

Before the Queenstown Lakes District Council Hearing Panel

Under the Resource Management Act 1991

In the matter of the renotification of two submissions on Stage 1 of the Queenstown Lakes Proposed District Plan concerning the zoning of land at Arthur's Point by Gertrude's Saddlery Limited and Larchmont Enterprises Limited

Statement of Evidence of Andrew Fairfax on behalf of Gertrude's Saddlery Limited

15 November 2022

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**anderson
lloyd.**

Introduction, qualifications, personal experience

- 1 My full name is Andrew James Fairfax. I've lived and worked in Queenstown permanently since 2000, and intermittently since 1987. My family and I live in the Wakatipu Basin.
- 2 I hold a BA/LLB(Hons) from Otago University. After a short stint at a law firm in 1993 I chose to pursue my lifelong interest in the New Zealand outdoors professionally. I started work as a driver and outdoor guide, and have been involved in tourism ever since.
- 3 I'm an experienced entrepreneur who's founded and operated several successful businesses. In 1996 I founded an adventure travel company, sharing the best of the New Zealand outdoors with international visitors. After 17 years as founder and CEO, I moved on in 2012. At that point our 80+ staff had guided approximately 17,000 international visitors on outdoor-focussed tours of New Zealand, South America and the Himalayas.
- 4 As a local business owner and employer, I am proud to be a long-term member of the distinctive Arthurs Point community. Since 2008 I have worked in Arthurs Point, in an office that overlooks the Shotover River, and which has functioned as a community centre and shared workspace for 14 years.
- 5 Gertrude's Saddlery Limited (**GSL**), of which I am the Director, purchased 111 Atley Road (the **Site**) in 2017, which contains most of the land subject to this hearing. I treasure the iconic beauty of the Wakatipu region, and I take my role as custodian of the Site seriously. My views have been informed by decades of community involvement as a long-term resident and employer, and have underpinned the design approach for rezoning taken by GSL in this renotification hearing.

Executive Summary

- 6 My evidence is intended to provide the Hearing Panel with:
 - (a) 111 Atley Road - an overview of the land, and its rezoning history;
 - (b) A summary of community consultation by GSL, and a campaign of opposition since 2018 which has led to the 2022 renotification and Hearing process;
 - (c) An introduction to the master-planned design philosophy of the rezoning relief sought;
 - (d) Removal of wildings and ecological benefits, now and in the future;

- (e) My intentions and aspirations for the future of this Site.
- 7 In summary, this process of rezoning has been ongoing for over five years since I acquired the land and inherited the previous owners' submissions to the Proposed District Plan (**PDP**) to rezone the Site.
 - 8 GSL has significantly refined what was previously put forward and approved as a 'standard' LDR Zoning over the entire Site. The renotification process has been costly and time consuming, but it has given us the opportunity to revise the relief originally granted and to provide a comprehensively designed and integrated proposal suitable for this Site. This revised approach is effectively a proposed reduction to less than a third of the residential lot yield initially approved for rezoning by Council in 2018.
 - 9 Before, and since, the renotification process commenced, the GSL team has taken on board extensive feedback from the community and from landscape, planning, and other experts engaged, to prepare a revised rezoning approach and bespoke structure Plan for the Site. This structure planning approach will ensure sensitive and recessive built form to protect landscape values, and locks in recreation, infrastructure, and conservation benefits for current and future generations which will not otherwise be achieved if the Site continues to be zoned Rural General.
 - 10 My team and I have tried to work with the Arthurs Point community, including its formal representatives, the Arthurs Point Community Association (**APCA**). Opportunities for formal engagement with APCA that we have offered have been declined. While there are a number of pro forma opposing submissions in this process, my personal view is that the approximately 1:2 ratio of support/oppose submissions would perhaps best be considered in the context of the campaign of opposition and community confusion to which I refer below.
 - 11 My team and I have had amicable and productive discussions with many local residents, including key members of APCA. Those discussions helped me understand the range of views in the local community, and in particular the climate of confusion and misinformation which I believe has contributed to some of those views.
 - 12 I understand there to be a number of Arthurs Point and wider residents who have provided submissions in support, and key organisations such as the Queenstown Trails Trust and DOC, (although their policies are to remain neutral in zoning matters), are supportive of community benefits that will accrue from this rezoning.

