ONL area, the Rural Zone in which the site is seen within and the effects on the naturalness of the Kimiakau/Shotover River as an ONF. The assessment should also compare and consider the effects of any subsequent development that could be enabled by the proposed rezoning in the context of existing development found in the LDRZ to the north.
- A natural hazard assessment and geotechnical report to determine the appropriateness of development.
- Effects on cultural values as the river is a community resource well utilised for commercial recreational activities and recreational activities.
- Transport assessment including on the Edith Cavell Bridge which already experiences pressure during peak periods.
- Engineer report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge).

It would in my opinion be very helpful if the submitters were able to provide a Master Plan which could form the basis of a Structure Plan or similar. After consideration of such, it may be viable for the re-zoning to go ahead.

I believe there is potential for this land to be developed in a way that meets the concerns of the landowners surrounding this plot, however it is difficult to assent to this with the limited amount of knowledge that has been provided.

I therefore seek that the rezoning be rejected until the further information outlined in the points above is provided by the Applicant for further consultation. I am happy to consult with the submitters and believe they are also open to consultation, so my view is this should be able to be equitably resolved for both parties with a bit more communication.

Thanks and regards

Melissa Jenner

3 Venus Place

Arthurs Point

melissa@startnow.co.nz

Tel: +64 21 496114

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: TRACY CAMERON

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am a life-long resident of Arthurs Point, and would be affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.

- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly

within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

- I've lived in APoint for 15years – I love we have a 'country' feel but are only 5min into town We love to see the seasons change in the trees and landscapes – we look directly at this hill – a beautiful green screen which softens and contrasts beautifully with the rugged hills and gives us space and breath to an otherwise populated area. Arthurs Point is one of the oldest and most historic areas of Whakatipu. We should not be treated as a new piece of zoned land that may at any time allow another development to simply wipe out our green space
- With such a rapid population increase in Arthurs Point, I fear the further removal of our natural landscape will affect our day time views, but also night time light pollution from artificial lighting. The clear night sky is one of Arthurs Points strengths that other suburbs of Queenstown have lost from major urban development. I have concerns relating to traffic congestion from an increase of the residential population, particularly at the bottle neck of the Edith Cavell bridge. My last concern is the increase of noise, predominately from traffic, that affects existing residents. Arthurs Point is a beautiful place and is recognised as such by my family because of the surrounding natural landscape, quiet neighbourhoods and clear visibility of the night sky.
- The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
- While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
- The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The

impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

- The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
- Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
- The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
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- The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

| | |
|-----------------|---|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes</u> . |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs <u>and avoid urban development outside of the UGBs</u> . |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change</u> . |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges</u> . |
| 4.2.1.5 | <u>When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes</u> . |

Policy 6.3.3.1

Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- landscape values are protected;
- and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission:

Tracy Cameron

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Electronic address for service of person making further submission:

Phone: 021818318

Email address: tracy@icanmodels.com

Address for Service: 11 Seffers Way, Arthurs Point, Queenstown 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



FORM 6: FURTHER SUBMISSION

IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON A NOTIFIED PLAN CHANGE,
VARIATION OR PROPOSED POLICY STATEMENT



Clause 8 of Schedule 1, Resource Management Act 1991



TO // Queenstown Lakes District Council

Name of submitter [full name] Dominic Eller



FURTHER SUBMISSION // In support of (or opposition to) a submission on the following:

Submission 494 and 527

I AM [state whether you are]

A person representing a relevant aspect of the public interest; or

[in this case, also specify the grounds for saying that you come within this category]

A person who has an interest in the proposal that is greater than the interest the general public has; or

[in this case, also explain the grounds for saying that you come within this category]
Qt local since 1999 and property owner.

The local authority for the relevant area.



I SUPPORT (OR OPPOSE) // The submission of:

[Include: name and address of original submitter and submission number of original submission if available]

I Support submission number 494 Gertrude Saddlery limited rosie.hill@al.nz
and 527 larchmount developments rosie.hill@al.nz



THE PARTICULAR PARTS // Of the submission I support (or oppose) are:

[clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal]

I support all parts of both submissions.

**THE REASONS** // For my support (or opposition) are:

[give reasons]

I support all parts of both submissions. I support an appropriate level of low density housing in this area in keeping with the already established housing. The clearing of wilding pines and re planting with natives is a service to all Queenstown. As a local who works in the air both as a paragliding and fixed wing pilot I see the spread of these noxious weeds from above and on the ground, witnessing the devastating effects they have on the local native plant population and the kea habitat. The more done to remove these noxious weeds the better for future generations' enjoyment of our native environment.

**I SEEK** // That the whole (or part [describe part]) of the submission be allowed (or disallowed):

[give precise details]

I seek that both submissions be granted in their entirety

I wish / do not wish*

to be heard in support of my further submission.

I will / will not*

consider presenting a joint case with others presenting similar submissions.

* Select one.

SIGNATURE

**Signature

[or person authorized to sign on behalf of submitter]

Date 13/04/2022

** A signature is not required if you make your submission by electronic means.

**YOUR DETAILS** // Our preferred methods of corresponding with you are by **email**

Electronic address for service of submitter [email] neverlandaviation@gmail.com

Telephone [work]

[home]

[mobile] 021314730

Postal Address 28 Sandford tce Shotover Country Queenstown

[or alternative method of service under section 352 of the Act]

Post code

9304

Contact person [name and designation, if applicable] Dominic Eller

**NOTE** // To person making further submission**A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- > it is frivolous or vexatious:
- > it discloses no reasonable or relevant case:
- > it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- > it contains offensive language:
- > it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.



Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

[Clause 8](#) of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: This is a joint submission for Sonja Kooy and John Gavin

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

We —

- own a property and live at 107B Atley Road Arthurs Point and the change in zoning from Rural to Low Density Residential will have direct adverse affects for us.
- believe the Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- feel the failure to correctly summarise the submission so the community understood what was proposed with this rezoning is extremely prejudicial. The request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

We oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission we oppose are:

We oppose both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. The steep nature and the south facing terrain is unsuitable for this intense development the LDR zoning is intended for. This is important in Queenstown to ensure housing is sustainable and affordable both to build and live in. S
2. The site adjoins the Shotover River and Gorge by unstable cliff faces unsuitable for development.
3. There is no public access to the site.
4. We live on Atley just before the site in this Proposal. The road is busy with pedestrian, cycle and vehicle traffic already. It is very narrow, has limited site lines and is not a public road and already is not well maintained by QLDC.
5. It already has banks of adhoc letterboxes and multiple wheelie bins on and around rubbish collection days which already creates hazards on our local roading and especially Atley Road to the point where access is cut off at times.
6. When the Larchmont Development was done there was access left open from Atley Downs making it a through road from Atley Downs to Atley Road. Many people including delivery vehicles use this access. There is a lot of foot and cycle traffic that uses this as well. It makes it extremely unsafe, is noisy and dusty. Line of site is limited this way as well. Again QLDC have not addressed this.
7. We attended a public consultation meeting of the Wilding Pine Society who wanted to cut down the larch trees on the site in this Proposal. It was evident from that meeting which was well attended the community were against this and that this site was an important amenity to the community.
8. The site in this proposal is highly visible, is widely photographed and enjoyed by the local and wider community and visitors throughout the seasons especially in autumn when it displays beautiful autumn colours of our area.
9. It is extremely important for the local and wider community to have areas like this void of development. Queenstown is beautiful but this will be quickly eroded with this type of development on such an important and prominent site adjoining the Shotover River and Gorge.
10. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
11. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the

public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.

