

BEFORE THE QUEENSTOWN LAKES DISTRICT COUNCIL HEARING PANEL

IN THE MATTER of the Resource Management Act
1991

AND the renotification of two submissions
on Stage 1 of the Queenstown Lakes
Proposed District Plan concerning the
zoning of land at Arthur's Point by
Gertrude's Saddlery Limited and
Larchmont Developments Limited

**STATEMENT OF MATTHEW SEMPLE
FURTHER SUBMITTER 49**

Dated 26 January 2023

Introduction

1. My name is Matthew Semple. I own and live at the property at 13 Watties Track, Arthurs Point.
2. This evidence is to be read in conjunction with my Form 6 Further Submission.

Viewpoint study of the Impact of development on the ONL and ONF at 111 and 163 Atley Road

3. My submission raised a number of concerns with the rezoning proposal, including effects arising from the visibility of development.
4. Impacts of development of the site at 111 and 163 Atley Road from viewpoints within the Shotover River ONF and surrounding ONL are particularly important to me and my family.
5. Like many visitors and residents of Arthurs Point, I enjoy walks along trails near the Shotover River on both the true right and left banks. I also enjoy Shotover River floats or paddles usually starting from the Edith Cavill Bridge heading down stream and also traversing around the Shotover Loop below 111 and 163 Atley Road.
6. I have taken some photographs of views onto the site at 111 and 163 Atley Road that I consider are particularly important.
7. I fully agree with the Section 6 ONL and ONF values and attributes set out in the evidence provided by Stephen Brown for the Arthurs Point Outstanding Natural Landscape Society. I also consider that the Council has done a good job of articulating the values in the Landscape Schedule for the area.
8. Big Beach and the wider gravel margins of the river are publicly accessible (by way of Watties Track and over the DOC reserve, from Tuckers Beach Road, or direct from the river). These are well-used and frequented areas, particularly now that the river has been made publicly accessible for water users in the evenings.
9. Access to the Shotover River for recreational users was greatly expanded in October 2022 where QLDC issued a blanket permit to allow public and community access to the Shotover River on Wednesday and Friday evenings between 5:30 pm and 9:30 pm. It was a trial to begin with but it was such a success with the local and wider community that QLDC permanently granted the concession.

10. From our home at 13 Watties track, we look directly onto the river at the Shotover Loop and on Wednesdays and Fridays we regularly see many groups of people floating and paddling down the Shotover River as they pass immediately by the site. I expect that many hundreds of people have enjoyed the experience and expect many more will as the public become more aware of this new easily accessible recreational activity. People often stop on the river banks below 111 and 163 Atley Road to walk and look around and soak up the feeling of peace, wildness, and remoteness.
11. I don't feel that the level of public access and enjoyment of this area has been fully appreciated.
12. What further concerns me is that with the removal of the trees on the DOC reserve (as stated in the letter from DOC contained with the evidence of Mr Fairfax), the land will be stark and plainly obvious from this entire area and my property. Views to development on the site will be further opened up.
13. Once the landscape values on the Atley Road sites are degraded or gone, enjoyment of it will be taken from both the many people that currently enjoy it, and from future generations. Is this the legacy we want to leave behind?

Breach of Resource Consent at 163 Atley Road

14. I am concerned that as part of the site works that have commenced recently on the Atley Road properties, that there have been a number of planning and consent breaches.
15. The consent order RM980348 and Environment Court Decision C20/2001 for development at 163 Atley Road included the following conditions:
 - (a) A requirement that construction of the dwelling and accessway proceed in accordance with the application documents (and consent conditions);
 - (b) A requirement that no part of the dwelling is higher than 5.5m above the ground level existing at the time consent was granted; and
 - (c) A requirement that specified existing larch trees are retained and maintained in order to provide an "effective screen".
16. The application did not propose further clearance of vegetation at 163 Atley Road and from my reading, this was because it was intended that this vegetation remain for visual screening.

17. The trees on this property have been removed and it seems to me there has been a breach, unless the consent has been changed.
18. 163 Atley Road is very prominent and sits on top of a knoll overlooking Arthurs Point. Buildings and activity on the property can now be plainly seen from multiple vantage points all over Arthurs Point. Clearly the trees have been not been maintained as an “effective screen”.
19. There are multiple buildings on the site for which resource or building consent does not appear to have been granted.
20. My concern is that the landscape evidence for the submitter has taken into account the effects of these buildings as being justification for an expansion of the residential zone. It just doesn't seem a fair approach to take.
21. These matters have been put to the Council for clarification and to date I have seen no response to that. I believe that this should be clarified by the submitter.

Recent painting of existing water tanks

22. The trees at 111 and 163 Atley Road were removed in late 2022 exposing three water tanks on the higher parts of the site, which appear to all be in the Rural zone of the land. I have not found any consents for these tanks on the Council records.
23. The colour of the tanks were concrete grey. See attached appendix 2 Picture 1 showing a picture of the tanks on 15 October 22. The water tanks were painted bright white on or around 20 October 22. See Appendix 2 Picture 2 showing a picture of the tanks being painted. All three water tanks have now been completely painted bright white. See Appendix 2 Picture 3 showing all three were painted white by the 30 October 22.
24. Painting the tanks white has made them far more visually prominent and appears to be an attempt to make existing built form on the properties look more visible. Painting the tanks white is a breach of the permitted standards in the Rural Zone and this is another matter that has been put to the Council.

Visibility of proposed development at 111 and 163 Atley Road

25. With the removal of the trees an 'A' frame house is now clearly visible on the ridge line from my house at 13 Watties Track. I estimate the height of the

house to be in the region of 7-8m tall. I understand from the structure plan that this house will be located in the proposed Low Density Residential Zone.

26. This house is a very useful height gauge to show the form of development that will be visible from my house. See Appendix 3 Picture 1 showing a picture of the A Frame house taken from directly outside the front of the living room of my house at 13 Watties Track. It is directly in our view line.