- 13 I have encountered substantial confusion and disengagement in the community throughout this protracted process. A typical example being the conversation I had with a local resident who mistakenly thought her street had already been approved to be a main thoroughfare to a new subdivision on my land, with several hundred homes. The resident contacted me to discuss her (easily settled) concerns about traffic.
- 14 Further confusion has been created by publicity surrounding a 1981 'postage stamp', which some appear to consider represents my land. This is presumably the stamp referred to at paragraph 7.3 of Mrs Mellsop's evidence, also referenced within the Shotover River ONF draft landscape schedules and in a number of opposing further submissions. Although I note those schedules relate to the entirety of the Gorge ONF, the 41 year old postage stamp frame itself clearly excludes my land. I understand the postage stamp view originates at or near the location of a private residence owned by the founding APONLS chairman. Appendix A includes an image of the postage stamp, taken from a Mountain Scene article.¹
- 15 Since 2018 I have experienced continuing difficulty in doing anything on this Land, whether that be a permitted activity or otherwise, due to a skilful campaign of Public Relations, litigation and lobbying by a particularly active community group publicly spearheaded by owners of property that enjoy views onto my land. This has led me to the unfortunate realisation that unless the Site is comprehensively rezoned and master-planned at this stage, I am unlikely to be able to use my land for any reasonable purpose in the future. In light of this, I consider the revised proposal put forward in this hearing by GSL is the most appropriate use of the Site, and will be a better outcome than ad-hoc future subdivision and development. I have been advised that there are few, if any, viable alternatives for its future management and enhancement.

111 Atley Road – an overview and rezoning history

- 16 When I acquired 111 Atley Road in 2017, it was split-zoned for housing (**LDR**) and Rural General (**RG**). The RG portion is the remnant of the original farm which, since the 1970s, has been gradually rezoned and redeveloped into the housing area in Central Arthurs Point. Much of the property has been densely forested in self-seeding pest species of wilding pines since productive use of the Site ceased approximately 50 years ago. The rurally zoned remnant has several constraints on its utility for farming,

¹ "Ruckus reignited over Arthurs Point development", Mountain Scene, 7 April 2022, Philip Chandler

included its small size (approx. 4.6ha of RG land), its steep topography, and close proximity to adjacent urban development.

- 17 I bought the land because I loved it. I knew little about RMA complexities at that time, and had no fixed plans for the land. I was in no hurry. I was drawn to the idea of a music studio overlooking the Shotover River, and have considered several possibilities since my acquisition of the land as this protracted process has unfolded. Although the renotification process that has been directed by the Court has been expensive and time consuming, it has allowed me to take further expert advice on board in order to master-plan the Site and to ensure the positive benefits of the rezoning proposal we seek will endure over time.
- 18 After I acquired the land, I became aware that members of the local community used the terraces in the RG portion for recreational purposes, such as a makeshift fort for children, jumps for mountain bikes, and so on. I talked to long-term locals about the history of the land. I was told it had been used with, and without, the landowners' permission, for community recreation and access, and served as a de facto community reserve, despite its status as private land. Formalising and protecting these enjoyed uses of the Site has been important to us through the master planning design process.
- 19 I introduced myself to some of my new neighbours. I was particularly influenced by several conversations with an Arthurs Point resident of 50 years, with an extensive professional background in local land development, who told me he was relieved that I'd bought the land because he felt "locals make the best developers", compared to large out-of-town companies whose principals had no stake in the community, and in his view were bound to prioritise profit ahead of the interests of residents. I was surprised to learn that the one-way gravel right of way on my land, and other crucial infrastructure for existing residents, would never be upgraded by Council, whose practice I learned was to wait for future developers to fund and build upgrades.
- 20 The notification period for the 2015 submissions under Stage 1 of the PDP had already closed when I acquired the land, with no further submissions received in opposition. As a long-term Queenstown resident with many connections to Arthurs Point, I was well aware of the vigorous reaction of some factions within that community to previous contentious issues. I concluded that the lack of opposing submissions indicated that the community approved, tacitly or otherwise, of the rural part of my land being rezoned for housing. Although the renotification process subsequently then resulted in a number of new opposing submissions being lodged, I have

firm grounds for my belief that many people in the community support the rezoning of this Site, and that many more would also be in support if they were in full possession of all the facts.

