

Jennie Semple – Talking Points 2.2.23

- My name is Jennie Semple. I live at 13 Watties Track with my family where I also run a BB, The Canyons Lodge BB. We view the developers site from the southern side of Atley Road. I am directly and significantly negatively impacted by changes to this landscape. I don't want to labour it but I did just want to say how very thankful I am that after 5 years of a hard legal battle that we finally as a community have the right to be heard today to have a say in how this outstanding land is treated. It has taken its toll on my family, our kids and our life here but I am very glad to be here and have the opportunity to speak.
- The proposed development site sits right in front of a beautiful Canyons View with the Shotover River in a stunning S-bend set within an ONL. The mountains in front and hillsides to each side. You feel you are immersed in the middle of the most stunning Landscape and yet only a 5 minute drive to the center of town. The site is in my view part of a wider all encompassing ONL and it cannot be cut off from this without degrading the overall landscape. I don't feel there has been adequate assessment of the views from the southern side, gorge road or all the many locations this site is very visible from.
- This is an incredible place of serenity in an otherwise busy Queenstown. The sun rises over Coronet casting the most incredible colours in the sky. This is a stunning part of New Zealand which is enjoyed by people around the world who also come here to get married or just stay the night. At night there is no light spill in this landscape so you can see the stars and the Milkyway perfectly in the night sky. It is a place I am so proud to call home and somewhere I think showcases what New Zealand has to offer in world class landscapes. Any decision to rezone it Residential would completely degrade and irreversibly change an outstanding landscape for ever.
- I feel I have covered most things in my main submissions and I also on 26th Jan submitted some YOU TUBE clips of the vista from the south side with and without trees. Thank you for looking at and reading all of this. I just wanted to talk to some of that in terms of how this proposed rezone would change the amenity and the outstanding Landscape I value so much.
 - This place has picture postcard views. It has been painted over the century by many artists it features on National postage stamps. It has been photographed for over 100 years including Digital collections held in the New York Public Library. The New Zealand Official Yearbook 1985 choose this vista as its cover page. It was painted as a mural and sat in the Sergeants Mess at the Royal New Zealand Air Force Station in the 70's. Famous painters have set their easle down for possibly days to take in the view and paint the scene including people like Len Clarke (Ivan Clarke – the famous lonely dog artists father who inspired him to paint.) Many photographers have come to take photos of the vista to capture the sun rise or the dark night sky astrology. All pictures and paintings are taken from different angles and differ as to where the cut off is some include all or part of the site or some focus down river. But it is all integrated as it is a 180 degree view from left to right across the shotover loop and is not broken up in any one obvious place its all part of the whole of the outstanding landscape viewed from the south. It is something to behold and a vista that should be seen

first hand from here before any final decisions are made.

- How this land is treated and used must in my mind be carefully considered. Even Council in 2000 refused consent to the colloquially named "Murphy Castle" a single dwelling because *"The Hearing Committee of the Council found that the landscape values of this area were a significant natural resource for this area that had to be carefully managed to provide for the wellbeing of future generations"* and that to my mind was a single dwelling not up to 20 plus.
- It is a very special place I would even go so far to say it is food for the soul and I feel the values need to be carefully and properly assessed from the southern side, gorge road, up McChesney, and down the Shotover River.
- The scale of the landscape is magnificent and you feel dwarfed from all sides here. Yes trees have been removed (some which had a court order on them) in an attempt to show that this land is somehow less valuable without the wilding pine. And we know DOCs intend to remove more and have indeed started on the right hand side of the vista next to the river. It is illogical to say that removing wilding pine somehow devalues the land. There are many parts of Queenstown and Arthurs Point right up to Coronet where Docs are dealing with Wilding Pine this does not mean the resultant land loses its outstanding quality. We are after all trying to remove wilding pine not so we can build all over the resultant land but so that the land can have a chance to re-generate and get back to what we now see from the southern side as its formative geological natural state.
- From the south side where we are, despite tree removal in Sept and early Oct 22 there is very little man made activity that can be seen except an A frame and the roof of a house and the newly white painted water tanks and a white painted wooden box. This place still retains a full sense of seclusion, wildness and peacefulness and we are yet only 5 minutes from busy Queenstown. I have set out in my submission some of the reviews we have from people all over the world attesting to the outstanding nature of this landscape and added to this the many that we have received even after the trees have been removed. As Docs tell us these pines need to be dealt with and will be reabsorbed in time.
- The knoll is a natural buffer, a breathing space and as many describe a bookend to the urban development behind it. To remove the Outstanding classification of this highly visible elevated land and to rezone it urban residential will in my mind do exactly what the government legislation and rules and policies were trying to avoid ... namely allowing urban residential sprawl into outstanding landscapes with the resultant effect of degrading the whole package of this vista forever.
- It feels a lot like most of the evidence for this rezoning is coming from the views from the urban settlement itself or from the site itself and what it can or cant be used for. In my mind it needs to be properly considered from the views that surround it and for the part of the outstanding landscape it makes up and is a part of. I cant see how this can be viewed as a small parcel of land in isolation of the outstanding nature it sits within.
- I just wanted to also make the point we and many many others look at this site from many

