

Form 33

Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
Auckland, Wellington, and Christchurch

I, Dennis Behan, wish to be a party to the following proceedings:

- Appeal by Gertrude's Saddlery Limited under clause 14(1) of Schedule 1 of the RMA against a decision by the Queenstown Lakes District Council in relation to Stage 1 of the Queenstown Lakes Proposed District Plan.

I am a person who has an interest in the proceedings that is greater than the interest that the general public has (I frequently use the Shotover River) and a person who made a submission about the subject matter of the proceedings

I am NOT a trade competitor for the purposes of [section 308C](#) or [308CA](#) of the Resource Management Act 1991.

I am interested in ALL the proceedings.

Without limiting the generality of the above, I am interested in the following particular issues:

- Atley Road is extremely narrow and can not be made wide enough to accommodate vehicle traffic along with pedestrian movements, either on foot or bike. Arthurs Point has always struggled with moving pedestrians safely around the community. Many developments have gone ahead without being requiring to install proper footpaths which has led to a patchwork of pedestrian corridors that are not cohesive and lead to safety concerns. My children aged 5 and 7 ride the school bus every school day, they are picked up on Arthurs Point Road near the Holiday Park. Most kids taking the bus walk to the stop. Creating a development with a large number of houses and not requiring associated footpaths should not be allowed to happen. pedestrians need to be considered first. Also to be considered is the active travel network that overlaps the access to the development site. If people are to be encouraged out of their vehicles, then they must be given the tools to make that happen, anything less than that is false economy.
- The Shotover River is a special place that needs to be protected. While not impossible, it is extremely rare to have a wilderness experience within the bounds of a community. For this reason, the Outstanding Natural Landscape line should not be

moved. You need to float down the river to truly appreciate this area. I have been fortunate to have run rivers all over the world, but you don't even need to look outside the South Island to see world class examples of true wilderness rivers most of which are inaccessible. It is this inaccessibility that makes them so amazing, void of the hustle and bustle of everyday life. The Shotover River Canyon between the Edith Cavell Bridge and Big Beach has wilderness qualities and they need to be protected. I am not sure when the Outstanding Natural Landscape line was put in but whoever did it should be commended. They recognised that the Shotover River Canyon needed to be preserved for its beauty and uniqueness. The Shotover River has become more accessible to recreational users in the last few years due to a passive river user being able to access the river on Wednesday and Friday evenings. This will only become more popular as time progresses, and I imagine the permit system will be expanded over time. On sunny evenings, you will see in excess of 100 craft floating down the river. You also need to consider Shotover Jet, the largest jetboat operator in Queenstown. They have taken over 1 million people on that section of river, it is a major drawcard to Queenstown. People visit Queenstown for that wilderness experience, it is stunning. The Outstanding Natural Landscape line should not be moved.

- Moving the Outstanding Natural Landscape line will create a precedence for the rest of the district. If it is allowed to be shifted here. This makes Outstanding Natural protection lines essentially irrelevant which negates the whole reason we all choose to live in such a beautiful place.
- Subdivisions such as this, even with a structure plan, are just a foot in the door, setting a precedent for higher density development. Inevitably variations are sought for higher density development and the community isn't always consulted and if they are, they have to keep fighting for outcomes that should be protected in the district plan as of right. Even the landscape assessment prepared by a council says such development is inappropriate.

I AGREE to participate in mediation or other alternative dispute resolution of the proceedings.



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Signature of person wishing to be a party
(or person authorised to sign
on behalf of person wishing to be a party)

Date: 14/9/2023

Address for service of person wishing to be a party:
Telephone: 021 942 978
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Contact person: Dennis Behan, Arthurs Point Resident