- 21 In 2018 the Independent Hearings Panel conducted a hearing. GSL and Larchmont Developments Limited (now Larchmont Enterprises Limited) presented a joint case. The Panel heard the evidence presented by GSL, Larchmont and the Council, and recommended rezoning the RG portion of my land as LDR. Their recommendation was subsequently ratified by QLDC. After the land was rezoned, we continued to consider our options, but made no firm decisions on future subdivision and development layout for the Site.

Litigation and consultation through renotification process

- 22 In 2018, I learned that two property owners on Watties Track had formed the “Arthurs Points Outstanding Natural Landscape Society”, (**APONLS**). Subsequently, this newly formed Incorporated Society commenced litigation with the Council with regard to the process of Council's notification of submissions. Many in the community appear to believe the litigation was a substantive appeal of the IHP's decision. I took comfort in the fact that the litigation was of a procedural and technical nature. I note that the 2018 IHP's 'suspended' decision reflected my original assessment of the land that “there is little to distinguish most of the submission site from adjoining land”. While the litigation result was a disappointing one after having already been through the Council hearing, I note that Council defended its submission and hearing process in both the Environment and High Court stages.
- 23 While I do not go into the specifics of the litigation which began in 2018, I note that in summary I feel that the APONLS group has not genuinely attempted to engage with me, nor sought to understand the objectives and philosophy of GSL for the Site, and has advocated for complete opposition and obstruction to the Site's development or permitted use. I have taken multiple opportunities to meet with APONLS principals, flown to Australia in good faith to facilitate engagement at the notification stage, shared early drafts of the revised master-plan with APONLS' principals and their advisors at their invitation, and sought to facilitate meetings of our respective experts on these matters to garner specific feedback and bring some efficiencies to this process. My efforts have been unsuccessful.
- 24 Our efforts to consult with the community and its formal representatives throughout the period of litigation, and more recently since the renotification of submissions, have been met with mixed success. I consider that some

of the Arthurs Point community and its formal representatives have potentially been misinformed by APONLS members and representatives with respect to this process. Some examples include:

- (a) Misleading media articles interviewing APONLS members and which appeared to allude to detailed designs for a large “planned subdivision” (which was never proposed by GSL or approved by Council, and which included a fanciful illustration of purported development plans), for example:

<https://www.odt.co.nz/regions/queenstown/oppose-planned-subdivision-residents-told>;

- (b) Generating template submissions for this renotification process (which were forwarded to me by concerned residents and also served on GSL). The pro forma submission template included potentially misleading statements about the rezoning, such as that it would enable “high densities” of up to “160 units with additional flats”. (see example of pro forma APONLS submission template at Appendix B);
- (c) Appearing at Arthurs Point Community Association (**APCA**) meetings to garner support in opposition for the renotification process;
- (d) Advocating for the identification of my land as part of a priority area within the landscape Schedules variation to the PDP, which I understand was contrary to Court Decisions already being made on that process.

- 25 Some opposing submitters have told me they have found it difficult to choose between a binary ‘support’ or ‘oppose’ stance in such a nuanced situation. Many residents of Central Arthurs Point seemed very surprised to discover that most or all of the height poles they can now see represent LDR that was zoned long ago, and are not part of this Hearing at all.
- 26 I believe a small but active subset of submitters are opposed to all development on my land, and have had the funding, skills, and motivation to run an extremely effective campaign to influence the people of Arthurs Point into joining their cause.
- 27 I note the majority of opposing submissions [at least 47 of the 71] appear to be based on the APONLS pro forma submission template referred to above. I believe the errors contained in the pro forma template have further sowed confusion in the community.

