

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: Nigel Lloyd & Vanessa Harwood

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 are

- Residents and property owners in Arthurs Point and potentially directly affected by the Proposal to change the zoning of the Proposal land from Rural to Low Density Residential, and relocation of the UGB and ONL.
- We have an interest in the Proposal greater than the general public has.
- The Proposal has potential to have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature), being public areas that we enjoy visiting and viewing as a family.
- Concerned that insufficient information has been provided to allow informed opinions to be formed. This lack of clear information represents a significant public interest.

I oppose the submissions of:

**Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527),**  
to rezone 111 and 163 Atley Road and relocate the UGB and ONL.

The particular parts of the submission I oppose are:

Based on the information provided, or lack thereof, we oppose both submissions in their entirety.

Gertrude and Larchmont both seek to rezone the property located at 111 & 163 Atley Road from Rural to Low Density Residential, an urban zone which will provide for relatively high densities of urban subdivision and development with very minimal controls or opportunity for community engagement or consultation.

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

The reasons for my opposition are:

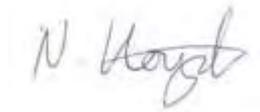
1. The rural surrounds to the Arthurs Point Community are important to us as residents for both recreation and passive enjoyment. While we accept that the proposal is currently limited to rezoning and associated modification of UGB and ONL there is a distinct lack of information provided to assess the potential impacts of the proposal and so it appears that a somewhat pessimistic view is warranted in this instance.
2. It is likely, although difficult to assess from information provided, that the property(s) is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. We consider it likely that at least parts of the property forms an important part of the ONL due to its prominence and location high on the terrace edge of the Shotover River canyon.
3. While Arthurs Point contains urban development, it is surrounded by ONL and the landscape values of this area are highly vulnerable to degradation from further subdivision and development. Urban development as would be permitted by the rezoning have potential to exceed the capacity of this landscape to absorb change and no information regarding this has been provided.
4. The Shotover River is a nationally significant ONF and a recreational feature that we regularly enjoy as a family and with visiting friends. Urban development of the property has potential to adversely affect and detract from the experience enjoyed by users of the rivers and surrounding trail networks. The potential impacts of the development have potential to be plainly obvious and result in a significant and irreversible change to the landscape.
5. No information has been provided to support the notion that rezoning this land urban is justified because it is logical and low impact extension to the urban settlement of Arthurs Point. This idea as presented overlooks the significance of the 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 LDR **urban zone will not protect the district's rural landscapes** or ensure that any development enhances and provides a cohesive link with the existing community. In the absence of any masterplan or proposed mitigation measures the permitted baseline that would be created by the proposed rezoning is considered to be overly permissive and likely to result in significant negative impacts to the existing community and our family.

We seek that the whole of the submissions be disallowed.

We wish to be heard in support of our 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



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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: Nigel Lloyd

Telephone: 0276581305

Email address: [nigel@hadleys.co.nz](mailto:nigel@hadleys.co.nz)

Address for Service: 105 Arthurs Point 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 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] Gemma Beckman-Cross



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

Arthurs Point re-notification

**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]

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]gemmabeckmancross@gmail.com

Telephone [work]

[home]

[mobile]0225172558

Postal Address 27A Redfern Terrace

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

Contact person [name and designation, if applicable]

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### Attachment [A] – Reasons for submission

I moved to Queenstown in 2020 and rented a house in Arthurs Point. After then living in Goldfield Heights for a year in 2021, when it came to buying a house in Queenstown, I wanted to purchase in Arthurs Point, largely due to the character of the small community, access to the outdoors and natural beauty the area provides. I consider myself lucky to have recently purchased a house here in Arthurs Point.

After having reviewed the submitter's website and having looked at what plans are being made public as part of the consenting process to date, I am concerned there is no transparent or visible plans that will reassure me as a resident that this development is being done to protect the local environment – both from the physical and social perspective. In my view, the proposed rezoning has the potential to alter the character of a critical site in Arthurs Point, and as such, all consideration needs to be made regarding the details of the submission and master plan to ensure that it does not irrevocably alter the natural landscapes, features of the area and impact the existing residents and businesses 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 oppose the current 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).

In my opinion it would be helpful for the submitters to provide a Master Plan which could form the basis of a Structure Plan or similar. Without this it is difficult to assess the development with the limited amount of information which has been provided.

I therefore seek that the rezoning be rejected until the further information outlined in the points above is provided by the submitter.

Kind regards,

Gemma Beckman-Cross



# 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] Trent Beckman-Cross



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

Arthurs Point re-notification

**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]

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]trentbeckmancross@gmail.com

Telephone [work]

[home]

[mobile]0225172556

Postal Address 27A Redfern Terrace

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## Attachment [A] – Reasons for submission

I moved to Queenstown in 2020 and rented a house in Arthurs Point. After then living in Goldfield Heights for a year in 2021, when it came to buying a house in Queenstown, I wanted to purchase in Arthurs Point, largely due to the character of the small community, access to the outdoors and natural beauty the area provides. I consider myself lucky to have recently purchased a house here in Arthurs Point.

After having reviewed the submitter's website and having looked at what plans are being made public as part of the consenting process to date, I am concerned there is no transparent or visible plans that will reassure me as a resident that this development is being done to protect the local environment – both from the physical and social perspective. In my view, the proposed rezoning has the potential to alter the character of a critical site in Arthurs Point, and as such, all consideration needs to be made regarding the details of the submission and master plan to ensure that it does not irrevocably alter the natural landscapes, features of the area and impact the existing residents and businesses 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 oppose the current 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).

In my opinion it would be helpful for the submitters to provide a Master Plan which could form the basis of a Structure Plan or similar. Without this it is difficult to assess the development with the limited amount of information which has been provided.

I therefore seek that the rezoning be rejected until the further information outlined in the points above is provided by the submitter.

Kind regards,

Trent Beckman-Cross

Form 6  
Further submission 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: Warwick John Dicker

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. Therefore, 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 fact that this area is an Outstanding Natural Landscape (ONL) is a particularly important consideration to take into account in relation to this proposal. While the Queenstown area is split in the realm of ONL's it does not serve to make the proposed area exploitable. The views of the Shotover river from George road travelling north are particularly stunning. Likely why the historic Arthurs Point pub was situated across and above from this postcard landscape for many years.

While there are other developments in the Arthurs Point area there are no significantly obvious large developments that are particularly visible in very close proximity to the river canyon (referring to the river canyon within a couple of hundred metres from the Edith Cavell bridge). Most of the housing is further up the hill side. Those houses on the Queenstown side are largely unnoticeable down from the river due to the steepness of the slope and those on the Atley side are either nestled behind trees or further up onto the flats that they are not visible on the approach to and around the river particularly when approaching from Queenstown. The view down the gorge is one of the most iconic photos in Queenstown used in numerous tourism advertisements and having the hillside littered with houses would significantly undermine the aesthetic value of this landscape for residents and tourists alike.

Having hundreds more people living in already a limited sprawl area due to the constraints of topography poses a number of concerns in relation to the current infrastructure. The Edith Cavell bridge is already experiencing increased traffic and having the potential of 160 units with additional flats would place a significant increase on the traffic build up that funnels onto this one lane bridge. While this bridge is used by many others in the district it is probable that the occupants of these new dwellings would use this bridge frequently placing greater demand on this vulnerable resource.

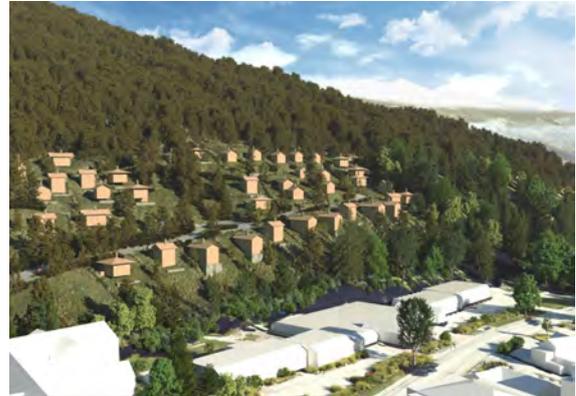
2. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of 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 (300m<sup>2</sup> 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 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

Warwick John Dicker

---

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: Warwick John Dicker

Telephone: 0276566477

Email address: [waliz@xtra.co.nz](mailto:waliz@xtra.co.nz)

Address for Service: 24 McChesney Road Arthurs Point Queenstown, 9371

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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 [full name] Orlagh and Ewan Allcorn



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

Rezoning submission concerning land at Arthurs Point

**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]  
Arthurs Point resident since 2005 and homeowners at Larchmont Close.



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]

We oppose the submission by Gertrude Saddlery Ltd. (Submitter number #494) of 111 Atley Road.



**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 the rezoning of this land from Rural zone to Low Density Residential and the relocation of Urban Growth Boundary to include the area of land shown on the map, as attached to the submission.

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

[give reasons]

Please see extra page attached to this form for our reasons...

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

[give precise details]

Disallowed in whole.

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]

**Orlagh Allcorn**

Digitally signed by Orlagh Allcorn

Date: 2022.04.14 14:04:27

+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] orlagh@gmail.com

Telephone [work]

[home]

[mobile] 021 1375617

Postal Address 6 Larchmont Close, Arthurs Point, RD 1, Queenstown

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

Post code

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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.



**The reasons for our opposition are:**

- The lack of information/masterplan of how the owners intend to develop the land if rezoned.
- The negative visual impact this development will have from all of Arthurs Point but in particular from the entry into Atley Downs/Mathias Terrace.
- The negative visual impact this development will have from public roads generally, including the key route from Queenstown to Coronet Peak.
- The negative impact of developing this prominent area of raised land on the character of the surrounding landscapes, including the Shotover River and Queenstown Hill.
- The related effects that the clearing and development of this land will cause, including noise, dust, water run-off and traffic.
- The effects of the potential increase of traffic accessing the land via Mathias Terrace and Larchmont Close across 10 Larchmont Close (not a legal road but regularly used as a short cut).
- The impact of increased traffic on Atley Road and on the Edith Cavell bridge – already significant at peak times.



# 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 Alexander Hollingsworth



**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]  
Resident of Arthurs Point and family owns neighbouring property at 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]  
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]

Please see attachment A appended to this submission for my reasons of opposition.

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

[give precise details]

Be 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]

Date 14/04/2022

\*\* 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] paul.alexander.hollingsworth@gmail.com

Telephone [work]

[home]

[mobile] 02040204761

Postal Address 200 Arthurs Point Road, Arthurs Point

[or alternative method of service  
under section 352 of the Act]Post code  
9731

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.



## RE: 111-115 & 163 Atley Road – Rezoning Submission

Arthurs Point is the reason my partner and I chose to move to Queenstown after returning home to NZ from the UK in 2019. While Queenstown generally was a big drawcard, the option to live in this 'Alpine Village' – a tight-knit, family-focused community surrounded by the remarkable natural beauty of the ONL and ONF of the Kimi-ākau/Shotover River with immediate access to the outdoors, rather than a sprawling urban development, is what sealed the deal. I have established a new business here and spend my evenings and weekends enjoying the local views, trails, mountains and river. I cannot imagine living anywhere else.

As a family, we are committed to the community of Arthurs Point. We have since purchased a property here in order to live within this safe, family-oriented community surrounded by natural beauty and access to the outdoors. We specifically chose to purchase on neighbouring Larchmont Close, due to its proximity to the Rural/ONL at 111-115 and 163 Atley Road and the ONF of the Shotover River and the degree of naturalness, character and peace and quiet afforded by the area.

I am surprised and concerned by the proposal to rezone the area of 111-115 Atley Road and 163 Atley Road to Low Density Residential Zone (LDRZ) with no information about the intended development or consultation with the community. In particular:

- The rezoning would see the removal of the ONL classification of 111-115 and 163 Atley Road adjacent to the ONF of Shotover River. Under Section 6 of the RMA, use, development and protection of ONL and ONF areas are a matter of national importance.
- The visual impact of development on such a prominent area which can be seen from almost every street in Arthurs Point, In particular, the key route from Queenstown to Coronet Peak, which features the iconic view down the river from the site at the old Arthurs Point hotel location. So iconic it has featured on a postage stamp!
- Proximity of the development to the Kimi-ākau/Shotover River and its cultural significance to the community and to Māori.
- The impact on the area's value as a tourist draw. People from all over the world have, and will one day again soon, visit Arthurs Point to stay at the THC's Nugget Point hotel, ski Coronet Peak, soak up the views from the Onsen and ride the Shotover Jet. The proposed development directly impacts what these operators trade on – the view of the ONL and ONF.
- The broad scope of development allowed under the LDRZ that is inconsistent with adjacent development on Atley, Mathias, Larchmont Close, Larkins Way i.e. 450m2 lots

compared with existing lots in the area in excess of 800m<sup>2</sup> and majority stand alone houses with generous planting and public spaces that offer a degree of naturalness.

- Scope of development allowed under the LDRZ that does not require any consultation with the community or bespoke development controls to respond to the unique surrounding area.
- The impact additional housing will have on traffic in our quiet residential neighbourhood. In particular, at the key pressure points of the Edith Cavell Bridge (which QLDC has identified is at capacity) and Atley Road which is a very narrow road with limited sight lines up to the proposed development. I also have concerns about traffic increasingly using the very narrow Larchmont Close (private) and Mathias Terrace as an alternative access to/from Atley Road. This would only increase with construction and development.
- The unknown impact of tree removal and earthworks on the geological stability, water run-off and wind zones of the area.

More broadly, I am concerned by the impact continued intensification of Arthurs Point will have – where almost everyone gets in a car to access essential services such as school, work, shops, healthcare – on QLDC's ability to deliver its Climate Change Action Plan.

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. Due to the absence of any information to accompany the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) to suggest this would be handled otherwise, 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. I was not alone in finding this confusing.
- 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 Hazards assessment of proposed development on geotechnical stability, water run-off from tree removal and the impact particularly on neighbouring properties such as ours.
- Effects on cultural values as the river is a community resource well utilised for commercial tourism / recreational activities and recreational activities.
- A Traffic assessment of the impact additional housing will have on traffic in our quiet residential neighbourhood. In particular, at the key pressure points of the Edith Cavell Bridge (which QLDC has identified is at capacity) and Atley Road which is a very narrow road with limited sight lines up to the proposed development. We also have concerns about traffic increasingly using the very narrow Larchmont Close (which is a private road with maintenance paid by residents) and Mathias Terrace as an alternative access to/from Atley Road, particularly during development's construction.
- Engineers report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge). In particular, there is an easement for Larchmont Water Supply on our property and I would like to know if this will be impacted by new development.

If the site is to be rezoned, then the community should be allowed to comment on a professionally designed Master Plan that identifies lot sizes and boundaries, building platforms which are located back from ridges/escarpment edges including the escarpment that is visually prominent on entry into Atley Downs/Mathias Terrace/Larchmont Close, housing types and a landscaping plan, safe roading and parking and allocation for public spaces that maintain the degree of naturalness appropriate to this iconic landscape.

In the absence of this information, I suggest that the current proposal to rezone this area be rejected.

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: Simon Beale

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 concerned the Proposal will have significant adverse effects on the Outstanding Natural Landscape and the Shotover River (an Outstanding Natural Feature) and the residential character and amenity of the adjoining residential area of Arthurs Point, being matters that are of significant concern to myself.

**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).

I understand the rezoning of the property as sought by the submissions could result in a large scale development (with a potential 160 units with additional flats).

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 submissions if successful would significantly undermine the integrity and purpose of the ONL classification in the Queenstown Lakes District. This would set a dangerous precedent in relation to the security of the ONLs in the Wakatipu Basin and Wanaka-Hawea Basin and would make a mockery of the PDP policy framework.

2. Any development facilitated by rezoning of this land will have significant adverse effects on the amenity of the Atley Road corridor due to the extensive earthworks and vegetation clearance required to bring the road up to the required engineering standards to accommodate a significant increase in traffic flows.
3. 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.
4. 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.
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 (300m<sup>2</sup> 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.

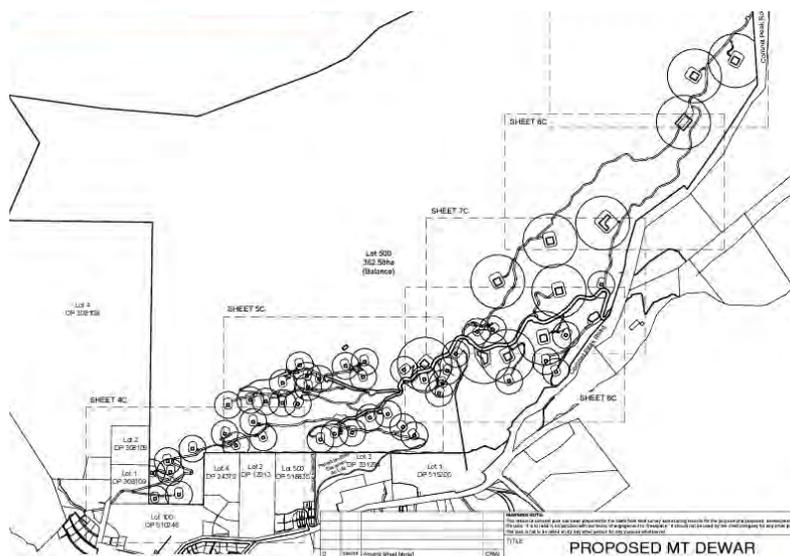
8. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.





- 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: 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: Simon Beale

Telephone: 027 230 7788

Email address: [simon@bealeconsultants.co.nz](mailto:simon@bealeconsultants.co.nz)

Address for Service: PO Box 113, 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 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] Anna-Louise Evelyn Hedley



**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]

Resident of Arthurs Point and family own property in neighbouring Larchmont Clo

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]

Please see attachment A appended to this submission for my reasons of opposition.

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

[give precise details]

Be 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]

Date 14/04/2022

\*\* 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] hedley.anna@gmail.com

Telephone [work]

[home]

[mobile] 02041348907

Postal Address 200 Arthurs Point Rd, Arthurs Point

[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.**

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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.



