

In the Environment Court – ENV-2024-CHC

S274 Party : Karen Ramsay of 107 Atley Road Arthurs Point Queenstown

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

I 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)
- I also wish to be a party to all other appeals in relation to the Priority Area Landscape Schedules.

I was an original submitter to the Environment Court hearings that resulted in the Priority Area Landscape Schedules being incorporated into the PDP.

We are not trade competitors.

I 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.

I 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.

I am 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:

I have lived in Arthurs Point for over thirty years, the priority areas of Arthurs Point hold high value to Arthurs Point and the wider community and should be protected for future generations and not be compromised further.

The reason for living in Arthurs Point is 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 of the natural formed glacial gorge. The views through the Gorge from all directions should not be compromised 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.

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.

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



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.
 - 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. I 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. The community cannot 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.

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

Karen Ramsay
107 Atley Road
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26/08/2024