- 28 I have sought on several occasions to appear at APCA meetings for consultation and to provide context to the GSL rezoning proposal, but these requests have not met with support. At the time of renotification GSL was advised by an APCA representative that APCA's practice is to remain neutral in controversial issues, to refrain from taking positions or making submissions on zoning or development proposals, and to let their members decide for themselves whether to make submissions in their own names. However, on this occasion APCA chose to formally oppose the GSL and LEL rezoning submissions. I accept that APCA can determine how to run its meetings and whom may present and attend, but it is unfortunate that since 2018 APCA has provided a forum for APONLS representation, but not GSL or myself.
- 29 My experience to date with this Site is that I am likely to be prevented from undertaking any future development or enhancement of the land, permitted or otherwise.
- 30 In particular, I consider that there is widespread confusion, anger and uncertainty generated by APONLS in respect of matters such as whether the Site is 'confirmed' or 'proposed' ONL, and what that means in terms of land uses that can occur.
- 31 I feel therefore that master-planning the future of this Site will be the best way forward to ensure certainty and closure for all parties involved, and guarantee positive landscape and associated environmental outcomes that will not otherwise be achieved in future incremental development.

The master-planning and design philosophy

- 32 I have always been open-minded as to the exact future of 111 Atley Road, and welcome the chance to refine and now master-plan a rezoning proposal for the Site. I understand that people who don't know what's going on are easily led to "worst case scenarios". The revised approach in the structure plan and associated proposed zone rules, is intended to provide as much certainty and security for the future development of the Site as possible, and ensure that any and all future development outcomes are limited to no more than exactly what we are asking for.
- 33 Through this renotification process I have continued to informally engage with the community, and have engaged a team of experts to advise on the best use of the land. My team and I have been influenced in our decisions by many conversations with people in the Arthurs Point and wider Wakatipu community, including many Opposing Submitters, with whom I've had amicable and productive discussions. In taking account of this feedback, the revised rezoning approach provides a way to secure:

- (a) Net ecological enhancement of the Site through wilding removal, ongoing revegetation maintenance and pest species control obligations;
 - (b) Enhanced access and recreation opportunities for residents and visitors to access the adjacent DOC land and support the Queenstown Trails Trust vision for increased access in this area;
 - (c) Enhanced diversity of housing supply and capacity for the growing Arthurs Point and wider Wakatipu community;
 - (d) An opportunity for much needed upgrades and protection for infrastructure and servicing within this area that appear otherwise unlikely to occur;
- 34 As has been evidenced in the past, with no viable alternative primary productive use, there is a risk the Site would revert into wildings again if the RG land is not rezoned.
- 35 Without this rezoning proposal being approved, I consider there are limited alternative options for the ongoing management and use of the Site.
- 36 Attached as **Appendix C** are letters of support from the Queenstown Trails Trust and DOC, which have been provided after a number of productive conversations and sharing of the draft master plan.

Removed wildings – ecological benefits and landscape assessment of the Site

- 37 Many locals have expressed to me their strong support for the removal of the wilding pines which covered most of the Site for the past few decades. On this basis I engaged Wildlands to provide a report in order to further understand the ecological risk to the wider landscapes around Arthurs Point as a result of continuing to retain the wilding trees on the Site.
- 38 Since undertaking the permitted removal of wildings on my Site, I have worked alongside DOC representatives, who are strongly in support of these actions. As attached at **Appendix D** of my evidence, I have also obtained DOC support for removal of conifers on their conservation land.
- 39 I understand from recent discussions with DOC representatives, that the future removal of conifers across the wider DOC land in the Shotover Loop area is a priority workstream, but that funding constraints are a limiting factor.

- 40 A further consequence of the wilding removal was that this exposed the landform of the underlying historical farm paddocks, which facilitated a more informed assessment of the land by the experts, myself and my team, and the community in general.

