

1. My name is Michelle Kay Snodgrass. I filed a statement of evidence for the applicant dated 9th June 2017. The following is a summary of the proposed re-zoning from Rural General to a Yard and Industry Based Zone (YIB), and is my response to Dr. Read's rebuttal evidence dated 7th July 2017.
2. The landscape context of the site is the Coneburn Valley and includes rural lifestyle type development at the base of the Remarkables; the Remarkables Ski field access road, Jacks Point Resort Zone; Lakeside Estates, Remarkables Station and pastoral farming areas. Kingston Road (SH6) runs north-south through the valley on the eastern side towards the toe of the Remarkables mountain range.
3. The rural character of the immediate area is already significantly influenced by the Jacks Point Resort Zone. The rural character of the vicinity of the site is evolving into a peri-urban landscape character. The proposed YIB zone is located within a complex landform of hummocks, rolling slopes, gullies, and a terrace. This landform is overlaid with exotic and native vegetation in natural and managed patterns, and is modified by existing land uses of quarrying, contracting yards, a couriers, forestry and pastoral grazing. The areas modified by the described land uses has a low density 'industrial' character, while the areas outside of the land uses have a natural and pastoral character.
4. The proposed YIB zone is comprised of Activity Areas, and Open Space Areas. The Activity Areas are generally located in the existing areas of 'industrial' character where the landscape has been degraded and substantially modified topographically, and have a minor level of visibility from SH6. The Open Space Areas include the areas of natural and pastoral character which also assist in screening the interior of the site from outside views.
5. The landscape effects of the proposed YIB will be to bring about an urban area into a central less sensitive part of the site, with the protection of natural landforms and vegetation on the more sensitive parts of the site around the exterior of the Activity Areas. The proposed zone will generally appear to be a continuation of the broader RLC character, as viewed from SH6, with a nil to medium level of visible development, and an enhanced natural character. At a broader scale the proposed YIB Zone will create an industrial development in proximity to the Jacks Point Resort Zone, Lakeside Estates and rural lifestyle development, wholly contained by a larger Rural Zone with a dominant and large scale natural and pastoral character. The urban landscape character of the proposed Activity Areas is unlikely to spread beyond the activity areas into the broader RLC, while the proposed Open Space Areas will potentially provide an enhanced quality to the RLC.
6. Viewpoints from which potential views of the proposed zone change will be seen when travelling north on Kingston Road have been provided via visibility mapping software which assesses the visibility of the site after development, and without the benefit of existing and proposed vegetation. The mapping has been undertaken by Clarke Fortune McDonald. All other potential visibility has been assessed from site visits.

Users and occupiers of Kingston Road – travelling north

7. A part of the proposed zone change and future buildings within Activity area 2a, within the Trojan site, and the current Wilsons Yard site will be visible. The visibility of the aforementioned part of Activity Area 2a could be mitigated by extending the Open Space Area, and future planting, along the SH6 frontage to the northernmost entrance road.
8. Views to the above areas will also be gained through two access roads oriented north-south on the northern boundary of the current Scope Resources quarry site where they cut through an existing, man-made mound which is part of the Open Space Area. The visibility of buildings from the road cuttings would be minimised by restoration of the grey shrub land areas as detailed in the ecological management plan required under proposed Performance Standards 11.5.6.
9. The remainder of future buildings within the proposed zone change area will be screened by topography within the site and surrounding landscape.
10. The visibility of the activity areas site will be medium and the visual amenity effect will be moderate, and has the potential to be reduced to slight with appropriate native mitigation planting.

Users and occupiers of Kingston Road – travelling south

11. When travelling south, views of future buildings and development from approximately Peninsula Road to the entrance of the current Beaver Contracting yard are likely to be screened by future vegetation within Stoney Creek, which is to be protected as an Open Space Area. Existing topography between the viewer and the development area, and the consented earthworks to lower the development area, will screen remaining development.
12. From the entrance to the Beaver contracting site until the entrance to the Wilsons Contracting site, the development area will continue to be screened as a result of the provisions to replace wilding species within the Open Space Area with native species to continue to provide mitigation of views. Once at the entrance to Wilsons Contracting, views will be obtained for a short distance into the current contracting site, which is proposed to be Activity area 2a. As described above, visibility from this viewpoint could be mitigated by extending the Open Space Area along the Kingston Road frontage at the entrance to the Wilsons Contracting site.
13. From this point onwards south the activity areas will be screened by the topography of the existing western hummock faces which are to be protected as Open Space Areas, and by the consented earthworks (RM669/00) to lower the development area base level.
14. The degree of visibility of activity areas, once planting in the Open Space Areas described above has established will be low to nil. The effect on the visual amenity will be slight and

has the potential to be reduced to negligible by extension of the Open Space Area along the Kingston Road frontage of the Wilsons Contracting site.