places around Arthurs Point, from walks on Watties track from the river bed accessed from Atley road below and not least of which from the Shotover itself. The new concession is allowing hundreds of people easy and full access the river to float peacefully and I want to add slowly down it. I have done the float many many times with my family and friends even before the new concessions. I now love watching 10 and sometimes up to 20 or 30 people all sitting on their boards, kayaks etc slowly floating down in front right next to the site in question every Wednesday and Friday. Many get out at the beach opposite and stop for a wander about. Once Doc remove the remaining wilding pine this site will be back to its original natural state and any development of any kind even if slightly set back will be highly visible. The serenity and enjoyment of the surrounding outstanding landscape experienced by people using the river in this way will be significantly degraded and negatively impacted for ever. As we float down we often turn around backwards on the paddle board or stop on the side in a whirly whirly or get out at the beach. If the rural zone is removed, when you look up you will see houses, street lighting and all the sounds of urban residential life currently protected by the knoll and the undeveloped rural landscape.

- We and anyone else wont hear quiet bird song and the sounds of people enjoying the river but the sounds of cars moving, radios playing people mowing lawns etc opening shutting garage doors, late night parties etc. This place cannot absorb residential activity and retain its outstanding qualities. The noise alone in the parts of the loop ricochet around enormously. If we hammer a nail into a piece of wood it reverberates around 3 or 4 times. We can in fact even hear people talking as they float down. The noise that comes with residential development and life will change the wildness and serenity of this place and all who enjoy it forever. It will also take years and years before all development is finalised and built. The quiet enjoyment of this outstanding location will be significantly negatively impacted for many years to come.
- I just also want to add that at the moment from the south side you can enjoy a dark night sky, almost total lack of light pollution into a stunning landscape. When the full moon is up you can see it reflected in the river and on a clear night the milkyway spreads out above you. This is a very distinctive memorable place because of its extremely appealing composition of outstanding landscape from all sides.
- Once the outstanding nature of this land is deleted from the site it is gone forever. Residential development will degrade an outstanding landscape that has not capacity to absorb it from many angles and view points not least of which the southern side.

VISITORS FROM NZ & AROUND THE WORLD

There is no doubt in my mind, this view is one of the most beautiful Outstanding Landscapes and Features in Queenstown. Many many visitors from around the world have used the following words to describe this landscape when staying with us in our home and small B&B. Here are just a fraction of them - If you require screenshots of these actual reviews please let me know. The most recent are after the trees were removed. I wanted to share these to give a context to how people view this land from the south side of Atley Road:

<p>Booking.com Reviews:</p> <p>Peilin Taiwan Jan 23 – <i>“Amazing Views”</i></p>
<p>John USA Jan 23- <i>“The setting is absolutely Beautiful & Dramatic”</i></p>
<p>Susan USA Dec 23 – <i>“Beautiful setting”</i></p>
<p>Paul Australia Dec22 – <i>“Views over the Shotover and up Coronet Peak are amazing...If you are lucky on a clear night you can watch the Milkyway above you”</i></p>
<p>Michael Australia Nov 22 – <i>“Unbelievably stunning location”</i></p>
<p>Yasemin Australia Nov 22 – <i>“That View just fabulous...view absolutely amazing”</i></p>
<p>Google Reviews:</p> <p>Neil Australia Nov 22 – <i>“location perfect...so peaceful, scenery sensational”</i></p>
<p>Isobel New Zealand Nov 22 – <i>“The view was absolutely stunning .Exceptional”</i></p>
<p>Colin UK End Oct 22 – <i>“Absolutely spectacular views”</i></p>
<p>Simone End Oct 22 – <i>“Exceptional ...Beautiful views are stunning”</i></p>
<p>Tripadvisor:</p> <p>Lolipop Liz Trip Advisor: <i>“Unbelievably beautiful, stunning mountains going into the river, completely unspoilt !”</i></p>
<p>Katie H - March 21 Tripadvisor - <i>“Queenstown, even with the international borders closed, is hell on earth, in my opinion. So we decided to stay outside the town....Away from the noise and traffic and people, with astonishing views of the Shotover river and Coronet Peak.”</i></p>
<p>Martina Dec 2018 Tripadvisor: <i>“Photos can't do justice to the spectacular beauty of this place”,</i></p>
<p>Rubsamo 2017: <i>Perfect location, amazing views and very quiet. At night the sky was spectacular. ““Superb and magnificent views” “Breathtaking views”</i></p>
<p>Jason M Tripadvisor - <i>“...amazing view...I hadn't been to Queenstown in about 15 years, and the amount of development has been extreme. It was so nice to be able to jump in a taxi and head back to this quiet oasis at the end of the night. ”</i></p>
<p>Britany N Tripadvisor - <i>“A million dollar view of the shot over river. You feel secluded amongst the Queenstown mountains but only a 10 minutes drive from Queenstown!”</i></p>
<p>Sankey 161 Tripadvisor - <i>“The view is truly wonderful. Close vertical high rocky hill/mountain on the right, the Shotover River curving in front of you with bush scenes to the left. A photo cannot do it</i></p>