Addressing the claims in Mr Fairfax's evidence

27. Mr Fairfax claims that he has tried to engage with local the community. Prior to early 2022 he made no attempt to approach or contact me in a any capacity to explain what he wanted to do with his land.
28. Mr Fairfax acquired the land at 111 and 163 Atley Road before adoption of the 2015 PDP Stage 1 commissioner recommendations and would have been fully aware and cognisant that the land was zoned Rural and with an RMA Section 6 landscape classification as ONL under the ODP. Indeed the 2015 notified PDP Stage 1 maps 39 and 31 clearly show the property at 111 and 163 Atley Road with a yellow wash clearly signifying that the landscape is classified as an ONL.
29. As an experienced developer Mr Fairfax must have been fully aware of the speculative nature of attempting to get the landscape classification removed from the land. He must have been aware that there would be a significantly high risk that community (and local council) would push back on his attempts to rezone the land from Rural to an urban zoning.
30. In my discussions with long-time Arthurs Point residents, it is clear no one was cognisant or aware of the attempt to use the 2015 PDP Stage 1 process to have the land rezoned. This is the very straightforward explanation why no-one objected to or supported it in a further submission under the process which has since found to be unlawful.

The importance of these hearings

31. To my mind there is little relevance in articulating Mr Fairfax's future development plans for the site at this hearing. This hearing is about:
 - (a) confirming the merits of the land retaining its RMA Section 6 landscape classification protections as a matter of national importance.

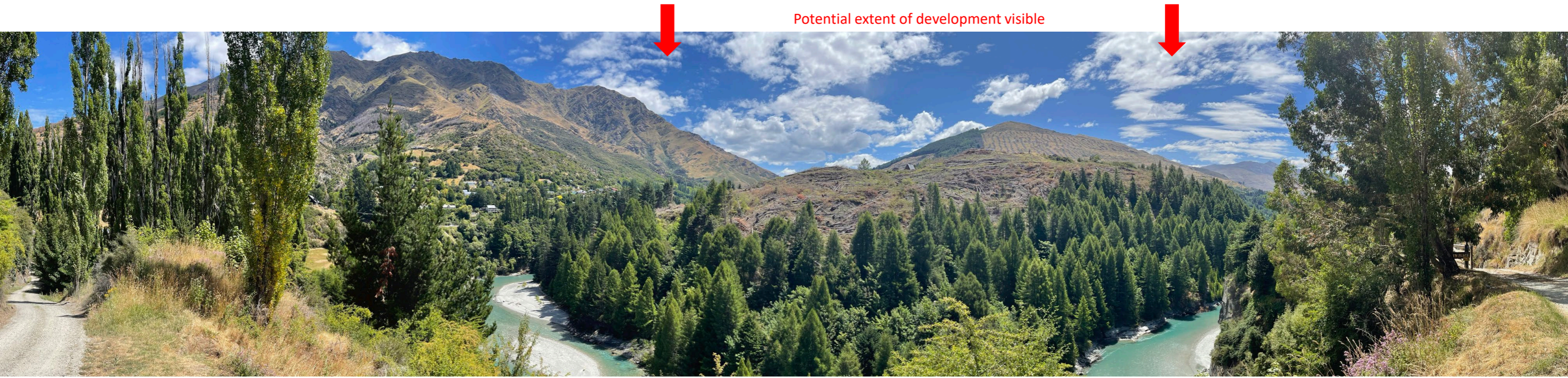
- (b) then following a decision on the Section 6 classification above, decide either to retain the existing Rural Zoning or re-zone it to another appropriate zone.
32. It is important that this landscape which is of national importance is protected so that it is not lost to future generations. Arthurs Point is under significant pressure from development within its high landscape areas. Once it is gone, it is never coming back.

