

Daniel Murphy Statement

- 1 Hello my name is Daniel Murphy. I am the current Director of Larchmont Enterprises Limited. I am the son of Maurice Murphy, the original submitter of the proposal for zoning that we are discussing today. I became Director of what was then Larchmont Developments Limited (now LEL) a few months prior to my father passing away in 2019, when I took responsibility of the affairs of the company. Larchmont Developments was originally incorporated in 2008 as a company to handle development of the Maurice and Judy Murphy Family Trust property and the intended development of what is now the Larchmont Close subdivision.
- 2 My family has lived in Queenstown since 1989 and I have resided in the Arthurs Point area since this time. I know this area well, when my family moved in 1989, the family house was located at 24 McChesney Road, Arthurs Point. I later moved into my own house at 109c Atley Road (now 10 Larchmont Close) in March 2002, after purchasing the land from my father. At this point, I had very few neighbours and used to view horses grazing the paddocks where Mathias Terrace now occupies. I have seen the Arthurs Point Landscape change over a reasonable length of time from many vantage points. I have never been opposed to welcoming new neighbours into the area that I have enjoyed living in for the majority of my childhood and adult life. I am grateful to my neighbours for accepting me into their neighbourhood. My father held the same perspective and saw potential for some bespoke property development across the river, so he purchased property at the end of Atley Road about 1997.
- 3 Upon final successful subdivision of Larchmont Close in 2015, I purchased 9 Larchmont Close (the elevated Barn section adjoining the Murphy Family Trust property above at 163 Atley Road). 10 Larchmont Close directly adjoins 111 Atley Road. 9 Larchmont Close directly adjoins 111 and 163 Atley Road.
- 4 My father was never opposed to logical development in the area that he loved. He had been visiting Queenstown on skiing holidays since the 1960s and we had a family holiday house in Queenstown since 1972. My father always appreciated the beauty of the area. He has developed and sold property to many of the submitters of this hearing in the immediate vicinity of the property in discussion.
- 5 Development of this land, if treated logically and with suitable care, can provide and make steps towards meeting demand of growth of the Arthurs Point Area, provide access to potential cycle trail networks and reserve land, and will also be of great visual and recreational benefit to the

community. Current visibility on the approach to and at the iconic view of the Canyon from the road is largely obscured from view by land owners and their own screening methods. I stand behind the current rezoning proposal and the way it addresses the complexity and sensitivity of the site, and visual amenity values for the surrounding Arthurs Point area. I consider this proposal will result in a development that future residents and visitors to Queenstown alike will positively experience. In my opinion, this is a beautiful area and the landscape should be shared, not hidden away to those fortunate enough to already experience and live in it.

- 6 So much of the discussion surrounding 111 and 163 Atley Road over recent days has been around the views from the outside looking in. Now that so many of the trees have been felled and the remarkable views exposed, I would encourage everyone to consider the character and beauty of the views from the inside looking out, in every direction. Perspectives largely unseen from anywhere else in Arthur's Point.
- 7 Attached are photographs taken from the proposed reserve area atop the knoll which can be arranged in succession for a 360 degree view.