12. While Arthurs Point contains urban development, it should not be situated within an ONL.
13. The landscape values of this area are highly vulnerable to degradation from further subdivision and development.
14. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
15. It concerns us and is very misleading that QLDC did not include this site in their recent "Landscape Survey" for public comment. The timing of this document and the notice to the community of this proposal to change the zoning from Rural to Low Density Residential seems contrived. It has really misled and has disadvantaged the community to be correctly informed about the site actually being listed as "Outstanding Natural Landscape".
16. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following, such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
17. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:



- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building



platforms for 30 dwellings and a lodge within an ONL.

- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.
- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



18. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

- | | |
|-----------------|--|
| SO 3.2.5 | The <u>retention of the District's distinctive landscapes.</u> |
| SP 3.3.15 | Apply provisions that enable urban development within the UGBs and <u>avoid urban development outside of the UGBs.</u> |
| SP 3.3.30 | <u>Protect the landscape values</u> of Outstanding Natural Features and Outstanding Natural Landscapes. |
| SP 3.3.31 | <u>Avoid adverse effects</u> on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development <u>where there is little capacity to absorb change.</u> |
| Objective 4.2.1 | Urban Growth Boundaries used as a tool to manage the growth of urban areas <u>within distinct and defensible urban edges.</u> |

- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

We seek that the whole of the submissions be disallowed.

We wish to be heard in support of my further submission.

If others make a similar submission, we will consider presenting a joint case with them at a hearing.

Sonja Kooy and John Gavin
Date: 14th April 2022

Electronic address for service of person making further submission:

Contact Person: Sonja Kooy
Telephone: 27 210 2554
Email address: sonja_john@xtra.co.nz
Address for Service: 107B Atley Road, Arthurs Point
AND
Contact Person: John Gavin
Telephone: 027 602 5927
Email address: johngavinconstruction@xtra.co.nz
Address for Service: 107B Atley Road, Arthurs Point

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Jennie Christina Semple

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am —

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions) and as indicated on the maps included with the Submissions. I have noticed that the Submissions appear to confuse the descriptions of the locations of the sites and so just to confirm this further submission relates to all of the land that the Submitters are seeking to rezone which is at 111 Atley Road and 163 Atley road.

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

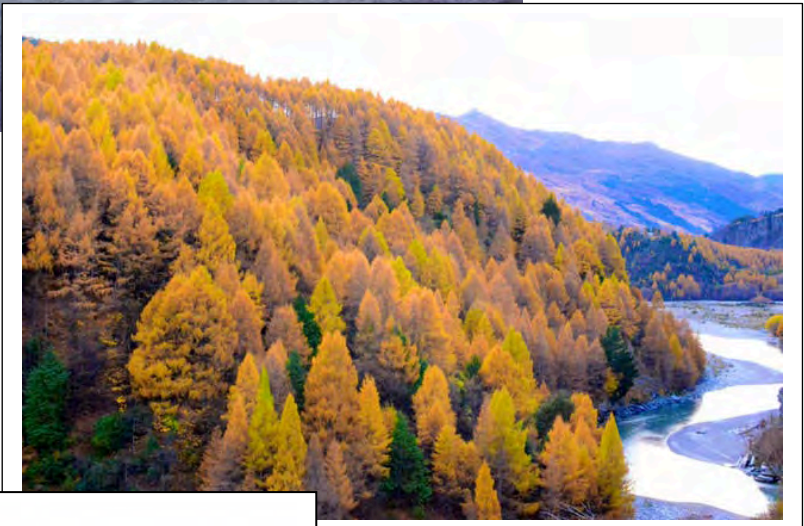
Gertrude and Larchmont submissions both seek to rezone the property which on their submissions say they are located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. My family and I live in a property on Watties Track, Arthur's Point. Even before moving here we would visit every few years as you cannot help but be drawn back to this landscape. In our view this particular landscape in front of our home has the kind of quality and nature that affords New Zealand and Queenstown its world renowned reputation of Outstanding Natural Landscapes.
2. It is such an iconic view point it has been photographed over the century from various angles off Gorge road, big beach, Watties Track etc and painted by artists such as Wendy Leach, Peter McIntyre, Olivia Spencer, Philip Beadle, Angus Watson and Graham Brinsley. It has also featured on a National NZ Postage stamp and postcards which are still being sold. Our neighbours who have lived on their land just above and behind us for over 5 generations who share the same vista, tell us how iconic this viewpoint was growing up in this area and how it has been cherished and valued over the generations. It was also what caught my family's eye so many years ago and is what actually brought not just myself and my husband but my sibling, his family and our parents to all live in this area. We have friends and family who visit us from all over the world specifically to come and see the place for them selves having heard about it from us and having seen the photos and our videos. I believe it is a matter of great public interest that these sorts of vistas are protected for the future.
3. As such it was an absolute shock when QLDC in 2018 announced it had permitted the re-zoning of the Land directly opposite us (which is the subject of these submissions namely #494 Gertrude Saddlery and #527 Larchmont Developments Ltd and which I will call collectively "The Property"). QLDC allowed it to be taken out of Rural zoning within an ONL and extended an urban growth boundary and rezoned "The Property" Low-Density Residential. This was later reversed by the Environment Court, High Court and Appeal Court after a lengthy court battle on the basis that QLDC's original notification process had been flawed. The Property has been reverted back to its previous 2015 zoning. It is now for QLDC to determine the fate of this stunning ONL landscape.
4. If QLDC allow "The Property" to be rezoned, (which on the attached photos is the large hill to the left of the Shotover River and which continues to sweep around that lefthand side in an arc following the contour of the ONF River all the way back towards the historic Edith Cavell Bridge), then in my view, there is no way the resultant developments (which could be potentially over 100+ units) could do anything but massively visually dominate and significantly adversely affect the ONL Landscape and ONF River Features from all angles and locations in the vicinity. These photos are of the vista directly from our home and as such we are directly and significantly negatively affected by changes to this landscape.





5. It will completely change a serene and peaceful, pretty much pristine Landscape (which is only 5 mins drive out of Queenstown) into a sprawling urban development. This cannot be what the RMA or the PDP policies intended for such Iconic New Zealand landscapes and I together with the many residents I have spoken with, are baffled that this could even be a possibility. Any rezoning and consequential development on “The Property” in question will significantly diminish if not destroy the natural character and aesthetic values of the surrounding immediate and wider ONL. In fact low density residential development here could not avoid significantly impinging on the ONL and wider ONL /ONF. Not to mention it will certainly significantly adversely effect the character and quality of the ONF Shotover River. The effects of rezoning to low density residential (or some form of suburban zoning) with its propensity (down the line) to allow hundreds of units, will completely alter and change this landscape and not for the better. This Property because of where it is situated within the wider ONL and being on the direct margins of an ONF, has in my opinion, a very low propensity to absorb any development without significantly devaluing its ONL/ ONF character. It is the current wildness, serene peacefulness and special character of this landscape that should be recognised and protected. Once it is gone it is gone.
6. We have had professional photographers stay with us just to wake up at 5 am to catch the sunrise over this spectacular 180-degree landscape or to capture the night sky which has virtually no light spill and where you can see the Milkyway spreading across the sky. Any rezoning and

then development of "The Property" will not minimise but result in a mass degradation of the values currently derived from this open rural ONL landscape and ONF.