Matthew Semple

26 January 2023



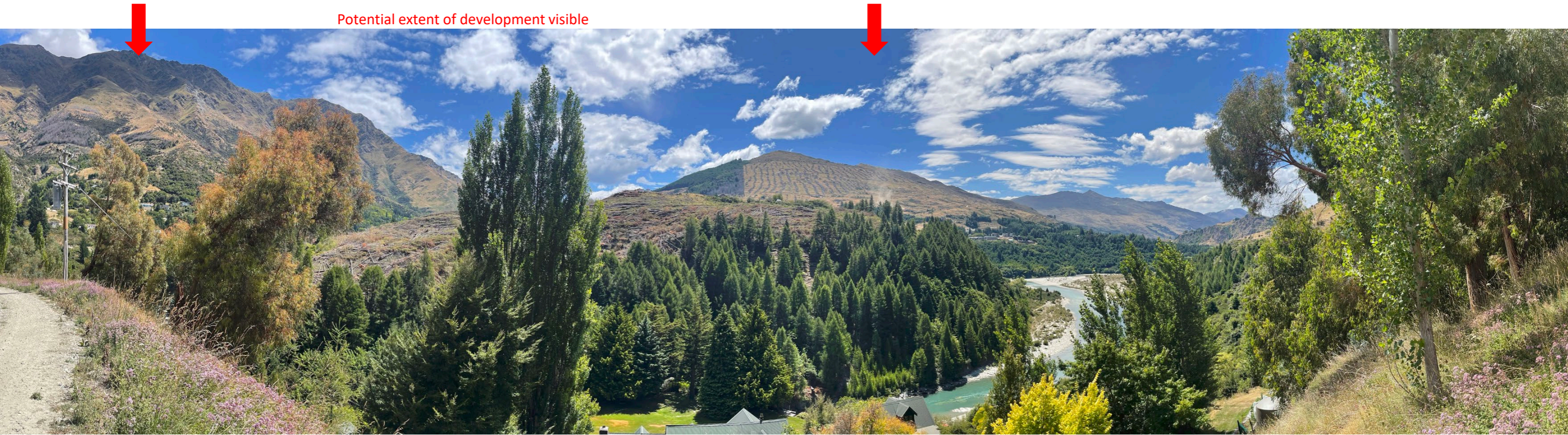
Viewpoint Location Key



Viewpoint A – Watties Track



Viewpoint B – Watties Track



Viewpoint C – Watties Track



Viewpoint D – Watties Track



Viewpoint E – Watties Track



Viewpoint F – Watties Track

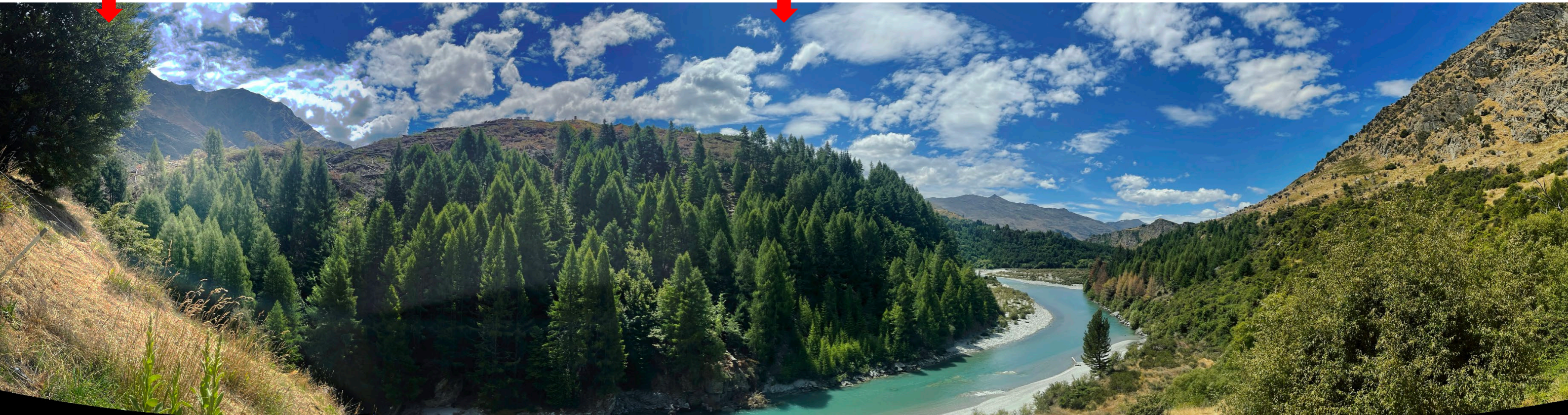


Viewpoint G – Watties Track



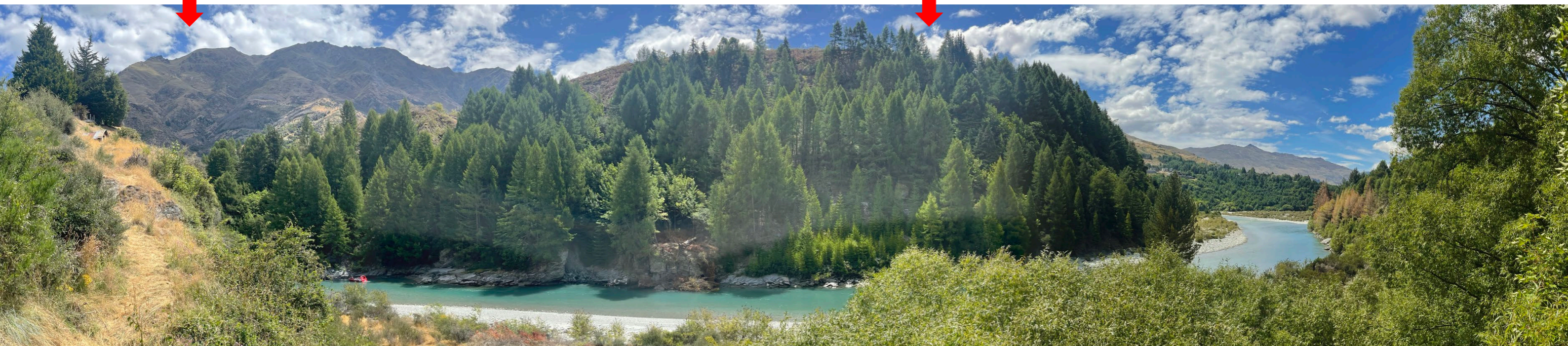
Viewpoint H – Watties Track

Potential extent of development visible



Viewpoint I

Potential extent of development visible



Viewpoint J



Potential extent of development visible

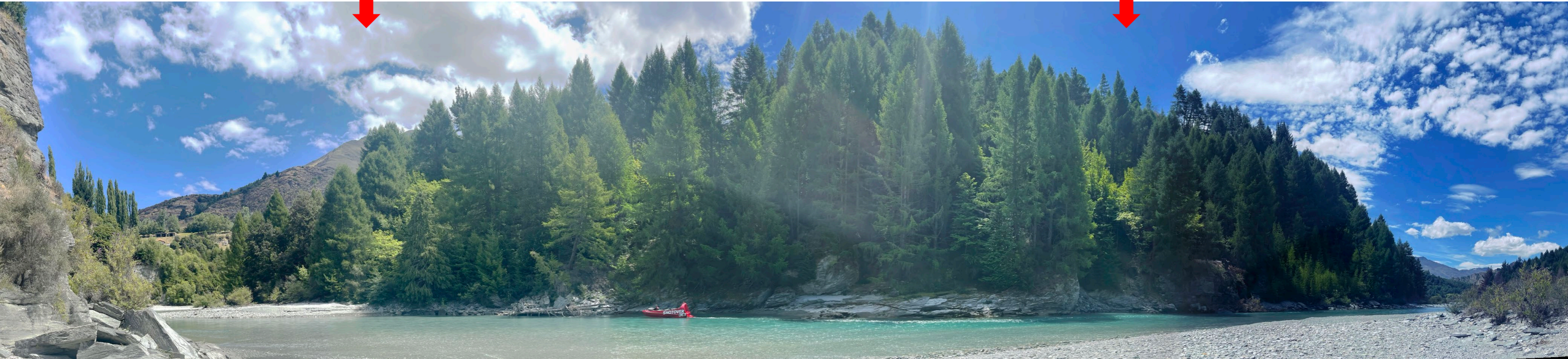
Viewpoint K



Potential extent of development visible

Viewpoint L

Potential extent of development visible



Viewpoint M

Potential extent of development visible



Viewpoint N



Viewpoint O



Viewpoint P

Potential extent of development visible



Viewpoint Q

Potential extent of development visible



Viewpoint R



Potential extent
of development
visible

Viewpoint S



Potential extent
of development
visible

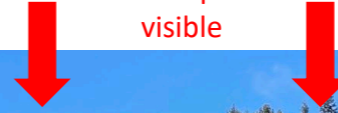
Viewpoint T

Potential extent
of development
visible



Viewpoint U

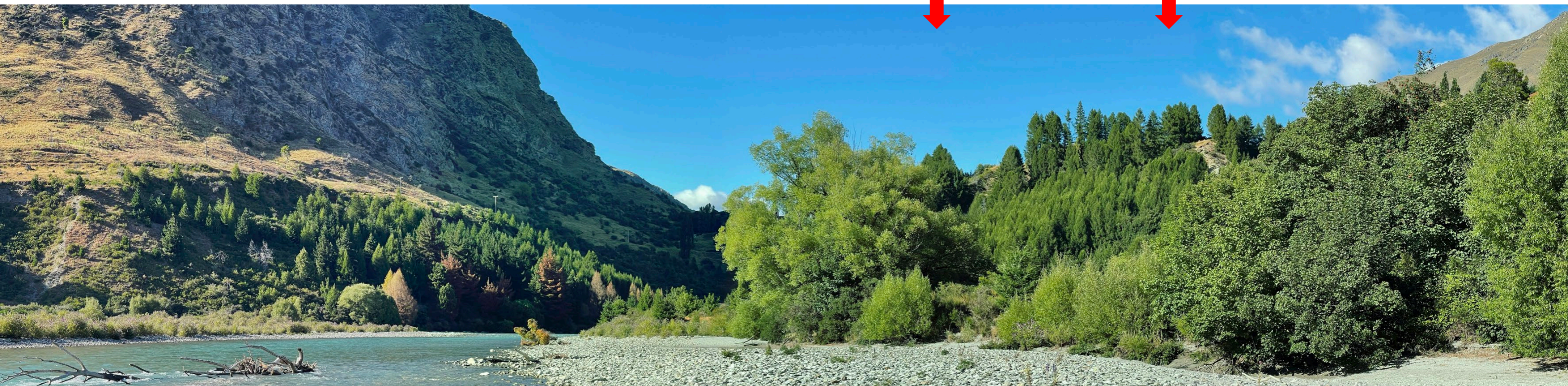
Potential extent
of development
visible



Viewpoint V



Viewpoint W



Viewpoint X



Viewpoint Y



Viewpoint Z



Picture 1 - Zoom pic of Tanks on 15/10/22 5:52pm



Picture 2 - Zoom pic of man painting tanks on 20/10/22 4:16pm



Picture 3 - Zoom pic of Tanks on 30/10/22 4:35pm (they have since had an additional coat and are now much whiter and brighter than this pic shows)



'A' frame House on ridgeline



Picture 1 – View 8m tall 'A' Frame house on ridgeline of 111 and 163 Atley Road taken from my house at 13 Watties Track, Arthurs Point, looking North.

Lower
Shotover
Study



1986

Phillip

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1 INTRODUCTION

1.1 THE SETTING

The Shotover River is situated in the Lakes District of Otago - an area of spectacular mountain landscapes which has become a nationally important tourist destination.

The study area covers much of the lower portion of the Shotover catchment where the river exits from a long canyon and cuts across the Arrow outwash plain to its confluence with the Kawarau River. Rocky, steep-sided gorges alternate with gravel river plains and new terrace formations. River beaches occur at intervals, namely above the Edith Cavell Bridge, at Big Beach, Middle Beach and Tucker Beach. The beaches increase in size as the river makes its way to meet the Kawarau. Downstream of the last beach (Tucker) the river fans into a braided formation; at its confluence with the Kawarau the riverbed is over a kilometre wide.

The lower river environment has been significantly modified in comparison with the tussocklands of the upper catchment. A developed rural setting now dominates rather than a natural "wild" landscape. All the same the lower Shotover retains aesthetic and recreational attractions, as well as inherent natural values as a "wild and scenic" river.

Queenstown is the hub of tourist activity in the district. This resort town continues to expand as a direct result of continuing growth in the tourist industry. Major facilities such as two skifields have been developed in the locality. Because of its close proximity and its own attractions the Shotover River has also been utilised for tourist development.