## **RE: 111-115 & 163 Atley Road – Rezoning Submission**

Arthurs Point is the reason my partner and I chose to move to Queenstown after returning home to NZ from the UK in 2019. While Queenstown generally was a big drawcard, the option to live in this 'Alpine Village' – a tight-knit, family-focused community surrounded by the remarkable natural beauty of the ONL and ONF of the Kimi-ākau/Shotover River with immediate access to the outdoors, rather than a sprawling urban development, is what sealed the deal. I have established a new business here and spend my evenings and weekends enjoying the local views, trails, mountains and river. I cannot imagine living anywhere else.

As a family, we are committed to the community of Arthurs Point. We have since purchased a property here in order to live within this safe, family-oriented community surrounded by natural beauty and access to the outdoors. We specifically chose to purchase on neighbouring Larchmont Close, due to its proximity to the Rural/ONL at 111-115 and 163 Atley Road and the ONF of the Shotover River and the degree of naturalness, character and peace and quiet afforded by the area.

I am surprised and concerned by the proposal to rezone the area of 111-115 Atley Road and 163 Atley Road to Low Density Residential Zone (LDRZ) with no information about the intended development or consultation with the community. In particular:

- The rezoning would see the removal of the ONL classification of 111-115 and 163 Atley Road adjacent to the ONF of Shotover River. Under Section 6 of the RMA, use, development and protection of ONL and ONF areas are a matter of national importance.
- The visual impact of development on such a prominent area which can be seen from almost every street in Arthurs Point, In particular, the key route from Queenstown to Coronet Peak, which features the iconic view down the river from the site at the old Arthurs Point hotel location. So iconic it has featured on a postage stamp!
- Proximity of the development to the Kimi-ākau/Shotover River and its cultural significance to the community and to Māori.
- The impact on the area's value as a tourist draw. People from all over the world have, and will one day again soon, visit Arthurs Point to stay at the THC's Nugget Point hotel, ski Coronet Peak, soak up the views from the Onsen and ride the Shotover Jet. The proposed development directly impacts what these operators trade on – the view of the ONL and ONF.
- The broad scope of development allowed under the LDRZ that is inconsistent with adjacent development on Atley, Mathias, Larchmont Close, Larkins Way i.e. 450m2 lots

compared with existing lots in the area in excess of 800m<sup>2</sup> and majority stand alone houses with generous planting and public spaces that offer a degree of naturalness.

- Scope of development allowed under the LDRZ that does not require any consultation with the community or bespoke development controls to respond to the unique surrounding area.
- The impact additional housing will have on traffic in our quiet residential neighbourhood. In particular, at the key pressure points of the Edith Cavell Bridge (which QLDC has identified is at capacity) and Atley Road which is a very narrow road with limited sight lines up to the proposed development. I also have concerns about traffic increasingly using the very narrow Larchmont Close (private) and Mathias Terrace as an alternative access to/from Atley Road. This would only increase with construction and development.
- The unknown impact of tree removal and earthworks on the geological stability, water run-off and wind zones of the area.

More broadly, I am concerned by the impact continued intensification of Arthurs Point will have – where almost everyone gets in a car to access essential services such as school, work, shops, healthcare – on QLDC's ability to deliver its Climate Change Action Plan.

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. Due to the absence of any information to accompany the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) to suggest this would be handled otherwise, 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. I was not alone in finding this confusing.
- 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 Hazards assessment of proposed development on geotechnical stability, water run-off from tree removal and the impact particularly on neighbouring properties such as ours.
- Effects on cultural values as the river is a community resource well utilised for commercial tourism / recreational activities and recreational activities.
- A Traffic assessment of the impact additional housing will have on traffic in our quiet residential neighbourhood. In particular, at the key pressure points of the Edith Cavell Bridge (which QLDC has identified is at capacity) and Atley Road which is a very narrow road with limited sight lines up to the proposed development. We also have concerns about traffic increasingly using the very narrow Larchmont Close (which is a private road with maintenance paid by residents) and Mathias Terrace as an alternative access to/from Atley Road, particularly during development's construction.
- Engineers report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge). In particular, there is an easement for Larchmont Water Supply on our property and I would like to know if this will be impacted by new development.

If the site is to be rezoned, then the community should be allowed to comment on a professionally designed Master Plan that identifies lot sizes and boundaries, building platforms which are located back from ridges/escarpment edges including the escarpment that is visually prominent on entry into Atley Downs/Mathias Terrace/Larchmont Close, housing types and a landscaping plan, safe roading and parking and allocation for public spaces that maintain the degree of naturalness appropriate to this iconic landscape.

In the absence of this information, I suggest that the current proposal to rezone this area be rejected.



# 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] Mary Jowett



**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 am an owner of a property using the private road that accesses 111 Atley

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 submission # 494 Gertrude Saddlery Limited c/o Vivian Espie

I oppose submission # 527 Larchmont Developments Ltd c/o P O Box 201 Queenstown



**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]

Refer attachment

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

[give reasons]

Refer attachment.

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

[give precise details]

That part of the Gertrude Saddlery Ltd submission be disallowed

The whole of the Larchmont Developments Ltd 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 140422

\*\* 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] mary@jowett.co.nz

Telephone [work]

[home]

[mobile] 0276405060

Postal Address 100 Atley Rd, RD1 Queenstown

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

Post code

9371

Contact person [name and designation, if applicable] Mary Jowett

**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.



**Submission by Larchmont Developments Ltd****140422**

I oppose the submission in its entirety.

I am a joint owner of 100 Atley Rd and 102 Atley Rd. Both houses access the same private road as to 111 Atley Rd and 100 Atley Rd shares a boundary with the private road. 100 Atley Rd, my primary residence, will be significantly affected by the increased size and traffic numbers on the private road from the current LDR zoning of 111 Altey Road. I am already of the view, as outlined below, that this zoning is out of scale and nature with the surrounding neighbourhood in regard to lot sizes, density, noise, the effect on access and the increased need for services including lighting. Further extension of the zone with increase the impact significantly and I oppose the submission Larchmont Developments Ltd in its entirety.

It seems the map attached to the application shows the whole area of 111 Atley Rd hatched, some of which is already LDR. I also think the hatched map attached to the submission is confusing and the submission should be rejected or clarified.

Below is my submission the Larchmont Development submission as contained in their table 5 as they impact on me personally and those that impact the wider community.

1. I oppose the statement in the submission that the "The adjoining residential developments of Arthurs Point immediately adjacent to this land detract from the naturalness of this site." This point is void as it would be just as just as valid to argue that the adjacent developments enhance the space and potential naturalness of the land, or the naturalness of the land enhances itself. The topography of the whole of the site includes areas from which the existing LDR developments are not visible, to the SW, S and SE.

The land in question contains high points and sloping land toward the Shotover River which are currently zoned rural. By their nature of being a very visible and prominent in the landscape the naturalness sits as a buffer to the surrounding developments and wider community. Potential runoff into the Shotover from increased development is a significant environmental risk.

2. I oppose that this site is already serviced by the infrastructure of the adjoining residential zone which has the capacity to service this site. The submission does not include any information to back up this claim. As the land has been zoned rural, how does the submitter know that the council had pre-empted this zone change, and the increased capacity required?

The council services map shows the adjoining zone services. Water stops well before the site in question. The closest water pipe is private, which we are part of, with no capacity for further load.



3.

27 Subdivision and Development Character.

I oppose that the primary status of subdivision should revert to a controlled activity status. Due to the potential number of small lot sizes on a development of the land area hatched being in stark contrast the scale and nature of the surrounding neighbourhood, with larger lot sizes, most between 800sqm and 3000 sqm, any subdivision activity should be publicly notified. An increase of the area that could be developed to 450sqm lot size would be even more out of character.

Under the Proposed District Scheme:

*“7.2.6 Objective - Development efficiently utilises existing infrastructure and minimises impacts on infrastructure networks.*

*Policies 7.2.6.1 Ensure access and vehicle parking is located and designed to optimise safety and efficiency of the road network and minimises impacts on on-street vehicle parking.*

*7.2.6.2 Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water.*

*7.2.6.3 Integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).”*

4. I oppose this submission to rezone the whole of the area hatched on the supplied plan to Lower Density Residential Zone, because the consequential development of the area would not meet the Lower Density Zone Objectives 7.2.6.1 – 7.2.6.3

4a. Rezoning of the land is not “the most efficient and effective use of a natural resource and would give effect to the purpose of sustainable management”. Zoning to LDR would significantly stress the existing services, as noted further below, and the earthworks to create suitable LDR lots would significantly alter the natural topography of the high point and cause considerable environmental damage to the adjoining DOC land and river reserve.

The hatched area on the map provided by the submitter is confusing as from what I understand, some of the land has already been zoned as LDR. The potentially smaller lot sizes provide for in the Proposed District Scheme LDR zone would place smaller lot sizes than the surrounding neighbourhood even further away from the main road and the existing services. The most efficient and effective development is to place the smaller lots closer to the main arterial roads and services and this is not possible with this application. Encouraging further small lots sizes would be an inefficient and damaging use of the land.

4b. I oppose the submission on the basis further LDR zoning would further contravene LDR Objective 7.2.6.1. There is no public, council road bordering the area hatched on the submitters plan. The topography and land ownership of the accessway that extends off Atley Road would not support a road “designed to optimise safety and efficiency of the road.” Past proposed subdivision Resource Consents have investigated use of an extension to Atley Rd. Due to the topography of the land and the existing right of ways accessing the private road, the extensive additional loadings on the road from an extension to the Lower Residential Zone and Urban Boundary would not provide a safe road. Council regulations could not be met in regard to view lines and widths without significant compromise.

Atley Road, towards the site, is narrow and not formed to council standards. It does not have a footpath or even middle paint definition. It has several pinch points including one where a house telecom point is located in the width of the road, inherited from previous poorly designed development by the Larchmont owners. Since the council has taken over the ownership of the road, it has not been rectified. The private accessway, immediately before the council Atley Rd finishes is very close to a blind corner. Another private accessway immediately after the council Atley Rd, is bounded by steep rock cliff on one side and a near 45 degree drop on the other, creating another entrance onto a potential road by a blind and narrow corner.

4c. I oppose the submission as it is not in accordance with LDR Objective 7.2.6.2. The extensive additional loadings on the infrastructure from an extension to the Lower Residential Zone and Urban Boundary would not “*Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water*” as required under Objective 7.2.6.2 as they do not currently exist. The current services would not have been designed with this scale of development in mind as the area was zoned rural. As above, allowing a large area of LDR in the spot furthest from the main council services is not ‘practical’ and the amount of work that would be required is not ‘low impact’.

4d. I oppose the submission as it does not support the LDR Objective 7.2.6.3. The extensive additional loadings on the infrastructure from an extension to the Lower Residential Zone and Urban Boundary would not “*integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).*” Due to the topography of the road, previous development proposals have not been able to satisfy my concerns that:

- a foot path, with adequate barriers to prevent falling can be allowed for without impacting significantly on bordering properties
- That there is room for a cycle path as required by new council roads, which would link to the Queenstown Trail further down Atley Rd.

- appropriate measures to integrate into the existing residential character. This lack of streetlights is treasured by the local community for its support of a dark sky approach without light spill.

Increasing the area that would be LDR will make this situation even more untenable.

5. I cannot support the increase of a zoning which would be in stark contrast to the nature and scale of the wider neighbourhood which the potential access would pass through. Due to the history of the zoning and consequential development in the area, and as can be seen from the map, there is large number of large sites in the adjacent Lower Density Residential area directly bordering the site and potential access. Our own site, and those around us, are in the order of 2500sqm and 3000sqm and Atley Downs in the order of 800sqm – 1000sqm.

The extended LDR zone proposed has more in common with the nature and scale of the adjoining Atley Downs subdivision than the sites adjoining the accessway which is an extension of Atley Rd. This is quite clearly visible on the map. I would consider supporting a submission for subdivision that was closer to the Atley Downs lot sizes with various controls including minimum lot size, restrictions on access and the enhancement of the adjoining DOC land and Shotover River Reserve over and above the low-density rules for development in this area.

For me to consider supporting this submission I would need clarification on the area in question, more information on controls the proposed lot size, access arrangement, the nature of the services to the site (including street lighting) and landscaping controls, including the elimination of the wilding trees in the area, the removal of which I support as they are a significant seed source and fire risk.

**Submission by Gertrude Saddlery (Successor to original submitter Swan).**

**140422**

I am a joint owner of 100 Atley Rd and 102 Atley Rd. Both houses access the same private road as to 111 Atley Rd and 100 Atley Rd shares a boundary with the private road. 100 Atley Rd, my primary residence, will be significantly affected by the increased size and traffic numbers on the private road from the current LDR zoning of 111 Atley Road. I am already of the view, as outlined below, that this zoning is out of scale and nature with the surrounding neighbourhood in regard to lot sizes, density, noise, the effect on access and the increased need for services including lighting. Further extension of the zone with increase the impact significantly and I oppose the Gertrude Saddlery submission in its entirety.

I oppose this submission to rezone to Rural zone land to Lower Density Residential Zone, because the consequential development of the area would not meet the Lower Density Zone Objectives 7.2.6.1 – 7.2.6.3. Below is my submission on the Gertrude Saddlery submission as contained in their points 5 and 6 as they impact on me personally and those that impact the wider community.

1. Rezoning of the land to LDR would significantly stress the existing services, as noted further below, and the earthworks to create suitable LDR lots would significantly alter the natural topography of the sloping area of the land in question and cause considerable environmental damage to the adjoining DOC land and river reserve on the SW, S and SW sloping sides. Extending the already zoned LDR area with the potentially smaller lot sizes provide for in the Proposed District Scheme LDR zone would place much smaller lots with higher density housing, than

the surrounding neighbourhood, even further away from the main road and the existing services. The most efficient and effective development is to place the smaller lots closer to the main arterial roads and services and this is not possible with this application. Encouraging further small lots sizes would be an inefficient and damaging use of the land.

2. There is no public, council road bordering the area hatched on the submitters plan. I oppose the submission on the basis that further LDR zoning would further contravene LDR Objective 7.2.6.1 as the topography and land ownership of the accessway that extends off Atley Road would not support a road “designed to optimise safety and efficiency of the road.” Past proposed subdivision Resource Consents have investigated use of an extension to Atley Rd. Due to the topography of the land and the existing right of ways accessing the private road, the extensive additional loadings on the road from an extension to the Lower Residential Zone and Urban Boundary would not provide a safe road. Council regulations could not be met in regard to view lines and widths without significant compromise.

Atley Road, towards the site, is narrow and not formed to council standards. It does not have a footpath or even middle paint definition. It has several pinch points including one where a house telecom point is located in the width of the road, inherited from previous poorly designed development by the Larchmont owners. Since the council has taken over the ownership of the road, it has not been rectified. The private accessway, immediately before the council Atley Rd finishes is very close to a blind corner. Another private accessway immediately after the council Atley Rd, is bounded by steep rock cliff on one side and a near 45 degree drop on the other, creating another entrance onto a potential road by a blind and narrow corner.

3. I oppose the submission as it is not in accordance with LDR Objective 7.2.6.2. The extensive additional loadings on the infrastructure from an extension to the Lower Residential Zone and Urban Boundary would not “Ensure development is designed consistent with the capacity of existing infrastructure networks and, where practicable, incorporates low impact approaches to stormwater management and efficient use of potable water” as required under Objective 7.2.6.2 as they do not currently exist. The current services would not have been designed with this scale of development in mind as the area was zoned rural. As above, allowing a large area of LDR in the spot furthest from the main council services is not practical or sensible use of council infrastructure.

4. I oppose the submission as it does not support the LDR Objective 7.2.6.3. The extensive additional loadings on the infrastructure from an extension to the Lower Residential Zone and Urban Boundary would not “integrate development with all transport networks and in particular, and where practicable, improve connections to public transport services and active transport networks (tracks, trails, walkways and cycleways).” Due to the topography of the road, previous development proposals have not been able to satisfy my concerns that:

- a foot path, with adequate barriers to prevent falling can be allowed for without impacting significantly on bordering properties
- That there is room for a cycle path as required by new council roads, which would link to the Queenstown Trail further down Atley Rd.
- appropriate measures to integrate into the existing residential character. This lack of streetlights is treasured by the local community for its support of a dark sky approach without light spill. Increasing the area that would be LDR will make this situation even more untenable.

5. I cannot support a further LDR of the land in question which would continue to be in stark contrast to the nature and scale of the wider neighbourhood which the potential access would pass

through. Due to the history of the zoning and consequential development in the area, and as can be seen from the map, there is large number of large sites in the adjacent Lower Density Residential area directly bordering the site and potential access. Our own site, and those around us, are in the order of 2500sqm and 3000sqm and Atley Downs in the order of 800sqm – 1100sqm.

The extended LDR zone proposed has more in common with the nature and scale of the adjoining Atley Downs subdivision than the sites adjoining the accessway which is an extension of Atley Rd. This is quite clearly visible on the map. I would consider supporting a submission for subdivision that was closer to the Atley Downs lot sizes with various controls including minimum lot size, restrictions on access and the enhancement of the adjoining DOC land and Shotover River Reserve over and above the low-density rules for development in this area.

For me to consider supporting this submission I would need clarification on the area in question, more information on controls the proposed lot size, access arrangement, the nature of the services to the site (including street lighting) and landscaping controls, including the elimination of the wilding trees in the area, the removal of which I support as they are a significant seed source and fire risk.

I support 6 (iv) that the balance should remain Rural Zoning.

## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Gertrude's Saddlery Limited (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as it has an interest in land affected by the content of submissions (clause 8(1) of Part 1 of Schedule 1 of the RMA 1991).
- 3 The Further Submitter (as a successor) made an original submission on the Proposed Plan – submission 494 in the name of Michael Swan (later re-notified as Gertrude's Saddlery Limited). The Further Submitter supports submissions on the Proposed Plan as set out in the table below. These submissions pertain to the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to the those original submissions (respectively **Submission Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land parcels identified in the submissions to Lower Density Residential Zone. This further submission supports the relief sought, and details with more specificity, particular outcomes relevant to that relief which would provide for the most effective and efficient use of the land identified for rezoning.
- 5 The overall reasons for supporting the relief sought are:
  - (a) The Queenstown Lakes District, as a high growth district, needs to provide for sufficient zoning capacity over the lifetime of this PDP and beyond. Sufficient capacity needs to provide a 'buffer' above and beyond what is consistent with growth projections, to take into account constraints in bringing to market all theoretically urban zoned land. Rezoning of this land will be necessary for QLDC to achieve its urban growth objectives, strategy, and ensure its PDP is consistent with the Otago RPS and the National Policy Statement on Urban Development. Arthurs Point also falls within the definition of the Queenstown 'Urban Environment'<sup>1</sup> in the NPS-UD; therefore specific NPS-UD provisions relating to Urban Environments apply to Arthurs Point (as part of the Queenstown Urban Environment), as well as general provisions of the NPS-UD relating to High Growth Urban Areas, which apply district wide. The QLDC Spatial Plan recognises Arthurs Point as an 'existing urban area', which are areas prioritised for accommodating projected population growth over the next 30 years. The Spatial Plan specifically states that consolidated growth should occur within and around those existing urban

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<sup>1</sup> Supplementary Memorandum of Counsel on behalf of QLDC regarding the NPSUDC dated 19 April 2017, at [6.1]

areas (at page 50). Consolidating growth around existing urban areas will mean more people live in areas where public transport, cycling and walking is an easy and attractive transport option. This will support committed and future investment in improved public transport and active mode infrastructure, reduce the impact on the environment particularly through emissions reductions, and make the transport system safer and more resilient.

- (b) This area of land is a logical rezoning to provide for the above needs, because it is located within an already urbanised area, has nearby and accessible public transport and other public amenities, does not contribute to sprawl and is not productive land. Providing for this additional zoning to meet growth projections and demand will enable people and communities' social, economic, and cultural wellbeing, consistent with Chapter 3 of the PDP, and Operative and Proposed RPS, as well as Part 2 of the RMA.
- (c) At a national level, the New Zealand Government has stated its commitment to boosting the supply of new housing and proposed various initiatives to address housing affordability. This policy intent is also reflected in changes to the tax legislation that have occurred over the past 13 months. The new interest deductibility limitation rules and changes to the bright line rules were both proposed as part of the Government's initiatives to address housing affordability. Notably, in both sets of rules, there is concessional treatment for new builds compared with existing residential property. For example, there is a new build exemption from the recently enacted interest deductibility limitation rules, and new builds are subject to a shorter bright-line tax period compared with existing residential property.
- (d) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
- (e) The land identified within the Submissions is currently degraded and covered in wilding pines which are classified as a pest in the Otago Regional Pest Management Strategy. The Submission Land is not considered to be a section 6 or 7 landscape in its own right, and does not hold any ecological or cultural significance. There is significant potential in this rezoning to enhance the land, provide for improved ecological outcomes and provide demonstrable community benefits through increase in housing supply, removal of wilding pines and other pest species, creating open space, public access and other public amenities.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<p>The Submission is supported in its entirety. Without derogating from the generality of that support, the particular relief supported is:</p> <ul style="list-style-type: none"> <li>• Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submission Land</li> <li>• Amending map annotations in relation to the Submission Land, including any Urban Growth Boundary, Outstanding Natural Landscape, or Outstanding Natural Feature, or other map overlay</li> <li>• Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submission Land</li> <li>• Further amendments to PDP Chapters to give effect to the relief sought</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The relief sought to reclassify the Submission Land so that it is not identified as either wholly or partly within an ONL or ONF is supported. The Submission Land is not considered to be sufficiently natural to be classified as any section 6 or 7 landscape, and in particular:</p> <ul style="list-style-type: none"> <li>• The Submission Land is not of a sufficient size to constitute a landscape (either under section 6 or section 7) in its own right. It is located between the Arthurs Point Lower Density Suburban Residential Zone, (which is excluded from the Central Wakatipu Basin/Coronet ONL) and the Shotover River ONF;</li> <li>• It does not exhibit characteristics that the Courts have identified as necessary for such classification in all Topic 2 PDP Environment Court decisions;</li> <li>• It is not part of the Shotover River escarpment / ONF and is a distinct area of land to that Feature;</li> </ul> <p>It does not exemplify any attributes or features warranting such classification, as set out in the Otago Regional Policy Statement and Proposed Policy Statement, or the Proposed District Plan Chapter 3 and 6 identification frameworks.</p> <p><b>Rezoning</b></p> <p>Given the Submission Land is not considered to be a section 6 or 7 landscape, the most efficient and effective zoning is to allow for urban development. This accords with the applicable provisions of the NPS-UD, in recognition that this District is a high growth area, with unique constraints in providing affordable and adequate housing supply to market. Rezoning the Submission land in the following manner will better achieve the NPS-UD intent and provisions, and provide for people and communities' housing needs:</p> <ul style="list-style-type: none"> <li>• Rezone the Submission Land to a form of urban density that suits the site-specific constraints of the Submitter Land.</li> <li>• Rezone the Submission Land (either in whole or in part) to a range of potential densities, including that as identified in the LDR, MDR, HDR, LLR A or B Zones of the PDP, or another site-specific urban zoning.</li> <li>• Provide for any local amenities / non-residential spot zoning within the Submission Land to enhance community outcomes, if appropriate.</li> </ul> <p><b>Arthurs Point UGB</b></p> <p>Identify an Urban Growth Boundary around the Submission Land so that it falls entirely within the Arthurs Point Urban Area / Arthurs Point UGB.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>Apply any site-specific provisions of the PDP to the Submission Land in order to achieve an effective and efficient rezoning of the Submission Land, including by:</p> <ul style="list-style-type: none"> <li>• Amend chapter 27 (subdivision) to provide for site-specific subdivision rules for the urban development of the Submission Land, including in particular a controlled activity and non-notified consenting pathway for development compliant with zoned densities;</li> <li>• Amend Chapter 27 to provide for a site-specific structure plan / master plan approach to future subdivision and development, including any specific objectives and policies relevant to the structure plan and to the urban development of the Submission Land;</li> <li>• Amend any district –wide chapters of the PDP (2, 25-39) applicable to the Submission Land to enable future effective subdivision and development. Site specific provisions may be required to be inserted into these chapters to give effect to any rezoning outcomes or structure plan / subdivision provisions anticipated on the subject site. In particular, amend earthworks, wilding trees, temporary activities, and any definitions of the PDP to ensure that the felling, poisoning, or removal of wilding trees on the Submission Land is a permitted activity – or is otherwise provided for within a subdivision specific provision / structure plan as a permitted activity.</li> </ul> <p><b>Further rezoning</b></p> <p>Land beyond and adjacent to the Submission Land may also be appropriate for rezoning / site specific PDP Provisions in order to effect a residential zoning of the Submission Land and amenity outcomes for the community,</p>

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
			<p>such as public access to the Shotover River, commuter trail and pedestrian links, or appropriate road and servicing upgrades.</p> <p>Any further consequential or alternative amendments to PDP provisions and planning maps to enable the subdivision and development of the Submission Land, and any clearance of the land required to facilitate that are sought.</p>
494 Michael Swan / Gertrude's Saddlery Limited	<p>The Submission is supported in its entirety. Without derogating from the generality of that support, the particular relief supported is:</p> <ul style="list-style-type: none"> <li>• Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submission Land</li> <li>• Amending map annotations in relation to the Submission Land, including any Urban Growth Boundary, Outstanding Natural Landscape, or Outstanding Natural Feature, or other map overlay</li> <li>• Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submission Land</li> <li>• Further amendments to PDP Chapters to give effect to the relief sought</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The relief sought to reclassify the Submission Land so that it is not identified as either wholly or partly within an ONL or ONF is supported. The Submission Land is not considered to be sufficiently natural to be classified as any section 6 or 7 landscape, and in particular:</p> <ul style="list-style-type: none"> <li>• The Submission Land is not of a sufficient size to constitute a landscape (either under section 6 or section 7) in its own right. It is located between the Arthurs Point Lower Density Suburban Residential Zone, (which is excluded from the Central Wakatipu Basin/Coronet ONL) and the Shotover River ONF;</li> <li>• It does not exhibit characteristics that the Courts have identified as necessary for such classification in all Topic 2 PDP Environment Court decisions;</li> <li>• It is not part of the Shotover River escarpment / ONF and is a distinct area of land to that Feature;</li> <li>• It does not exemplify any attributes or features warranting such classification, as set out in the Otago Regional Policy Statement and Proposed Policy Statement, or the Proposed District Plan Chapter 3 and 6 identification frameworks.</li> </ul> <p><b>Rezoning</b></p> <p>Given the Submission Land is not considered to be a section 6 or 7 landscape, the most efficient and effective zoning is to allow for urban development. This accords with the applicable provisions of the NPS-UD, in recognition that this District is a high growth area, with unique constraints in providing affordable and adequate housing supply to market. Rezoning the Submission land in the following manner will better achieve the NPS-UD intent and provisions, and provide for people and communities' housing needs:</p> <ul style="list-style-type: none"> <li>• Rezone the Submission Land to a form of urban density that suits the site-specific constraints of the Submitter Land.</li> <li>• Rezone the Submission Land (either in whole or in part) to a range of potential densities, including that as identified in the LDR, MDR, HDR, LLR A or B Zones of the PDP, or another site-specific urban zoning.</li> <li>• Provide for any local amenities / non-residential spot zoning within the Submission Land to enhance community outcomes, if appropriate.</li> </ul> <p><b>Arthurs Point UGB</b></p> <p>Identify an Urban Growth Boundary around the Submission Land so that it falls entirely within the Arthurs Point Urban Area / Arthurs Point UGB.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>Apply any site-specific provisions of the PDP to the Submission Land in order to achieve an effective and efficient rezoning of the Submitter Land, including by:</p> <ul style="list-style-type: none"> <li>• Amend chapter 27 (subdivision) to provide for site-specific subdivision rules for the urban development of the Submission Land, including in particular a controlled activity and non-notified consenting pathway for development compliant with zoned densities;</li> <li>• Amend Chapter 27 to provide for a site-specific structure plan / master plan approach to future subdivision and development, including any specific objectives and policies relevant to the structure plan and to the urban development of the Submission Land;</li> <li>• Amend any district –wide chapters of the PDP (2, 25-39) applicable to the Submission Land to enable future effective subdivision and development. Site specific provisions may be required to be inserted into these chapters to give effect to any rezoning outcomes or structure plan / subdivision provisions anticipated on the subject site. In particular, amend earthworks, wilding trees, temporary activities, and any definitions of the PDP to ensure that the felling, poisoning, or removal of wilding trees on the Submission Land is a permitted</li> </ul>

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
			<p>activity – or is otherwise provided for within a subdivision specific provision / structure plan as a permitted activity.</p> <p><b>Further rezoning</b></p> <p>Land beyond, and adjacent to, the Submission Land (including all of the land identified in submission 527) is appropriate for rezoning / site specific PDP Provisions to effect a residential zoning of the Submission Land and amenity outcomes for the community, such as public access to the Shotover River, commuter trail and pedestrian links, or appropriate road and servicing upgrades.</p> <p>In addition, further land than that identified in this submission is appropriate for:</p> <ul style="list-style-type: none"> <li>• Removal from any section 6 or 7 landscape classification</li> <li>• Rezoning to an urban density / mixed rezoning as outlined above</li> <li>• Inclusion within the Arthurs Point UGB</li> <li>• Applying any site-specific PDP provisions to enable effective subdivision and development of the land, including in particular any tree clearance / preparatory works necessary.</li> </ul> <p>Land beyond, and adjacent to, the Submission Land includes that land identified in the Larchmont Developments Limited submission (527), and may also include any additional adjacent parcels of land in order to effect appropriate rezoning and amenity outcomes for the community, such as public access to the Shotover River, commuter trail and pedestrian links, or appropriate road and servicing upgrades.</p> <p>For clarity, the further submission on submission 494 seeks to bring the area of land sought for rezoning into line with that as identified in submission 527, and as identified in the map attached.</p> <p>Any further consequential or alternative amendments to PDP provisions and planning maps to enable the subdivision and development of the Submission Land, and any clearance of the land required to facilitate that are sought.</p>

- 6 The Further Submitter wishes to be heard in support of its further submission.
- 7 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

Dated this 14<sup>th</sup> day of April 2022

*Maree Baker-Galloway*

**Gertrude's Saddlery Limited**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



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: Tracey van Herel & Rory O'Donnell

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. We live at 85a Atley Road and the proposal will have a significant impact to us in terms of increase in overall density to the area which is not in keeping with the existing environment. This increase in density will create significant increases in the traffic movements and therefore impact vehicle, cyclist and pedestrian safety. It is difficult to see with such a narrow access road how this can be accommodated and presents issues in both volume and safety.

In addition to this, we are unhappy that the stunning, Outstanding Natural beauty and landscape of the Shotover Canyon area will be significantly changed in a negative way by allowing the area to be developed. The Shotover Canyon is an iconic and a world renowned area of exceptional beauty, if this area is to be developed these changes are not be able to be reversed and allowing this development will compromise this forever. In Queenstown we need to maintain our areas of unique natural beauty and ensure they are protected for future generations to enjoy.

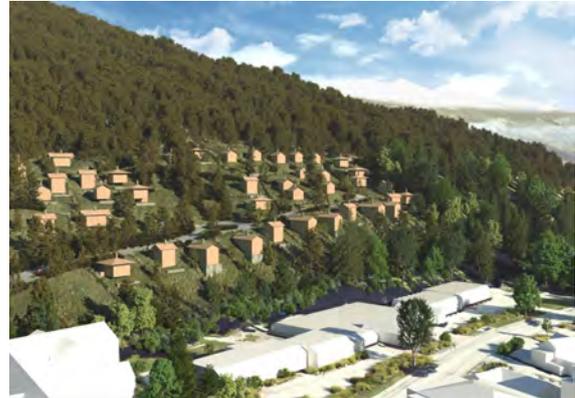
The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of the 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 (300m<sup>2</sup> 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.

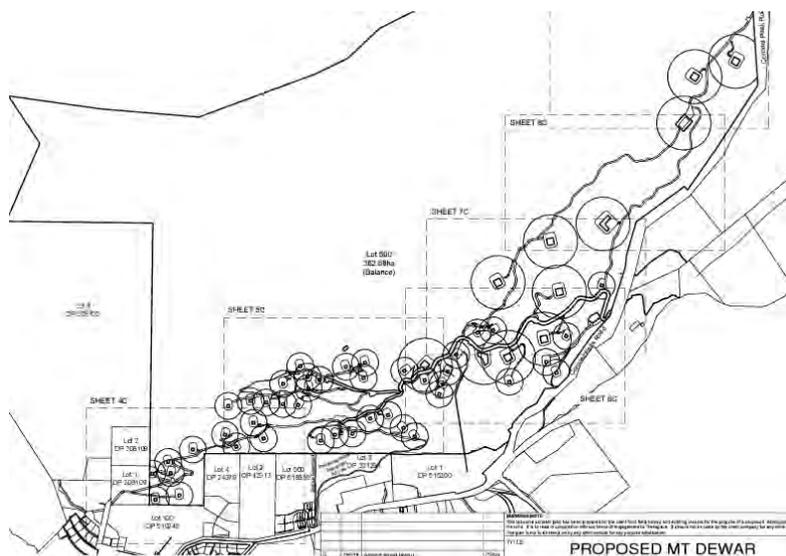
6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.



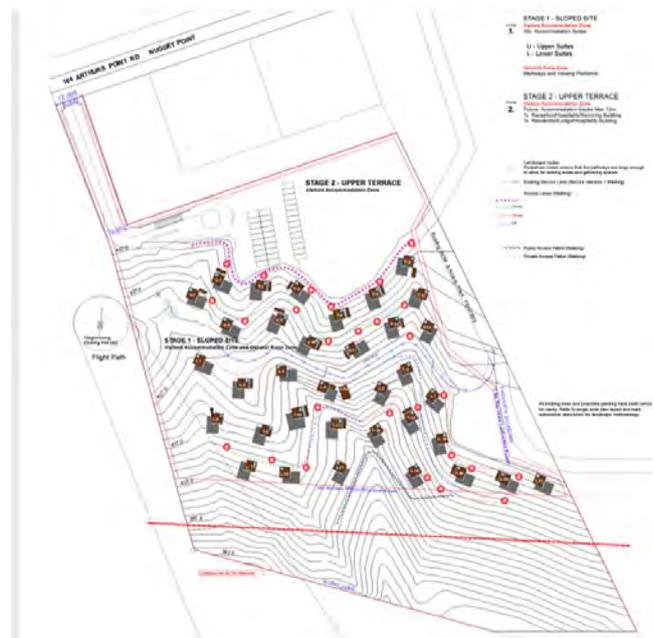
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- 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

---

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: Tracey van Herel

Telephone: 027 6867766

Email address: [traceyv@xtra.co.nz](mailto:traceyv@xtra.co.nz)

Address for Service: 85a Atley Road, Arthurs Point

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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 [full name] Michael J Boyd



**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]  
I oppose the proposal of subdivision and Notified Plan Change



**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]  
Totally oppose the application for this Notified Plan Change, to allow a major subdivision.

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

[give reasons]

My opposition is because: The proposed site in question, is a noted ONL feature of the local district, for it's outstanding visual impact and qualities.  
It stems from early gold mining activities, and has regenerated with lush green plant cover, which has been considered NZ wide as iconic. ( it was featured in a national NZ stamp )My wife and I are both 5th generation locals, with links to Skippers, ( my great great grand-father was the school teacher there), along with her parents and relatives who were the first farmers of the area of Atley and the Gorge. The proposal will seriously DEGRADE negatively impact ThisThe location of this proposed development

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

[give precise details]

I seek the proposal in whole be DISALLOWED, fully.  
Rural views/landscapes will be gone for ever. The location is a few 100m from my home and is the main Outstanding Natural Landscape/VIEW .  
My cultural links to this location is strong with my tribal NOHOANGA located nearby. The so-called ONL status seems worthless if all and sundry can apply to change those special zones purely for high density development.  
I appeal to QLDC to consider the longer term effects if this is allowed... There will be gradually be no ONL in the district!!!