The future and vision for the Site

- 41 I continue to believe that, from a landowner's perspective, there's little to distinguish between my land and the rest of the residential development in the settlement of Arthurs Point, though I certainly agree that the views of the surrounding mountains are truly "outstanding".
- 42 Our vision for the future of 111 Atley Road has evolved over time, as processes and events have unfolded. We accept that there is no way to appease the most ardent opposition.
- 43 Aside from that faction, we've had successful and meaningful consultation with community representatives and government bodies to lock in benefits for the community. As well as these guaranteed ecological, access, and infrastructure benefits, we intend to preserve the most sensitive parts of the Site from new buildings. This would include a volunteered covenant or similar arrangement to preserve the summit of the site which traverses both the RG and Operative LDR land, contingent upon approval of the rezoning.
- 44 The revised GSL proposal secures enduring ecological, recreational, and infrastructure benefits to the community and other stakeholders that are superior to the legacy RG zoned status quo. Missing this opportunity would be a loss for this Site and for the community.

Andrew Fairfax

15 November 2022

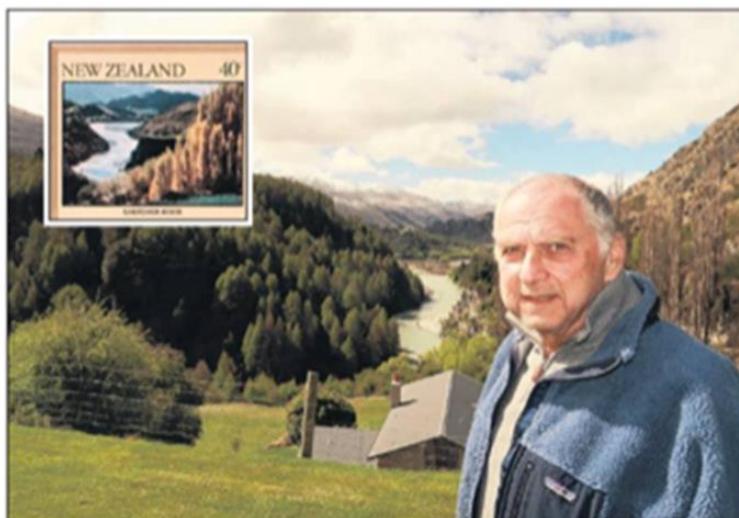
Appendix A

“Ruckus reignited over Arthurs Point development”, Mountain Scene, 7 April 2022, Philip Chandler



Ruckus reignited over Arthurs Point development

PHILIP CHANDLER



'Protect this view': Arthurs Point property owner Tim Dery with the disputed land in the background; inset, the land in question even features on an NZ postage stamp

Appendix B – APONLS Pro Forma Submission Template

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: [enter full name]

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. [IMPORTANT - Please add one or more personal paragraphs or comments that relate to you and describe how this large development (with a potential 160 units with additional flats) is likely to impact you and your property.]

Suggestions;

e.g. Impact on your views, is the land visible from your property, impact on your enjoyment of the landscape and how you use it (walking/biking/paddling/boating/etc..), impact on your views from locations you frequently visit in Arthurs Point, Concerns about increased traffic, Concerns about the safety of pedestrians and cyclists, Concerns about increased noise, Concerns about the very narrow road with limited sightlines up to the development, Concerns about parking, Concerns about the quality of the land being developed, your view of the changes urban development will bring to the wider Outstanding Natural Landscape and views down the Shotover river, Mention any cultural or historical connections to the landscape or your views on the iconic scenic quality of the Shotover river, Gorge, and surrounding Landscapes. Add in anything else you feel is relevant.].

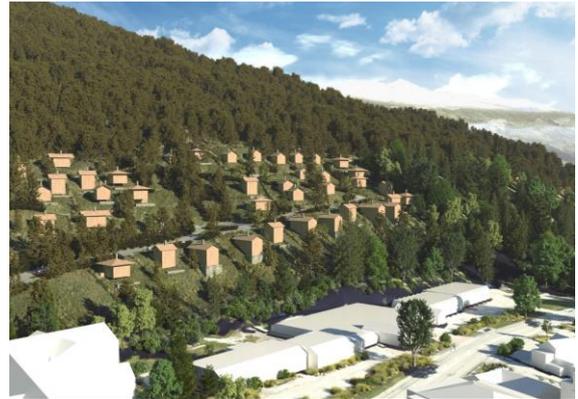
2. The property is highly visible and visually prominent property when viewed from a number of vantage points within Arthurs Point and from the wider landscape. With or without the pine trees on the site, the property is an important ONL due to its prominence and location high on the terrace edge of 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 (300m² 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.

