

Introduction

My name is Sonja Kooy and this is my husband John Gavin and we live at 107B Atley Road Arthurs Point with our two children. Our property adjoins the right of way that goes through to Larchmont Close, our accessway is along Atley Road.



We have been living in Arthurs Point for around 25 years. Firstly in McMillan Road where we built on a section my husband brought in 1987 then building again on Atley Road in 2001, our family home that we still live in today.

I have been living in Queenstown for approximately 30 years, was one of the founding members of the APCA and then helping to reactivate it in 2017/2018. John is one of the rare breed of fifth generation Queenstowners. As you can imagine this gives us a real connection and understanding of the area.

My name is John Gavin, I have lived in Queenstown for very nearly 60 years. For 36 of those years I have been a property owner and resident of Arthurs Point. I was originally drawn to buy a property in Arthurs Point because of the history, beauty and topography of the area. Back in those days we didn't have ONL zonings to identify why an area was desirable and important. That has now changed and we have zonings for everything. These zonings are extremely important as they make people very aware of what the land they are purchasing can be used for. Unfortunately for us some land owners are always at the opinion that those zones and rules are for other people and not them and I guess that is why we find ourselves here today.

My family and I live and love Arthurs Point. We are not interested in living anywhere else. This is our home. The rural feel, the sun, the privacy, the quietness the lack of street lighting, and the uninterrupted surrounding hills and

mountains with the Shotover River snaking its way through the gorge, all contribute to why we live here. It is the unique character of Arthurs Point.

The ONL designation of this parcel of land is more important to the district now than it has ever been. There is absolutely no reason to change the zone and no one in this room could convince me otherwise.

As more and more land is developed throughout our district is it paramount to keep these areas of outstanding natural landscape to ensure we maintain the beauty of our area for future generations. This particular ONL makes our area unique, is part of the corridor of the Shotover River and Gorge. It is part of the reason that keeps our area a great place to live and bring up children.

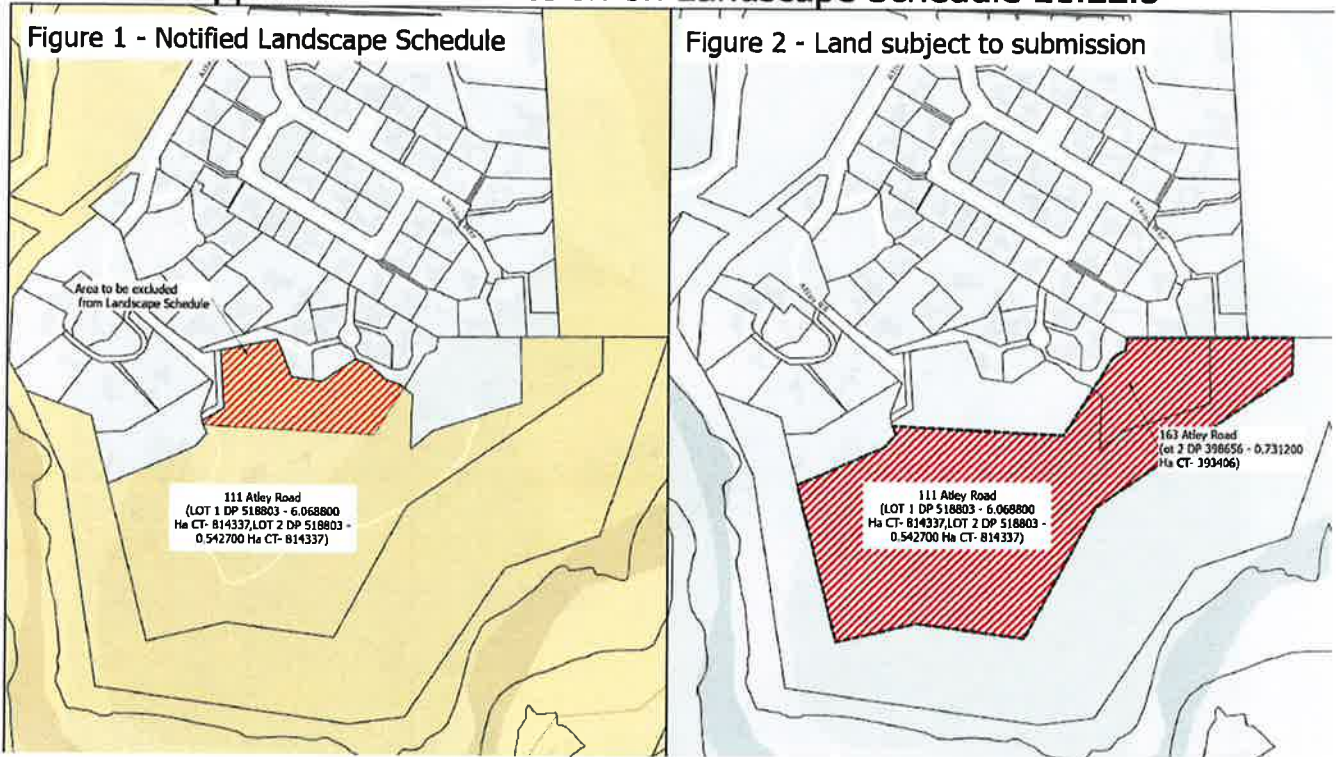
Realistically it isn't suitable for subdivision with its dangerous bluffs, steep banks and its south facing terrain but these attributes contribute to it outstanding natural beauty and protects and enhances the Shotover River.