Arthurs Point, on the road between Queenstown and Arrowtown, is the main centre of activity in the study area; it is estimated that some 80,000 tourists now visit this locality per annum. Arthurs Point has become a major reception area for river-based tourist services. Jetboating and rafting attracted 45,000 and 15,000 clients respectively over the past year. These ventures are now established commercial concerns, and the operators are looking towards permanent river-side base facilities. The suitable land at Arthurs Point is either Crown land or recreation reserve. Other riverbank sites, on Crown land, downstream, are used by tourist services, but on a less intensive basis. Use of the river itself is regulated by the Lakes District Waterways Authority.

The Crown lands in the study area are comprised mainly of terrace faces overlooking the river, mostly on the north bank (see Fig 2). These areas have generally been leased and grazed with adjoining properties. Similar pastoral use has been made of the terrace faces held in freehold.

Most of the riverflats and prime vantage points are available to the public. The exception is Big Beach where public access to the flats on both sides of the river is restricted by terrain and tenure.

Proximity to Queentown has meant that the river has also become something of a public utility - gravel pits, sewage treatment plant and rubbish dump are all in the study area.

1.2 WORK BRIEF

This investigation into the future of Crown lands bounding the lower Shotover River has been prepared in response to increasing pressures of land use, particularly the tourism developments. The objectives of the investigation were set as follows:

- 1) to establish what lands of the Crown should be retained in public ownership for present and future public use;
- 2) to establish which areas within those identified by 1) are critical and necessary to preserve the existing character and values of the river and its surroundings, and
- 3) to establish where land-based commercial activities associated with the river could take place. A broad site plan for the area(s) of commercial activity was also requested.

The investigation covers the lower Shotover River extending from the gorge above the Oxenbridge Tunnel, down to the confluence of the Shotover and Kawarau River. This area is shown on Figure 1.

1.3 LANDS OF THE CROWN

Crown lands adjacent to the lower Shotover are presently held in a multitude of individual parcels or leaseholdings. See the Appendix for the full list.

Figure 2 (over page) shows existing land status in the study area. For the purposes of this report the various tenures have been grouped into two categories: i) those involving permanent alienation including freehold and renewable long-term leases, and ii) non-alienated Crown land, including short-term leases. Public reserves are also shown.

1.6 **SUMMARY OF CONCLUSIONS**

1.6.1 Future Public Ownership

The Lower Shotover has intrinsic characteristics of a wild and scenic landscape, especially when experienced on, or close to the waterway. National significance means that central government should be directly concerned with the future of the river - to ensure the continued protection of natural values, and therefore the tourism/recreation resources.

Tourism is an important use of the Lower Shotover. It is considered that the benefits to the principal tourist/recreational attractions - jetboating, rafting, scenic viewing - from protecting the scenic values of the river, must outweigh the demands of other potential land uses.

Most of the Crown lands (and the reserves) in the study area make a prominent contribution to the wild and scenic character of the river corridor. A positive management strategy is required to protect and enhance the character and qualities of the river, while allowing for public recreation and other appropriate land uses. Management of the riverside lands should not be further fragmented.

The study team therefore concludes that all of the Crown lands in the study area should be retained in public ownership, with the one exception being part LG 524.