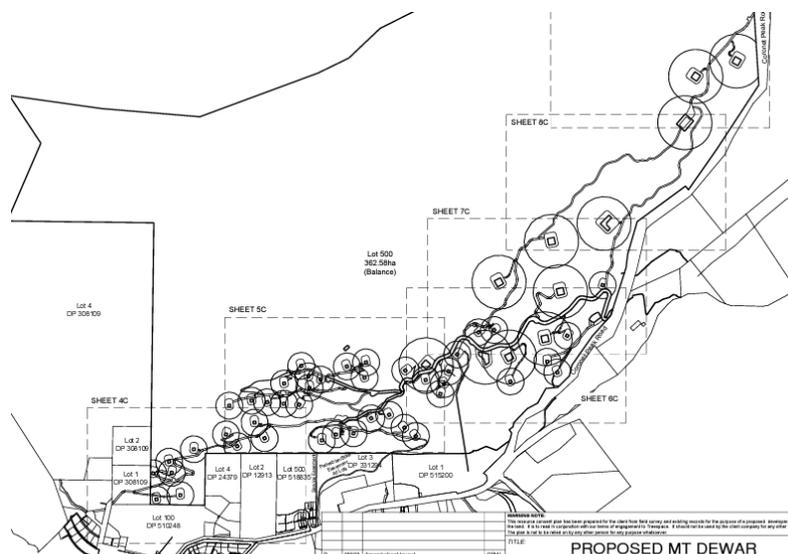
7. The ONL at Arthurs Point is under significant pressure from subdivision and development. Not only development that has been allowed in the ONL, but the encroachment of development adjoining the ONL has had significant cumulative impacts, such that the capacity of the landscape to absorb further change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



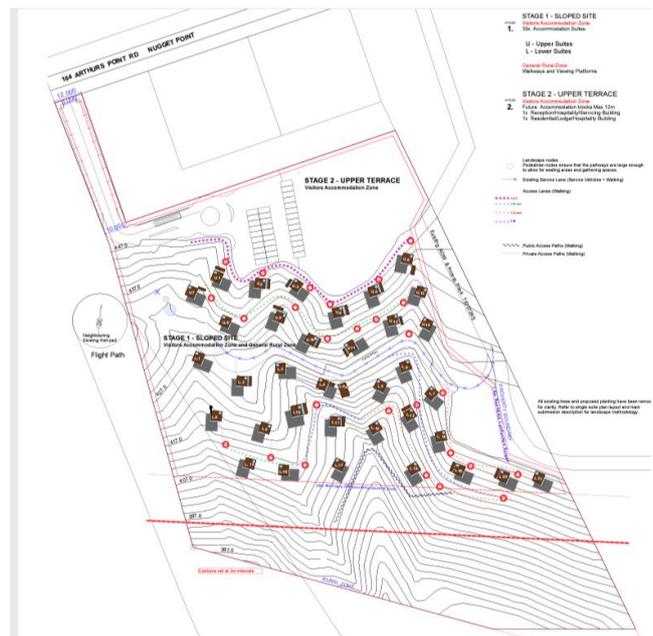
- c. RM210227 (Riverton Queenstown Ltd) to construct a 4 level apartment building with 24 residential units and 8 visitor accommodation units adjoining an ONL.



- 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 (or 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: [Enter full name]

Telephone: [ENTER]

Email address: [ENTER]

Address for Service: [ENTER]

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.