The submitter argues this piece of land is disconnected and such a small parcel that it does not have significance when determining if it is an ONL. We feel he is quite wrong in this assumption. All you need to do is drive from Queenstown to Arthurs Point and look at the corridor this hill contributes to. It is the gateway to Arthurs Point. This natural formation stands to protect the visual pollution of the houses beyond. This area is well photographed by visitors and locals giving testament to its natural beauty.

When looking at the ONL it is important to look past the wilding pines on the DOC land as they will be removed. The dangerous bluffs and exposed site are extremely visible coming from the Queenstown Town Centre. Having houses on this site will dramatically reduce the beauty of this site and impact on the views of the gorge and the river. The site is visible when coming from Coronet Peak as well and any more development will detract from the line of sight through to the gorge.



Appendix A - Submission on Landscape Schedule 21.22.3



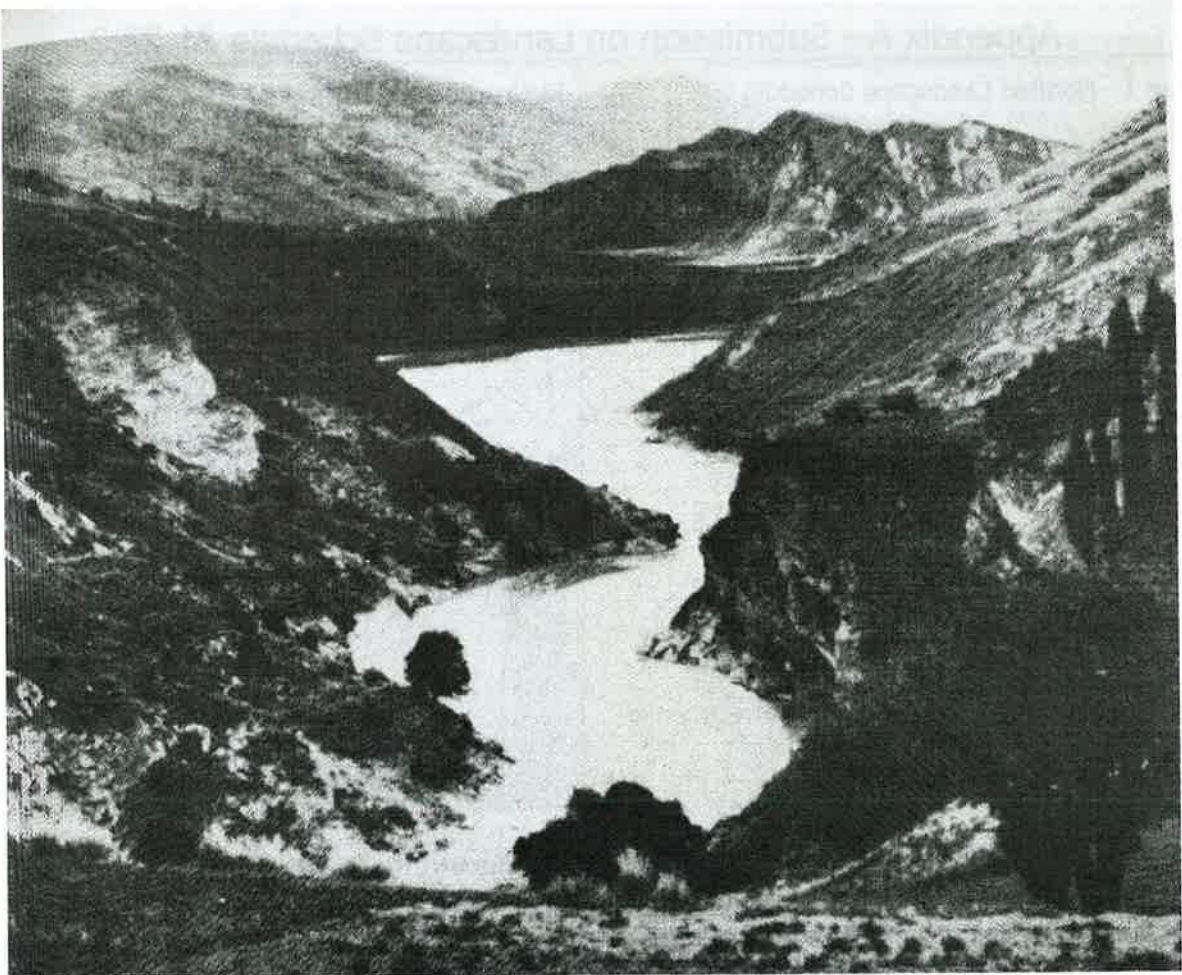
QLDC's misinformation when asking for community feedback on the ONL has distorted community input. The results cannot be relied upon to truly represent what this area means to our local or wider community. The few of us that did submit was largely due to word of mouth. It was very confusing. I also couldn't believe the council then proceeded with a non-notified change for a mistake they made. This was in a Council Report Dated 29 September. It was negligent of council to not notify the correction as it would have made the area much clearer for community feedback.

History

