

Before the Hearing Panel

Under the Resource Management Act 1991

In the matter of submissions on variation to introduce landscape schedules 21.22 and 21.23 into Chapter 21 Rural Zone of the Proposed District Plan.

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**Statement of Evidence of Robert Stewart**

10 October 2023

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**anderson  
lloyd.**

## May it please the Panel

- 1 My full name is Robert John Stewart. I lodged a submission (#84) on the variation to introduce landscape schedules 21.22 and 21.23 to Chapter 21 Rural Zone (**Variation**).

## Background

- 2 I own land on either side of the Coronet Peak Road turnoff at Arthurs Point, legally described as Lots 1 and 2 DP 515200, Part Lot 2 DP 16632 and Sections 16, 17 and 19 SO 416447 and identified in Appendix 1 (collectively, the **Site**).
- 3 Part Lot 2 DP 16632 and Sections 16, 17 and 19 SO 416447 (collectively, the **Ruins Property**) and part of Lot 1 DP 515200 (**Lot 1**) are zoned Rural and included within the Outstanding Natural Landscape (**ONL**). The Ruins Property includes an historic ruin (not recognised in the PDP) (**Ruin**) which was historically the Skippers Hotel. The remainder of the Site is zoned a combination of Medium and High Density Residential Zone.
- 4 The Skippers Hotel was originally owned by a wealthy German who, legend says, funded passing miners on their way to Skippers looking for Gold. Unfortunately, the borrowers failed to pay him back and he went bankrupt. The road in front of the Ruins Property, which was once identified as a heritage site, is the original Skippers road (now Coronet Peak Road). There were several buildings along the road and within the Ruins Property, including stables and servants' quarters, which have since rotted away. The only visible remains are the restored two-wheel horse drawn drays now featured in the Arrowtown Museum and the Ruin itself which I have propped up for many years with scaffolding.
- 5 I have owned the Site for over 45 years. During this period, I have restored the historic buildings on Lot 1 for the purpose of visitor accommodation. These restoration works have led to the historic Jules Bordeau Store (**Store**) and Jules Bordeau Cottage being listed by QLDC and Heritage New Zealand as Category 2 historic buildings and have brought the Store, constructed in 1860, up to current earthquake standard regulations.
- 6 I have also worked closely with Council to improve the safety and landscape and visual amenity values of the area and achieve the following practical outcomes for the benefit of the wider community:

- (a) Road realignment and boundary frontage changes to extend the parking area at the Coronet Peak Road/Malaghans Road intersection. I originally owned a lengthy section of the Skippers/Coronet Peak road and Council owned the part of the road within the Ruins property. A separate title for the Ruins and the road within it were part of a land swap I did with Council for the Skippers/Coronet Peak Road and the car park land at its foot. We reached an agreement that no further land owned by Robert Stewart would be given up for any reason to the Council (attached as Appendix 2 are maps demonstrating the land swap and what the Ruins Property looks like now);
  - (b) Widening and straightening of Malaghans Road (including forfeiting land);
  - (c) Removing 90-year-old wilding pines from the Site, including a large number of pines above Coronet Peak Road/Malaghans Road carpark at QLDC's request;
  - (d) Significant planting of native trees at the Site including along the Coronet Peak Road boundary (previously the land contained survival food trees to get early miners through the winter such a hazel nuts, red currents and oaks, all of which lose their leaves in autumn); and
  - (e) Maintaining a canal through the Site to drain the water from the swamp on the property so it runs down its natural gully and into the wetlands alongside Littles Road.
- 7 My intention has always been to construct a family home or sophisticated boutique lodge at the Ruins Property and to restore the Ruin as I did the Store. Properties and heritage buildings such as this are expensive to maintain so it is important that Council does not remove the property's ability to fund itself by having a commercial income.