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 14th 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] tussockhill@xtra.co.nz

Telephone [work]

[home] 034428543

[mobile] 021999675

Postal Address 409 Gorge Road, RD.1, Queenstown

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

Contact person [name and designation, if applicable] Mr Mike Boyd

**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] Jennifer Hedley



**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]  
Property owner and resident of Arthurs Point in neighbouring 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]  
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]

Please see attachment A appended to this submission for my reasons of opposition.

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

[give precise details]

Be 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]

Date 14/04/2022

*\*\* 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] jenny-hedley@outlook.com

Telephone [work] 063771794

[home]

[mobile]

Postal Address 12 Larchmont Close, Arthurs Point

[or alternative method of service  
under section 352 of the Act]Post code  
9731

Contact person [name and designation, if applicable] Anna-Louise Hedley, hedley.anna@gmail.com 02041348907

**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.



**RE: 111-115 & 163 Atley Road – Rezoning Submission**

As a property owner neighbouring 111-115 and 163 Atley Road, I am surprised and concerned by the proposal by Council, Gertrude Saddlery Ltd, Larchmont Developments Ltd to rezone this area to Low Density Residential Zone (LDRZ) with no information or community consultation about the impacts of such a change and the development this allows on the iconic views, environment, cultural significance or community of Arthurs Point. This is especially concerning given the rezoning would remove the current Rural within an Outstanding Natural Landscape (ONL) classification of an area adjacent to the iconic Outstanding Natural Feature (ONF) of the Kimi-ākau/Shotover River. Under Section 6 of the Resource Management Act, use, development and protection of ONL and ONF areas are considered a matter of national importance and I am aware of the preceding efforts to protect this iconic landscape.

As a family, we are committed to the community of Arthurs Point. We purchased a property here in order to live within this safe, family-oriented community surrounded by natural beauty and access to the outdoors. We specifically chose the property we purchased due to its proximity to the Rural/ONL at 111-115 and 163 Atley Road and the ONF of the Shotover River and the degree of naturalness, character and peace and quiet afforded by the area. Surrounding development to the north has been tasteful to date with large lot sizes (800s/m+), set backs, planting and public spaces that present a degree of naturalness when viewed in relation to the remarkable landscape. We are not sure that Arthurs Point can absorb much more development of the kind allowed under the LDRZ with no bespoke controls – particularly in such a visually prominent area and when viewed in combination with other developments under construction or consented.

Having reviewed the owners website and looked at the information (or lack thereof) being made public as part of the application process to date, I am concerned that there is no transparent or visible plans that will reassure us as neighbouring residents, that this development will be done in a way that is sensitive to the local environment – both from physical and social perspective. We consider the points raised in the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) insufficient to justify the proposed rezoning at this time and that the absence of information prevents us and the community from making an informed view.

Due to this absence of information and the sensitivity of the environment in question, I currently oppose the submissions of GSL and LDL to rezone 111-115 Atley Road and 163 Atley Road to Low Density Residential (LDRZ).

At a minimum, I consider the following information should be provided to the community to enable any 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 professionally designed Master Plan that identifies lot sizes and boundaries, building platforms which are located back from ridges/escarpment edges including the escarpment that is visually prominent on entry into Atley Downs/Mathias Terrace/Larchmont Close, housing types and a landscaping plan and allocation for public spaces, safe roading and parking that maintain the degree of naturalness appropriate to this iconic landscape.
- 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.
- Effects on cultural values as the river is a community resource well utilised for commercial tourism / recreational activities and recreational activities.
- A Natural Hazards assessment of proposed development on geotechnical stability, water run-off from tree removal and the impact particularly on neighbouring properties such as ours.
- A Traffic assessment of the impact additional housing will have on traffic in our quiet residential neighbourhood. In particular, at the key pressure points of the Edith Cavell Bridge (which QLDC has identified is at capacity) and Atley Road which is a very narrow road with limited sight lines up to the proposed development. We also have concerns about traffic increasingly using the very narrow Larchmont Close (which is a private road with maintenance paid by residents) and Mathias Terrace as an alternative access to/from Atley Road, particularly during development's construction.
- Engineers report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge). There is currently an easement on my property to Larchmont Water Supply, I would like to understand whether this will be used as part of the new development.

More broadly, I am concerned by the impact continued intensification of Arthurs Point will have – where almost everyone gets in a car to access essential services such as school, work, shops, healthcare – on QLDC’s ability to deliver its Climate Change Action Plan.

Without the information required to assess the appropriateness of the development allowed by the rezoning of such an outstanding environment, I reject, in full, the applicant’s proposal to rezone this area as it currently stands.

## 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: Doris Rosteck

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 proposed developments will deeply affect our daytime views. We have been living in Arthurs Point since 1991 and have witnessed first-hand the degradation of our outstanding night sky due

to light pollution. The proposed developments are right opposite us and the potential light coming over from that site will affect our clear starry night sky even more negatively.

We are also very much concerned about noise pollution. The Arthurs Point basin is surrounded by hills and mountains, and any noise, may it be from helicopters, building activities, dog barking, traffic etc bounces off the surrounding hills/mountains.

Another point which we are very concerned about is the increase in traffic. Edith Cavell Bridge is a one-lane bridge, and proposed future improvements of this bridge or a new double lane bridge are far away. We have seen already a huge increase in traffic, especially during the summer time, (before Covid 19 stopped the tourism flow,) and during the ski season. More households mean more traffic. The pressure on that bridge is enormous and is at times very much congested.

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 (300m<sup>2</sup> 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.



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	<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"> <li>a. <u>landscape values are protected;</u></li> <li>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 <u>will be reasonably difficult to see from beyond the boundary of the site in question.</u></li> </ol>

**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

Doris Frauke Rosteck

---

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: Doris Frauke Rosteck

Telephone: 027 8299226

Email address: [doris.rosteck@gmail.com](mailto:doris.rosteck@gmail.com)

Address for Service: 13 Seffers Way

RD 1

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] Kenneth Francis Gousmett



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

My submission is in support of submission 494 and submission 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]  
See attached sheet.

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 494, Gertrude's Saddlery Ltd (successor to original submitter Michael Swan) and Submission 527 Larchmont Developments Ltd..



**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 particular parts of Submissions 494 and 527 that I support are:

1. Opposition to Rural Zoning over that part of the subject property that extends to the south of the proposed Low Density Residential Zoning.
2. Use of the relatively flat land to the south of the existing Low Density Residential Zoning for an extension of this zone (ie Low Density Residential) .

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

[give reasons]

See attached sheet

**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 Submissions 494 and 527 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]

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]mountainlakesrivers46@gmail.com

Telephone [work]

[home]

[mobile]027 229 6012

Postal Address

94 Atley Road, Arthurs Point, Queenstown

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

Post code

9371

Contact person [name and designation, if applicable]Ken Gousmett

**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 Form 6: Further Submission – continued.**

### **Submission of Kenneth Gousmett dated 14 April 2022.**

**I am a person who has an interest in the proposal that is greater than the interest of the general public – continued from Form 6:**

- I live on the right of way (ROW) extension at the south end of Atley Road.
- I have lived at Arthurs Point since 1972, excluding 5 years overseas. I have lived on Atley Road since 1985.
- With my wife Rezija we have built 4 houses at Arthurs Point, 3 of these houses on Atley Road. Our family Trust, Cavell Heights Trust, still owns 2 of the houses on Atley Road, one of which we live in.
- We purchased the 1.6ha property at Atley Road from Dig Swan the farmer owner in the mid 1980's and subsequently subdivided the property into 8 lots.
- Our house at 94 Atley Road is immediately adjacent to the ROW which is a narrow gravel access to some 15 houses. I organise periodic maintenance of the ROW as required.
- I also designed, largely constructed and still manage a private water supply built 30 years ago, which serves some 18 houses on Atley Road where there is no Council water supply. The water is pumped from a bore at Big Beach.
- I have had a long involvement in development infrastructure in Queenstown since the early 1970's. This includes Development and Construction manager at Millbrook Resort for the first 5 years, Infrastructure manager at Jacks Point from inception in 2002 to 2015 and two four year periods with Queenstown Lakes District Council in infrastructure planning and management.

**The reasons for my support of submissions 494 and 527 are:**

- 1.1 There is considerable area of undeveloped land at the end of the Atley Road ROW that is suitable for residential development. Some is zoned for this purpose. Further suitable land is available but is still zoned Rural General, even though rural or agricultural activity stopped in this area decades ago. It is time that the zoning caught up with current use and current needs.
- 1.2 The area needs access to additional services such as a legal road, pedestrian paths, Council water supply and wastewater. In particular urban firefighting infrastructure is nonexistent. These services are available on Atley Road but some distance from the subject property.
- 1.3 The high demand for property at sunny and popular Arthurs Point and the minimal supply of new lots contributed to the excessive inflation of land value since 2012, (far more than inflation of building materials and trade labour combined). This needs to be addressed and can be by increasing supply.
- 1.4 There is an economic analysis needed to identify development costs against an assessment of yield i.e. number of dwellings. Clearly substantial cost will be incurred in earthworks, roading, water supply, wastewater and other development infrastructure. Without adequate return on investment there will be no further infrastructure. This is a valid argument for allowing residential development, subject to RMA and Council requirements.

**Wilding Trees:**

I submit that all wilding trees be removed from land zoned Low Density Residential before or during subdivisional development and new landscape planting be only species in compliance with Council's schedule of suitable species.

**Reasons:**

There were only a few pine and larch trees on the property prior to about 1950/60. I have dated a few of the larger stumps. This is not a forest of highly valued specimens rather the pine and larch are considered weed trees in Queenstown Lakes District and throughout New Zealand. The Department of Conservation (DOC) has identified the wilding trees on the subject property as a major seed source for the spread across the lake to Cecil Peak. DOC are very concerned about the spread to those highly visible mountain slopes.

I attended the meeting at Cargo/Gantleys last Spring chaired by the Whakatipu Wilding Conifer Control Group (WWCCG) with a presentation by a senior DOC officer. It was an excellent evening but unfortunately many of those attending were not open minded to the science presented and the negative views resulted in DOC taking the allocated funds to other more appreciative communities.

Since then we have seen two excellent examples of rapid conversion of wilding trees to native shrubs and trees on a large scale, in a fast time, without leaving scarred land and complaints from residents. Both are still in progress but already the result is impressive with all or most of the trees removed and planting well underway. One is high on the hill opposite Cargo/Gantleys and the other is further along Malaghan Road where a joint venture between QLDC and CODC has removed 60% to 75% of the trees and native shrub and tree planting will commence in two years, after a follow up removal of seedlings.

This same process was proposed by DOC and WWCCG for the hill on the subject property and extending to the east along some 2km of Crown Land.

Removal of these weed trees should not be seen as unsightly but rather a transition to a much better outcome. Certainly the preservation of weed trees should not be used to prevent homes being built.

The visibility of houses has been raised as a reason for not allowing development of 111 Atley Road, particularly by those who have houses across the river (i.e. true right bank). From my office I look directly across the river at the true right bank and today I counted 55 houses that I can see, mostly partly screened by planted trees and shrubs. I have never considered my view to be impaired or degraded by these houses. I appreciate that some 150 to 200 people living in those homes (and there are a lot more homes out of my sight) can enjoy living in a sunny scenic neighbourhood like us.

I have attached a copy of Council's policy on Wilding Exotic Trees PDP 34 and I note the all Larch and nine pine and fir tree specie are prohibited from being planted in the Queenstown Lakes District.

## 34 Wilding Exotic Trees

### 34.1 Purpose

The purpose of these provisions is to prevent the spread of wilding exotic trees. Wilding is the term used for the natural regeneration or seedling spread of exotic trees, occurring in unintended locations and not managed for forestry production.

The District values and relies on its distinctive landscapes, open spaces and rural productive land for its social, cultural and economic wellbeing. Wilding trees are spreading across parts of the District and have visually degraded parts of the landscape, biodiversity values and can threaten the productive values of the soil resource, and reduce water yield. The spread of wilding trees has left other areas vulnerable to landscape and biodiversity degradation.

The Council manages existing wilding trees through the non-statutory document, 'The Wakatipu Wilding Conifer Strategy'. The District Plan also has a role in reducing the potential for wilding tree spread by controlling the planting of wilding potential species.

### 34.2 Objective and Policies

#### 34.2.1 Objective – Protection of the District's landscape, biodiversity, water and soil resource values from the spread of wilding exotic trees.

##### Policy

- 34.2.1.1 Avoid the further spread of identified wilding tree species by prohibiting the planting of identified species.
- 34.2.1.2 Ensure that any planting and ongoing management of Radiata pine (*Pinus radiata*) is effective and can be practicably managed to avoid the adverse effects of the spread of wilding trees and degradation to the landscape.
- 34.2.1.3 That any proposal for the planting and ongoing management of Radiata pine (*Pinus radiata*) shall consider the following to ensure the spread of wilding trees can be contained:
- a. The location and potential for wilding take-off, having specific regard to the slope and exposure to wind;
  - b. The surrounding land uses and whether these would reduce the potential for wilding spread;
  - c. The ownership of the surrounding land and whether this would constrain the ability to manage wilding spread;
  - d. Whether management plans are proposed for the avoidance or containment of wilding spread;
  - e. Whether a risk assessment has been completed and the results are favourable to the proposal.

## PART 5

# WILDING EXOTIC TREES 34

### 34.3 Other Provisions and Rules

#### 34.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
35 Temporary Activities and Relocated Buildings	36 Noise	37 Designations
District Plan web mapping application		

#### 34.3.2 Interpreting and Applying the Rules

34.3.2.1 The rules in Chapter 34 apply to all parts of the District, including formed and unformed roads, whether zoned or not.

34.3.2.2 The status of any Plantation Forestry will be determined by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

### 34.4 Rule – Planting of wilding exotic trees

Rule	Table 1: Planting of wilding exotic trees	Activity Status
<b>34.4.1</b>	Planting of the following: a. Radiata pine ( <i>Pinus radiata</i> ) Except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.	Discretionary
<b>34.4.2</b>	Planting of the following: a. Contorta or lodgepole pine ( <i>Pinus contorta</i> ); b. Scots pine ( <i>Pinus sylestris sylvestris</i> ); c. Douglas fir ( <i>Pseudotsuga menziesii</i> ); d. European larch ( <i>Larix decidua</i> ); e. Corsican pine ( <i>Pinus nigra</i> ); f. Bishops pine ( <i>Pinus muricate</i> ); g. Ponderosa pine ( <i>Pinus Ponderosa</i> ); h. Mountain pine ( <i>Pinus mugo uncinata</i> ); i. Dwarf Mountain pine ( <i>Pinus mugo</i> ); j. Maritime pine ( <i>Pinus pinaster</i> ); k. Sycamore ( <i>Acer pseudoplatanus</i> );	Prohibited  No application for resource consent can be accepted.

## PART 5

## WILDING EXOTIC TREES 34

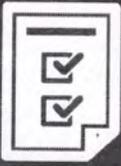
	<ul style="list-style-type: none"> <li>l. Hawthorn (<i>Crataegus monogyna</i>);</li> <li>m. Boxthorn (<i>Lycium ferocissimum</i>);</li> <li>n. Buddleia (<i>Buddleja davidii</i>);</li> <li>o. Grey willow (<i>Salix cinereal</i>);</li> <li>p. Crack willow (<i>Salix fragilis</i>);</li> <li>q. Cotoneaster (<i>Simonsii</i>);</li> <li>r. Rowan (<i>Sorbus aucuparia</i>);</li> <li>s. Spanish heath (<i>Erica lusitanica</i>).</li> </ul> <p>Except for Plantation Forestry where the Resource Management (Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.</p>	
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**34.4.3 Exemption**

34.4.3.1 For avoidance of doubt, this rule does not require the felling or removal of any tree identified and scheduled in the District Plan as a protected tree.

**34.5 Rules – Non-Notification of Applications**

The provisions of the RMA apply in determining whether an application needs to be processed on a notified basis. No activities in this chapter have been identified for processing on a non-notified basis.



# 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] Rezija Rudite Gousmett



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

My submission is in support of submission 494 and submission 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]  
See attached sheet.

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 494, Gertrude's Saddlery Ltd (successor to original submitter Michael Swan) and Submission 527 Larchmont Developments Ltd..



**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 particular parts of Submissions 494 and 527 that I support are:

1. Opposition to Rural Zoning over that part of the subject property that extends to the south of the proposed Low Density Residential Zoning.
2. Use of the relatively flat land to the south of the existing Low Density Residential Zoning for an extension of this zone (ie Low Density Residential) .

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

[give reasons]

See attached sheet

## 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 Submissions 494 and 527 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]

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]mountainlakesrivers46@gmail.com

Telephone [work]

[home]

[mobile]027 4420210

Postal Address 94 Atley Road, Arthurs Point, Queenstown

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

Post code  
9371

Contact person [name and designation, if applicable]Rezija Gousmett

## 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 Form 6: Further Submission – continued.**

### **Submission of Rezija Gousmett dated 14 April 2022.**

**I am a person who has an interest in the proposal that is greater than the interest of the general public – continued from Form 6:**

- I live on the right of way (ROW) extension at the south end of Atley Road.
- I have lived at Arthurs Point since 1972, excluding 5 years overseas. I have lived on Atley Road ROW since 1985.
- With my husband we have built 4 houses at Arthurs Point, 3 of these houses on Atley Road. Our family Trust, Cavell Heights Trust, still owns 2 of the houses on Atley Road, one of which we live in.
- We purchased the 1.6ha property at Atley Road from Dig Swan the farmer owner in the mid 1980's and subsequently subdivided the property into 8 lots.
- Our current and hopefully last house we have built is at 94 Atley Road overlooking the Edith Cavell Bridge and looking up the Shotover river gorge. Having lived in this area for almost 50 years and seeing the changes occur during that time we still regard it as a beautiful place to reside and conveniently close to services and recreation facilities

**The reasons for my support of submissions 494 and 527 are:**

- 1.1 I am concerned at the lack of good quality and especially affordable, housing in Queenstown as we struggle to meet the needs of our growing population. We see subdivisions spreading out further and further from the town centre or Frankton Hub due to lack of suitable land, sections that are unaffordable for the average resident and winter shading. These are the people we need to keep our town running and hopefully prosperous again. Within our own family our daughter who was born and educated here and her Queenstown husband, both professionals - returned from 10 years overseas and would have found it almost impossible to secure a home here without our help. This is the case for many of our peer group – children returning are unable to remain without parental support. In our case

we were able to share our property to accommodate them and as a grandparent I have the pleasure of having grandchildren living next door. The land in question is close to town and Frankton with all their amenities, it is sunny and already has a municipal water supply and wastewater services accessible on Atley Road, although some distance away. In addition Council was farsighted enough to provide a regular bus service to Arthurs Point which is an asset to all sectors of the community including our neighbours and ourselves. This land at Arthurs Point is the obvious choice for further residential use.