Users and occupiers of Remarkables Ski Field access Road

15. At Windy Point, views are likely to be gained into the proposed activity areas within the existing Scope Resources Ltd quarry, and on the Trojan Holdings site. This will be at a distance of approximately 2.3km. The remainder of the activity areas will be screened by the existing escarpment on the southern side of Stoney Creek, the future native vegetation within the Stoney Creek Open Space Area, and dense evergreen and deciduous vegetation between the lower sections of the ski field road and the activity areas.
16. The zone activity areas will continue to be screened by existing topography and vegetation between the viewer and the study area.
17. The degree of visibility will be low to moderate and the effect on visual amenity will be slight to moderate with the moderate effect occurring at Windy Point.

Users and occupiers of Marina Heights

18. Views from Cresta Lane, a no exit street in the Marina Heights subdivision, are likely to be gained of small areas of the activity areas within the southern part of the Trojan Holdings site, and the western end of the Beaver Contracting site. Stoney Creek screens the remainder of views into the northern part of the proposed activity areas. Topography and vegetation outside the site will continue to screen the activity areas. At the viewing distance of greater than 5km, and with the use of recessive colours, it is likely that the activity areas may be missed by a casual observer. The view will remain complex and detailed with the Remarkables and Frankton Arm dominating the view.
19. The degree of visibility will be low and the effect on visual amenity will be slight.

Users of Remarkables Park

20. Stoney Creek, which is an Open Space Area, will continue to screen views into the site once future native vegetation has established. Views of the Activity areas within the Trojan Land are likely to be minimal.
21. The degree of visibility will be low, and the effect on visual amenity will be negligible to slight.

Users and occupiers of Frankton Township south of Remarkables Park

22. Activity areas within the existing Scope Resources quarry are likely to be partially visible from north-south oriented roads within Frankton Township. It is likely, due to the proposed earthworks under RM669/00, that very small areas of the tops of buildings may be visible. The remainder of the activity areas will be screened by the protected Open Space Areas and existing topography between the viewer and the study area.

23. The degree of visibility will be nil to low and the effect on visual amenity will be negligible to slight.
24. I have read Dr. Read's rebuttal evidence and my responses are as follows:
25. At paragraph 8.5 Dr Read agrees that buildings within the zone would not be prominent in views from SH6, but only in close proximity to the site. She also agrees that buildings within the zone would be visible from a wider catchment. As I have described above in this summary the degree of visibility of buildings within the proposed zone from the wider catchment – the Remarkables Ski Field access Road, Cresta Lane, Remarkables Park and Frankton Township south of Remarkables Park, will be negligible to moderate and absorbed into the landform. I am of the opinion that buildings will not be prominent when viewed from the wider catchment.
26. I agree with Dr. Read that the increased excavation within the site would create a deeper pattern of light and shade and that the excavated faces could be difficult to revegetate depending on the final grade of the faces and use of topsoil. I note that those areas proposed to be deeply excavated have been approved under RM669/00 and the effect is part of the permitted baseline.
27. I agree that street lighting would make the area prominent at night, and in my opinion that prominence would be experienced from elevated viewpoints – namely the Remarkables Ski Field access road, Cresta Lane, Remarkables Park and Frankton Township south of Remarkables Park, and would be viewed with lighting at Jacks Point/Hanley Downs. From less elevated viewpoints the glow of street lights would likely be of a low visibility due to the consented earthworks to lower the base building level, and the requirement to comply with *'Southern Light. A lighting Strategy for the Queenstown Lakes District'*. In both cases the effect will not be completely isolated as it will be experienced with the night lighting effect from the Jacks Point Resort Zone, and lighting at Remarkables Park in the distance when travelling towards Queenstown. The current style of lighting at Jacks Point is sensitive and low level, minimizing light spill. The proposed YIB zone will be required to comply with the *'Southern Light. A lighting Strategy for the Queenstown Lakes District'*, and associated standards which will result in the zone also being minimally lit at night. While night lighting will make the area more prominent at night, it will not be noticeably greater than that of the Jacks Point Resort Zone, and the overall effect will not detract from the broader night sky quality.
28. I do not agree with Dr Read at paragraph 8.6 of her rebuttal evidence that the proposed zone will have an adverse effect on the character of the surrounding landscape which is part of the foreground of the Remarkables and the visual amenity of views of the Remarkables. The zone is not viewed in isolation in the foreground to the Remarkables. It would be viewed with development at Jacks Point Resort Zone which has already established a node of considerable residential development. I also note that from the intersection of Kingston Road and Woolshed Road travelling towards Queenstown parts of Remarkables Park are visible, clearly indicating that an observer is on the outskirts of a town of considerable size. The Open Space Areas and controls to protect and improve the more sensitive parts of the site will retain the

dominant visual amenity of the natural and pastoral landscape character of the foot of the Remarkables.

Michelle Snodgrass

12<sup>th</sup> September 2017