1.6.2 Commercial Recreation

Boating operations on the river require access and egress sites on the riverbanks. Generally this investigation has confirmed that the commercial operators are using the appropriate sites within the study area. These are shown on figure 4, (page 58).

Commercial operations on the riverbanks should be as unobtrusive as possible, and of a standard compatible with the "wild river" environment. Future management must be concerned with two factors: landscape values, and the multiple-use functions of the riverbank sites.

The study team considers that the following criteria should apply to the use of the riverside lands for commercial recreation facilities:

2 APPROACH TO STUDY

2.1

INTERPRETATION OF BRIEF

The emphasis of this investigation is on establishing the potential scope and needs of recreational use of the Crown lands bounding the lower Shotover. Recreational use includes both casual and commercially actuated public use. Item two of the brief suggests that consideration of public use should take into account the need to preserve natural values of the river environment. Intrinsic natural values can be viewed in two ways: as a tourism and recreation resource, and as natural qualities of a river ecosystem worth preserving. These two views can be in conflict. Both are considered as valid criteria for this investigation. An assessment of the whole of the lower Shotover is required to identify critical elements of the riverscape.

It is not the purpose of this report to determine the allocation of resources (i.e. riverside land) between the various, and often competing, uses of the lower Shotover. However the report will hopefully provide a sound basis for decision-making in the public interest by considering the full range of value inputs.

Some specific recommendations have been included (in terms of the work brief) where there is full agreement among the study team, but this report should not be construed as a management plan for the study area.

2.2

SIGNIFICANCE OF THE STUDY AREA

The Shotover River is recognised as being of national significance because of its natural features. The lower Shotover study area is an integral part of the river catchment, and the diverse landscapes in this area contribute greatly to the wild and scenic character of the river.

The Shotover, from its source to the Kawarau confluence, is listed in a national inventory of New Zealand's wild and scenic rivers.¹ It has also been given a category A ranking - exceptional recreation value and exceptional scenic value - in a national survey of recreational rivers.² The river is also one of the "assets of national significance" recognised in the District Planning Scheme.³ An application of a National Water Conservation Order for the Shotover, has been prepared by the Wakatipu Environmental Society; it was submitted to the Lakes County Council

1 GRINDALL, D S (ed) 1984 (see references), also GRINDALL, D S and P A GUEST (eds) 1986.

2 EDGARR, G D and EDGARR, J H 1981 (see references).

3 Refer Section 3.2 for further explanation.

5.3 UNIT 2 : UPPER GORGE FROM EDITH CAVELL BRIDGE TO BIG BEACH

5.3.1 Description, Special Features, Existing Uses (see Map 2A)

The gorge is narrow, and partially enclosed by rockfaces which tower above the river. Some vegetation can be seen along the crests and clinging to the rock faces. These factors combine with the Edith Cavell Bridge arching high above the river to make a dramatic feature of the Lower Shotover. The gorge widens as Big Beach is approached, and the coniferous plantings on the left bank together with the slopes of Queenstown Hill and houses on the terrace immediately above the river become dominant in the view. Coronet Peak becomes prominent in the viewshed.

The Unit in particular exhibits the wild and scenic qualities for which the Shotover River is renowned. The gorge and its viewshed compose an area of high visual sensitivity.

These features are seen from the river (jetboat trips) and are also viewed from the tourist route between Queenstown and Arrowtown. There are stopping points along the road for tour buses and casual motorists, which allow for viewing of the gorge.

5.3.2 Discussion on Potential Land Use and Future Management (see Map 2B)

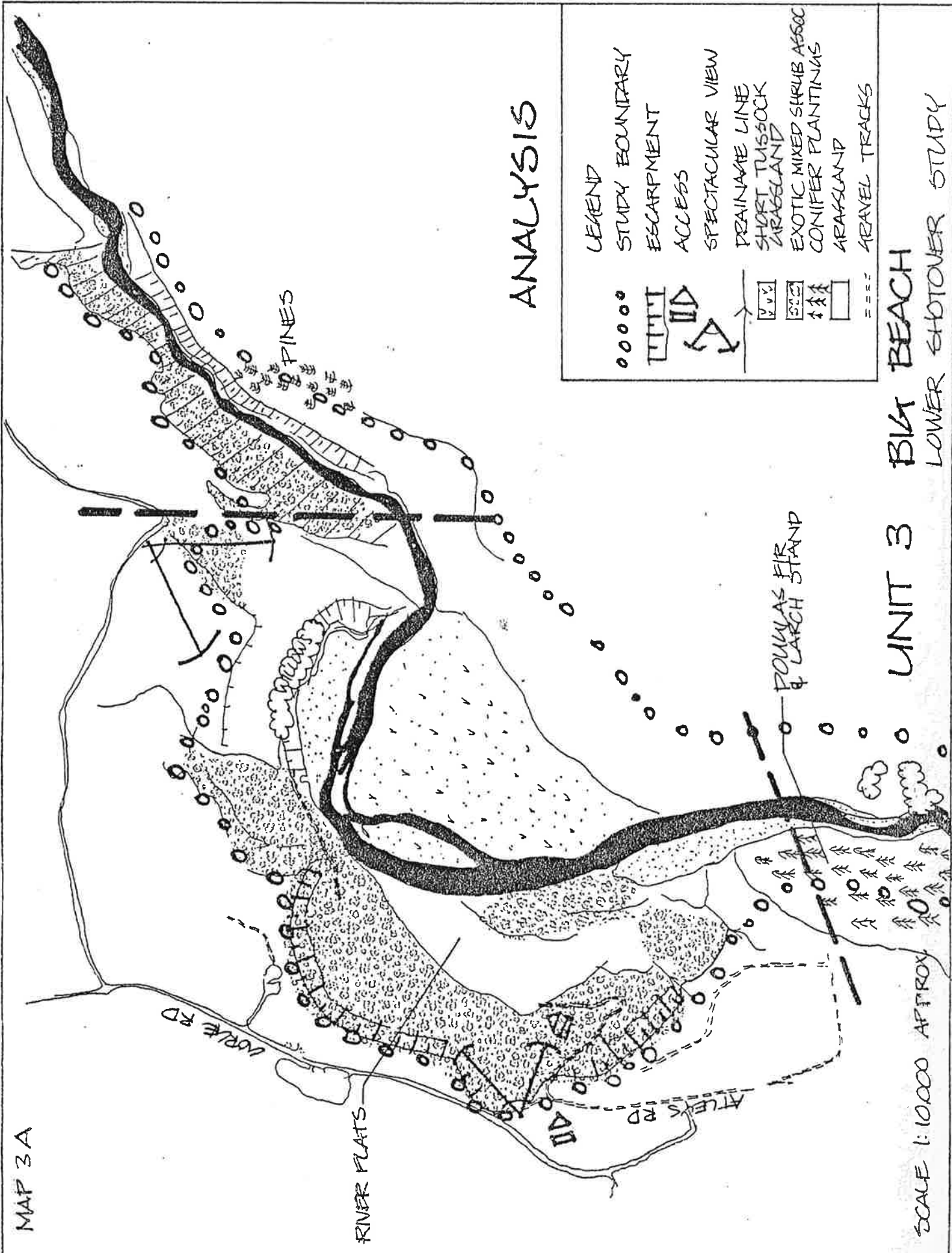
The primary use of this Unit is scenic appreciation, from the river and above. It could be argued that the jetboat operation is only marketing thrills on a wild river. However the river is widely known and publicised for its scenic attributes and this must attract many people to take a boat trip.