<i>justice. Very quiet and peaceful - food for the soul."</i>
<i>Further Booking.com Reviews:</i>
<i>Kathryn 2021 - The views were stunning</i>
<i>Izthar 2021 - "view from the river is magnificent"</i>
<i>Sowmia -2020 - "Pristine views"</i>
<i>John 2020: " A majestic view out over the Shotover river."</i>
<i>Anna 2020 - "The view is spectacular"</i>
<i>Adrian 2020 - "Sunrise overlooking the shotover canyon was magical even in chill of winter. ..and even managed an astrophotography shoot"</i>
<i>Romaine 2020 - "The view are amazing, probably the best we ever had in NZ. Enjoying the view or stargazing is a must do"</i>
<i>Sonja 2020 - "The location is absolutely breathtaking. ...the view every morning was really spectacular."</i>
<i>Marte 2020 - "The view over the canyon ...is breathtaking."</i>
<i>Richard 2020 - "It is in a stunning location - surrounded by mountains and a beautiful view of the river from the garden. It was so peaceful and quiet. "</i>
<i>Vamsi 2020 - "The best part is the view of the scenic river and surrounding woods & hills.."</i>
<i>Anthony 2019 - "The views are unbelievable and it delivered everything I was looking for."</i>
<i>Lyndsey 2019 - "The location was fantastic, the view was unreal"</i>

We have in the past been approached by chinese film company via a contact here in Queenstown to showcase this vista for their version of Real Housewives and a Film maker also approached us as he wants use this location to make a short kiwi movie. When I tell guests and wedding planners etc that this site is due to be developed they are quite frankly horrified. Many people contact us each week to enquire about getting married here and still wish to book even though the wilding pine trees are being dealt with. We also have people who were married here 10 years ago contact me to book in to stay and if we are busy, just want to come and picnic on the lawn to soak up the views and reminisce. I say this just to try to give a glimpse of how special this landscape is and to give some context to how this outstanding landscape is viewed.

I would invite the Commissioners to please come and view this land from here first hand to see why we

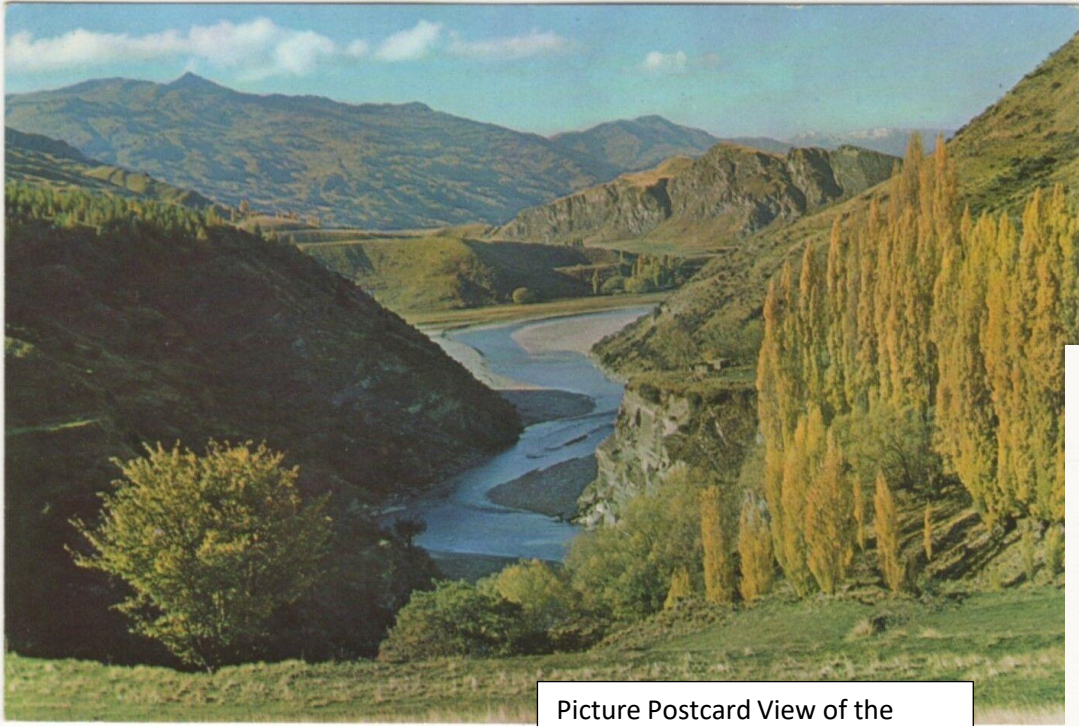
are so desperate to protect this section of the Outstanding landscape in this region. I recently read some of the Landscape schedules and note that it has been said in the court cases attached to the Landscape Schedule Consultations - *In determining what ONL/ONFs should be protected and when developing a regional policy, Council are in fact engaged in a task that is based on stewardship of the region.* In my mind and with the deepest respect, I cannot see how future development here on this vista could hand on heart be said to be good stewardship of this outstanding landscape.