7. There is no doubt this view is one of the most beautiful Outstanding Natural Landscapes and Features Queenstown has to offer. Several hundreds of visitors from around the world have used words like those below to describe this landscape when staying with us in our home and small B&B - here are just a fraction of them (original screenshots available on request):

Liz V - *"Unbelievably beautiful, stunning mountains going into the river, completely unspoilt !"*

Katie H - March 21 *"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."*

Martina Dec2018 : *"Photos can't do justice to the spectacular beauty of this place",*

Rubsamo 2017: *Perfect location, amazing views and very quiet. At night the sky was spectacular. "*

"Breathtaking views" "Superb and magnificent views"

Jason M Tripadvisor - *"...amazing view over the shotover...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 at the end of the night. "*

Britany N Tripadvisor - *"A million dollar view of the shot over river. You feel secluded amongst the Queenstown mountains but only a 10 minutes drive from Queenstown!"*

| |
|--|
| Sankey 161 Tripadvisor - <i>"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."</i> |
| Kathryn 2021 - <i>The views were stunning</i> |
| Izthar 2021 - <i>"view from the river is magnificent"</i> |
| Sowmia -2020 - <i>"Pristine views"</i> |
| John 2020: <i>" A majestic view out over the Shotover river. "</i> |
| Anna 2020 - <i>"The view is spectacular"</i> |
| Adrian 2020 - <i>"Sunrise overlooking the Shotover canyon was magical even in chill of winter. ..and even managed an astrophotography shoot"</i> |
| Romaine 2020 - <i>"The view are amazing, probably the best we ever had in NZ. Enjoying the view or stargazing is a must do"</i> |
| Sonja 2020 - <i>"The location is absolutely breathtaking. ...the view every morning was really spectacular."</i> ⁶ |
| 11 Marte 2020 - <i>"The view over the canyon ...is breathtaking."</i> |
| Richard 2020 - <i>"It is in a stunning location - surrounded by mountains and a beautiful view of the river from the garden. It was so peaceful and quiet. "</i> |
| Vamsi 2020 - <i>"The best part is the view of the scenic river and surrounding woods and hills in the back yard. "</i> |
| Anthony 2019 - <i>"The views are unbelievable and it delivered everything I was looking for."</i> |
| Lyndsey 2019 - <i>"The location was fantastic, the view was unreal"</i> |

8. Not only can you enjoy just soaking in this vista but we spend much time using the nearby walking tracks/trails and paddling down the Shotover River or walking down Watties track or down to big beach from Atley Road and looking up at the Canyon from all sides. The bird song is phenomenal as well and you feel you are right in the midst of nature. A rezoning followed by the building of a subdivision or urban setting on "The Property" will completely change the noise levels and light spill in and out of the area. The rural zoning on The Property in question is the buffer that is needed to protect this spectacular ONL and ONF. If removed the resultant sprawling urban development will subject the immediate ONL/ONF landscape to all the noises, distraction, street lighting, cars , traffic sounds and urban dwelling sounds of any typical subdivision. This will severely adversely affect the amenity we enjoy on walks and paddling down the Shotover river. Not to mention in this Canyon the noise ricochets and rebounds off the rocky sides of the gorge and intensifies every sound. If we so much as hammer a nail into a piece of wood on our property it fires off like the sound of a gun echoing around for several minutes. I cannot imagine what heavy earthworks, building works etc right on the edge of this ONF will do for noise pollution let alone the resultant sounds of urban living once built. It will be very difficult for people to continue to enjoy the current rural amenity.

9. The formative geology of the landscape is highly visible and in my view is outstanding natural landscape in its own right, irrespective of whether or not the wilding pines remain or not. Paintings and photographs have been made of the view before wilding pines even started to grow here. Some photographs of this exact vista with "The Property " in the foreground are still held by the National New York Library and University of Otago Library and date back to the 1890s. People clearly enjoyed the view and thought it was worth preserving long before trees were planted to ease the landslips from the schist rock on the sides of The Property.

10. My view is that this should be left untouched and any new spread contained. The Wakatipu Wilding Conifer Strategy Document used as the benchmark for these matters, itself agrees with this position and demarks this area all along the Shotover River as a Green belt area to be retained at page 12/13. However, if these pines are removed this would need a regeneration plan in situ and to be done properly and safely with trees not simply left felled all over the site as Docs has done in other areas of Queenstown. Failure to do this properly would be considerably dangerous given the steep gradient of parts of the hillside and the propensity for massive soil erosion (especially during heavy rain seasons), landslips (which have happened on that hillside before) and potential fault lines in the vicinity particularly as this is right next to and directly overlooks the river and its banks which people use daily. Out of interest when the local news paper the Mountain Scene recently polled this issue 66% of residents responded to say "No" the wilding pines here should be left alone.
11. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
12. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
13. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
14. Qldc Mapping Error - I would also like to raise an important error in your landscape map for this property. As part of this consultation process you are advertising and showing a map of this area in question with an extended Urban growth Boundary over Atley Road which the Environment Court and Appeals Court ordered to be reversed. The classification of this land is now to be re-determined by QLDC commissioners and this has not yet happened. So the correct map that you ought to have on your website is the one from 2015/2016 which rightly and legally shows the Larchmont and Gertrude land as rural (not low density residential) and as sitting within an ONL landscape. This error ought to be rectified and is misleading for locals looking at local areas using your website. It makes people think this land has already had an urban growth boundary shift when it hasn't. I would have expected QLDC to publicly address this so that local residents are not being misled and allow a further period of time for people to respond once rectified.
15. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

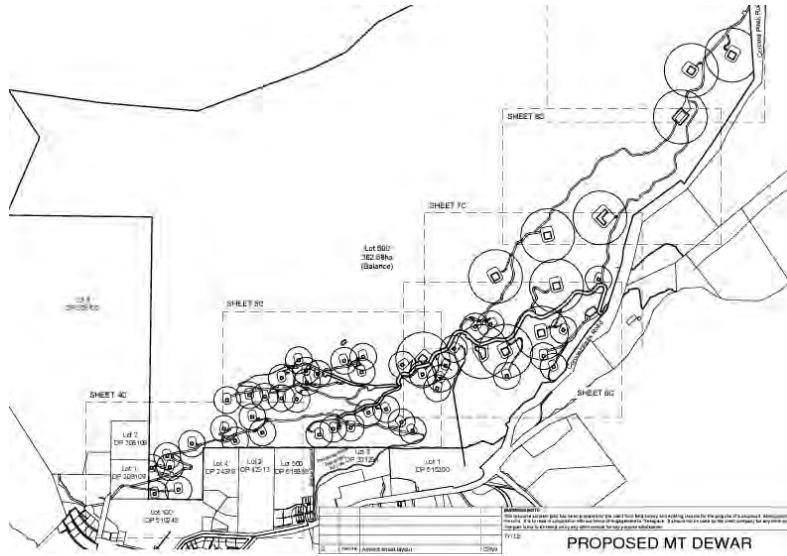
16. Rezoning The Property as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
17. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



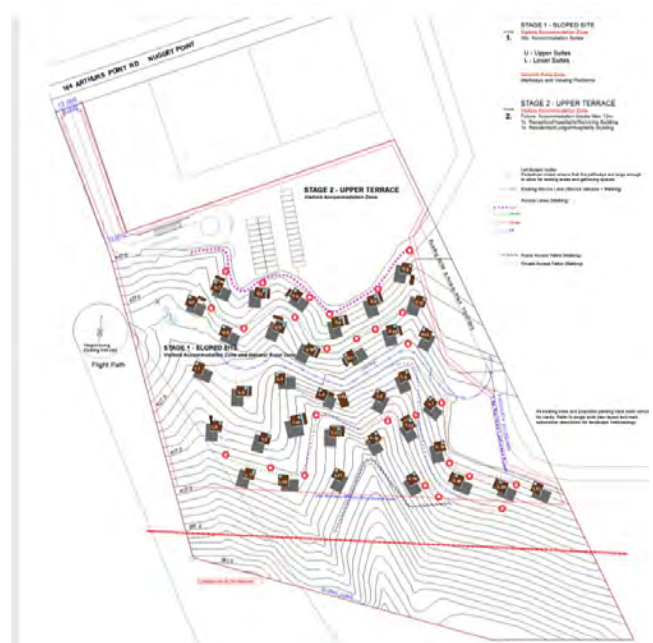
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.