We have been involved in the many proposals put forward by Larchmont over the years. Karen and Barbara have done a great job in documenting them and providing timelines. It has been long and tiring. Is it fair for a family who has worked hard all their life to buy a home in an area they love that has rules in place to protect this, to time and time again have to defend those rules. It is a big undertaking for the lay person. It takes a lot of time, which many don't have as they still need to work and support their families so many do not challenge. That is not fair and the Council's job is to protect us as ratepayers!

History must be taken into consideration when making decisions. Discussion have been had during this hearing regarding houses already established along the Shotover so why shouldn't this just be continued and not just given to the few. We cannot turn back time but we can learn by these mistakes and move forward and protect what we have left to ensure the ONF and ONL dedications that are in place stay to protect our landscape for all future generations. Leaving the ONL in place is not just important but paramount. We must learn from the past to move toward a better future.

We are hesitant to even spend time joining the debate about the rezoing as the site has ONL status and this has not changed. Once ONL always ONL, the land hasn't changed and just because a developer wants to put houses on it doesn't change the fact that it is an outstanding natural landscape. It is part of why we live where we do. It does protect the character and uniqueness of Arthurs Point.



1928



1966

Rezoning

There are many more suitable sites in our district for urban development intensification. The ONL site the submitter's want rezoned is not suitable for this. It will not contribute substantially to the housing supply. Arthurs Point does not have infrastructure to satisfy the NPSHPL.

