

In the Environment Court – ENV-2024-CHC

S274 Party : SONJA KOOY AND JOHN GAVIN of 107B Atley Road Arthurs Point
Queenstown

To:
The Registrar,
Environment Court,
PO Box 2069,
Christchurch.

We Sonja Kooy and John Gavin wish to be a party to the following proceedings:

- An Appeal by Gertrudes Saddlery dated 5th August 2024 against a decision of the Queenstown Lakes District Council
- The decision included ONL and ONF Priority Landscape Area Schedules in the Proposed District Plan (PDP)
- We also wish to be a party to all other appeals in relation to the Priority Area Landscape Schedules.

We were original submitters to the Environment Court hearings that resulted in the Priority Area Landscape Schedules being incorporated into the PDP.

We are not trade competitors.

We oppose the relief sought by the appellant Gertrudes Saddlery in its entirety for the reasons set out in the decision of the Queenstown Lakes District Council.

We also oppose relief sought by any other appellant party that will, in any way weaken the protection afforded the ONL and ONLF landscape areas covered by the Priority Area Landscape Schedules as they appear in the Council's decision.

We are directly affected by the subject of the appeal where granting Gertude's Saddlery, or any other appeal in relation to the Priority Area landscape schedules, will have adverse effects on the environment, especially landscape values.

Our Experience:

We have lived in Arthurs Point for over thirty years having first brought here 39 years ago. John was born in Queenstown and understands the environment which is why we bought in Arthurs Point. The priority areas of Arthurs Point hold high value to us and the Arthurs Point and wider community and should be protected for future generations and not be compromised further.

We live in Arthurs Point because of the way the uninterrupted mountains surround us giving us a natural barrier to suburban development. We understand lower lying pockets of Arthurs Point is developed but the naturalness of the surrounding mountains including the highly visible Gertrudes Saddlery knoll sitting high above the developed areas is a natural buffer coming into Arthurs Point Community and protecting the views through all ways of the natural formed glacial gorge. The views through the Gorge from all directions should not be comprised any further. They provide a natural gateway that is not available in any other area making it unique and stunning. It provides a reprieve and a sense of wilderness to Arthurs Point.

One of the most important values that attracted us to live in Arthurs Point was the natural corridor the gorge, and surrounding mountains gave us. It provides Arthurs Point with a remoteness and feeling of living in the mountains. Arthurs Point is nestled amongst these mountains giving you a sense of grounding in our natural environment everyday. It provides a sense of calmness. This cannot be eroded any further.



The pristine water of the Shotover below Gertrude Saddlery Site taken in 2022. Discharge from development with compromise the naturalness that we value so dearly.

Shotover River Schedule:

We support the majority of the decision of Queenstown Lakes District Council for the Shotover River, Western Whakatipu Basin , Central Whakatipu Basin and Queenstown Hill and Ferry Hill Priority Areas.

We agree all the areas contained in the Shotover River, Central Whakatipu Basis and Western Whakatipu Basin Schedules have high value.

It is a unique environment and the uninterrupted views looking up through the surrounding mountains and gorges formed so many centuries ago must be prioritized. This should be mentioned as a point under “**Memorable Attributes and Values**” and “**Remoteness and Wildness Attributes and Values**” within the Shotover River Landscape Schedules.

Trails and Commercial Activity: Trails are great and open up recreational activities for the community and visitors but these need to take into consideration the sensitivity of the mountainside and rivers. We do not agree with the editing out of “**and protect the area’s ONF values**” under **Landscape Capacity i and vii**. These values must be protected with any activity within these priority areas. The wording now opens up a wider interpretation without giving the protection these areas need.

21.22.3 36A We do not feel the Shotover Jet and Queenstown Rafting operations should be included as a “Important archaeological and heritage feature”. It is a commercial operation and although it provides a gateway for paying customers to view the surrounding mountains and

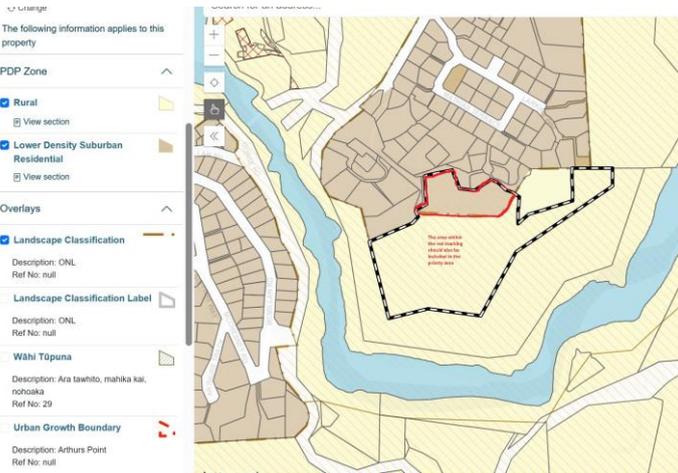
the Shotover River it is not a heritage feature. It is not heritage listed and cannot be viewed as such. **This should be removed as a heritage feature.**

Gertrudes Saddlery Site:

We support in part the decision of Queenstown Lakes District Council but feel the Priority Area should be extended to the area marked in red on the map attached APPENDIX A.