- e. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).



- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



18. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

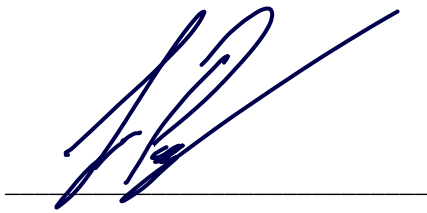
- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I **seek** that the whole of the submissions be disallowed.

I **wish** to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission



Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission: **jp@d@sent.com**

Contact Person: Jennie Christina Semple

Telephone: 021431975

Email address: jp@d@sent.com

Postal Address for alternative Service: 13 Watties Track Arthurs Point Queenstown 9371.

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Arthurs Point Outstanding Natural Landscape
Society Incorporated

**This is a further submission in opposition to a submission on the following proposed plan
(the proposal):**

Queenstown Lakes District Proposed District Plan – Stage 1

We:

- The Arthurs Point Outstanding Natural Landscape Society (**APONLS** or the **Society**) was incorporated to protect the internationally recognised Outstanding Natural Landscape (**ONL**), Outstanding Natural Features (**ONF**) and amenity that the members of the Society enjoy as residents of Arthurs Point. The Society's members are concerned that insensitive development in Arthurs Point will not only ruin the outstanding natural landscapes and compromise the Shotover River (as an ONF) but will severely compound the problems we already see with our over-stretched local transport network and infrastructure.
- The Society has over 120 members, the majority of whom are residents or own property in Arthurs Point, who are directly affected by the Proposal to remove the ONL and change the zoning of the Submitters property from Rural to Low Density Residential, and therefore, have an interest greater than the general public.
- The Proposal will have significant adverse effects on the landscape values and character of the area, including the ONL and Shotover River ONF, being matters that are of significant concern to the members of the Society. The relief sought by the Submitter's to remove and rezone for development a section 6 feature and landscape is of significant public interest.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue – this litigation was both instigated and pursued by the Society alone.

We oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions) and as indicated on the maps included with the Submissions. The Society notes that the Submissions appear to have discrepancies in the site descriptions and therefore wishes to record for completeness that this further submission relates to all of the land that the Submitters are seeking to rezone.

The particular parts of the submission we oppose are:

The Society opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the collective property from Rural to Low Density Residential, an urban zone which will provide for respectively high densities of urban subdivision and development.

The property is located within an ONL and adjoins (and is partly within) the ONF of the Shotover River. The property is also partly within a Wāhi Tupuna overlay of the Shotover River.

The Submissions are deficient on detail and are inadequate to enable the land to be fully considered for a rezoning.

The reasons for our opposition are:

Background

1. APONLS was formed because its members were concerned that the ONL and ONF at Arthurs Point which are matters of National Significance under Section 6(a) and 6(b) of the Resource Management Act 1991 were not being adequately and robustly protected by QLDC during the ‘rolling review’ of the Queenstown Lakes Proposed District Plan.
2. The Society was involved in a lengthy 3-year legal battle until 2021 with both QLDC and the two Submitters (subject to this further submission) relating to the subject property, a property that was recognised as being located within the notified mapping as an ONL at Arthurs Point. QLDC however, had taken the property out of the ONL at Arthurs Point in a move which Judge Jackson stated in his C150/2019 Environment Court decision [at para 123] “*may have been illegal*”. This case went as far as the Court of Appeal after successive Judges found against both QLDC and the Submitters in the High Court and the Environment Court.
3. In Environment Court decision C150/2019, the Judge cancelled the QLDC 2018 decision to rezone 111 and 163 Atley Road, Arthurs Point, to Low Density Residential, re-instated the zoning as ‘Rural’, re-instated the 2015 notified ONL lines, and reinstated the notified 2015 Urban Growth Boundary (**UGB**) around the existing urban development of Arthurs Point. Due to this court order, the submitters land is currently zoned ‘Rural’ and is, therefore, part of the ONL, which the Society and its members consider to be the correct landscape classification.
4. Environment Court decision C180/1999 (Wakatipu Environment Society and others vs Queenstown Lakes District Council) established a number of principles that assist when considering landscape and visual matters. Notably, this case was also over ONL and ONF land in Arthurs Point.

Incorrect Mapping

5. It is apparent that there still remains a mapping error, despite the QLDC being directed by the Courts to correct the error.

6. The Environment Court in C150/2019 directed that the notified 2015 ‘Rural’ zoning be re-instated along with the ONL and Urban Growth Boundary locations. However, both the current QLDC PDP GIS mapping and consolidated PDP decisions Map 39a show the land as being zoned as ‘Low Density Residential’ with the ONL removed. It appears that these maps have not been updated prior to the re-notification for further submissions which may lead to persons with an interest in these proceedings not being aware of what is proposed and subsequently not making a further submission.

Further reasons for opposition

7. The property in question is located within an ONL. It is a visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property retains this ONL status.
8. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
9. The Shotover River is a nationally significant ONF (section 6 of the RMA). Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network.
10. The Shotover River enjoys protections under the “Water Conservation (Kawarau) Order” 1997 and 2013 due to the following Schedule 2 “Outstanding Characteristics”;
 - wild and scenic characteristics;
 - natural characteristics, in particular the high natural sediment load and active delta at confluence with Kawarau River;
 - scientific value, in particular the high natural sediment load and active delta at confluence with Kawarau River;
 - recreational purposes, in particular rafting, kayaking, and jetboating;
 - historical purposes, in particular goldmining.

All the above characteristics are to be protected and preserved under the RMA 1991, Part 9 - Water Conservation Orders, Clause 199.

11. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
12. The property forms part of a highly legible outstanding natural landscape, currently covered in conifers, and will retain the qualities and values of this ONL regardless of whether or not the conifers are removed.

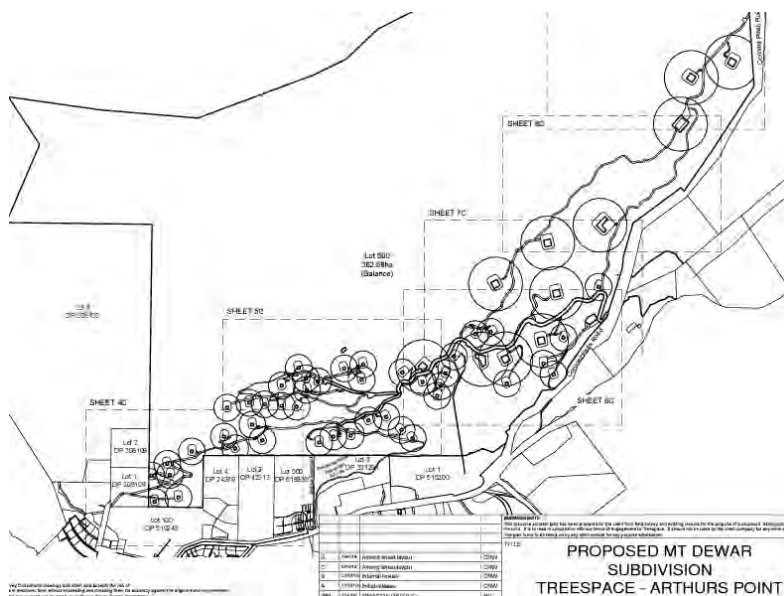
13. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