1.2 The existing Atley Road community would vastly benefit from a properly formed and sealed road. At present with our existing but growing resident population the road requires constant repair of potholes (which I have undertaken to fill in for many years), watering to keep down the ever present dust from passing vehicles and some improvement of blind corners and very narrow portions. We would expect a road designed and constructed to Council standards would be built that would greatly improve the safety of children walking to the school bus, provided a footpath on one side would be included. The new infrastructure cost would be borne by the subdivider and would be more economical if the existing Low Density Residential zone was extended to allow residential development.

1.3 I do not agree that the wilding pines and larches provide an outstanding natural landscape on the knoll in question– they have rightly been identified as noxious weeds and historic photos of this area show very few in evidence. To reference the goldmining history of this area the trees the miners planted to remind them of home, come into their own at this time of year with spectacular autumn colours especially of oaks and poplars. Living surrounded by pines and larches for so long I have concluded that they are not only a nuisance because of their all-pervasive pollen but a real and present danger. One labour weekend we watched a huge pine tree at the town end of the Edith Cavell Bridge snap and crash on to the roof of a vehicle fortuitously not killing or injuring the 3 occupants. These tree species belong in North America and Europe where they are native and enhance the landscape but not in Aotearoa, where they degrade it!

1.4 In conclusion, we have watched, over the years, housing developments good and bad and have confidence that this developer, who admits freely that he is a neophyte, will not only avail himself of professional advice and residents input but will endeavour to do the

right thing by them. Many developers come and go but the majority are not committed to work and live in the area, risking negative comments constantly.

### **Wilding Trees:**

I submit that all wilding trees be removed from the land zoned Low Density residential before or during subdivisional development and be replaced by species that comply with Council's schedule of suitable species.

**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 Arthurs point for the last twenty years. 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.**

The Wakatipu district is well served by housing development in other areas such as ladies mile ,Hanleys farm ,Jacks point and recently in the Gorge road developments.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 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 some 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 (300m<sup>2</sup> 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** : 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](mailto: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: Ella S 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.

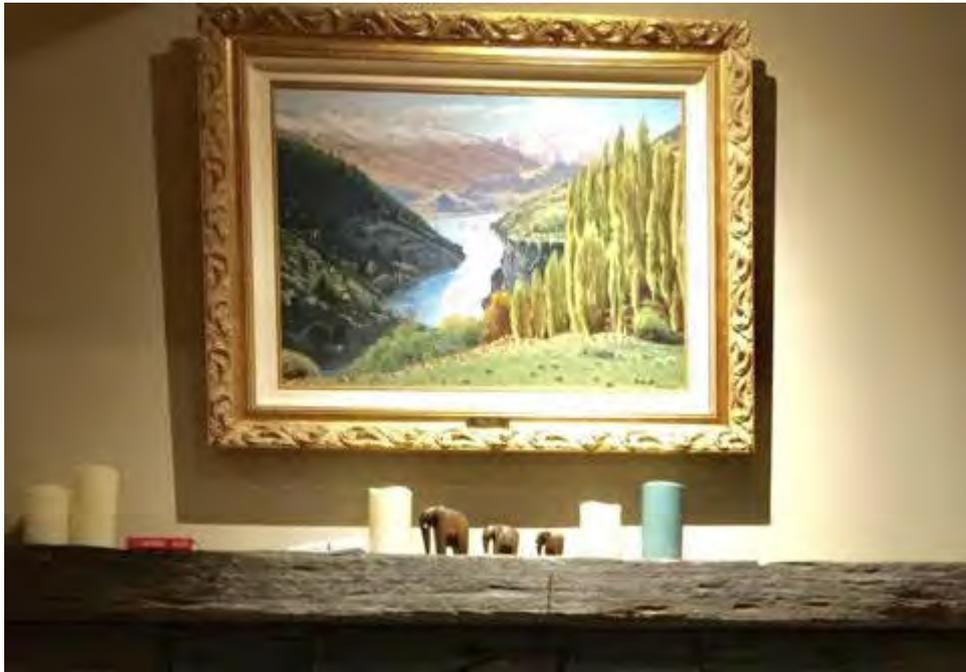




Moonlight over the Landscape with no light pollution and very little noise pollution.

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 I first viewed on a visit to NZ in 2000 with my husband to see my son who was managing Serious Fun River Surfing in Queenstown. On driving around Arthurs Point I was struck by the amazing view of the Shotover River Gorge from the top of Gorge Rd /Watties Track. The owners were living in tent/caravan on the property and had a for sale sign outside the tent! I needed no persuasion.! The beauty, tranquillity, the wildness and grandeur of the landscape did that.. My husband and I with our son bought the property at 13 Watties Track and built our home, Canyons Lodge there. We were assured by our lawyers and Real Estate Agents not only our property was in ONL land but 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 husband 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 at Canyons Lodge looking at this splendour I read and meditate, pray, and feed my soul and spirit by ‘lifting up my eyes unto the hills ‘.I do a lot of cooking here too, and am constantly inspired by the glory of views from the kitchen windows which open out onto this landscape. 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. Like my husband I am a Christian and 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. I am often holding church/charity coffee mornings here and many people tell me that this landscape has similar spiritual and emotional impact on them as well.
  - 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.
- 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 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. I have a grandson who lives off Atley Rd in Harrys Close and rides his bike frequently to visit me in Morning Star Terrace. Heavy construction and increased vehicle traffic coming /on off Arthurs Point Rd and round the round- about on Atley Rd is a massive concern. As also is the flow of this traffic down a very narrow road with limited sightlines for years, then followed by increased car and commercial traffic from up to at least 300-400 additional cars/work vans accessing the development not to mention service vehicles like rubbish removal trucks. Adequate parking within the development is a big 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 (it is already in Atley road and in Morning Star Terrace.) 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) . The smog in the winter months in Arthurs Point is getting worse each year and will soon be as bad as Arrowtown (which is I understand is already the worst air polluted town in the S Island). NZ Doctors have recently put out another alert that air pollution is resulting in a rise in heart/ respiratory diseases especially amongst children and urging the NZ Government and local Councils to take urgent action to reduce it .These urbanisation proposal (To extend the Urban Growth Boundary )will significantly worsen an already

serious problem . The loss of hundreds of decarbonising , oxygen producing, trees and replacing them with houses, traffic and tarmac and concrete is damaging the local environment and is contributing to the climate change emergency that faces NZ.

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 (300m<sup>2</sup> 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.

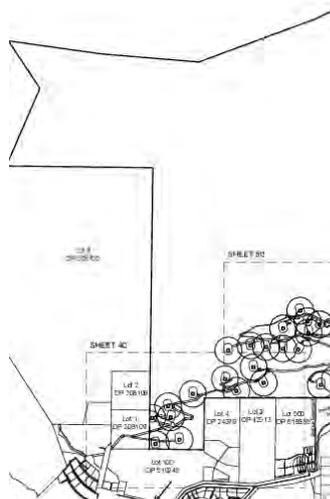
7. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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



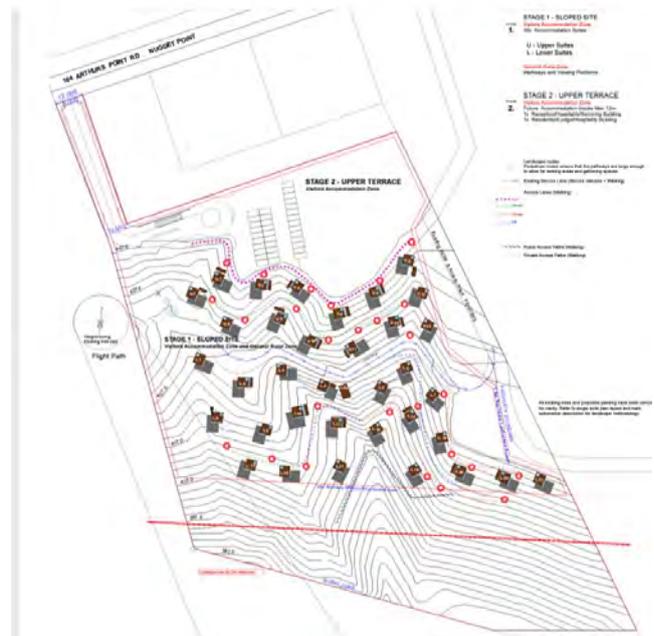
platforms for 30 dwellings and a lodge within an ONL.

- 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 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: Mrs Ella 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 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 (300m<sup>2</sup> 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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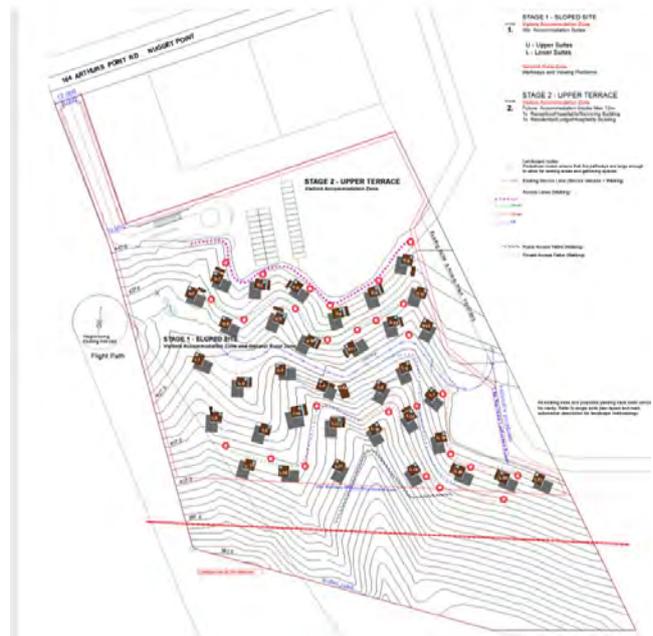
platforms for 30 dwellings and a lodge within an ONL.

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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).



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** 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 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: Karen Ramsay

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. We have lived in our current home for over 20 years and in the wider Arthurs Point area for more than 30 years. One of the most compelling choices we made when purchasing our property and subsequently building was the rural feel of the property, no streetlights, accessed by a dirt road etc. While conceding that development may or could occur, the rezoning of this land in question was and remains as I understand it as ONL, gave us comfort that whilst development could occur on the flat land around our property, there would be no development of the hillside in question. Re-zoning this land to Low Density Residential whilst sounding unobtrusive is far from it and seriously impacts on our quality of life and will in fact directly impede on our property. I do not believe there is the ability to safely or indeed engineer the widening of the road to be able to accommodate the level of development that Low Density Residential would allow. The density of the low density residential zone (300m<sup>2</sup> 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 have a detrimental effect on the reasons we have chosen to make this our home.
2. The properties in question are highly visible and visually prominent when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the larch and pine trees on the site, the property is an important ONL due to its prominence which forms an effective backdrop to the development on the flat land. 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. 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

---

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: Karen Ramsay  
 Telephone: 0274 801750  
 Email address: karen@ramsayqt.nz  
 Address for Service: 107 Atley Road, Arthurs Point, Queenstown 9371

**Note to person making further submission**

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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: LINDSAY GARTH COLLINS

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 Arthurs Point for 23 years – I love we have a 'country' feel but are only 7min into town. We know this concentrated development of an iconic New Zealand landscape will be detrimental to our local landscape values, but also to the New Zealand brand itself. I personally spent many years building this brand with the local tourism industry and organisation like Destination Queenstown. Directly below this proposed development is Shotover Jet, marketing to the world a pristine environment experience. 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 and devalue the other properties and businesses in the region at the same time, let alone damage our national brand image.
- 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 (300m<sup>2</sup> 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 defendable 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 on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</u> <ul style="list-style-type: none"> <li>• <u>landscape values are protected;</u></li> <li>• 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 <u>will be reasonably difficult to see from beyond the boundary of the site in question.</u></li> </ul>

**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:

**Lindsay Garth Collins**

---

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: 021 897 142

Email address: collinsdouglassfamily@gmail.com

Address for Service: 108 Moonlight Track, 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 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: GILLIAN MARIE DOUGLASS

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 Arthurs Point for over 25 years – as do all the local residents I love we have a 'country' feel but are only 7min into town. We know this concentrated development of an iconic New Zealand landscape will be detrimental to our local landscape values, but also to the New Zealand brand itself. I personally spent many years building this brand with the local tourism industry and organisation like Destination Queenstown. Directly below this proposed development is Shotover.Jet, marketing to the world a pristine environment experience. 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 and devalue the other properties and businesses in the region at the same time, let alone damage our national brand image.
- 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.
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- 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.
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- 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 (300m<sup>2</sup> 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.

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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>
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**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:

**Gillian Marie Douglass**

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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: 021 897 142

Email address: collinsdouglassfamily@gmail.com

Address for Service: 108 Moonlight Track, 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.

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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: Maya Sezer-Meddings

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, Maya Sezer-Meddings, 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.

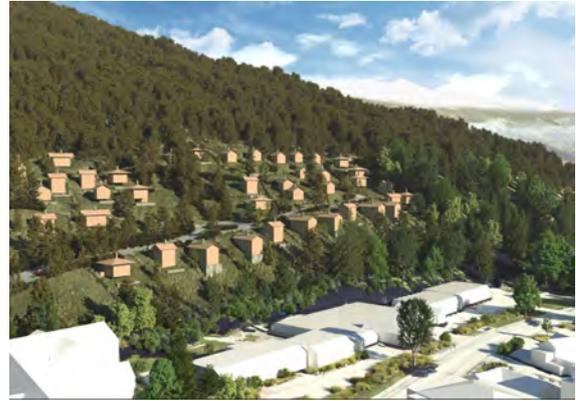
- If allowed, this rezoning and subsequent housing estate will negatively impact myself and my family's lives forever due to the noise, pollution, traffic, the loss of view from our property, the loss of walking and biking tracks in the subdivision which we use daily, the loss of safe places for my children 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 (300m<sup>2</sup> 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.

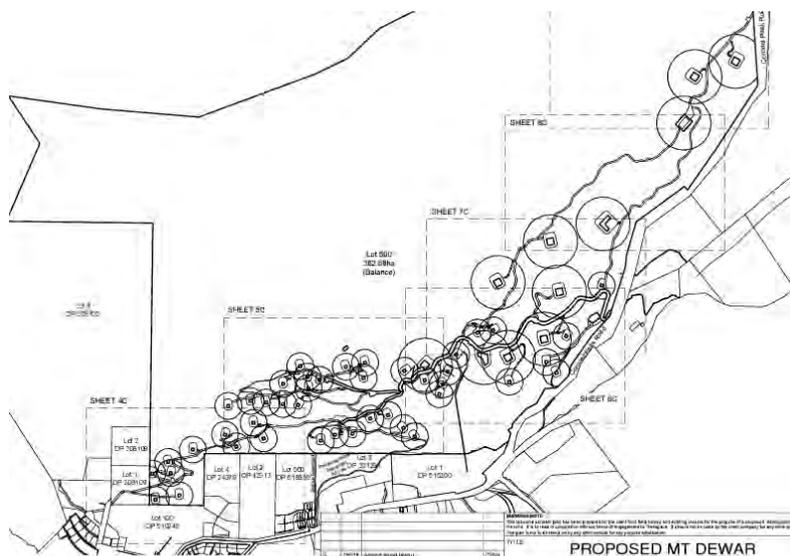
6. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.

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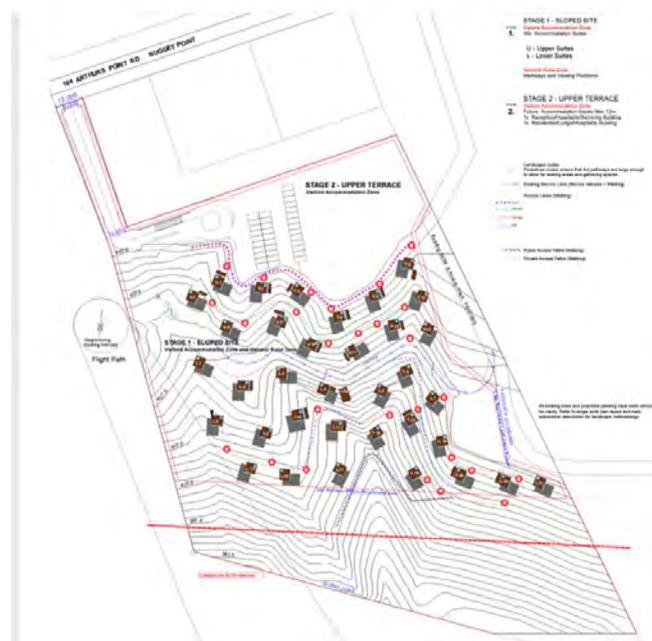


- d. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.

- 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

Maya Sezer-Meddings

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Date: 14th 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: Maya Sezer-Meddings

Telephone: 021 085 08849

Email address: mayasezmedd@gmail.com

Address for Service: 107a Atley Road, Arthurs Point

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*Clause 8 of Schedule 1, Resource Management Act 1991*

**To:** Queenstown Lakes District Council

**Name** of person making further submission: HAMISH LEARMONTH

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 18years – 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 very day – 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. Arthurs Point 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 and change and imbalance the character of Arthurs Point
- 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, this would be out of context with the Arthurs Point character. 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 (300m<sup>2</sup> 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

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:

**Hamish Learmonth**

---

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: 0274413134

Email address: hamish.learmonth@gmail.com

Address for Service: 6a Maple Court, 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] Shanley-Alice Compton and Taylor Wilkinson



**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 rent 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]

We support both these submissions  
#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]

We support both submissions to rezone the rural land at Atley road into low density residential. We can not see many other places in Arthurs Point that can expand.