APPENDIX A

THE RIDGE ON THE PARCEL OF LAND



LOOKING TOWARDS THE BACK OF QUEENSTOWN HILL



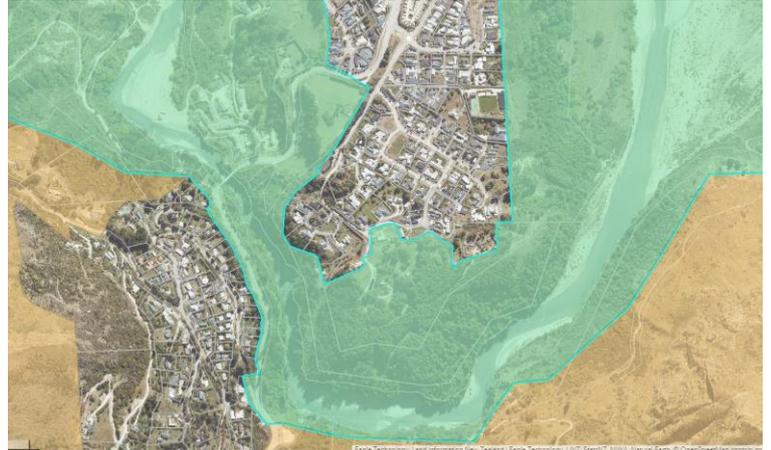
LOOKING TOWARDS THE BACK OF QUEENSTOWN HILL2



LOOKING TOWARDS THE BACK OF QUEENSTOWN HILL3



VISIBILITY FROM ARTHURS POINT ROAD



Correct Priority Landscape Area marked in Green.

1. This parcel of land rezoned LDSR Z to the NW part of Gertrudes Site was removed from priority areas in 2015. We feel this was a mistake as it:
 - cannot be separated from the rural land above due to its topography, geography and location.
 - Has a natural ridge which is highly visible and will have a detrimental impact on the surrounding ONF/L of the Shotover River, Western Whakatipu Basin, Queenstown Hill and Ferry Hill and Central Whakatipu Basin. (SEE PHOTOS ABOVE WITH THE RIDGE MARKED PINK)
 - is highly visible and viewed as part of all these areas due to its elevation.
 - Is undulating and steep topography form part of the natural surrounding mountain landscape.
 - Is integral to views through the Shotover Gorge in and from all directions.
 - Is part of the natural corridor protecting the gorge and surrounding mountain views in all directions.
 - due it its topography, elevation it should not be included in the urban growth area.

Relief Sort : This parcel of land needs to be included as a high value priority area and the ONL boundary reinstated.

2. We support the Environmental Courts decision that the first notification process by QLDC for the priority areas of Arthurs Point. The information provided was misleading and inaccurate. How can the community be expected to submit on incorrect information?

The Environmental Process is flawed for the community. The Arthurs Point and wider community should not be expected to interpret these areas. It needed to be clear and correct. The submission process is confusing at the best of times for the lay person and if information advertised is misleading how would the lay person know how it would affect them. Many do not have the means to take time off work or funds to employ others to be involved in the process. I do not feel the lack of submissions of the 2015 Appeal gives a true indication of the community's priorities and the values they put on this site.

We reject Gertrudes Saddlery's site should not be a priority area for all surrounding ONLs including Whakatipu Basin and the Central Whakatipu Basin. Its location, topography, geography, elevation, visibility within the natural surrounding mountains and gorges clearing identifies it is a priority area. This site features in many of the visitor photograph taken from the Historic Edith Cavell Bridge and if another bridge was to be built this site would be highly visible. It is visible as part of the gorge. As the wilding pines are removed along the gorge this will expose the site even more.

The Shotover River ONF cannot be looked at without the ONL and visa versa. Their values should be sympathetic in this area and be treated as one priority area ONF.

These photos below demonstrate the visibility of the Gertrudes Site and how it compromises the surrounding mountain landscape and gorge.



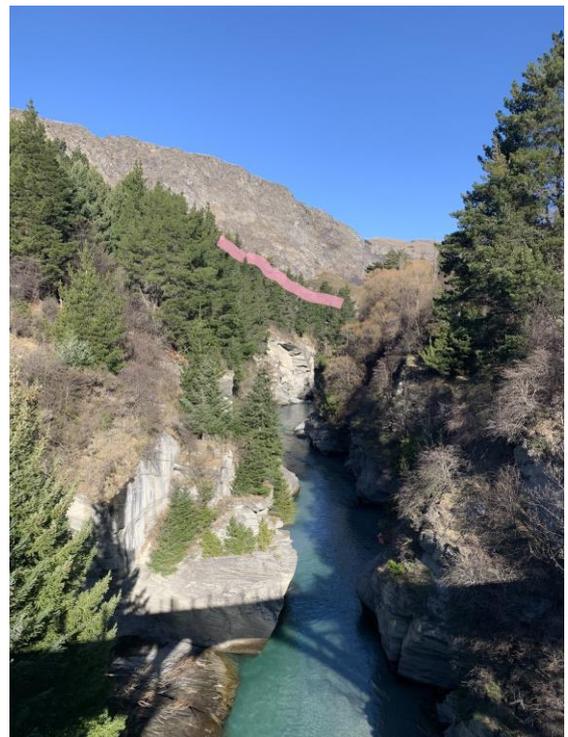
VISIBILITY COMING FROM HISTORIC EDITH BRIDGE



VISIBILITY COMING FROM HISTORIC EDITH BRIDGE
2



VISIBILITY BETWEEN EDITH CAVELL BRIDGE



VISIBILITY FROM CENTRE OF HISTORIC EDITH

AND MCCHESENEY CREEK



VISIBILITY COMING FROM ARTHURS POINT TOWNSHIP

CAVELL BRIDGE.



VISIBILITY COMING OVER MCCHESENEY CREEK FROM QUEENSTOWN



VISIBILITY FROM NUGGET POINT



VISIBILITY FROM LITTLES ROAD

Relief Sort: The Gertrudes Saddlery Appeal be rejected in its entirety.

Sonja Kooy and John Gavin
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26/08/2024