The slopes of Queenstown Hill and adjacent river terraces on the right bank make a major contribution to the visual resource. Land use change or development of any sort will detract from the wild, scenic and rural character of the river environs in this Unit (e.g. additional vehicle tracking on the slopes of Queenstown Hill, or further concentration of buildings in this area).

The area leased from the Crown by the Arthurs Point Hotel is often used during the day as a viewing point. This area needs some attention with regard to safety and design.

Potential exists for a walking track above the gorge, through the larch and fir stand on the left bank.

MAP 3A

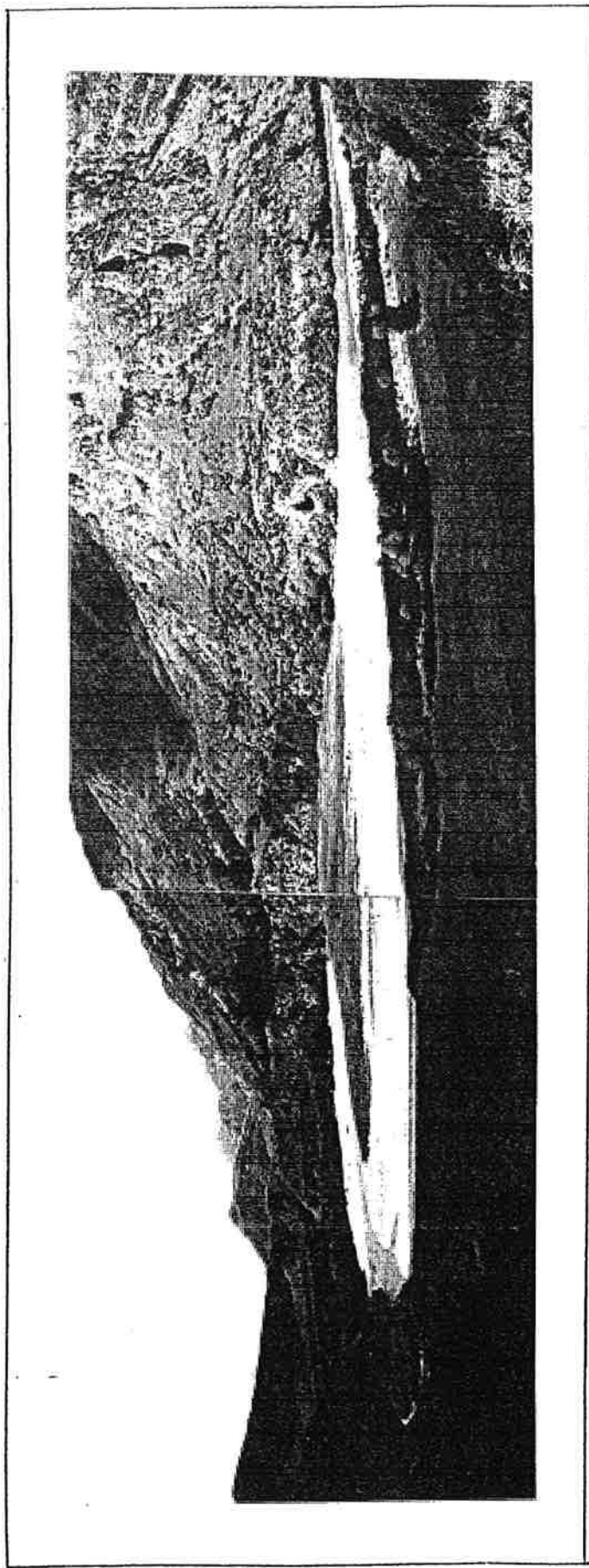


ANALYSIS

LEGEND	
○○○○	STUDY BOUNDARY
	ESCARPMENT
△	ACCESS
→	SPECTACULAR VIEW
□ (with 'v.v.v')	DRAINAGE LINE
□ (with 'S.S.S')	SHORT TUSSOCK GRASSLAND
↑↑↑	EXOTIC MIXED SHRUB ASSOC
□ (with 'C')	CONIFER PLANTINGS
□ (with 'G')	GRASSLAND
===	GRAVEL TRACKS