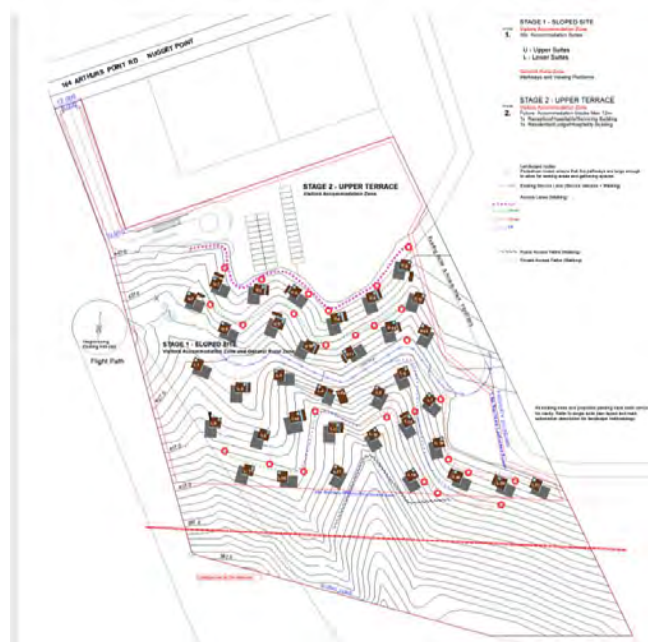
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- f. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



14. The property forms part of a highly legible landscape, currently covered in pines. Having this land rezoned and developed with urban development will degrade the openness of the landscape and present an imposing visual dominance from a range of key vantage points.
15. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone and the bulk and location expectations are not an appropriate outcome for this ONL.
16. The submitter's property currently provides a buffer between the urban form of the Arthurs Point settlement and the ONL and ONF. It is an important landholding in landscape terms and provides critical visual separation that adds to the outstanding landscape values in this location.
17. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
18. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic, and increased noise, road safety issues on the extremely narrow access road, parking overspill to surrounding streets/properties, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.
19. The rezoning and development of the property for residential unit sizes down to 300m² will create a significant adverse traffic effect on the roading network, including Atley Road which is undersized for this extent of urban development.
20. Development of the land will place people and property at harm from significant natural hazard risk (landslide, land instability, erosion), bringing section 106 into relevance for future subdivision of the land.

21. The Submitters have not provided any supporting information to confirm that the property can be adequately serviced and not create infrastructure burdens on the wider Arthurs Point community.
22. The relocation of the Urban Growth Boundary (**UGB**) around the Submitters property is inappropriate and does not protect the character of the area nor does it recognise the landscape, hazard and cultural constraints of the property, or its inability to provide for the safe and efficient operation of the transport network. The UGB around the current zoning at Arthurs Point provides a clear and defensible edge to urban development, and to expand it would result in sporadic urban development (which should be avoided).
23. The rezoning is not consistent with a Future Development Strategy for the District that has been prepared under the NPS for Urban Development.
24. The Submitters have not undertaken an analysis of section 32 of the Resource Management Act 1991. In doing so it must be concluded that the significant adverse effects of the proposal outweigh any claimed benefits, and that the rezoning is inappropriate.
25. Since Stage 1 of the PDP was notified, the PDP has evolved considerably. While the zoning of the property has been reverted back to Rural Zone and within an ONL and ONF under the Operative District Plan, the strategic and district wide chapters of the PDP are now mostly operative or largely operative with respect to their provisions. What has transpired from the deliberation on the landscape matters in the PDP is the clear expectation that the community has significant concerns about development in ONLs and that there is an expectation that inappropriate development, such as this, should be avoided.
26. This ONL and ONF is a landscape “priority area” listed under Strategic Policy 3.3.36. Rezoning this land would circumvent the process that the Council is embarking on to set the values for this ONL/ONF and wider landscape.
27. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including the following strategic chapters:

Strategic Direction (Chapter 3)

- SO 3.2.2 Urban growth is managed in a strategic and integrated manner.
- SO 3.2.2.1 Urban development occurs in a logical manner so as to:
- a. promote a compact, well designed and integrated urban form;
 - b. build on historical urban settlement patterns;
 - c. achieve a built environment that provides desirable, healthy and safe places to live, work and play;
 - d. minimise the natural hazard risk, taking into account the predicted effects of climate change;
 - e. protect the District’s rural landscapes from sporadic and sprawling urban development;
 - f. ensure a mix of housing opportunities including access to housing that is more affordable for residents to live in;
 - g. contain a high quality network of open spaces and community facilities;
 - h. and be integrated with existing, and proposed infrastructure and appropriately manage effects on that infrastructure.

- SO 3.2.5 The retention of the District's distinctive landscapes.
- SO 3.2.5.1 The District's Outstanding Natural Features and Outstanding Natural Landscapes and their landscape values and related landscape capacity are identified.
- SO 3.2.5.2 Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural Landscapes are specified in Schedule 21.22, those values are protected; or
 - b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.20 Manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.

Urban Development (Chapter 4)

- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- Policy 4.2.1.4 Ensure Urban Growth Boundaries encompass, at a minimum, sufficient, feasible development capacity and urban development opportunities consistent with:
- a. the anticipated medium term demand for housing and business land within the District assuming a mix of housing densities and form;
 - b. ensuring the ongoing availability of a competitive land supply for urban purposes;
 - c. the constraints on development of the land such as its topography, its ecological, heritage, cultural or landscape significance; or the risk of natural hazards limiting the ability of the land to accommodate growth;

- d. the need to make provision for the location and efficient operation of infrastructure, commercial and industrial uses, and a range of community activities and facilities;
 - e. a compact and efficient urban form;
 - f. avoiding sporadic urban development in rural areas;
 - g. minimising the loss of the productive potential and soil resource of rural land; and
 - h. a future development strategy for the District that is prepared in accordance with the National Policy Statement on Urban Development Capacity.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- 4.2.1.6 When locating Urban Growth Boundaries or extending towns and rural settlements through plan changes to provide for urban development, have particular regard to minimising significant adverse effects on the values of open rural landscapes.
- Objective 4.2.2B Urban development within Urban Growth Boundaries that maintains and enhances the environment and rural amenity and protects Outstanding Natural Landscapes and Outstanding Natural Features, and areas supporting significant indigenous flora and fauna.
- Policy 4.2.2.2 Allocate land within Urban Growth Boundaries into zones which are reflective of the appropriate land use having regard to:
- a. its topography;
 - b. its ecological, heritage, cultural or landscape significance if any;
 - c. any risk of natural hazards, taking into account the effects of climate change;
 - d. connectivity and integration with existing urban development;
 - e. convenient linkages with public transport;
 - f. the need to provide a mix of housing densities and forms within a compact and integrated urban environment;
 - g. the level of existing and future amenity that is sought (including consideration of any identified special character areas);
 - h. the need to make provision for the location and efficient operation of infrastructure and utilities, including regionally significant infrastructure;
 - i. the need to provide open spaces and community facilities that are located and designed to be safe, desirable and accessible;
 - j. the function and role of the town centres and other commercial and industrial areas as provided for in Chapter 3 Strategic Objectives 3.2.1.2 - 3.2.1.5 and associated policies; and
 - k. the need to locate emergency services at strategic locations.