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

[give reasons]

The land in these submissions seems like the natural extension of the community. We want to buy a house in the Queenstown area, but locked out with all the high-end development going on is locking out middle and lower class New Zealand. We are in a housing crisis and we need land in already built up suburbs unlocked as opposed to making new suburbs, further away from Queenstown. While, people complain that the sections are too small, it's clear us New Zealanders need to change the way we think about land. Lower density means the land is more efficient and productive. Arthurs Point is close to town and is connected to the greater Queenstown busing network. If it's lower-density there are more people in the area and more money in the area to help it grow. They can tap into infrastructure that already exists is an efficient use of the land.

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

[give precise details]

We seek both submissions be wholly 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]

Date 14/04/2022

\*\* 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] shanleycompton@gmail.com

Telephone [work] 022 3650 181

[home]

[mobile]

Postal Address 10 Judge and Jury Drive,  
[or alternative method of service Lake Hayes Estate  
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.



**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: Lindsay Lake

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.

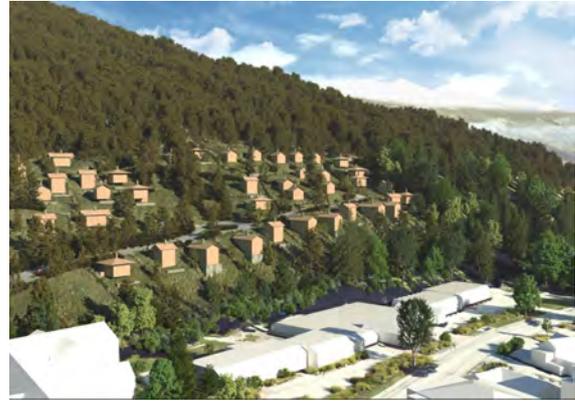
**The reasons for my opposition are:**

1. Our property borders Atley Road. When we bought the property and to this day we value the privacy and quiet nature of this road and our backing onto it. This allows us to take advantage of the dark night sky and star gazing, quiet family get togethers, relaxing time in our spa pool. In changing the zoning, we're inviting likely hundreds more car movements along this road every day. This will absolutely and detrimentally impact the quiet and peaceful nature of our property. We would no longer be able to retreat there for relaxation and enjoyment, as we will be constantly assaulted by traffic noise.
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 (300m<sup>2</sup> 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.

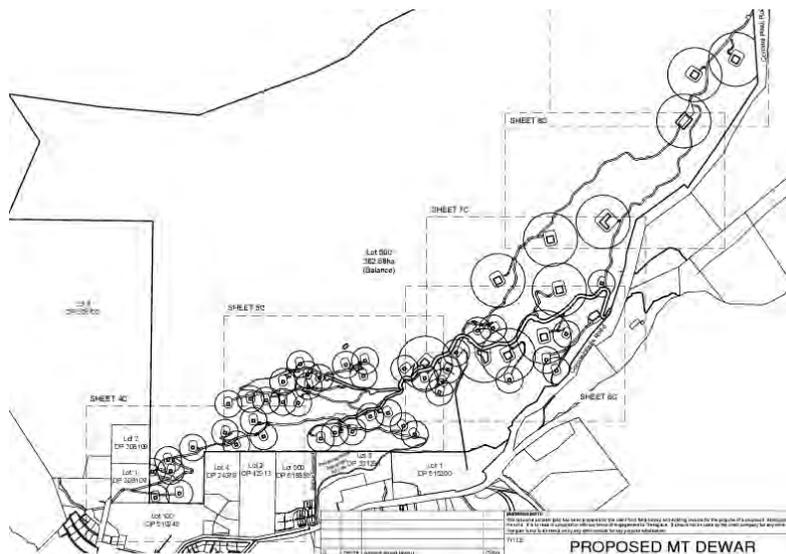
7. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.



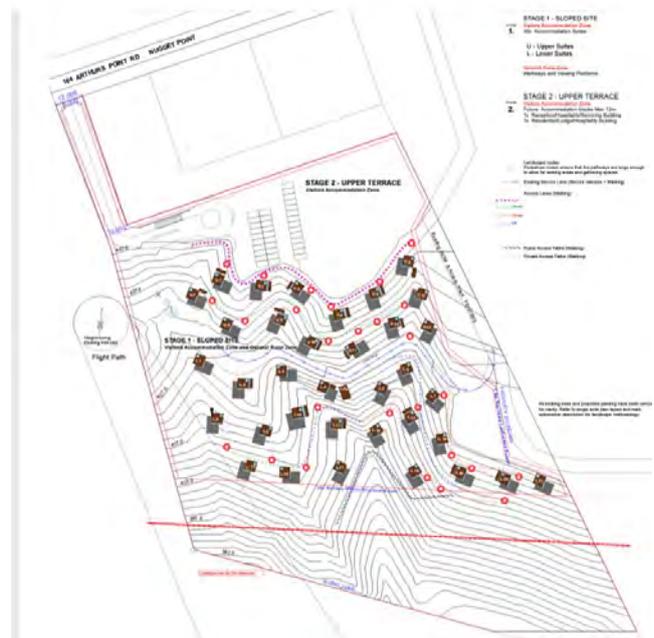
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- 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 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: Lindsay Lake

Telephone: 021 440 095

Email address: Lindsay.lake@gmail.com

Address for Service: 53 Mathias Terrace, 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: Tara Cowan

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** all of the below [*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. I am concerned with the proposal as it significantly impacts Arthurs Point, our existing residents, our future residents and visitors significantly.
  - a. My concerns relate to
    - i. That we are considering it OK to rezone this area at all – this is an area that is internationally recognised and knowingly zoned for ONL and ONF, and should be entitled to have on-going protection as was intended.
    - ii. Anything that impacts the natural beauty of our area, that is so import to the community and the reason why many of us choose to live here, is a concern. The local community respects the balance of development and nature. 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.
    - iii. Increased traffic and safety is a concern – specifically increased cars / safety of pedestrians (especially children) and cyclists. Whilst we talk about public transport, this area is not well serviced or joined up enough to meet needs. Many residents will rely on vehicles to move around the district and we’re looking at significant population growth across the existing range of developments already.
    - iv. 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., I am concerned with the increased urbanisation of this area that is poorly set up to deal with such a significant growth. We have a number of developments already being planned and built – examples are below
      1. 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.  
RM181638 (Treespace Queenstown Ltd) to subdivide the site into 55 allotments and establish building platforms for 30 dwellings and a lodge within an ONL.
        - b. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.
        - c. RM201080 (S Li and X Zong) for the construction of a residential dwelling within an ONL.
        - d. RM210220 (Royal Associates) for the construction of 35 visitor accommodation units within an ONL (in process).
        - e. 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).

2. 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 on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</u> a. <u>landscape values are protected;</u> b. <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.</u>

**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: Tara Cowan

Telephone: 0211 727 598

Email address: tfcowan@gail.com

Address for Service: 12 Redfern 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:
- it contains offensive language:
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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 [full name] Aroha and Mark Hyland



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

Gertrude's Saddlery Limited (#494) and Larchmont Developments Limited (#527), both located at 111 Atley Road in Arthurs Point

**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]

A person who has property and resides in Arthurs Point and is directly affected by

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]

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]

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 support (or opposition) are:

[give reasons]

1. 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.
2. Addition of more traffic on a historical bridge that is already at capacity during normal times.
3. The addition of light pollution to an area of specifically low light.

**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 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]arohamina@gmail.com

Telephone [work]

[home]

[mobile]021353635

Postal Address 7 Larchmont Close, Arthurs Point

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

Post code

9371

Contact person [name and designation, if applicable] Aroha Hyland

**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: Lynda Millar

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. Impacts on my views, the land is visible from my property,
2. Impacts on my enjoyment of the landscape and how I use it eg walking/biking/paddling/boating/etc..), impacts on your views from locations I frequently visit in Arthurs Point,
3. I have concerns about increased traffic, concerns about the safety of pedestrians and cyclists, we have many young families with young children
4. I have grave concerns about increased noise,
5. I have concerns about the very narrow road with limited sightlines up to the development,
6. I have major concerns about parking, lack of
7. Concerns about the quality of the land being developed,
8. Im very opposed to the changes urban development will bring to the wider Outstanding Natural Landscape and views down the Shotover river, this area is a major reason international people come to Queenstown – for the iconic scenic quality of the Shotover river, Gorge, and surrounding Landscapes.
9. The property is highly visible and visually prominent 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.
10. 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.
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. 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.
13. 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 (300m<sup>2</sup> 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.

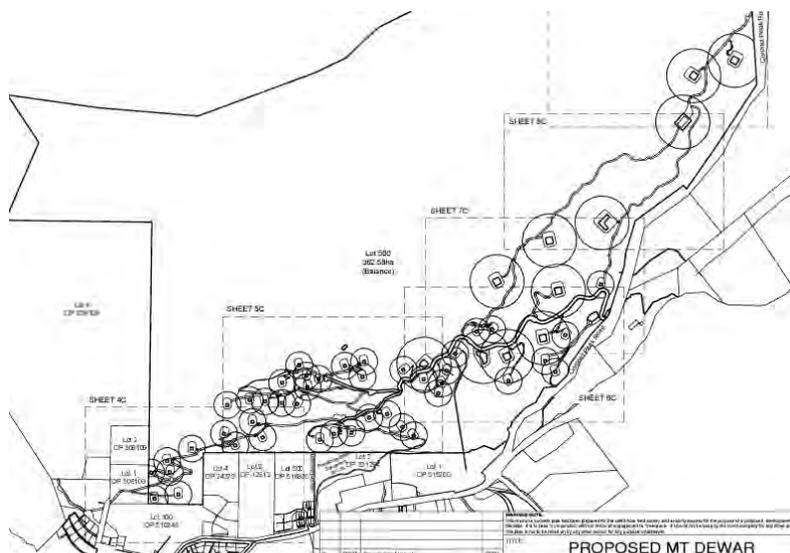
14. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.



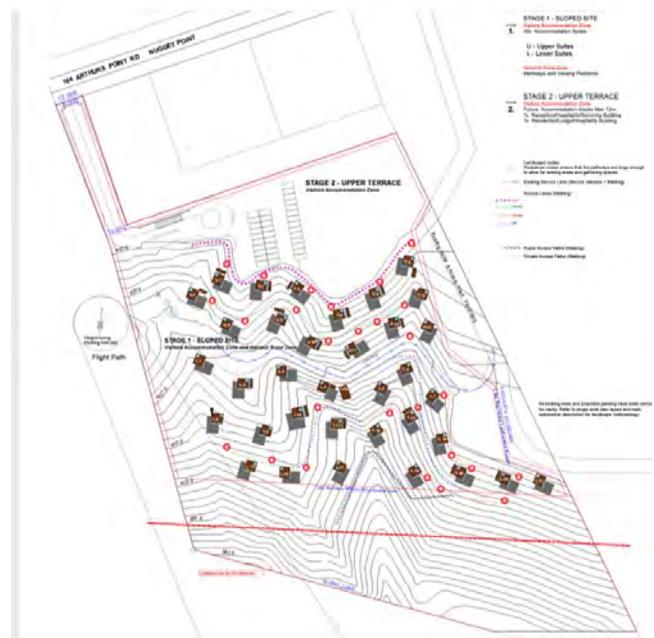
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- 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).



15. 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, I would anticipate that this submission is clearly opposed.

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: Lynda Millar

Telephone: 021 0673849

Email address: rinking@xtra.co.nz

Address for Service: 19 Mathias Terrace, 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] Pamela Bramwell



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

111 Atley Road 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]

I have worked in Arthurs Point and drive through this area regularly.

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 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 because ultimately, Low Density Residential (or other density mix) I believe to be the appropriate rezoning of the land.

I've lived in Queenstown since 2001 and in that time seen it grow exponentially. It hasn't always been comfortable or convenient, but we shouldn't close the door on others who want to enjoy all of what Queenstown has to offer.

- We need to find a commercially viable way to remove the wilding pines that are existing in that area and spreading. Having moved from Alpine Retreat in part because of the high fire risk, I know the dangers of wilding pines surrounding a residential area.

- More affordable housing located adjacent to an established residential area makes sense in terms of sharing existing infrastructure. This area would be ideal since it's not going to impact many others who are already looking out on houses. The area being submitted on is relatively hidden.

- "Rural" zoning is obviously a relic of another time as it would not be viable or appropriate to run a farm on this relatively small parcel of land next to a residential area.

- This would be an ideal area for businesses including NZSki to secure staff accommodation.

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

[give reasons]

I've lived in Queenstown for more than 20 years and I've seen housing pop up everywhere. I believe the land in question will never work as a true "rural" site for a working farm and should be rezoned. It would make sense for the environment and the current and future needs of Queenstown.

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

[give precise details]

I seek that the entirety of both submissions should be allowed at this time.

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 14/4/2022

\*\* 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]bramwell.pamela@gmail.com

Telephone [work]

[home]

[mobile]027 413 2933

Postal Address 49 Maxs Way, Lower Shotover  
[or alternative method of service Queenstown  
under section 352 of the Act]

Post code  
9304

Contact person [name and designation, if applicable] Pamela 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: Don Millar

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. Impacts on my views, the land is visible from my property,
2. Impacts on my enjoyment of the landscape and how I use it eg walking/biking/paddling/boating/etc..), impacts on your views from locations I frequently visit in Arthurs Point,
3. I have concerns about increased traffic, concerns about the safety of pedestrians and cyclists, we have many young families with young children in this area.
4. I have grave concerns about increased noise,
5. I have concerns about the very narrow road with limited sightlines up to the development,
6. I have major concerns about parking, lack of.
7. Concerns about the quality of the land being developed,
8. Im very opposed to the changes urban development will bring to the wider Outstanding Natural Landscape and views down the Shotover river, this area is a major reason international people come to Queenstown – for the iconic scenic quality of the Shotover river, Gorge, and surrounding Landscapes.
9. The property is highly visible and visually prominent 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.
10. 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.
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. 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.
13. 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 (300m<sup>2</sup> 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.

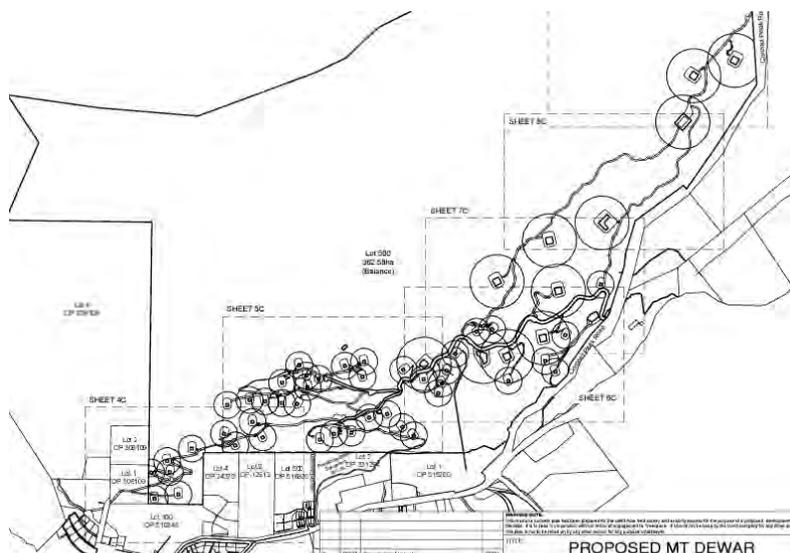
14. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.



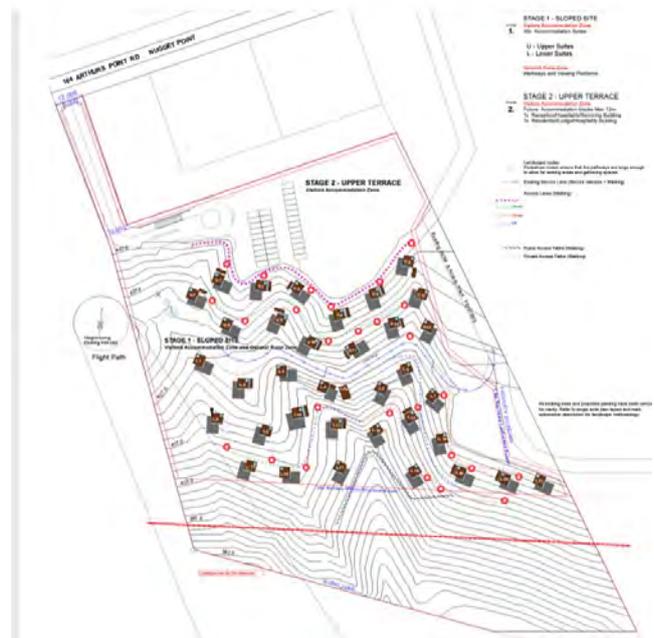
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- 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).



15. 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, I would anticipate that this submission is clearly opposed.

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: Don Millar

Telephone: 027 515 0382

Email address: raining@xtra.co.nz

Address for Service: 19 Mathias Terrace, 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] Central Otago Whitewater



**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]

Central Otago Whitewater represents the views of the whitewater kayaking, cano

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 see Attachment [A] appended to this submission for the reasons of our submission.

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

[give precise details]

the proposed submissions be disallowed to protect the amenity of the Kimiakau/Shotover River. At a minimum, 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 11/04/2022

\*\* 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] ssmurraynz@gmail.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] Sam Murray

**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

Arthurs Point is a small, secluded area with pockets of development, surrounded by rural land, dramatic slopes and peaks with the Kimiakau/Shotover River it's biggest asset. The Kimiakau/Shotover River is a river well paddled by the Whitewater Association. Access has been restricted in the area downstream of the Oxenbridge Tunnel until recently. In October last year, a blanket permit was granted by the Council enabling public/community access to the River on Wednesday and Friday evenings from 5:30-9:30. The permit was initially a trial but due to the resounding success and evident popularity, with one night seeing over 500 people on the river, the permit has been extended indefinitely.