Outstanding Landscape

This Outstanding Landscape (looking East from 13 Watties track or the south side of Atley Road) has been photographed painted and recorded over the centuries. It is iconic and should be protected from development/ sub division. Photographs going back over 100 years are held in the New York public Library dating back to 1885 where this vista is called "Maori Point". It has featured on a National New Zealand Postage stamp. There are postcards of this landscape detailing the importance of the vista dating back to the gold rush. It has been photographed by numerous professional photographers with photos available for purchase on the web. It was also included in the 1985 NZ Official Yearbook. Artists paint and photographers take pictures of landscapes such as these because of their outstanding character, viewed and looked at within the whole package of the wider outstanding Landscape. The Atley Road site is inextricably connected to this outstanding vista.



Maori Point, Shotover River, Digital Collections: The New York Public Library Created in 1885 Image ID 57395538
(<https://digitalcollections.nypl.org/items/d124ee40-9c8c-0135-9333-19b49c53bf89>)



Picture Postcard View of the South Atley View.

ARTHURS POINT, SHOTOVER RIVER, QUEENSTOWN, N.Z.
In the distance is seen Coronet Peak, a popular ski resort.
From the river flat a very large amount of gold was
obtained by a Chinese prospector.



Looking up the Shotover River to Big Beach in South Otago.

New Zealand
Official Yearbook
1985

90TH ANNUAL EDITION



DEPARTMENT OF
STATISTICS
WELLINGTON

PHOTO: NATIONAL PUBLICITY STUDIOS

Colourchrome Series

PHOTOGRAPHY: GLADYS M. GOODALL.

W.T. 108

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View of Christchurch artist Francis Naylor doing the finishing touches to a mural of the Shotover River/South Atley road vista, designed for the Sergeants' Mess at the Royal New Zealand Air Force Station in Wigram. 7th March 1970

<https://canterburystories.nz/collections/archives/star/negatives/1970/ccl-cs-12827>



Alistair McDonald *"Shotover River"*



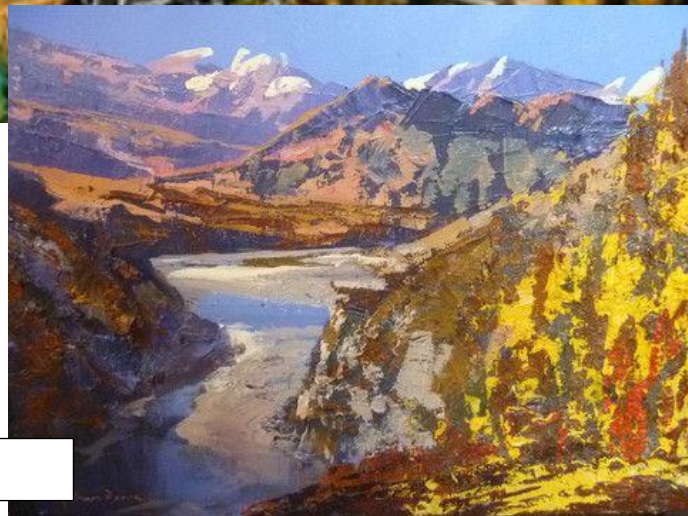
Olivia Spencer



Artist Len McCauley – Shotover River



Len Clarke



Artist - Graham Brinsley



Peter McIntyre



Jos Buurmans Photography



Michael Schollum
Photography