- Policy 4.2.2.4 Encourage urban development that enhances connections to public recreation facilities, reserves, open space and active transport networks.
- Policy 4.2.2.5 Require larger scale development to be comprehensively designed with an integrated and sustainable approach to infrastructure, buildings, street, trail and open space design.
- Policy 4.2.2.10 Ensure lighting standards for urban development avoid unnecessary adverse effects on views of the night sky.
- Policy 4.2.2.13 Define the Urban Growth Boundaries for the balance of the Wakatipu Basin, as shown on the District Plan web mapping application that:
- a. are based on existing urbanised areas;
 - b. identify sufficient areas of urban development and the potential intensification of existing urban areas to provide for predicted visitor and resident population increases over the planning period;
 - c. enable the logical and sequenced provision of infrastructure to and community facilities in new areas of urban development;
 - d. protect the values of Outstanding Natural Features and Outstanding Natural Landscapes;
 - e. avoid sprawling and sporadic urban development across the rural areas of the Wakatipu Basin.

Landscapes (Chapter 6)

- Policy 6.3.2.1 Avoid urban development and subdivision to urban densities in the rural zones.
- Policy 6.3.2.6 Encourage subdivision and development proposals to promote indigenous biodiversity protection and regeneration where the landscape values and nature conservation values would be maintained or enhanced, particularly where the subdivision or development constitutes a change in the intensity in the land use or the retirement of productive farm land.
- Policy 6.3.2.7 Ensure that subdivision and development in the Outstanding Natural Landscapes and Rural Character Landscapes in proximity to an Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Outstanding Natural Feature or Outstanding Natural Landscape.
- Objective 6.3.3 Managing Activities on Outstanding Natural Features and in Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical

changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

- Policy 6.3.3.2 Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.
- Policy 6.3.3.5 Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.

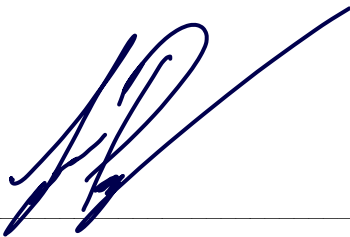
28. For completeness, the alternative relief sought by Larchmont is also opposed. Controlled activity subdivision in a rural ONL is inappropriate and would not enable effects to be appropriately avoided, remedied or mitigated, and changes to the objectives and policies of Chapter 27 to provide for development in an ONL is inappropriate and opposed.

We seek that the whole of the submissions be disallowed.

We wish to be heard in support of my further submission.

If others make a similar submission, We will consider presenting a joint case with them at a hearing.

Signature of person making further submission



Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: The Secretary, Arthurs Point Outstanding Natural Landscape Society Incorporated

Telephone: 021431975

Email address: sec.aponls@gmail.com

Address for Service: PO Box 1772, Queenstown, 9348

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Form 6
Further submission in support of, or in opposition to, submission
on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: Matthew Semple

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am —

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude’s Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions) and as indicated on the maps included with the Submissions. I note that the Submissions appear to have discrepancies in the site descriptions and therefore wish to record for completeness that this further submission relates to all of the land that the Submitters are seeking to rezone.

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road (as recorded on the respective submissions) from Rural to Low Density Residential, an urban zone which will provide for high densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

1. My family and I own and live in a house on rural zoned land accessed from Watties Track which lies on the southern side of the Shotover River at Arthurs Point. We live directly south across the river from the property described in the submissions #494 and #527 which I will refer to as the 'property'.
2. The property is highly visible and visually prominent, is elevated and overlooks our land/house, and visually dominates all views sweeping in an arc from the northeast around to the northwest when viewed from our land and from Watties Track.
3. The property can be seen walking/cycling/driving north from Queenstown along Gorge Road, and seen along Gorge Road in several places from before the old Arthurs Point Tavern down as far as the approach to the Edith Cavil Bridge. The prominence of the site increases from autumn to spring with views to the site increasing from autumn to spring as the deciduous trees lose their leaves.
4. On my first visit to Arthurs Point 20 years ago I was strongly attracted to the highly memorable and distinctive landscape and features of the local area and in particular the views from the land we now own at Watties Track.
5. Over the years and after several holidays staying in Arthurs Point in the house where we now live, we had the opportunity to move here and were excited to do so, because we knew we were moving to a place that we felt we had an attachment to and loved the unique outstanding landscapes and natural features of the scenery.
6. We understand that the previous owner of our land went through an exhaustive and comprehensive landscape impact assessment process to obtain resource consent for our house because the rural landscape was regarded as being highly sensitive due to it being in the ONL and impacting the ONF.
7. For at least the last 20 years QLDC has clearly recognised that the property at 111 and 163 Atley Road is extremely prominent in the landscape and insensitive development here could compromise the values of the ONL and ONF. In 2001 a QLDC Hearings Panel refused to grant resource consent for a single house at the property because they recognised 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. The adverse effects likely to result from the prominence of the site and scale of the proposed building form were found to compromise the amenity values and quality of the environment.”* [para 4, Environment Court decision C20/2001].
8. We made a significant investment to purchase our house and land because we understood that the property at 111 and 163 Atley Road is zoned as 'Rural' under the QLDC district plan (both the ODP and PDP) which is obliged to protect the ONL and ONF values as they are matters of national importance under RMA Section 6.

9. Our house was designed and built to maximise the views down the Shotover River looking north and northeast toward Coronet Peak. The scenic quality and the view is stunning and lifts the soul. All northerly views from our land are dominated by the property that looms over us, and always contain all or part of the property in this view.
10. We believe that Rural zoning is the correct zoning for the property which is an extremely sensitive site. An Urban zone, is not appropriate for this site.
11. We are extremely concerned that the ONL and ONF values that we, and our guests and visitors, enjoy would be significantly adversely impacted by rezoning and insensitive development of the property.
12. ONL and ONF values that we believe would be significantly adversely impacted by re-zoning and insensitive development on the property include the following;
 - a. The location where we live has a lot of open space and a rural feel but at the same time feels enclosed on the north by the forested slopes of the knoll on the property at 111 and 163 Atley Road which is elevated above us and is only a stone's throw away over the Shotover River. It is also enclosed on the south by the distinctive feature of Queenstown Hill sloping down to the River. There is a feeling of remoteness and wildness. This enclosure and privacy would be severely compromised by overlooking if not destroyed, the openness compromised, the sense of remoteness totally gone,
 - b. We have always been impressed by the dramatic and high scenic quality of the landforms and the geology of the area which we understand to be an extremely legible and rare example of the formative processes of glacial movement and retreat. This Landscape quality was established as outstanding in its own right at Arthurs Point in the landmark Environment Court decision C180/1999.
 - c. We enjoy the highly dynamic nature of the landscape and really appreciate the high scenic value; rain in the upper river catchments distinctly raises and lowers the water level of the river with highly visible indicators of increased flow rates, Seasonal variation is reflected in the changing colours of the leaves on the poplars and pines forming a highly aesthetic backdrop, Low clouds and fog float at low level across the river, the canyon, the property, and distant mountains giving a temporary sense of enclosure, Snow falls on the peaks of the surrounding hills/mountains for most of the winter and spring, The angle of the sunlight as it moves from behind ridgelines and arcs through the sky brings changing features of the landscape into strong relief both at different times of the day and different times of the year. Removal of vegetation, and replacing this with housing, roads, infrastructure, artificial light, and all its signs of domestication will highly impact the dynamic quality and naturalness of the landscape.
 - d. Exotic vegetation including conifers accentuates the alpine feel and scenic quality and have an extremely high aesthetic value, especially when, as the seasons change, the leaf colours turn from green to gold. This blaze of colour is highly anticipated and appreciated by our family, our guests, locals and tourists. Many photographs are taken of this during April/May.