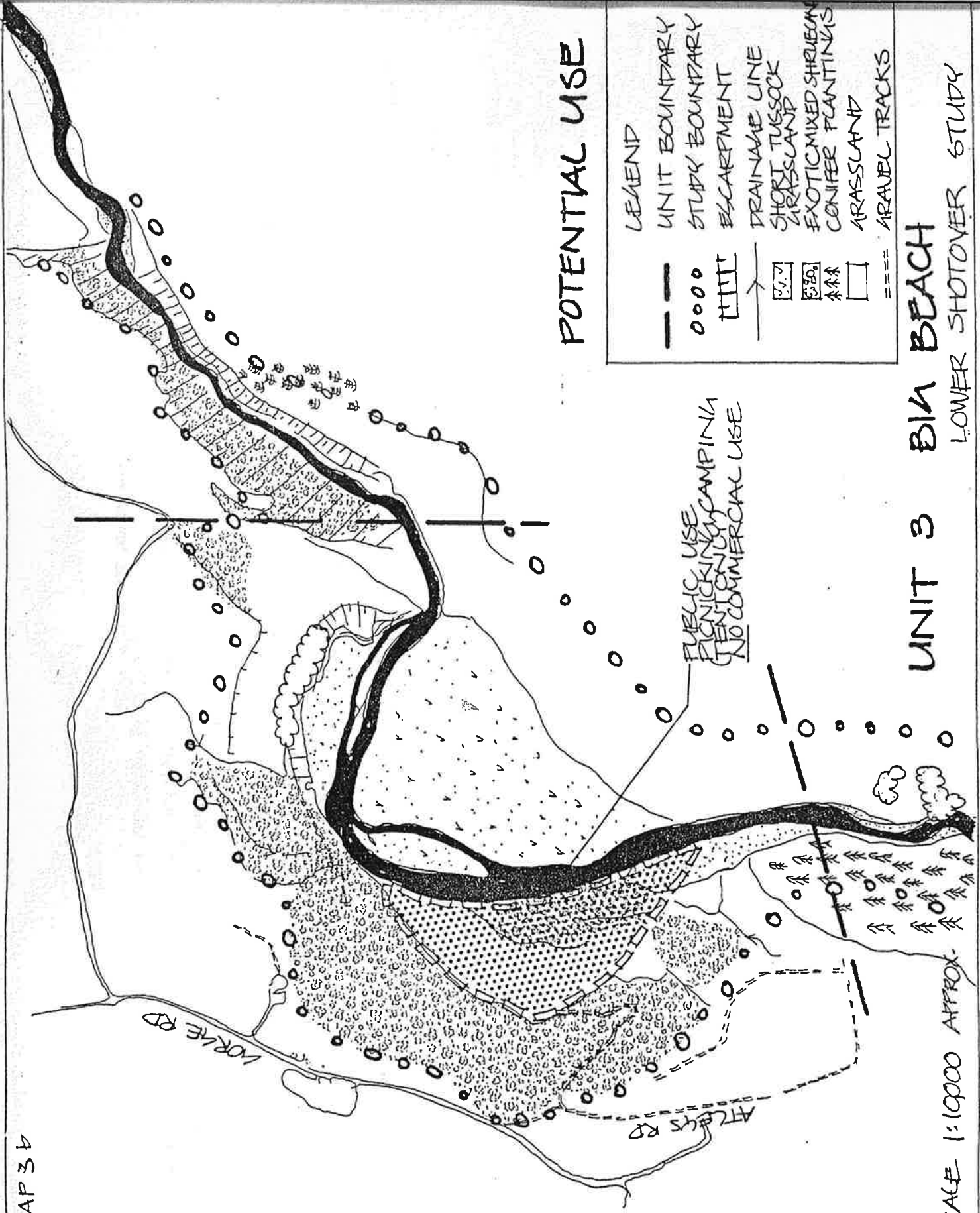
UNIT 3 BIG BEACH
LOWER SHOTOVER STUDY

SCALE 1:10,000 APPROX



BLU BEACH - A PICTURESCUE SCENE' NOTE IMPORTANCE OF LOWER SLOPES OF QUEENSTOWN HILL

MAP 3 B



POTENTIAL USE

LEGEND	
—	UNIT BOUNDARY
0 0 0 0	STUDY BOUNDARY
	ESCAPMENT
—	DRAINAGE LINE
□	SHORT TUSSOCK GRASSLAND
□	EXOTIC MIXED SHRUBLAND
***	CONIFER PLANTINGS
□	GRASSLAND
===	GRAVEL TRACKS

UNIT 3 B14 BEACH

SCALE 1:10000 APPROX.

LOWER SHOTOVER STUDY

Speaking Notes
Further Submitter #49 Matthew Semple
2 Feb 2023

1. My name is Matthew Semple. I own and live at the property at 13 Watties Track, Arthurs Point.
2. I am an Architect and have over 30 years professional experience in the Australian, European and NZ construction industry.
3. It has been a long and difficult road over the last 4 years fighting for a chance to be heard. I am grateful to have the opportunity today to speak to you today on the merits of the internationally recognised landscapes and amenity we as residents hold dear in Arthur's Point. I am not against development if it is sensitive and appropriate for the siting and landscape context. It is my very great concern that the rezoning and proposals here are entirely not appropriate.
4. Thankyou for reading my Form 6 Further Submission and my filed Statement dated 2 January 2023
5. I am directly affected by the proposed zoning and potential urban development which as my property looks directly onto, and is overlooked by, the submission land. My residential and recreational amenity stand to be severely impacted.
6. 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.
7. 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 submitters property that looms over us. These views always contain all or part of the property in this view.
8. We believe that Rural zoning is the correct zoning for the submitters property which is an extremely sensitive site. An Urban zone is not appropriate for this site.
9. I fully agree with the Section 6 ONL and ONF values and attributes set out in the evidence provided by Stephen Brown for the Arthurs Point Outstanding Natural Landscape Society. I also consider that the Council has done a good job of articulating the values in the Landscape Schedule for the area.
10. On my first visit to Arthurs Point 20 years ago I was strongly attracted to the spectacular landscape and features of the local area and the special views from the land we now own at Watties Track. The breath-taking vista we found so attractive featured a view line down the Shotover River, framed in the foreground by the prominent knoll and hill-slopes of the submitters property to the north, and the escarpments of Queenstown Hill to the east, sweeping down on both sides of the river, with mountains and bluffs visible in the distance. All parts of the vista were interconnected in a way that accented the aesthetic making it unique and very memorable.
11. We were so impressed with the exceptional scenic quality and recreational amenity of the area we re-visited Arthurs Point for holidays several more times over the years staying at Watties Track in the house we now own as we found we could easily relax and unwind from our busy city lives in a place that

calmed the soul with its fantastic views, quietness and calm, and strong sense of seclusion and remoteness and easy accessibility from Queenstown. We became very attached to Watties Track so when the opportunity arose to relocate there from the UK we jumped at the prospect.