The Kimiakau/Shotover River is also well loved by visitors and locals in addition to the paddlers of Central Otago Whitewater (COW). The feeling of seclusion and remoteness, along with the incredible views from the depths of the gorge and wider open sections of the River are the reasons it's so popular. The current location of the urban growth boundary (UGB) traverses the areas above the gorge with areas outside of the UGB appropriately classified as outstanding natural landscape. Maintaining this boundary is pivotal to providing the unique experiences people travel to the River to enjoy. The desire would be to keep the UGB in place to eliminate development within the Outstanding Natural Landscape (ONL) & away from Outstanding Natural Features (ONF), to prevent degradation of cultural and landscape values.

The proposed rezoning would potentially alter the character of Arthurs Point and degrade the experience for river users (the Kimiakau / Shotover River) as it seeks to relocate the UGB and remove the ONL classification that applies to 111-115 Atley Road to enable large scale residential development.

Due to the absence of any information to accompany the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) for these reasons, we, COW, oppose in full the submissions of GSL and LDL to rezone 111-115 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 us and the wider 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 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.
- Effects on cultural values as the river is a community resource well utilised for commercial recreational activities and recreational activities.

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, we

have concerns about the appropriateness of the proposed zoning 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 800m<sup>2</sup>. The minimum lot size permitted under the LDRZ provisions is 450m<sup>2</sup> which is markedly different from what is otherwise found in the area.

As it stands, we seek that the rezoning be rejected until the further information outlined in the points above is provided by the Applicant. We consider the Council should also provide peer review of any such assessments at the Submitters expense.

Kind regards,

Central Otago Whitewater



# 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] **TJ INVESTMENTS PTE LTD / JONATHAN P. CASLER**



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

**111 ATLEY ROAD, ARTHURS POINT**

**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 MALAGHANS ROAD 17**

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]  
**STRONG INTEREST IN 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]  
**SUBMISSIONS # 494 AND # 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]

**I SUPPORT ALL PARTS OF BOTH SUBMISSIONS**


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

[give reasons]

1/ THERE IS A STRONG NEED FOR ADDITIONAL HOUSING IN THE QT REGION  
 2/ THE LAND IN QUESTION IS CLEARLY, IN MY OPINION, NO LONGER APPROPRIATE TO BE ZONED RURAL


**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 ALLOWED IN FULL.

 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]

*Jonathan Gabler*

Date

14.4.2022

\*\* 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

JONATHAN@QUEENSTOWNPOLO.COM

Telephone

021.034.6777

[home]

—

[mobile]

AS LEFT.

Postal Address

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

PO BOX 1498 QUEENSTOWN

Post code

9300

Contact person

[name only, use alternative if available]

JONATHAN GABLER.


**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] Tracey Wager



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

111 Atley Road, Arthurs Point.

**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]  
Enjoy Arthurs Point, would like to move there but housing unaffordable.

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 and 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]

I support both submissions in full.

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

[give reasons]

The location is suitable for further residential development and Queenstown desperately needs more housing. Authers Point has become unaffordable so more housing is needed.

It makes no sense to prevent development in this location.

Currently the subject land is covered in wilding pines which need to be culled otherwise the entire wilding pine control

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

[give precise details]

I seek that both submissions are approved in full.

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 14/04/22 tracey.wager@gmail.com

\*\* 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] tracey.wager@gmail.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]

**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: Catherine & Paul Fallon

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.

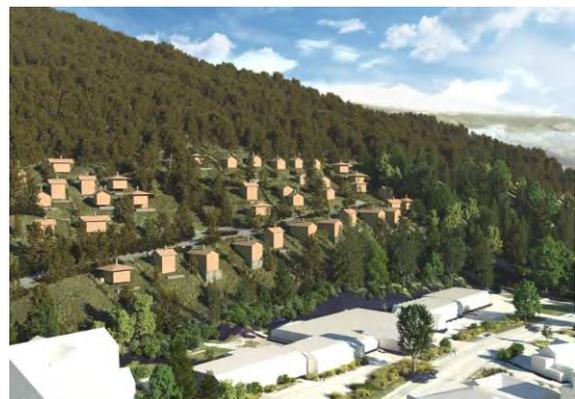
**The reasons for my opposition are:**

1. Impact on our views, as the land is visible from your property.
2. Impact on our enjoyment of the landscape and how we use it as we do lots of walking and biking in the area as well as rafting on the Shotover river.
3. We are also Concerned about the increased traffic, as we have a young family with kids who like to bike and walk in the area. The subdivision is currently fantastic for families as road safety is not an issue with low number of cars and mainly families living in the neighbourhood who drive slowly and watch out for children.
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. 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.

5. 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.
6. 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.
7. 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.
8. 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 (300m<sup>2</sup> 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.
9. 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.



- 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

Catherine and Paul Fallon

Date: 14 April 2022

Electronic address for service of person making further submission:

Contact Person: Catherine Fallon

Telephone: 02264598260

Email address: [Catherinevstewart@gmail.com](mailto:Catherinevstewart@gmail.com)

Address for Service: 21 Mathias Terrace, Arthurs Point, Queenstown

**To:** Queenstown Lakes District Council

**Name** Helen Watling

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, and 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 (300m<sup>2</sup> 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 defendable 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.

**Helen Watling**

---

Date: 14 April 2022

**Your details**

Electronic address for service of person making further submission:

Contact Person: Helen Watling

Telephone: 0211785704

Email address: [helen\\_watling@hotmail.com](mailto:helen_watling@hotmail.com)

Address for Service: 9b Mcmillan rd Arthurs point

## Addendum to Summary of Decisions Requested - Queenstown Lakes District Council Proposed District Plan - Stage 1

### Submitter Details

**First name:** Bindy **Last name:** Griffin

**Postal address:**

**Suburb:**

**City:**

**Country:** New Zealand

**Postcode:** -

**Email:** bindygriffin@gmail.com

**Daytime Phone:** 0274652400

### Would you like to speak at the hearing?

- Yes
- I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am

- (a) a person representing a relevant aspect of the public interest, or
- (b) a person who has an interest in the proposal that is greater than the interest the general public has, or
- (c) the local authority for the relevant area.

Explain the grounds for saying you come within category (a) or (b) above:

I have an interest greater than the general public as I live in the neighbour of the proposed resining

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

### Attached Documents

File

Bindy Griffin Further Submission

### Submission - Bindy Griffin

I have lived in Queenstown since 2016, and in Arthurs Point for over two years. This suburb nestled amongst the mountains and trees, along the river - gives the locals here a sense of place - many of us live in and close to the natural landscape at a spiritual level.

Development in the area has been great so far, but I do not see much scope for additional development given the confining natural landforms of the area that enclose Arthurs Point. To chop down more trees or build higher up the mountains would be to lose our essence as Queenstown as a whole. We can't undo that.

In line with that, I believe 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 800m<sup>2</sup>. 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 450m<sup>2</sup> and developments between 300m<sup>2</sup> and 450m<sup>2</sup> 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 essence of Queenstown. I hope 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,

Bindy Griffin

## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Larchmont Enterprises Limited (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as it is the entity that lodged the original submission, under its previous name Larchmont Developments Limited.
- 3 The Further Submitter (previously named Larchmont Developments Limited) supports submissions on the Proposed Plan as set out in the table below. These submissions affect the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to those original submissions, and identified in Appendix 1 below (**Submitter Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land to Lower Density Suburban Residential Zone (**LDSRZ**). This further submission supports the relief sought, as set out in more detail in the table below.
- 5 The overall reasons for supporting the relief sought are:
  - (a) The Queenstown Lakes District, as a high growth district, needs to provide for sufficient zoning capacity over the lifetime of this PDP and beyond.
  - (b) This area of land is a logical rezoning to provide for the above needs, because it is located within an already urbanised area, has nearby and accessible public transport and other public amenities, does not contribute to sprawl and is not productive land.
  - (c) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
  - (d) The land should not be classified and protected as an important landscape.
  - (e) The land identified within the Submissions is currently degraded and covered in wilding pines. The pines are dangerous, their pine needles create a lot of nuisance effects for nearby residents and they are a seed source for spread of further wilding pines.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard.</p>
494 – Michael Swan / Gertrude's Saddlery Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard.</p>

- 6 The Further Submitter wishes to be heard in support of its further submission.
- 7 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

*Maree Baker-Galloway*

**Larchmont Enterprises Limited**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



Before the Queenstown Lakes District Council

Under the Resource Management Act 1991

In the matter of the Queenstown Lakes Proposed District Plan – Re-notification of Arthur's Point submissions #494 and #527

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**Notice of change of name of Submitter**

14 April 2022

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**Submitter's solicitors:**

Maree Baker-Galloway | Rosie Hill  
Anderson Lloyd  
Level 2, 13 Camp Street, Queenstown 9300  
PO Box 201, Queenstown 9348  
DX Box  
p + 64 3 450 0700  
maree.baker-galloway@al.nz | rosie.hill@al.nz

**anderson  
lloyd.**

**To:** Queenstown Lakes District Council

**By email:** pdpsubmission@qldc.govt.nz

- 1 Larchmont Developments Limited filed submission #527 on stage 1 of the Queenstown Lakes District Plan review.
- 2 In accordance with the Companies Act 1993 the submitter's name has been changed to Larchmont Enterprises Limited.
- 3 In accordance with section 2A of the RMA, we advise that Larchmont Enterprises Limited should be recorded as the successor of submission 527, for the purposes of pursuing the relief set out in the submission, and more generally in respect of the District Plan review process.
- 4 The address for service for Larchmont Enterprises Limited remains:

Contact person: Maree Baker-Galloway | Rosie Hill

Phone: 03 450 0736 | 03 450 0728

Email: maree.baker-galloway@al.nz | rosie.hill@al.nz

Dated this 14<sup>th</sup> day of April 2022



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Maree Baker-Galloway/Rosie Hill  
Counsel for the submitter

## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Ashley Murphy (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as son of the occupier of 163 Atley Road, Arthur's Point, part of the land sought by the rezoned by the Submissions. He grew up at 24 McChesney Road looking across to the Submitter Land, lived briefly at 163 Atley Road, owned 83 Atley Road until recently moving to Christchurch. He still visits Arthurs Point regularly.
- 3 The Further Submitter supports submissions on the Proposed Plan as set out in the table below. These submissions affect the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to those original submissions, and identified in Appendix 1 below (**Submitter Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land to Lower Density Suburban Residential Zone (**LDSRZ**). This further submission supports the relief sought, as set out in more detail in the table below.
- 5 The overall reasons for supporting the relief sought are:
  - (a) The Queenstown Lakes District, as a high growth district, needs to provide for sufficient zoning capacity over the lifetime of this PDP and beyond.
  - (b) This area of land is a logical rezoning to provide for the above needs, because it is located within an already urbanised area, has nearby and accessible public transport and other public amenities, does not contribute to sprawl and is not productive land.
  - (c) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
  - (d) The land should not be classified and protected as an important landscape.
  - (e) The land identified within the Submissions is currently degraded and covered in wilding pines. The pines are dangerous being shallow rooted, so fall easily in high winds and they are a seed source for spread of further wilding pines. The needles and the trees are a fire hazard.

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- (f) The longer the pines are left unmanaged the larger they get, the more of a hazard they become, and the more disruptive it will be to have them removed.
- (g) Visually the pines are not scenic or nice to look at when viewing them from within that part of Arthur's Point.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>
494 – Michael Swan / Gertrude's Saddlery Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>

- 6 The Further Submitter wishes to be heard in support of its further submission.
- 7 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

*Maree Baker-Galloway*

**Ashley Murphy**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz /  
ashleymurphy@windowslive.com

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Maurice and Judy Murphy Family Trust (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as it is the owner of 163 Atley Road, Arthur's Point, part of the land sought by the rezoned by the Submissions.
- 3 The Further Submitter supports submissions on the Proposed Plan as set out in the table below. These submissions affect the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to those original submissions, and identified in Appendix 1 below (**Submitter Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land to Lower Density Suburban Residential Zone (**LDSRZ**). This further submission supports the relief sought, as set out in more detail in the table below.
- 5 The overall reasons for supporting the relief sought are:
  - (a) The Queenstown Lakes District, as a high growth district, needs to provide for sufficient zoning capacity over the lifetime of this PDP and beyond.
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  - (c) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
  - (d) The land should not be classified and protected as an important landscape.
  - (e) The land identified within the Submissions is currently degraded and covered in wilding pines. The pines are dangerous, their pine needles create a lot of nuisance effects for nearby residents and they are a seed source for spread of further wilding pines.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard.</p>
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- 6 The Further Submitter wishes to be heard in support of its further submission.
- 7 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

*Maree Baker-Galloway*

**Maurice and Judy Murphy Family Trust**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Judy Murphy (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as she is the occupier of 163 Atley Road, Arthur's Point, part of the land sought by the rezoned by the Submissions.
- 3 The Further Submitter supports submissions on the Proposed Plan as set out in the table below. These submissions affect the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to those original submissions, and identified in Appendix 1 below (**Submitter Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land to Lower Density Suburban Residential Zone (**LDSRZ**). This further submission supports the relief sought, as set out in more detail in the table below.
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  - (c) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
  - (d) The land should not be classified and protected as an important landscape.
  - (e) The land identified within the Submissions is currently degraded and covered in wilding pines. The pines are dangerous – whilst occupying 163 Atley Road the Further Submitter has experienced multiple close calls and threats to her safety where trees or branches have fallen on her accessway and damaged rubbish bins. The pine needles create a lot of nuisance effects for her and nearby residents – they go everywhere including inside the house, cause the need for ongoing maintenance and the clearance of gutters, make her

accessway extra slippery in winter when they freeze, and they are a seed source for spread of further wilding pines. The needles and the trees are a fire hazard.

- (f) Visually the pines are not scenic or nice to look at when viewing them from within that part of Arthur's Point.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>
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- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

*Maree Baker-Galloway*

**Judy Murphy**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz /  
m.j.murphy@xtra.co.nz

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Daniel Murphy (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as son of the occupier of 163 Atley Road, Arthur's Point, part of the land sought by the rezoned by the Submissions. He grew up at 24 McChesney Road Arthurs Point looking across to the submitters' land. He currently owns 2 properties directly adjoining the submitters' land, these being 9 Larchmont Close and 10 Larchmont Close where he currently resides.
- 3 The Further Submitter supports submissions on the Proposed Plan as set out in the table below. These submissions affect the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to those original submissions, and identified in Appendix 1 below (**Submitter Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land to Lower Density Suburban Residential Zone (**LDSRZ**). This further submission supports the relief sought, as set out in more detail in the table below.
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  - (c) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
  - (d) The land should not be classified and protected as an important landscape.
  - (e) The land identified within the Submissions is currently degraded and covered in wilding pines. The pine needles create a lot of nuisance effects for nearby residents – they go everywhere including inside the house, cause the need for ongoing maintenance and the clearance of gutters and they are a seed source for spread of further wilding pines.

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- (f) The needles and the trees are a fire hazard. The longer the pines are left unmanaged the larger they get, the more of a hazard they become, and the more disruptive it will be to have them removed.
- (g) Visually the pines are not scenic or nice to look at when viewing them from within that part of Arthur's Point.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>
494 – Michael Swan / Gertrude's Saddlery Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>

- 6 The Further Submitter wishes to be heard in support of its further submission.
- 7 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

*Maree Baker-Galloway*

**Daniel Murphy**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz /  
dansdieseldeliveries@hotmail.com

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



## Further Submission on Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

**To: Queenstown Lakes District Council**

**Further Submitter: Sandi Murphy (Further Submitter)**

- 1 This is a further submission on the Queenstown Lakes Proposed District Plan – Stage 1 re-notification of Atley Road rezoning (following from Court Orders made in *Arthurs Point Outstanding Natural Landscape Society Inc v QLDC* [2022] NZEnvC 13).
- 2 The Further Submitter is a person who has an interest in the Proposed Plan that is greater than the interest the general public has, as daughter of the occupier of 163 Atley Road, Arthur's Point, part of the land sought by the rezoned by the Submissions. She grew up at 24 McChesney Road looking across to the Submitter Land and now lives at a property nearby, at 20 Amber Close.
- 3 The Further Submitter supports submissions on the Proposed Plan as set out in the table below. These submissions affect the land as legally described in the Council's notification summary for Larchmont Developments Limited (#527) and Swan / Gertrude's Saddlery Limited (#494), and as identified on maps attached to those original submissions, and identified in Appendix 1 below (**Submitter Land**).

### Summary of further submission

- 4 In summary, the original submissions (527 and 494) seek relief rezoning the Rural Zoned land to Lower Density Suburban Residential Zone (**LDSRZ**). This further submission supports the relief sought, as set out in more detail in the table below.
- 5 The overall reasons for supporting the relief sought are:
  - (a) The Queenstown Lakes District, as a high growth district, needs to provide for sufficient zoning capacity over the lifetime of this PDP and beyond.
  - (b) This area of land is a logical rezoning to provide for the above needs, because it is located within an already urbanised area, has nearby and accessible public transport and other public amenities, does not contribute to sprawl and is not productive land.
  - (c) The rezoning sought will not set a precedent for inappropriate rezoning of any other Rural Zoned land in the District because it will be a logical expansion of the directly adjacent Urban Growth Boundary.
  - (d) The land should not be classified and protected as an important landscape.
  - (e) The land identified within the Submissions is currently degraded and covered in wilding pines. The pines are dangerous. The pine needles create a lot of nuisance effects for nearby residents – they go everywhere including inside the house, cause the need for ongoing maintenance and the clearance of gutters and they are a seed source for spread of further wilding pines. The needles and the trees are a fire hazard.

18000080 | 6866302

- (f) The longer the pines are left unmanaged the larger they get, the more of a hazard they become, and the more disruptive it will be to have them removed.
- (g) Visually the pines are not scenic or nice to look at when viewing them from within that part of Arthur's Point.

