

1. My name is Matthew Semple. I own and live at the property at 13 Watties Track, Arthurs Point.
2. I am an Architect and have over 30 years professional experience in the Australian, European and NZ construction industry.
3. Thankyou for reading my 2022 Submission and Further Submission.
4. I am grateful to have the opportunity today to speak to you today on the merits of the internationally recognised landscapes and amenity we, as residents, hold dear in Arthur's Point.
5. The ONF's and ONL's at Arthurs Point area are highly sensitive to pressure from inappropriate development that will adversely impact the values identified in the landscape schedules.
6. Arthurs Point has the somewhat unique characteristic of being New Zealand's premier alpine village nestled at the confluence of multiply ONL's, and multiple ONF's. With an ONF (Shotover River) running through the middle of all of them.
7. It is very important to protect these existing Section 6 landscapes which are of national importance.
8. I am particularly interested in the ONL's and ONF's in Arthurs Point situated on/around the "Shotover Loop" between Edith Cavil bridge and Big Beach. The Shotover Loop land also includes the ONL and ONF land at; 111 and 163 Atley Road, and DOC reserve land.
9. The Shotover Loop river and land is very important for recreational users of the river ONF and adjacent ONL who enjoy walking, rafting, kayaking, paddleboarding (and other forms of passive boating).
10. The recent PDP Stage 1 Arthur's Point Re-hearing IHP decision in June 2023 confirmed that the Shotover Loop land (at 111 and 163 Atley Road) formed part of a ONL and was closely related to and containing the Shotover River ONF.
11. My family and I own and live in a house on rural zoned land accessed from Watties Track which lies on the southern side of the Shotover River at Arthurs Point. We live directly south across the river from the Shotover Loop.
12. Our house was designed and built to maximise the views down the Shotover River looking north and northeast toward Coronet Peak. The scenic quality and the view is stunning and lifts the soul. All northerly views from our land are dominated by the Shotover Loop ONL and ONF land.
13. I agree with the Section 6 ONL and ONF values and attributes set out in the evidence provided by Stephen Brown for the Arthurs Point Outstanding Natural Landscape Society (see planning evidence of Brett Giddens 12/9/23, Annex B and C). I also consider that the Council has done a good job of articulating the values in the Landscape Schedule for the area.
14. From my first visit to Arthurs Point 20 years ago I was strongly attracted to the spectacular landscape and features of the local area and the special views from the land we now own at Watties Track. The breath-taking vista we found so attractive featured a view line down the Shotover River, framed in the foreground by the prominent knoll and hill-slopes of the Shotover Loop to the north, and the escarpments of Queenstown Hill to the east, sweeping down on both sides of the river, with mountains and bluffs visible in the distance. All parts of the vista were interconnected in a way that accented the aesthetic making it unique and very memorable.
15. We were so impressed with the exceptional scenic quality and recreational amenity of the area we re-visited Arthurs Point for holidays several more times over the years staying at Watties

Track in the house we now own as we found we could easily relax and unwind from our busy city lives in a place that calmed the soul with its fantastic views, quietness and calm, and strong sense of seclusion and remoteness and easy accessibility from Queenstown. We became very attached to Watties Track so when the opportunity arose to relocate there from the UK we jumped at the prospect.

