

1. My name is Michelle Kay Snodgrass. I filed a statement of evidence for the applicant dated 7th July 2017. The following is a summary of the proposed re-zoning from Rural General to a new Commercial Tourism & Recreation Sub-zone, and is my response to Dr. Read's rebuttal evidence dated 7th July 2017, and Mr Trent Yeo's rebuttal evidence dated 7th July 2017.
2. The proposal is to rezone the site from its existing Rural General Zone and High Density Residential Zone Sub-Zone A with a Commercial Precinct Overlay under the Operative District Plan to a new Commercial Tourism & Recreation Sub-zone under the Proposed District Plan, with proposed objectives, policies and rules which would further define the nature of future development on the site.
3. There are three areas that comprise the new sub-zone – the 'Bob's Peak Area', the 'Gondola Corridor' and the 'Lower Terminal Area'. They contain;
 - the existing skyline top terminal, restaurant and luge facilities;
 - the gondola cableway corridor, up to 75m either side of the alignment;
 - the bottom terminal, existing car parking/unloading area including a minor expansion for a new bottom terminal and car park building;
 - an area to the north of the luge building which currently comprises a fire-fighting pond;
 - an area to the west of the lower luge tracks which currently comprises part of the skyline loop track, a storage shed, and the access road;
 - all of the existing access track within the Ben Lomond Recreation Reserve utilised for access to the top luge chairlift terminal;
 - the AJ Hackett Bungy Lease area
 - and the Ziptrek top tree house platform.
4. These locations are all modified by existing infrastructure and with the exception of the bottom terminal and car park, form part of the enclosing landscape of Queenstown. All of those locations are able to be absorbed by the landscape as they are either existing and part of the urban fabric of Queenstown, or, are existing and part of the landscape character of the site.
5. The site is modified to varying degrees and generally has a modified, urban like character. The visual and landscape effects of the proposed zone change will not increase greatly for the top terminal site or the bottom terminal site as the modified character is well established. The magnitude of visual and landscape effect is slight to moderate with the moderate effect occurring when a viewer is within the site

- experiencing the proposed zone. The effect is negligible to slight outside of the site as future development will not be highly visible or out of character with the existing site.
6. As the site is part of the Ben Lomond Reserve which is subject to a QLDC designation for forestry purposes, logging of the forest is an anticipated use, and the visual and landscape effects also anticipated. The landscape and visual effects are moderate because of the likely outcomes of the designation.
 7. To summarise, the site is part of an Outstanding Natural Landscape. The extent of the ONL includes the Ben Lomond Reserve, Bowen Peak and the mountains that form the northern edge of Queenstown and Lake Wakatipu. The site itself has a landscape character that is in contrast to the greater landscape character as it is a corridor of urban like development that extends from the edge of town up into the Douglas fir covered mountainside. It is also an iconic Queenstown tourist destination and a Queenstown landmark.
 8. The site forms part of a vast outstanding natural landscape, and is on the edge of the town centre in a node of tourism activities. The proposed zoning is very small in scale in comparison.
 9. I agree with Dr. Read's rebuttal evidence, and will reply in more detail as follows:
 10. I agree with Dr. Read at paragraph 4.3 where she anticipates that keeping the 45m corridor clear of vegetation means clear of shrub and tree species. This is required to allow for safe egress from the gondola cars during an emergency. I agree that indigenous grasses would form an appropriate ground cover.
 11. At paragraph 4.6 Dr Read considers that the area adjacent to the lower reaches of the existing luge chairlift should either be removed from the proposed zone or impose a no-build area as the area extends over a distinct ridgeline to the north. I agree with Dr Read on this modification.
 12. I also agree with Dr. Read that a maximum site coverage of 15% is appropriate subject to all other proposed zone controls.
 13. I have read Mr Yeos statement of evidence and reply as follows:
 14. I agree with Mr Yeo that the naturalness of Bob's Peak contributes to the broader amenity of Queenstown and it is its naturalness that provides the visual amenity. The naturalness of Bob's Peak is also not continuous as seen by the existing Skyline Enterprises Ltd site which has established an area of urban like development within the forest and the current naturalness it is also not permanent. Designation #373 allows the Douglas fir forest to be logged, and under the designation the area can be replanted in

forest, or native species which lead to a potentially different natural character to the one currently experienced. This can happen regardless of the proposed zone.

15. The proposed Commercial Tourism and Recreation Sub-Zone, if approved will result in the possible removal of remaining areas of Douglas fir within the zone. The provisions require replanting with native species should this occur which will result in an improved naturalness and an enhanced visual amenity.