- e. Even without trees I believe the landscape is still of an outstanding quality as the formative geological process that shaped this outstanding landscape/feature would become easier to see. This landscape was ONL before the presence of wilding conifers, remains ONL even with them there, and will remain an ONL regardless of whether or not they are removed.
- f. The current clear legibility of the formative geological processes on the ONL and ONF here would be severely compromised by urban development. Any urban development would include ancillary earthworks, Housing, roading, retaining, and infrastructure which would obscure and obliterate this legibility and destroy it forever.
- g. People are drawn to the scenic beauty of this land and feature that is distinct and strongly memorable even for those driving past the property and viewing it for the first time. An urban zone with insensitive development in the location will reduce the scenic quality reducing it to yet another bland subdivision of urban sprawl. The memorability of the property in the landscape will be significantly reduced.
- h. Arthurs Point has many tracks and trails that enable walkers, hikers, bikers and climbers that allow access into these Landscapes within the local area. We enjoy taking in the beautiful views over the property and the Shotover River while walking and hiking around many tracks including; The Moonlight Track, Watties Track, Gorge Rd, Old Arthurs Point, River foreshore access from the gate on Atley Rd (near Stables Place). For longer distance views we often head up Ben Lomond Scenic Reserve to Bobs Peak and enjoy the view past Queenstown Hill to towards Arthurs Point and Coronet Peak, Likewise we often look for Arthurs Point when skiing/boarding at Coronet Peak. From a distance the elevated knoll at the property is a striking landscape feature indicating the current clear separation between the urban and rural parts of Arthurs Point. If the elevated knoll is removed and urban zone is allowed to flow down the slopes to the river it will have significant impact on the beautiful quality and visual amenity of the above views.
- i. Typically in the warmer months we float and paddle down the Shotover River with family and friends. We have been able to enjoy this activity more recently as the Shotover Jet have given the public increased access to the river. The different perspective and beauty of the landscape that is seen from river level looking around and above the viewer is breath taking. This activity is enjoyed immensely by my family and friends and is heightened by moving downstream after Edith Cavil bridge through the narrow canyons, popping out and heading around the Shotover loop which opens up and showcases a strong sense of naturalness and wildness of the river as you pass the foot of the slopes below the property. Imposing an urban zone on the property will not only significantly adversely impact the qualities and the views of the ONL but there needs to be very careful consideration given to the sensitivity of ONF margins that extend up the sides of the river and extend over the boundaries to the property at 111 and 163 Atley Road. An urban zone at the property will significantly adversely impact the qualities and amenity of the ONF values that enjoyed by river users.

- j. Introduction of an urban zone with development would have a massive negative impact on the ONF of the river for all river users and viewers of the Shotover River corridor alike. Scenic views of river users looking up at the property and seeing the property at a distance would be completely compromised. Recognising that the margins of the ONF extend above the top of steep sections of river banks and will significantly adversely impact views of the river corridor by walkers, cyclists and motorists who will recognise that the ONF is dominated and degraded by the urban zone perched above it.
- k. At our land in the rural zone we are able to enjoy an extremely dark night sky with virtually zero light spill from traffic, street lights, and other buildings. This is because we are enclosed and shielded from this by the knoll on the rural property at 111 and 163 Atley Road that effectively separates us from the urban area of Arthurs Point. This would be severely compromised if not destroyed. Lights from houses, streetlights, and traffic would spill across the river onto our land.
- l. Our house and land is rural, and is sufficiently removed from an urban setting where we are able to enjoy a peaceful quietness that is a world away from the hustle and bustle of Queenstown and most urban areas. This amenity would be significantly compromised if not destroyed, our house and land are enclosed on one side by the property and by cliffs on the other, the sounds of urban living and of construction echoing around would be amplified and become highly disruptive.
- m. On the south side of the river, we enjoy a degree of enclosure from the rural property at 111 and 163 Atley Road to the north and the high schist face of Queenstown Hill. This combined with the removal from an urban setting (we see virtually no other houses/buildings in our view), the quietness, the dark sky, the space, and the rural character, and the visual quality of the river and the vegetation, allow us to enjoy a very strong sense of wildness and remoteness. With rezoning and development in any scenario the majority of the lights and windows would be oriented towards and overlook our house and our land. This special qualities which we enjoy would be be severely compromised, and significantly adversely impacted.
- n. This is a culturally iconic location. For over a century people have tried to capture the high quality scenic essence and values of the ONL's and ONF's when viewed from our land at Watties Track (or Gorge Road above it) looking toward the property and Coronet Peak. The high quality composition of this landscape has been the subject of choice for many artists and photographers seeking to capture a snapshot of the aesthetic and scenic qualities that they regard as culturally iconic and worth preserving and sharing with others.



Figure 1 – Shotover River by Peter McIntyre

- o. A good example of this which is of particular iconic importance, is the view from our property looking to the northeast with the enclosure of the property to the north and poplars and Queenstown hill to the south, with gentle curves of the river in the foreground arcing towards Big Beach up to Coronet Peak in the distance. Numerous paintings of this view have been produced by recognised New Zealand artists including Peter McIntyre. See Figure 1



Figure 2 – NZ Post 1981 Scenery Series Shotover River 40c Stamp

- p. In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the same view of the Shotover River from the same vantage point. This is an excellent example of the iconic and cultural importance of the view in this location. See Figure 2.
- q. We have many guests and visitors at our property who photograph, and even paint, the scenic landscape and river views.
13. As a successful tourism/hospitality business based in Arthurs Point we enjoy the advantage of selling a unique experience that is heightened because it is located within an ONL on an ONF.
14. We have a licenced BnB business and every year people come to stay with us and enjoy their stay at our house. We have had visitors stay with us who have come from all over the world and all over New Zealand who have remarked how much they enjoy the unique mountain landscape and river views from our house. They love the feeling of remoteness, naturalness and wildness. We often have visitors staying with us multiple times over the course of their holiday.
15. Due to the high scenic quality of the views from our property we are often used as a wedding venue for larger groups of people, or, for special events.

16. Further reasons for my opposition are;

- r. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
- s. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
- t. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
- u. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.

17. Rezoning the land as an urban zone will not protect the district's rural landscapes from sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

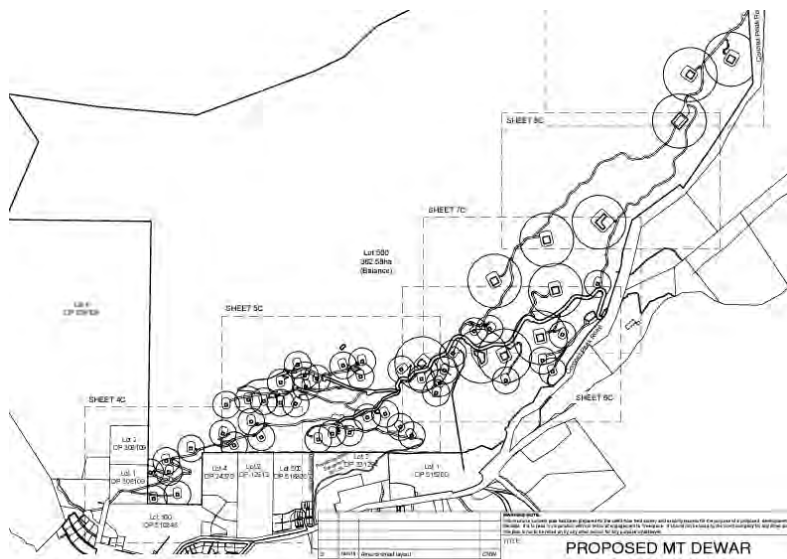
18. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or adjoining the ONLs include:

- v. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.