The submission supported is:	The particular parts of the submissions supported are:	Support or Oppose	Reasons for support and further detailed relief sought
527 – Larchmont Developments Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>
494 – Michael Swan / Gertrude's Saddlery Limited	<ul style="list-style-type: none"> <li>Rezoning of the identified land on Proposed Plan Map 39 and all other PDP maps showing the Submitter Land, from Rural Zone to Low Density Suburban Residential Zone;</li> <li>Amending map annotations in relation to the Submitter Land, to include the Submitter Land within the Arthurs Point Urban Growth Boundary;</li> <li>Amending map annotations in relation to the Submitter Land, to exclude the Submitter Land from any Outstanding Natural Landscape, or Outstanding Natural Feature boundary and/or classification;</li> <li>Amendments to Chapter 27 Subdivision and development in order to reflect any rezoning of the Submitter Land;</li> <li>Further amendments to PDP Chapters to give effect to the relief sought.</li> </ul>	Support	<p><b>Landscape Classification</b></p> <p>The Submitter Land should not be classified as an important landscape.</p> <p><b>Arthur's Point Urban Growth Boundary</b></p> <p>The Submitter Land is a logical extension to the Arthurs Point urban area / Local Centre (as identified in the Queenstown Lakes Spatial Plan).</p> <p><b>Rezoning</b></p> <p>Given the Submitter Land is not considered to be an important landscape, the most efficient and effective zoning is to allow for urban/residential development, which can contribute to needed housing supply and efficiently use otherwise unproductive land.</p> <p><b>Subdivision and other PDP provisions</b></p> <p>The provisions of the PDP including Chapters 7 and 27 should be amended as required to enable residential development of the Submitter Land in accordance with the LDSR zoning proposed.</p> <p><b>Wilding Pines</b></p> <p>Any change to the provisions affecting the Submitter land should ensure it is clear that any earthworks, temporary activities, felling, poisoning, or removal of wilding trees on the Submitter Land is a permitted activity. The Pines are currently a hazard and a nuisance.</p>

- 6 The Further Submitter wishes to be heard in support of its further submission.
- 7 The Further Submitter will consider presenting a joint case with others presenting similar further submissions.
- 8 A copy of this further submission has been served on the original submitters to which this further submission relates.

*Maree Baker-Galloway*

**Sandi Murphy**

Signed by my duly authorised agents

Anderson Lloyd

Per: **Maree Baker-Galloway**

maree.baker-galloway@al.nz

Address for service: maree.baker-galloway@al.nz / rosie.hill@al.nz

Appendix 1 – Further submission area for rezoning (bringing into line both submission 494 and 527) identified as hatched below:



# 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] **LE Scheib**



**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]

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.

**RESIDENT 111 ATLEY ROAD  
4th generation Queenstoner**



**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 parts**

**QLDC  
14 APR 2022  
QUEENSTOWN**

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

[give reasons]

I believe giving effect to these submission would yield a sympathetic outcome that is appropriate to the land in consideration. I strongly believe all wilding pines should be removed from the site.

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

[give precise details]

I want these submission to be approved and the land rezoned because that would allow the wilding pines to be removed and housing to be sympathetic to the landscape. When I grew up here, there were no wilding pines or other exotic 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]*

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]

Telephone [work] 027 284 426135 [home]

[mobile] 027 4426135

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

111 Atley Road

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.

QLDC

14 APR 2022

QUEENSTOWN



Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348  
George 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) *PAUL ROBERT DRUMMOND.*

**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]

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 AM CLOSEST NEIGHBOUR.*

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 BOTH SUBMISSIONS.*

**QLDC**  
**14 APR 2022**  
**QUEENSTOWN**

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

[give reasons]

FIRE RISK. I SUPPORT HOUSING.  
I LIVE AT 119 ARLING RD & BROWN

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

[give precise details]

THE WHOLE LOT SHOULD 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]

*[Handwritten Signature]*

QLDC

14 APR 2022

Date 12/4/22.

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]

Telephone [work] 027434181

[home]

[mobile]

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

P.O. BOX 703 QUEENSTOWN 9348

Post code

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.



QUEENSTOWN LAKES DISTRICT COUNCIL

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] Frederik Dau



**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 live in Queenstown and work in pest eradication

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 #494 and #527.

#494 Gertrude's Saddlery Ltd (original submitter Michael Swan): rosie.hill@al.nz and markee.baker-galloway@al.nz . #527  
Larchmont Developments Ltd: rosie.hill@al.nz and markee.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 these submissions. Please see the document attached.

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

[give reasons]

I've attached my reasons for submission support.

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

[give precise details]

I seek the whole part of these 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]

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]Frederick Dau

Telephone [work]-

[home]-

[mobile]022 6371377

Postal Address 42b Dartplace, Fernhill, Queenstown

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



## Arthurs Point - re notification - Fred Dau

My job is professional pest eradication - possums, stoats, foreign species of plants. I forcefully submit that it's crucial we remove the foreign species of trees like the ones growing on this land as soon as possible. Every day we wait, means there are hundreds more trees growing, which people like me need to eradicate. This all costs the NZ public more money, and is a total waste of time. The ecological damage from the wildings is vast, the soil is degraded, making it inhabitable for native species.

I don't think people who live in other towns and even countries and only have there expensive houses here in Arthur's Point be able to stop us locals from protecting Arthurs Point from pests. This is our home. Those with money to pay lawyers shouldn't be allowed clog the system and halt our progress. It makes my daily work harder and is a total waste.

I would like this wildings pest to be removed on land, plus the Department of Conservation land down to the Shotover River. I want to see native plants and trees and no habitat for pests. Also, people need somewhere to live. I need a place to live. This land is an extension of Arthurs Point housing areas. It's already on the boundary and there's no difference between this land and the land where people already live in houses at Arthur's Point.

The Department of Conservation land should be planted with natives to reduce views of any houses on this land. This would be a lovely place to start a family and a better use of the land rather than leaving it covered in pest trees. I would like the a walking and bike track if possible so people in Arthurs Point can bike to and from Queenstown and Arrowtown

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** Joshua Nicholas 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 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. We regularly travel with our family and stay at Watties Track (Arthur's Point). This trip is the highlight of our year for our family and involves much recovery time and an opportunity to

reconnect with the outstanding natural landscape of Arthur's Point. It has become our annual pilgrimage. Having lived for several years in London and returning to New Zealand, we strongly feel that the natural landscape should be protected and as you are no doubt aware, the landscape in question is arguably some of the best in the country.

2. On a personal level, the impact from the proposed development to both the natural landscape and in terms of the increased traffic will mean that we no longer return to the area as the proposed development would severely impact our view at the place where we holiday every year and our enjoyment of the landscape. It would be a shame for us and our family as we have wonderful pictures of our children in their formative years with the natural landscape behind them and we wanted to continue to return to the area for several years to come.
3. 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.
4. 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.
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 (300m<sup>2</sup> 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.

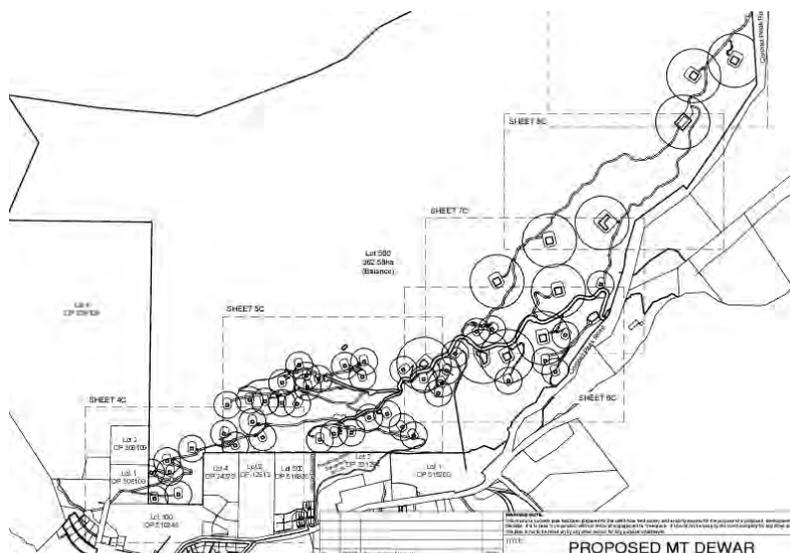
8. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change 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.



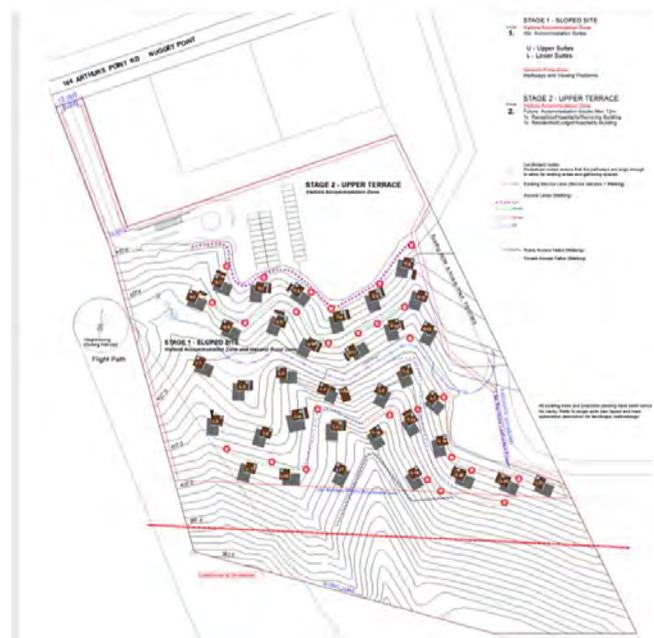
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- 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 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: Joshua Nicholas Jones

Telephone: 020 4166 9014

Email address: [josh.sarahjones@gmail.com](mailto:josh.sarahjones@gmail.com)

Address for Service: 12 Bongard Road, Mission Bay, Auckland

**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] Stacey Farrell



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

Arthurs Point Re-notification

**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 locally to the proposed area



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 OPPOSE Arthurs Point Re-notification submissions by Gertrude's Saddlery and Lardchomont Developments, that the rural land requested to be rezoned to low density residential and excludes any ONL



**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]

Rezoned the area of land shown on the map, as attached to submission 494, from Rural zone to Low Density Residential Zone.

Relocate the Urban Growth Boundary to include the area of land shown on the map as attached to submission 494, so that it includes all of the Low Density Residential Zone within the UGB. The balance of the land is to remain as Rural Zone and outside the UGB.

In addition to the relief expressly sought, the submission implicitly seeks to exclude the land sought for rezoning from any outstanding natural landscape or feature, by drawing a brown dashed line indicating an outstanding natural landscape or feature boundary around the land shown on the map/comprised in Lot 1 DP 518803 (RT 814337)

&

Rezoned the area of land shown on the map, as attached to the submission, from Rural zone to Low Density Residential

Relocate the Urban Growth Boundary to include the area of land shown on the map, as attached to the submission.

In addition to the relief expressly sought, the submission implicitly seeks to exclude the land shown on the map, as attached to the submission, from any outstanding natural landscape or feature, by drawing a brown dashed line indicating an outstanding natural landscape or feature boundary around the land shown on the map/comprised in Lot 1 DP 518803 (RT 814337) and Lot 2 DP 398656 (RT 393406)

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

[give reasons]

This area is an outstanding natural landscape and can be seen from the water/river, Tucker Beach area, high points along Gorge Road & off Mallagans Road & Littles Road, to mention a few. There are enough densified areas under development in this region without developing this ONL and creating further road congestion issues to the one-lane Edith Cavell Bridge that serves the proposed densified area.

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

[give precise details]

I seek that the whole 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 19/4/22

\*\* 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]stacey@queenstownarchitect.co.nz

Telephone [work]021 440 830

[home]

[mobile]

Postal Address PO B0x 1520 Queenstown

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

Post code  
9348

Contact person [name and designation, if applicable]Stacey Farrell

**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] Ben Ruffell



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

Arthurs Point Re-notification

**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 locally to the proposed area



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 OPPOSE Arthurs Point Re-notification submissions by Gertrude's Saddlery and Lardchomont Developments, that the rural land requested to be rezoned to low density residential and excludes any ONL



**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]

Rezone the area of land shown on the map, as attached to submission 494, from Rural zone to Low Density Residential Zone.  
• Relocate the Urban Growth Boundary to include the area of land shown on the map as attached to submission 494, so that it includes all of the Low Density Residential Zone within the UGB. The balance of the land is to remain as Rural Zone and outside the UGB.

• In addition to the relief expressly sought, the submission implicitly seeks to exclude the land sought for rezoning from any outstanding natural landscape or feature, by drawing a brown dashed line indicating an outstanding natural landscape or feature boundary around the land shown on the map/comprised in Lot 1 DP 518803 (RT 814337)

&

Rezone the area of land shown on the map, as attached to the submission, from Rural zone to Low Density Residential

• Relocate the Urban Growth Boundary to include the area of land shown on the map, as attached to the submission.  
• In addition to the relief expressly sought, the submission implicitly seeks to exclude the land shown on the map, as attached to the submission, from any outstanding natural landscape or feature, by drawing a brown dashed line indicating an outstanding natural landscape or feature boundary around the land shown on the map/comprised in Lot 1 DP 518803 (RT 814337) and Lot 2 DP 398656 (RT 393406)

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

[give reasons]

This area is an outstanding natural landscape and can be seen from the water/river, Tucker Beach area, high points along Gorge Road & off Mallagans Road & Littles Road, to mention a few. There are enough densified areas under development in this region without developing this ONL and creating further road congestion issues to the one-lane Edith Cavell Bridge that serves the proposed densified area.

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

[give precise details]

I seek that the whole 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 19/4/22

\*\* 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]benruffell@gmail.com

Telephone [work]021 440 830

[home]

[mobile]

Postal Address PO BOx 1520 Queenstown

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

Post code

9348

Contact person [name and designation, if applicable]Ben Ruffell

**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] Jennifer Arlene Dell



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

In opposition of the submission

**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'm a resident of 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]

Oppose the submission of Gertrude Saddlery Ltd and Larchmont Developments Ltd



**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 my original submission for the reasons I oppose the submission

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

[give reasons]

Please see my original submission

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

[give precise details]

that the proposal be disallowed - for reasons cited in my original 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 16 May 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]ucanfindjenn@gmail.com

Telephone [work]

[home]

[mobile]021 771 846

Postal Address 5 O'Callaghan Street, Arthurs Point

[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.



**RE: 111-115 & 163 Atley Road – Rezoning Submission**

As a property owner near 111-115 and 163 Atley Road, I'm concerned by the proposal by Council, Gertrude Saddlery Ltd, Larchmont Developments Ltd to rezone this area to Low Density Residential Zone (LDRZ) with no information or community consultation about the impacts of such a change and the development this allows on the iconic views, environment, cultural significance or community of Arthurs Point. This is especially concerning given the rezoning would remove the current Rural within an Outstanding Natural Landscape (ONL) classification of an area adjacent to the iconic Outstanding Natural Feature (ONF) of the Kimi-ākau/Shotover River. Under Section 6 of the Resource Management Act, use, development and protection of ONL and ONF areas are considered a matter of national importance and I am aware of the preceding efforts to protect this iconic landscape.

I am committed to the community of Arthurs Point. My husband and I purchased a property here in order to live within this safe, family-oriented community surrounded by natural beauty and access to the outdoors. We specifically chose our property because of its proximity to the Rural/ONL at 111-115 and 163 Atley Road and the ONF of the Shotover River and the degree of naturalness, character and peace and quiet afforded by the area. Surrounding development to the north has been tasteful to date with large lot sizes (800s/m+), set backs, planting and public spaces that present a degree of naturalness when viewed in relation to the remarkable landscape. We are not sure that Arthurs Point can absorb much more development of the kind allowed under the LDRZ with no bespoke controls – particularly in such a visually prominent area and when viewed in combination with other developments under construction or consented.

Having reviewed the owner's website and looked at the information (or lack thereof) being made public as part of the application process to date, I am concerned that there is no transparent or visible plans that will reassure us as neighbouring residents, that this development will be done in a way that is sensitive to the local environment – both from physical and social perspective. We consider the points raised in the submissions of Gertrude Saddlery Limited (GSL) and Larchmont Developments Limited (LDL) insufficient to justify the proposed rezoning at this time and that the absence of information prevents us and the community from making an informed view.

Due to this absence of information and the sensitivity of the environment in question, I currently oppose the submissions of GSL and LDL to rezone 111-115 Atley Road and 163 Atley Road to Low Density Residential (LDRZ).

At a minimum, I consider the following information should be provided to the community to enable any 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 professionally designed Master Plan that identifies lot sizes and boundaries, building platforms which are located back from ridges/escarpment edges including the escarpment that is visually prominent on entry into Atley Downs/Mathias Terrace/Larchmont Close, housing types and a landscaping plan and allocation for public spaces, safe roading and parking that maintain the degree of naturalness appropriate to this iconic landscape.
- ● 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.
- ● Effects on cultural values as the river is a community resource well utilised for commercial tourism / recreational activities and recreational activities.
- ● A Natural Hazards assessment of proposed development on geotechnical stability, water run-off from tree removal and the impact particularly on neighbouring properties such as ours.
- ● A Traffic assessment of the impact additional housing will have on traffic in our quiet residential neighbourhood. In particular, at the key pressure points of the Edith Cavell Bridge (which QLDC has identified is at capacity) and Atley Road which is a very narrow road with limited sight lines up to the proposed development. We also have concerns about traffic increasingly using the very narrow Larchmont Close (which is a private road with maintenance paid by residents) and Mathias Terrace as an alternative access to/from Atley Road, particularly during development's construction.
- ● Engineers report on the capacity of existing network utilities in response to additional demand pressure (water & power supply, waste water discharge). There is currently an easement on my property to Larchmont Water Supply, I would like to understand whether this will be used as part of the new development.

More broadly, I am concerned by the impact continued intensification of Arthurs Point will have – where almost everyone gets in a car to access essential services such as school, work, shops, healthcare – on QLDC's ability to deliver its Climate Change Action Plan.

Without the information required to assess the appropriateness of the development allowed by the rezoning of such an outstanding environment, I reject, in full, the applicant's proposal to rezone this area as it currently stands.