16. We knew that the previous owner of our land at Watties Track went through an exhaustive and challenging landscape impact assessment process to obtain resource consent to build a house on the site because the rural landscape of the area was regarded by council as being highly sensitive to inappropriate development that might compromise its character. The surrounding rural zoning of properties and ONL landscape designation under the ODP and notified PDP gave us comfort that the views, landscape values, and rural amenity, we enjoy would be afforded RMA Section 6 protections as a matter of national importance.
17. For at least the last 20 years QLDC has clearly recognised that the Shotover Loop land is extremely prominent in the landscape and insensitive development here could compromise the values of the ONL and ONF. In 2001 a QLDC Hearings Panel refused to grant resource consent for a single house at 163 Atley Road (on top of the knoll on the Shotover Loop) because they recognised that *"the landscape values of this area were a significant natural resource for this area, that had to be carefully managed to provide for the wellbeing of future generations. The adverse effects likely to result from the prominence of the site and scale of the proposed building form were found to compromise the amenity values and quality of the environment."* [para 4, Environment Court decision C20/2001].
18. On the basis that we understood the Shotover Loop to be ONL and ONF and therefore protected from inappropriate subdivision and development under the ODP and the PDP we made a not insignificant investment to purchase our house at Watties Track.
19. We are extremely concerned that the ONL and ONF values that we, and our guests and visitors, enjoy would be significantly adversely impacted by rezoning and insensitive development. We strongly believe that there is no capacity urban development on the Shotover Loop land.
20. As I believe the Shotover Loop to be an ONL and ONF, some of the values and attributes from my evidence that resonate with me are the following (loosely aligned with the PA Schedule headings);
 - (a) Naturalness; I like many of our guests and visitors, am attracted to the area because I highly value the naturalness of the landscape and river around the Shotover Loop. Views of landscapes uncluttered by buildings and development in the foreground and background. The 'untouched' landscape elements of the river corridor and its margins and surrounding slopes and peaks. Clear running water and abundant vegetation. All this underpinned by the clear legibility of the formative processes that shaped these landscapes, and for me, contribute to the strong sense of naturalness.
 - (b) Highly Dynamic; In my view this is a great contributor to the scenic values. Rain in the catchments driving the changing water levels in the river, visual indicators of flow rates. Seasonal variations in the changing colours of leaves of the poplars, larches and vegetation. Low clouds and fog float at low level across and within the landscape and the river corridor giving a temporary sense of enclosure. Snow falls on the peaks of the surrounding hills and mountains for most of the winter and spring. The angle of the sun as it moves from behind ridgelines and arcs through the sky brings into relief different features of the landscape, and create colourful reflections on the surface of the river.
 - (c) Wildness and Remoteness; Our key views to the north are over the river corridor and rural zoned land and are enclosed and framed by the Shotover Loop, and we see very few buildings in our view. The naturalness, rural character, quietness, dark sky, and high dynamic and visual quality of the river and vegetation give a strong sense of remoteness.

- (d) Wild and Scenic quality of the river; It has long been recognised that recreational users of the Shotover River ONF greatly value the wild and scenic quality of the river and its margins. The 1986 "Lower Shotover Study" by the Department of Lands and Survey [*excerpt copy given to commissioners*], found the following on the reaches of the river around the Shotover Loop.
- (i) At clause 5.3.1 "*The unit in particular exhibits the wild and scenic qualities for which the Shotover River is renowned. The gorge and its viewshed compose an area of high visual sensitivity*".
 - (ii) At clause 5.3.2 "*The primary use of this unit is scenic appreciation, from the river and above. It could be argued that the jetboat operation is only marketing thrills on a wild river. However, the river is widely known and publicised for its scenic attributes and this must attract many people to take a boat trip.*"
- (e) Dark Sky; as we are sufficiently removed from an urban setting we really enjoy an extremely dark night sky with virtually zero light spill from traffic, street lights, and from other buildings. This is because we are enclosed and shielded from the high knoll of the Shotover Loop that shields us from the urban areas of Arthur's Point. Our guests and visitors often comment on the darkness of the sky.
- (f) Quietness; our house and land is sufficiently removed from an urban setting that allows us to enjoy a peaceful quietness that is a world away from the hustle and bustle of Queenstown. We have a high regard for this value as an oasis of calm and peace.
- (g) Memorability; the distinct and striking scenic beauty of the landscapes at Arthurs point, combined with their easy accessibility make them highly memorable.
- (h) Typology; The dramatic landscape around the Shotover Loop is a collection of escarpments, cliffs, bluffs, and rock outcrops combine together in the foreground with the rather unique (in our view) 'S' curve of the river as it traverses through the vista and around the raised rounded-topped knoll of the Shotover Loop land which is the highest, most prominent, part of the river Loop.
- (i) River; The mesmerising constant flow as it traverses the bends of the Shotover Loop. There is a change in colour as the water moves between depths and shallows, and opacity as it moves over the gravel river edges and rapids. The sky is reflected in the surface which is often extremely beautiful at sunrise and sunset when the orange glow in the clouds above is reflected in the river. Our guests and visitors will often get up early to capture a photograph this moment.
- (j) Landform and Geology; the knoll of the Shotover Loop, river canyon and surrounding terraces were created by glacial movement and retreat and is one of the best preserved and legible examples. This formative process is a connecting feature across all the landscapes in Arthurs Point. was sited in EnvC decision C3/2002 dealing with the ONL in Arthurs Point.
- (k) Exotic Vegetation; until recent removal larches and other exotic trees dominated the slopes and crown of the Shotover Loop land. Many remain on the DOC land on the slopes of the knoll and line the river edges. They accentuate the alpine feel and positively contribute to the scenic quality. Other exotic species such as sycamores, hawthorns, gorse and other weedy exotic shrubs can also be seen. These deciduous trees have a high aesthetic value especially as the seasons change and leaf colours turn to gold. This blaze of colour is highly anticipated and appreciated by our family, guests, and visitors. Many photographs are taken during April and May.
- (l) Gateway to the Shotover River; In my experience people associate the Shotover River with Arthurs Point. The river and its surrounding ONL landscape are connected and linked together.