- w. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.



- aa. RM220018 (Sandalwood Holdings Ltd and Gertrude's Saddlery Ltd) for the clearance of vegetation to provide for the residential development of land within an ONL (in process).



19. The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

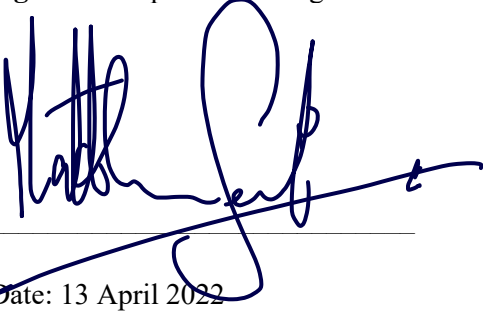
- SO 3.2.5 The retention of the District's distinctive landscapes.
- SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.
- SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.
- SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.
- Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.
- 4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.
- Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:
- a. landscape values are protected;
 - b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission



Date: 13 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: Matthew Semple

Telephone: 021651972

Email address: msemp@sent.com

Address for Service: 13 Watties Track, Arthurs Point, Queenstown, 9371

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

From: [Tom Dery](#)
To: [pdpsubmissions](#)
Cc: [rosie.hill@al.nz](#); [maree.baker-galloway@al.nz](#)
Subject: Arthurs Point Notification to QLDC
Date: Thursday, 14 April 2022 12:56:42 PM

Form 6

Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Name of person making further submission: **[Thomas Stephan Dery]**

This is a further submission in opposition to a submission on the following proposed plan (the **proposal**):

Queenstown Lakes District Proposed District Plan – Stage 1

I am *[state whether you are]*—

- A person who has property and resides in Arthurs Point and is directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, an urban zone.
- I have an interest in the Proposal greater than the general public has.
- The Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being matters that are of significant concern to myself and my family.
- The failure to correctly summarise the submission so the community understood what was proposed with this rezoning request has been subject to Environment Court, High Court and Court of Appeal litigation regarding the re-summarising and notification of these particular submissions, in order to secure the ability to be heard on this exact issue. These submissions are of significant public interest.

I oppose the submissions of:

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point (as recorded on the respective submissions).

The particular parts of the submission I oppose are:

The further submitter opposes both submissions in their entirety. Gertrude and Larchmont both seek to rezone the property located at 111 Atley Road from Rural to Low Density Residential, an urban zone which will provide for high

densities of urban subdivision and development. The submissions appear to relate to the same land.

The site is located within an Outstanding Natural Landscape (**ONL**) and adjoins (and is partly within) the Outstanding Natural Feature (**ONF**) of the Shotover River. The site is also partly within a Wāhi Tupuna overlay of the Shotover River. At least part of the property is subject to significant natural hazard risk (land stability, erosion).

The Submissions are deficient on detail and are grossly inadequate to enable the land to be fully considered for a rezoning.

The reasons for my opposition are:

My wife and I purchased the land at 3 Watties track 23 years ago (and subsequently built a house on the property). We enjoy views over the Shotover River and up surrounding mountains which would be severely affected should the development proposed be approved. The property was bought in the knowledge that a great part of the land in question for development was ONL.

Should this development proceed the whole vista from our property would significantly change with direct viewing (and vice versa) to scores of housing development.

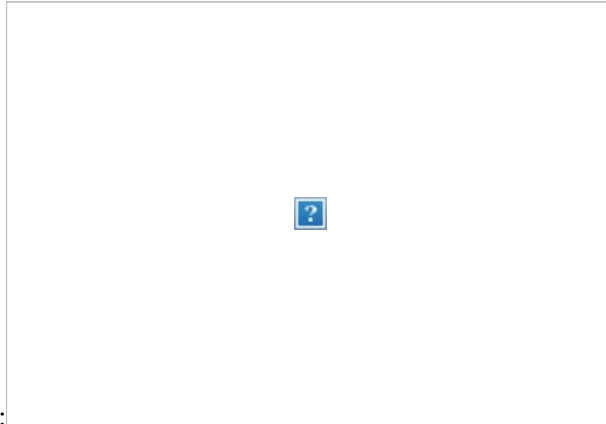
1. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the Shotover River.
2. While Arthurs Point contains urban development, it is situated within an ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development of this nature will exceed the capacity of this landscape to absorb change.
3. The Shotover River is a nationally significant ONF. Urban development of the property will adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail network. The Shotover River has very high amenity and landscape qualities and is also frequently used by members of the public as well as for commercial operations. The concession for Shotover Jet has been recently amended to allow the public greater access to this area of the Shotover River and therefore greater views of this outstanding natural feature and landscape. The impacts of development will be plainly obvious and result in a significant and irreversible change to the landscape.
4. The notion that rezoning this land urban because it is an extension to the urban settlement of Arthurs Point overlooks its significance in landscape values. While the property sits *beside* the urban settlement of Arthurs Point, it is located *outside* of that settlement and provides a critical breathing space between the ONL/ONF and the urban development contained within Arthurs Point.
5. Rezoning the land as an urban zone will not protect the district's rural landscapes from

sporadic and sprawling development. The density of the low density residential zone (300m² units) and the bulk and location expectations (8m building height and 40% site coverage) are not an appropriate outcome for this ONL. Ancillary effects associated with development in this location including (but not limited to) the following), such as night light, smoke from chimneys, increased traffic (Atley Road is undersized already), and increased noise, will all cumulatively raise awareness of development in this ONL and compound the significant adverse effects of rezoning the property.

6.

The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change is very low. The landscape capacity in relation to the ONL and ONF has been exceeded to a point where it cannot accommodate subdivision and development without compromising its values.

Notable consents recently authorised (or are lodged with the Council for approval) in or



adjoining the ONLs include:

- a. RM210768 (AP 155 Limited) to subdivide the property to create 55 residential allotments with 55 residential dwellings adjoining an ONL.
- b. RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.

The relief sought by the submitter is in direct conflict and inconsistent with the objectives and policies of the PDP, including in particular:

SO 3.2.5 The retention of the District's distinctive landscapes.

SP 3.3.15 Apply provisions that enable urban development within the UGBs and avoid urban development outside of the UGBs.

SP 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.

SP 3.3.31 Avoid adverse effects on the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes from residential subdivision, use and development where there is little capacity to absorb change.

Objective 4.2.1 Urban Growth Boundaries used as a tool to manage the growth of urban areas within distinct and defensible urban edges.

4.2.1.5 When locating Urban Growth Boundaries or extending towns and rural urban settlements through plan changes, protect the values of Outstanding Natural Features and Outstanding Natural Landscapes.

Policy 6.3.3.1 Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:

- a. landscape values are protected;
- b. and in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.

I seek that the whole of the submissions be disallowed.

I wish to be heard in support of my further submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Signature of person making further submission

Date: 14 April 2022

(A signature is not required if you make your submission by electronic means.)

Your details

Electronic address for service of person making further submission:

Contact Person: Thomas Stephan Dery]

Telephone: +61415321404

Email address: tom@tomdery.com

Address for Service: 8/22 Wylde Street, Potts Point.
NSW. Australia. 2011

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

--

Tom Dery AO
+61 415 321 404
tom@tomdery.com