12. We knew that the previous owner of our land at Watties Track went through an exhaustive and challenging landscape impact assessment process to obtain resource consent to build a house on the site because the rural landscape of the area was regarded by council as being highly sensitive to inappropriate development that might compromise its character. The surrounding rural zoning of properties and ONL landscape designation under the ODP and notified PDP gave us comfort that the views, landscape values, and rural amenity, we enjoy would be afforded RMA Section 6 protections as a matter of national importance.
13. 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].
14. On the basis that we understood the submitters Rural zoned property and all the surrounding Rural zoned land to be ONL and therefore protected from inappropriate subdivision and development under the ODP and the PDP we made a not insignificant investment to purchase our house at Watties Track.
15. 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 submitters property.
16. As I believe the submitters property to be an ONL and ONF, some of the values and attributes from my evidence that resonate with me are the following (loosely aligned with the PA Schedule headings);
 - (a) Naturalness; I like many of our guests and visitors, am attracted to the area because I highly value the naturalness of the landscape and river around the Shotover Loop. Views of landscapes uncluttered by buildings and development in the foreground and background. The 'untouched' landscape elements of the river corridor and its margins and surrounding slopes and peaks. Clear running water and abundant vegetation. All this underpinned by the clear legibility of the formative processes that shaped these landscapes, and for me, contribute to the strong sense of naturalness.
 - (b) Highly Dynamic; In my view this is a great contributor to the scenic values. Rain in the catchments driving the changing water levels in the river, visual indicators of flow rates. Seasonal variations in the changing colours of leaves of the poplars, larches and vegetation. Low clouds and fog float at low level across and within the landscape and the river corridor giving a temporary sense of enclosure. Snow falls on the peaks of the surrounding hills and mountains for most of the winter and spring. The angle of the sun as it moves from behind ridgelines and arcs through the sky brings into relief different features of the landscape, and create colourful reflections on the surface of the river.

- (c) Wildness and Remoteness; Our key views to the north are over the river corridor and rural zoned land and are enclosed and framed by the submitters property, and we see very few buildings in our view. The naturalness, rural character, quietness, dark sky, and high dynamic and visual quality of the river and vegetation give a strong sense of remoteness.
- (d) Wild and Scenic quality of the river; It has long been recognised that recreational users of the Shotover River ONF greatly value the wild and scenic quality of the river and its margins. The 1986 “Lower Shotover Study” by the Department of Lands and Survey [*excerpt copy given to commissioners*], found the following on the reaches of the river around Submitters property at the Shotover Loop.
 - (i) At clause 5.3.1 *“The unit in particular exhibits the wild and scenic qualities for which the Shotover River is renowned. The gorge and its viewshed compose an area of high visual sensitivity”*.
 - (ii) At clause 5.3.2 *“The primary use of this unit is scenic appreciation, from the river and above. It could be argued that the jetboat operation is only marketing thrills on a wild river. However, the river is widely known and publicised for its scenic attributes and this must attract many people to take a boat trip.”*
- (e) Dark Sky; as we are sufficiently removed from an urban setting we really enjoy an extremely dark night sky with virtually zero light spill from traffic, street lights, and from other buildings. This is because we are enclosed and shielded from the high knoll of the submitters property that shields us from the urban areas of Arthur’s Point. Our guests and visitors often comment on the darkness of the sky.
- (f) Quietness; our house and land is sufficiently removed from an urban setting that allows us to enjoy a peaceful quietness that is a world away from the hustle and bustle of Queenstown. We highly value this value as an oasis of calm and peace.
- (g) Memorability; the distinct and striking scenic beauty of the landscapes at Arthurs point, combined with their easy accessibility make them highly memorable.
- (h) Typology; The dramatic landscape around the Shotover Loop is a collection of escarpments, cliffs, bluffs, and rock outcrops combine together in the foreground with the rather unique (in our view) ‘S’ curve of the river as it moves through the vista and around the raised rounded-topped knoll of the submitters property which is the highest, most prominent, part of the Shotover Loop.
- (i) River; The mesmerising constant flow as it traverses the bends of the Shotover Loop. There is a change in colour as the water moves between depths and shallows, and opacity as it moves over the gravel river edges and rapids. The sky is reflected in the surface which is often extremely beautiful at sunrise and sunset when the orange glow in the clouds above is reflected in the river. Our guests and visitors will often get up early to capture a photograph this moment.
- (j) Landform and Geology; the knoll of the Shotover Loop, river canyon and surrounding terraces were created by glacial movement and retreat and is one of the best preserved and legible examples. This formative process is a connecting feature across all the landscapes in Arthurs

Point. was sited in EnvC decision C3/2002 dealing with the ONL in Arthurs Point.

- (k) Exotic Vegetation; until recent removal larches dominated the slopes and crown of the submitters land. Many remain on the DOC land on the slopes of the knoll and line the river edges. They accentuate the alpine feel and positively contribute to the scenic quality. Other exotic species such as sycamores, hawthorns, gorse and other weedy exotic shrubs can also be seen. These deciduous trees have a high aesthetic value especially as the seasons change and leaf colours turn to gold. This blaze of colour is highly anticipated and appreciated by our family, guests, and visitors. Many photographs are taken during April and May.
 - (l) Gateway to the Shotover River; In my experience people associate the Shotover River with Arthurs Point. The river and its surrounding ONL landscape are connected and linked together.
 - (m) Postage Stamp; In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the view of the Shotover River and including part of the submitters property. This is an excellent example of the iconic and cultural importance of the view in this location.
 - (n) Inspiration for Painting; For many decades it has been popular for painters to choose to depict views of the submitters site in the vista. Clearly the property is a connected and integral part of the vista worth capturing and is part of an iconic landscape.
 - (o) Inspiration for Photography; Over the last 150 years many photographers choose to capture the vista in their shots that includes the submitters site.
 - (p) Recreational opportunities; Rafting, paddleboarding, kayaking, floats, biking, swimming, walking, boating. This has always been an opportunity, but now this is rapidly gaining in popularity as many people are now take advantage of this recreational opportunity on Wednesday and Friday evenings.
 - (q) Featured tourism marketing/publications featuring activities in and around the Shotover Loop Arthurs Point. For many years the Shotover Jet has produced marketing literature featuring pictures of their traverse around the Shotover Loop.
 - (r) Popular Wedding venue; many people choose to get married at Watties Track (there are multiple venues) and have their ceremony and reception here because of the exceptional outlook down the Shotover River and superb views towards and over the submitters property.
 - (s) Strong historical association with gold mining; this forms part of a cultural memory going back to the earliest settlement days when a lot of wealth in Queenstown came from the work of gold miners in Arthurs Point.
17. The recent removal of wilding pines has exposed the rounded crown on the knoll of the submitters property. Houses that were previously completely concealed by the trees are now clearly visible. It can now be seen that submitter's land is largely unmodified. The formative geological processes that shaped this part of the landscape are now clearly legible and must therefore be protected from modification.

18. To my mind this landscape was ONL before the presence of wilding conifers, and remains as ONL with or without these trees.
19. 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.
20. I would like to emphasise my concern that no impact assessment on the development has been taken on the ONF, river margins, and reserve land - most of which is publicly accessible, eg, Big Beach.
21. *Re-iterate points raised in my statement stated 26 Jan 2023.*
22. *Questions*
23. *Thankyou*