- (m) Postage Stamp; In 1981 New Zealand Post produced a NZ Scenery Series of Stamps showing the view of the Shotover River and including part of the Shotover Loop. This is an excellent example of the iconic and cultural importance of the view in this location.
 - (n) Inspiration for Painting; For many decades it has been popular for painters to choose to depict views of the Shotover Loop within the painted vista. Clearly the Shotover Loop is a connected and integral part of the vista worth capturing and is part of an iconic landscape.
 - (o) Inspiration for Photography; Over the last 150 years many photographers choose to capture the stunning vista in their shots that include the Shotover Loop.
 - (p) Recreational opportunities; Rafting, paddleboarding, kayaking, floats, biking, swimming, walking, boating. This has always been an opportunity, but now this is rapidly gaining in popularity as many people are now take advantage of this recreational opportunity on Wednesday and Friday evenings.
 - (q) Featured tourism marketing/publications featuring activities in and around the Shotover Loop Arthurs Point. For many years the Shotover Jet has produced marketing literature featuring pictures of their traverse around the Shotover Loop.
 - (r) Popular Wedding venue; many people choose to get married at Watties Track (there are multiple venues) and have their ceremony and reception here because of the exceptional outlook down the Shotover River and superb views towards and over the Shotover Loop.
 - (s) Strong historical association with gold mining; this forms part of a cultural memory going back to the earliest settlement days when a lot of wealth in Queenstown came from the work of gold miners in Arthurs Point.
21. The recent removal of wilding pines has exposed the rounded crown on the knoll of the Shotover Loop. Houses that were previously completely concealed by the trees are now clearly visible. It can now be seen that Shotover Loop land is largely unmodified. The formative geological processes that shaped this part of the landscape are now clearly legible and must therefore be protected from modification.
 22. To my mind this landscape was ONL and ONF before the presence of wilding conifers, and remains as ONL and ONF with or without these trees. It is expected that in the future there will be some form of re-vegetation program with NZ native plant species.
 23. During the recent removal of Wilding Pines on the Shotover Loop land, earthworks were undertaken and tracks were cut. No consents were sought or obtained for these activities which appear to be in breach of the QLDC district plan. We understand that QLDC is currently investigating these breaches. It is expected that the impacts of this track work on the ONL/ONF will be remediated, and if not, QLDC will undertake enforcement action.
 24. We have a licenced BnB business and every year people come to stay with us and enjoy their stay at our house. We have had visitors stay with us who have come from all over the world and all over New Zealand who have remarked how much they enjoy the unique mountain landscape and river views from our house. They love the feeling of remoteness, naturalness and wildness. We often have visitors staying with us multiple times over the course of their holiday.
 25. *Thankyou*