The submitters legal expert is suggesting that the Larchmont illegal structures on the Northern end of the site at 163 and breach of resource consents should be disregarded. I am unsure how they can be. It clearly shows how obvious structures will be on the ridge together with the blatant disregard the developer has for resource consent conditions that had been put in place and the lack of council monitoring. There was a structure plan for planting that was never done.

Any extension to the LDRZ will impact our amenity and the amenity of our neighbours by affecting our privacy and our views. The light spill will desecrate our night skies. It will be an eyesaw on a prominent elevated landscape from all directions. We do not support any further extension to the LDRZ. We would like to see the ONL extended up to the ridge line as below:





It seems the developer wants to provide some privacy to the residents on Mathias Terrace with a natural buffer of planting, but has disregarded ours at our end of Atley Road. We have lived in Atley Road for 25 years and know that the natural land formations and mountains amplify noise. These also need to be considered if there was rezoning.

Jeff Brown stated that covenants and conditions could be implemented on the site similar to Jacks Point. Jacks Point has a Body Corporate to monitor these conditions. QLDC has time and time again demonstrated they do not have the resources to monitor covenants and conditions of any development.

Access

Traffic experts have determined their findings on a development for 27 houses. The proposed development actually has 41 sites so the findings really hold no value and is still not compliant. There should be no compromise when it comes to safety. If the proposal was to be adopted we have grave concerns for the safety of our community for a number of reasons: eg

1. It is widely used by pedestrians, cycle and vehicle traffic
2. Snow accumulates on the upper end of Atley Road in the winter and remains for some time.
3. The roading proposal only goes half way. There has been no solution to the Council Road at upper end of Atley Road before the roundabout. This section of road is highly compromised with pinch points, gradient in the winter and visibility issues.
4. The existing ROW has around 16 lots using it. It cannot be closed during construction as there is no alternative route nor can the existing ROW sustain any heavy traffic for construction.
5. Emergency vehicle access would be compromised.
6. There is a ROW that connects Atley Road to Mathias Terrace. This is illegally used by many in Larchmont Close and Mathias Terrace. I have spoken to the Council many times and at the time the approval for the access was given and nothing has been done. This is a safety concern as it increases traffic on Atley Road. It is also very hard for us to see if pedestrians or vehicles are coming from that direction.
7. No consideration has been given to rubbish bins or trucks on an already reduced width accessway.
8. No consideration has been given to mail boxes and mail delivery on an already reduced width accessway.
9. There are areas of reduced visibility along the ROW have not been addressed.

Infrastructure (if rezoned)

- Arthur's Point is struggling with its infrastructure. The Electrical system is overloaded and keeps tripping out. There are houses that are continually losing power.
- The wastewater system is already overloaded.
- The Edith Cavell Bridge is at its maximum capacity and the timeline for a new bridge isn't for 8-10 years.
- There is no safe connection between the Edith Cavell Bridge and the McChesney Creek Bridge for pedestrian or cycles. It is a dangerous stretch of road. There is no time frame for upgrading this.
- Public transport is lacking. We do not have regular buses.
- Storm Water. The run off directly into the Shotover River is a concern. At the moment the river is pristine this cannot be compromised.



In Summary

It is my understanding the decision being made today is whether or not to make a change to the ONL status of the land to enable development with the Structure Plan produced by the submitter as a guide only for decision making. The concern I have with this is if the zone was to change there is no guarantee this structure plan would be adopted or there would be any consultation as to what would be proposed for the site.

I understand experts applying their methodology and learned algorithms but local knowledge should also be taken into consideration with your assessment. We found it unbelievable that one of the experts Mr Foy stated he wasn't familiar with the site and hadn't even been on the site.

We believe the amenity values of our area will be eroded if the ONL status of the land was to be removed. This is of the utmost importance to us and to the ONF and surrounding environment for our children and all future generations.

There should always be an ONL on that land.

There should be no further development on that land.

Sonja Kooy, John Gavin, Mary Gavin and Sam Gavin.