Appendix C – Letters of Support

3 November 2022

Andrew Fairfax

Gertrude's Saddlery Limited

Dear Andrew,

Atley Road Subdivision – Proposed Structure Plan and Revised Relief

Thank you for providing your draft Proposed Structure Plan and revised relief for development at your site at 111 Atley Road, Arthurs Point (Site) to DOC. We have reviewed the information provided and confirm the following:

1. Removal of wilding pines and revegetation opportunities
 - (a) DOC supports the removal of wilding conifers present on the site, and the continued maintenance of the site to ensure the species do not become prevalent again.
 - (b) It is noted that wilding conifers such as these are identified within the Otago Regional Council's Regional Pest Management Plan. The Department works closely with the Whakatipu Wilding Conifer Control Group (WCG) to control the exponential spread of trees by eradicating all seeding trees where possible.
 - (c) We support the ability for DOC to access and utilise the site in the shorter term to undertake its tree felling operations within the adjacent DOC land in accordance with our own wilding clearance objectives.
 - (d) DOC is supportive of proposed native revegetation of parts of the site, and also supports the opportunity to partner in considering ways to integrate this revegetation into the adjacent DOC land following wilding clearance.
2. Trail and recreation opportunities
 - (a) DOC generally supports enhanced access to public land such as recreation reserves, in particular to allow people increased opportunities to recreate and enjoy public land.

DOC remains neutral as to other aspects of the proposed rezoning and this letter does not constitute any form of Affected Party Approval.

Yours sincerely



David Butt

Operations Manager – Whakatipu-wai-Māori



Monday, 14 November 2022

Adam Cahill
Gertrude's Saddlery

Rezoning of land at Arthurs Point – Gertrude's Saddlery and Larchmont Developments

Dear Adam

This letter outlines and clarifies the position of the Queenstown Trails Trust in relation to the rezoning appeal to the District Plan by Gertrude's Saddlery and Larchmont Developments.

The Queenstown Trails Trust does not support *or* oppose the re-zoning appeal and remains neutral on *any* development proposal.

However, should the appeal/proposal be successful, the Queenstown Trails Trust wishes to ensure that community benefit should arise from that decision by the way of improved trail easements for public walking and cycling access.

1. A feasible and practical route from Atley Road to a proposed 'Active transport' bridge crossing the Shotover River.
2. A trail link around the perimeter of the proposed development connecting with the Queenstown Trail at Big Beach.
3. Links to connect the urban area of Arthurs Point (and any proposed development) into the trail network.

The provision of an integrated trail network is very much in-line with QLDC's Active Transport Strategy and the Government Policy Statement for land transport to provide walking and cycling options. These trails will also provide a healthy and enjoyable way for Kiwis and international visitors to see the country and generate social, environmental, and economic benefit for the region.

Kind regards

A handwritten signature in black ink, appearing to read "Mark Williams".

Mark Williams | CEO | Queenstown Trails Trust

M: +64 (0) 27 5540941 | **E:** mark.williams@queenstowntrail.org.nz

www.queenstowntrail.org.nz

Appendix D - DOC support for removal of conifers



17/10/2022

Gertrude Saddlery Ltd
By email: andrew@technz.com

Attn: Andrew Fairfax

Dear Andrew,

Re: Removal of trees on Public Conservation land

I am writing with regards to your request to remove approximately 1ha of trees on public conservation land to the south of your property at 111 Atley Road, Queenstown.

Due to the conservation values achieved, I agree to the tree work described. Therefore, the Department accordingly grants its consent for the work to take place subject to the following conditions being adhered to:

- Ensure the trees are removed in such a way that is not detrimental to protected wildlife.
- The Applicant and its contractors shall ensure compliance, at all times and at their own cost, with all statutes, regulations, ordinances and by-laws for the activity on the Land, including but not limited to complying with the provisions of the Health and Safety at Work Act 2015;
- The Applicant must provide a health and safety plan to DOC if requested.
- The Applicant must not cause unnecessary damage to the Land during the course of its activity, must not deposit any dangerous, unsightly matter on the Land and must keep any environmental disturbance to a minimum.
- The Applicant must leave the Land in no worse condition that it was in before the Activity took place.
- All cut trees and associated debris must be removed from the Land.
- Public safety must be managed at all times.
- The Applicant must notify DOC (Will McBeth) when this work is going to be undertaken.

Yours sincerely

David Butt,
Operations Manager
Whakatipu-wai-Maori
Department of Conservation

Department of Conservation Te Papa Atawhai
Whakatipu-wai-Māori / Queenstown Office
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