### **Concerns**

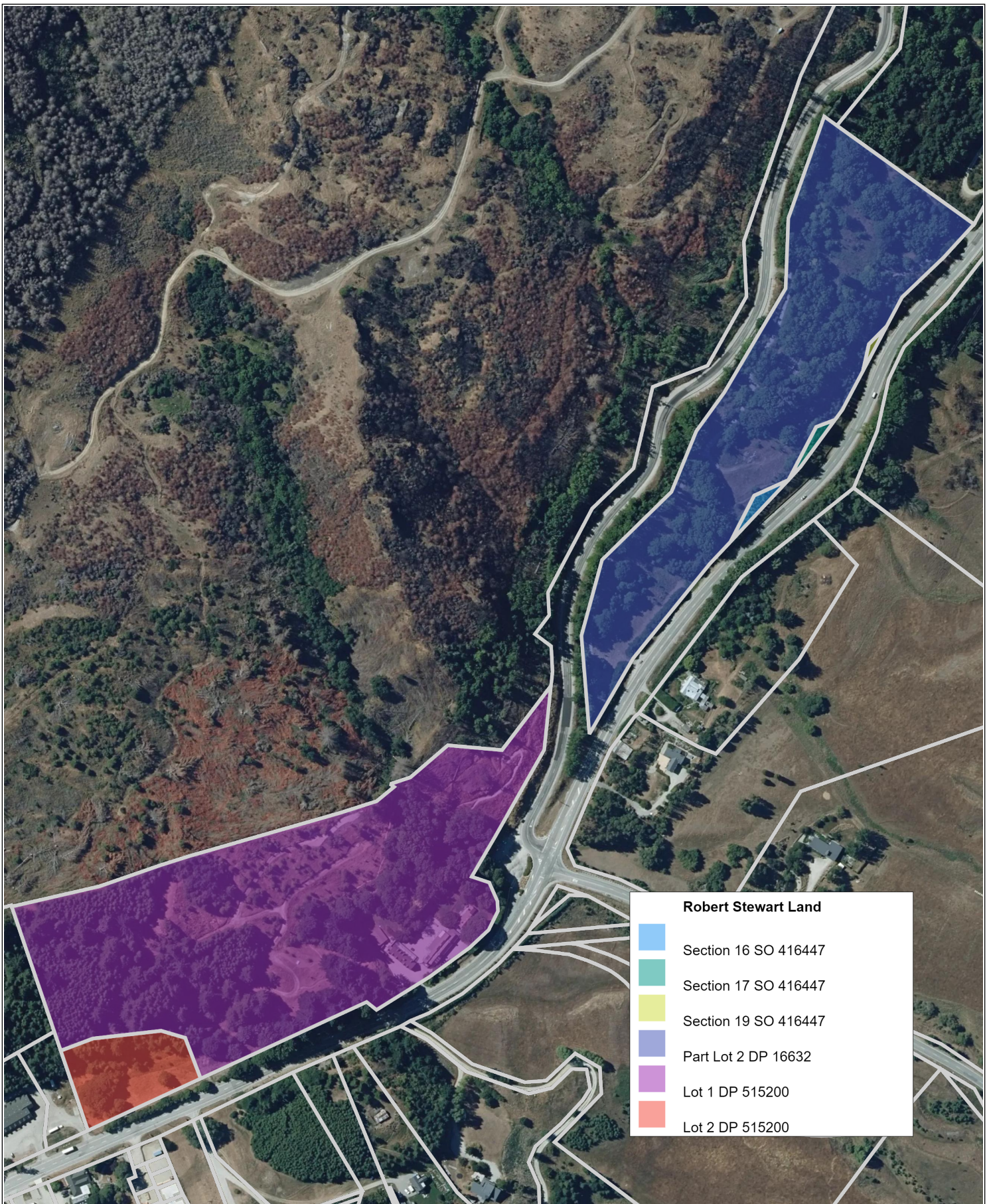
- 8 I am concerned that my contributions to improve the safety and landscape and visual amenity values of the area will now go unrecognised because there is no longer anyone at Council who recalls or is live to the work we undertook together.







- 9 I do not consider the Ruins Property should be included within the Priority Area, or if it is, I consider the Schedules should be updated to ensure the Ruins are able to be restored and the additional building able to be constructed and used for boutique visitor accommodation or a residence.

10 October 2023

Sir Robert Stewart

## Appendix 1 – Site



Robert Stewart Land	
	Section 16 SO 416447
	Section 17 SO 416447
	Section 19 SO 416447
	Part Lot 2 DP 16632
	Lot 1 DP 515200
	Lot 2 DP 515200

Map Prepared



# Appendix 1

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## Appendix 2 – Maps demonstrating the land swap

EQUIVALENT METRIC

AREA IS 4.1607 ha

511673	7045 m <sup>2</sup>
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3-	4562 ha

